



**MEETING AGENDA**  
The City of Beaufort  
**HISTORIC DISTRICT REVIEW BOARD**

Wednesday, December 11, 2024, 2:00 P.M.  
City Hall, Council Chambers, 2<sup>nd</sup> Floor – 1911 Boundary Street, Beaufort, SC

Please click the link below to access the webinar:

<https://us02web.zoom.us/j/81396889790?pwd=xH6a84zUIbWvSg2SCs86QA3ytSFwZr.1>

Password: 301999 Meeting ID: 813 9688 9790 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.*

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**I. Call to Order:**

**II. Review of Minutes:**

**A. November 13, 2024 Meeting Minutes**

**III. Public Hearing:**

**A. 1013 Charles Street, PIN R120 004 000 0193 0000, demolition**  
Applicant: Lisa Hunnicutt, LTR Enterprises, LLC.

The applicant is requesting demolition of a non-contributing structure.

**IV. Applications:**

**A. 1013 Charles Street, PIN R120 004 000 0193 0000, new construction**  
Applicant: Lisa Hunnicutt, LTR Enterprises, LLC.

The applicant is requesting final approval for a new mixed use building.

**V. Discussion**

**A. Recommended Changes to Conceptual and Preliminary Approvals.**

**VI. Adjournment**



# Historic District Review Board Meeting Minutes – November 13, 2024

## CALL TO ORDER

1:30

A meeting of the Historic District Review Board was held in-person on Wednesday, November 13, 2024, at 2:00 pm.

## ATTENDEES

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

Members absent: Grady Woods, (Vice-Chair)

Staff in attendance: Curt Freese (Community Development Director), Maria Short (Meadors Architecture).

## REVIEW OF MINUTES – OCTOBER 9, 2024

1:56

**Motion:** Ms. Petrella made a motion to approve the October 9, 2024, minutes as submitted; seconded by Ms. Wilson. Mr. Berman abstained since he was not at the October 9, 2024, minutes. 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>.*

## APPLICATIONS

3:12

- A. **1110 Greene Street, PIN R120 004 000 0277 0000**, new construction  
Applicant: Edward Simpson, homeowner

Curt Freese presented the staff report.

Public Comment:

**Lise Sundrla, Historic Beaufort Foundation (HBF)**, introduced HBF's new employee, Libby Cohen, who will be HBF's Preservation, Education, and Program Coordinator. Ms. Sundrla said HBF was really pleased with the direction the project is going except for the chimney. The HBF Preservation Committee is happy with the stovepipe versus putting up a chimney that looks like it is floating and out of place with the fake veneer.

Public comment closed.

Discussion over the stovepipe versus the floating roof. Chairman Sutton stated a chimney coming directly out of the roof was common in the historic district in the past. Ms. Wilson stated that the stovepipe idea had already been discussed at the last two meetings, and the Board had directed the applicant to redesign. Discussion continued.

**Motion:** Ms. Wilson made a motion to grant final approval with staff's recommendations. Mr. Berman seconded the motion. The motion passed unanimously.

Staff and board members talked about the new HRB Application Forms. Staff **29:56** said we are using these forms already and seems to be working out. The Board liked the guidelines sheets for porch decking, metal roofing, and windows that were attached to the minutes from the October 9, 2024, meeting.

Staff and board members also spoke about whether or not the members want hardcopies anymore. Staff stated they would desire clear direction from the HRB. Mr. Berman made a motion to require just one paper copy, which was not seconded. Motion failed. Staff mentioned the city will be going to EnerGov in the next few months.

## **ADJOURNMENT**

**40:46**

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Mr. Berman made a motion seconded by Ms. Wilson to adjourn. The meeting ended at 2:40 pm.



# STAFF REPORT: 1013 Congress Street – Demolition and Final Approval

***DATE: December 11, 2024***

| <i><b>GENERAL INFORMATION</b></i>                               |  |   |
|---|--|---|
| <b>Applicant:</b>   | Lisa Hunnicutt, LRT Enterprises LLC  |   |
| <b>Site Location/Address:</b>                                   | 1013 Congress Street; R 120-004-000-0193-0000  |   |
| <b>Applicant's Request:</b>                                     | The applicant has two requests: 1) demolition of non-contributing structure; 2) final approval for a new mixed-use building. |   |
| <b>Current Zoning:</b>  | T4-N   |   |
| <b>Contributing/Neighborhood</b>                                | Non-Contributing   |   |
| <b>Flood Zone/Base Flood</b>                                    | Flood Zone X, Elevation: ~17'-18'  |   |
| <b>Existing Trees</b>   | No tree survey submitted   |   |
| <i><b>ZONING DISTRICT INFORMATION</b></i>                       |  |   |
|   | <u>T4-N</u>  |   |
| <b>Lot Width at Setback:</b>                                    | N/A  |   |
| <b>Max Lot Coverage:</b>  | 70% of lot area  |   |
| <b>Min. Frontage Build Out</b>                                  | 60% min, 85% max.  |   |
| <b>Front Setback</b>  | 0' min/15' max.  |   |
| <b>Side Setback</b>   | 0' min, 10' max. alley   |   |
| <b>Rear Setback</b>   | 10' min.   |   |
| <b>Building Height:</b>   | 2 stories max  |   |
| <i><b>SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS</b></i> |  |   |
| <u>Adjacent Zoning</u>  | <u>Adjacent Land Uses</u>  | <u>Setbacks for Adjacent Zoning /Buffer required if rezoned</u> |
| North: T4-N   | 1-story commercial building  | N/A   |
| South: T4-N   | Historic Homes/Vacant Lot  | N/A   |
| East: T4-HN   | Historic Homes/Vacant Lot  | N/A   |
| West: T4-N  | Historic Homes/Vacant Lot  | N/A   |

**Background:** The applicant has made two applications: 1) obtain a COA to demolish a non-contributing commercial structure; 2) obtain approval to build a new two-story mixed-use building. The Applicant received Final approval to alter the existing structure and add a second story to the existing warehouse at the October 2024 HRB meeting. Since October, the Applicant hired a structural engineer to accomplish

the second story addition. After the report came back, the Applicant consulted with Staff and came to a new HTRC to discuss options. The structural report, which is included in the packet, was clear that no addition, or ultimately any other structural changes including potentially adding windows in the existing first walls, could be safely accomplished without compromising the structural integrity of the existing building.

**Current Site**

The lot is on a ~5,500 SF lot. The applicant also owns the ~9,100 SF lot to the south. The applicant is proposing to structurally reinforce the ~8,275 SF building, with the first floor, intended as a café/retail/art studio, and a second floor of 4000 SF including three residential apartments with a lightwell above the central hallway.

**Exterior Materials**

|                                | <b>Material</b>   | <b>Color</b>          |
|--------------------------------|---|-----------------------|
| <b>Exterior Cladding</b>       | <b>Stucco first floor; Brick veneer new addition</b>  | <b>To be provided</b> |
| <b>Doors:</b>                  | <b>Glass Storefront</b>   | <b>To be provided</b> |
| <b>Windows:</b>                | <b>3 over 4, 2 over 4, on first and second floor - storefront</b>   | <b>To be provided</b> |
| <b>Awning/Parapet</b>          | <b>Will retain existing parapet roof form, add metal awning on front shopfront and second story porch</b>               | <b>To be provided</b> |
| <b>Roof</b>                    | <b>Standing seam metal roof/barrel roof design</b>  | <b>Match house</b>    |
| <b>Existing Trees on Site:</b> | <b>Tree survey is required. An existing 30" pecan tree and 9" Carolina laurel tree are shown on the landscape plan.</b> |                       |
| <b>Flood Ordinance:</b>        | <b>All structures are well above the 13' flood requirement.</b>   |                       |

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## **Tree Removal Proposed:**

No trees are proposed to be removed. Two existing trees (30" pecan tree – (broadleaf overstory) & 9" Carolina laurel tree) are to remain.

## **Surrounding Area:**

This property is located in the Northwest Quadrant. The buildings on the block and surrounding area are made up of historic structures, several of which have been converted into commercial spaces. Most of the buildings are one story in height, with a few two-story buildings throughout. The lot to the immediate north is vacant.

## **Structural Safety**

A structural engineering report has been provided. It has been reviewed by the Building Official who concurs with the findings. The summary of the report is found below:

- Reinforcing scanning found no reinforcing steel within the walls of the building, except above door and window openings;
- Most test holes drilled found that the units are hollow rather than filled (36/47)
- Footings are 8"-10" thick;
- Reinforcing scanning was inconclusive on the presence of reinforcement in the footings; and,
- Soils can support a design allowable bearing capacity of 2,000 pounds per square foot
- The building's walls are constructed with unreinforced masonry, which does not meet the current International Building Code (IBC) requirements for seismic and wind resistance. This presents a significant risk in terms of structural stability under such forces.
- The current plan calls for additional openings to be made in the unreinforced masonry walls. These changes would further weaken the structural integrity of the building, exacerbating the risks posed by the unreinforced masonry.
- The proposal also includes the addition of an extra floor, which would introduce additional weight to the unreinforced masonry walls. Given the current structural limitations, this added load poses further safety concerns

- 
- There are potential issues with the foundation that may compromise the overall stability of the building, particularly under the added stress of these proposed modifications
  - Due to these issues, it would be substantially impractical and could pose significant safety concerns to attempt to retrofit the building to meet current code requirements. For these reasons, I recommend that the building be considered for demolition and replacement with a new structure that can safely accommodate the intended modifications.

### **Economic Conditions:**

As per the Beaufort Preservation Manual and the Development Code, there is currently no provision for economic hardship with regards to demolitions.

### **Demolitions 9.10:**

Section 9.10.2 D, Demolitions, covers the powers of the HRB with regards to demolitions. In this case, the property is non-contributing, so the Codes Administrator can make the decision to grant the demolition. As per Section 9.10.2 A.1, the Codes Administrator is sending this to the HRB for approval: "The Administrator may submit any applications that are subject to staff approval to the Historic District Review Board (HRB) for approval." This decision was made owing to the previous approval in which the applicant made an effort with Staff and the HRB to incorporate and preserve the existing building into the new design.

All demolitions as per Section 9.10.2 D 1, require a public hearing, as well as posting of the property which has been done for this request. Section 9.10.2 D 2, allows the HRB to call upon the Codes Administrator to "provide them with a report on the state of repair and structural stability of the structure under consideration." As per the HTRC meeting, this was requested of the applicant and reviewed and accepted by the HTRC. Please see structural report found in the packet.

### **Beaufort Preservation Manual on Demolition:**

The section on demolitions in the Preservation Manual in Chapter 5, is about a half page, and staff is providing the entire text below for reference with highlights of important passages. Again, this is a guiding document to be gleaned from regarding HRB decision-making.

The pressure to demolish buildings within any historic district is a regrettable fact of life. Either through catastrophic damage or through years of neglect, there are and will continue to develop situations when a

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building is deemed beyond repair and “not worth” preserving. In addition, as the Beaufort Historic District continues to attract new residents and businesses, there may be pressure to “make way” for the “progress” that new construction is believed by some to represent. Whereas issues of design guidelines for preservation and new construction are driven by architectural and aesthetic considerations, demolition, especially of repairable structures, is more frequently an economic issue. **Indeed, the only other legitimate reason for consideration of demolition is if the building poses a threat to public safety. In considering applications for demolition, especially those based on economic or development considerations, the HRB must weigh issues beyond matters of architectural appropriateness, for demolition of an historic building in an Historic District is rarely if ever appropriate. Rather, the HRB must be convinced that all possible means of saving the building have been exhausted. Valiant efforts to preserve buildings threatened by demolition have been successful in the past.** These include the Historic Beaufort Foundation’s revolving fund that has purchased, renovated, and then sold property, private efforts to do the same, and, as an absolute last resort, moving threatened buildings to other locations. The Beaufort Code currently includes several provisions regarding the demolition of contributing primary and accessory structures within the Historic District. These include public notification of the demolition application and holding a public hearing about the application. The HRB may also request from the Administrator a report on the state of repair and structural stability of the structure before deciding on approval, denial, or postponement.

nistrator a report on the state of repair and structural stability of the structure before deciding on approval, denial, or postponement.

### **HTRC Oct 30<sup>th</sup> Meeting on Demolition**

#### **Synopsis of staff comments:**

- **Planning and zoning:**

Change-after certification.

Demolition will be reviewed by the HRB. Staff supports demolition.

- **Building Codes:**

Good with demo.

5 ft setback has drawbacks – if you put stairs in that setback, might have issues with code compliance.

If the property line goes away – the setback problem goes away.

- **Architecture:** Zoned T4-N

Brand new structure since existing structure cannot support new additions

Recommend removing “parapet” on front, or breaking up the parapet massing with horizontal banding

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Staff requests clarity on south elevation railing/wall by the front (does parapet wall/railing transition to just railing?). Recommend continuing “knee wall” across to the solid exterior wall.

Staff supports new material layout (brick veneer on bottom and plaster on top).

Provide completed drawings for the next HRB meeting.

When you get close to HRB submission date, make sure you are adhering to section 2.4.1 of the Beaufort code (setbacks & lot configurations)

• **HBF:** Recommendation: Reconsider the design to keep the building. The fenestration is a design guideline. Keep warehouse structure and add something new that’s

**Staff Analysis of Demolition:**

Staff believes the demolition is well-founded for the following reasons:

- ✓ Due to the state of the foundation, the only future use possible from a structural standpoint, is warehousing.
- ✓ There are public health and safety issues present, and a strong storm, or other event may compromise the building.
- ✓ The building itself is non-contributing and does not possess strong architectural character to preserve.

**New Structure Request:**

**Findings for New Historic Infill**

Section 4.7 of the Development sets the standards the HRB must use in considering an infill project in the historic district. Section 4.7 states, “The District is the Resource, Not Only Its Individual Parts: Beaufort is comprised of a number of individually significant buildings. Additionally, Beaufort's historic areas are significant as a collective whole, and shall be considered as such and protected in their entirety. This is the primary, overarching principle.” To this end, seven integrity standards found in Section 4.7.2 — why, where and when a property is important — were created to be upheld in all new construction and rehabilitation projects. Guidelines for determining integrity, and staff analysis of each are found below:

| <b><u>4.7.2 Integrity Guidelines</u></b>  | <b><u>Rationale Present (yes/no)</u></b> | <b><u>Staff Analysis of Rationale</u></b>  |
|---|--|--|
| <b>1. Location:</b> This is the relationship between the property and its historical context.   | <b>Yes</b>                               | <ul style="list-style-type: none"> <li>✓ The proposed structure incorporates the previously existing non-contributing structure on the lot.</li> </ul>   |
| <b>2. Design:</b> This is the combination of elements that create the feeling of a district or structure. These elements include building patterns, streetscapes, site elements, building size, mass and scale, spatial relationships, and specific architectural elements and details  | <b>Yes</b>                               | <ul style="list-style-type: none"> <li>▪ While the proposed barrel roof is not typical of the Beaufort style, it was sensitive to the non-contributing building’s original features such as the parapet wall on the front façade. It also softens the height, scale, and mass of the overall structure.</li> </ul> |
| <b>3. Setting:</b> This is the physical environment of a property and should be evaluated on its context as well as on the historical role the property has played and continues to play. Important features include topography, vegetation, man-made features, and relationships between existing structures and their surroundings. | <b>Yes</b>                               | <ul style="list-style-type: none"> <li>✓ The surrounding properties are a mix of residential and commercial spaces. The combination of retail/commercial space and residential space above fits with the surrounding program in the area.</li> </ul>   |

|   |                   |   |
|---|-------------------|---|
| <p><b>4. Materials:</b> These are the physical elements that make up a property or district.</p>  | <p><b>Yes</b></p> | <p>✓ The building has typical Beaufort architectural details and materials that are seen in other commercial buildings in the historic district constructed around the same time.</p>                                 |
| <p><b>5. Workmanship:</b> This is the physical evidence of the crafts of a particular culture or time period. This particularly applies to rehabilitation projects, but for new infill projects, workmanship of surrounding structures should be considered and respected. Retaining the details of the original craft and craftsman (i.e., wood, masonry, tabby etc.) of the original building ensures the historic fabric is retained and serves as an important component of the integrity and the patina of age of individual structures and the district as a whole.</p> | <p><b>Yes</b></p> | <p>✓ The building shares common architectural details and materials found in several other commercial buildings in Beaufort, such as the front parapet wall, painted masonry walls, and horizontal fenestration .</p> |
| <p><b>6. Feeling:</b> This is the property's expression of the aesthetic or historic sense of a particular period of time. This particularly applies to rehabilitation projects, but for new infill projects, the feeling of surrounding structures should be considered and respected.</p>   | <p><b>Yes</b></p> | <p>✓ This is a wide interior lot on the block, next to two story homes.</p>   |
| <p><b>7. Association:</b> This is the direct link between an important historic event or person and a property. This particularly applies to rehabilitation projects, but for new infill projects, association of particular sites and neighborhoods considered.</p>  | <p><b>N/A</b></p> | <p>✓ Staff has not found any relevant history or persons directly linked to this specific property.</p>   |

## **FINDINGS AND RECOMMENDATIONS**

### **Staff Recommendation (Two Separate Motions and Findings Required):**

#### **Demolition:**

**Staff recommends demolition as per the findings of pages 3-6.**

#### **COA for New Building**

**Staff recommends final approval of the new building, in that it satisfies the intent of the Beaufort Preservation Manual and requirements of the Beaufort Code, with the following conditions:**

- 1) Staff has concerns that the west elevation is too reminiscent of the previous scheme, in that the parapet wall was an existing condition and the new design for the west elevation was created with the existing parapet in mind. Staff recommends the applicant consider removing the stepped parapet wall condition and simplify this elevation. A possible consideration is to extend the five lower floor columns up to the second-floor level to engage with an extended barrel roof.
- 2) Applicant is to provide further detail on the perforated metal surround at the columns and screen at second floor. Current drawings only hint at the idea. Staff recommends these metal panels be simple in their design.
- 3) Applicant illustrates decorative louvered shutters on the east elevation. These shutters must be fully functional with all necessary hardware per Beaufort Code section 4.6.3.D.1.a.
- 4) Applicant shall provide detail on the mechanical screening at the east end of the building (lower roof area).
- 5) Applicant to coordinate all details with the elevations. Sheet A10 shows thin brick veneer at the second-floor level, while elevations show stucco.
- 6) Applicant to provide exterior railing details.



# HISTORIC REVIEW APPLICATION MAJOR REVIEW (HISTORIC REVIEW BOARD)

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

\$250.00  
Application Fee:  
see attached schedule

OFFICE USE ONLY: Date Filed: 11-19-24 Application #: 27940  
Zoning District: T4N

- HAS PROJECT ATTENDED HTRC MEETING? (REQUIRED)  YES  NO
- IS PROJECT A CONTRIBUTING STRUCTURE? 
  - OR NON-CONTRIBUTING STRUCTURE:

FOR A LIST OF CONTRIBUTING OR NON-CONTRIBUTING STRUCTURES, PLEASE SEE:  
<https://cityofbeaufort.org/350/Beaufort-County-Historic-Sites-Survey>

**APPLICABILITY FOR HISTORIC REVIEW BOARD:** Major discretionary review board (HDRB) approval shall apply to applications for Certification of Appropriateness per Section 9.10.2 for the following requests (please check all that apply):

- New building(s) in Historic District
- Changes to exterior materials of Contributing Structures
- Additions to Contributing Structures
- Non-similar roof replacement on Contributing Structures (roof with different materials)
- Window replacements on Contributing Structures
- Major changes to a Contributing or Non-contributing Site
- Demolition
- Other changes to exterior of Contributing Structures

**SUBMITTAL REQUIREMENTS:** All forms and information shall be submitted digitally + 5 hard copies of all documents. In addition to a complete application form, applicants shall submit the required items according to the checklists on the subsequent page.

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: LISA HUNNICUTT/LRT ENTERPRISES, LLC

APPLICANT ADDRESS: 92 BATTERY CREEK CLUB DR, BEAUFORT

APPLICANT E-MAIL: LISA@AQUADONBEQUIA.COM APPLICANT PHONE NUMBER: 303.715.6525

APPLICANT TITLE:  Homeowner  Tenant  Architect  Engineer  Developer



**HISTORIC REVIEW APPLICATION  
MAJOR REVIEW (HISTORIC REVIEW BOARD)**

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

**Application Fee:**  
*see attached schedule*

OWNER (IF OTHER THAN THE APPLICANT): SAME

OWNER ADDRESS: \_\_\_\_\_

PROPERTY ADDRESS: \_\_\_\_\_

PROPERTY IDENTIFICATION NUMBER (TAX MAP & PARCEL NUMBER): R120 004 000 0193

**PROVIDE A BRIEF PROJECT NARRATIVE:** (Attach any necessary documentation, spec sheets, pictures, paint swatches, etc.):

1013 CHARLES STREET EXISTING BUILDING HAS BEEN DEEMED STRUCTURALLY UNSOUND. EXISTING BUILDING SYSTEMS ARE NO LONGER WORKING NOR SAFETY COMPLIANT. WITH THE BUILDING NON-FUNCTIONAL, REQUEST IS MADE TO DEMOLISH TO BUILD NEW.

**CERTIFICATION OF CORRECTNESS:** I/we certify that the information in this application is correct.

APPLICANT'S SIGNATURE: [Signature] DATE: 11/19/24

OWNER'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

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

**SCHEDULE:**

The Historic Review Board (HRB) typically meets the 2<sup>nd</sup> Wednesday of each month at 2pm. Staff will schedule HRB meeting after HTRC and review of application submittal for completeness and compliance with the Beaufort Preservation Manual and the City of Beaufort Development Code.

**CONTACT INFORMATION:**

City of Beaufort Community Development Department  
1911 Boundary Street, Beaufort, South Carolina 29902  
E-Mail: [development@cityofbeaufort.org](mailto:development@cityofbeaufort.org) | Phone: (843) 525-7011 | Fax: (843) 986-5606

## City of Beaufort Certificate of Appropriateness Checklists

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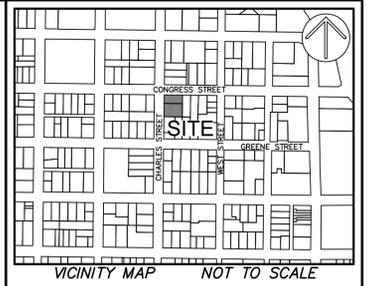
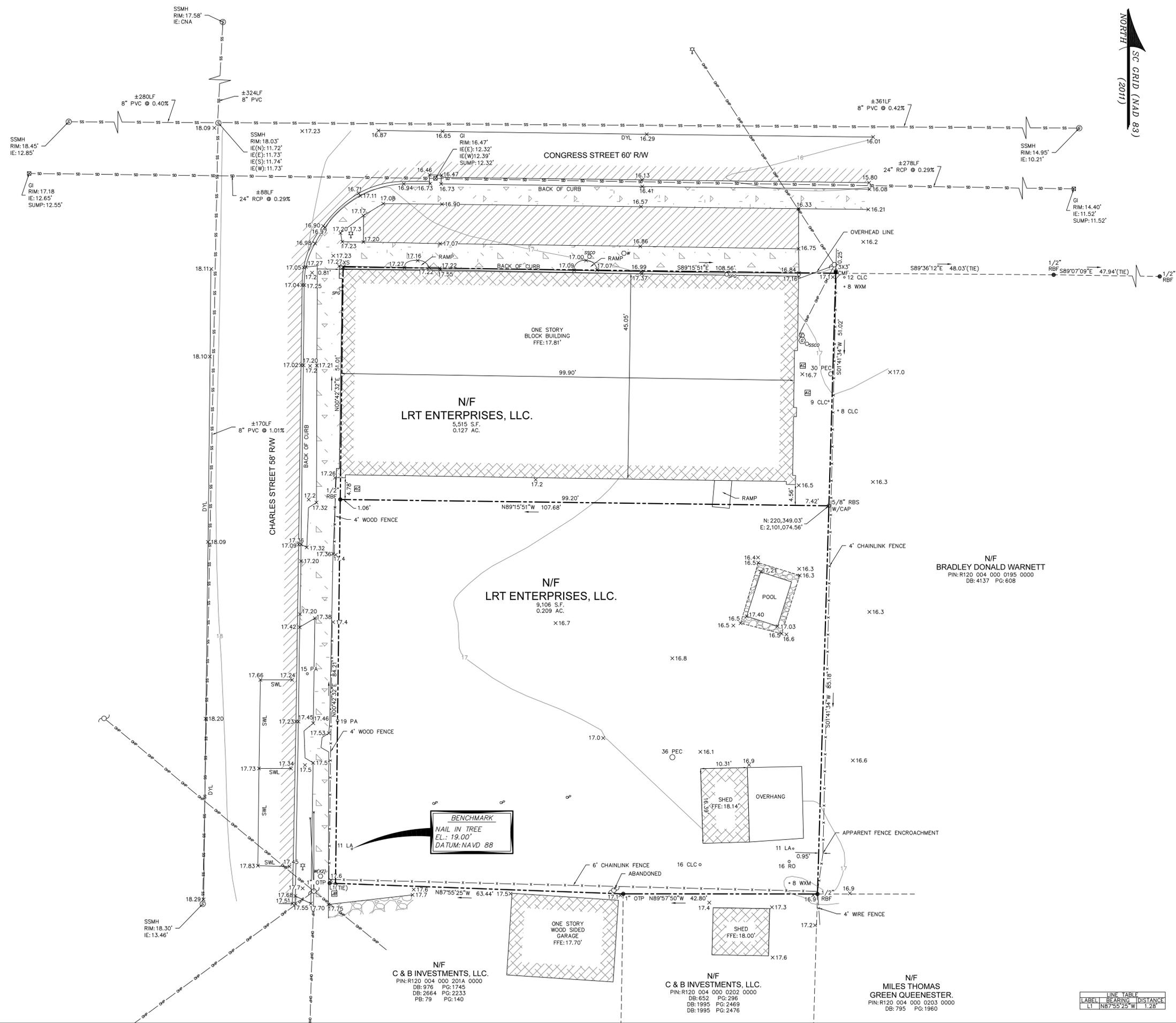
### Submission Requirements for Demolition or Relocation

Please submit DIGITAL FILES ONLY via email to: [development@cityofbeaufort.org](mailto: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.

- LEGEND**
- CMF ■ CONC. MONUMENT FOUND
  - OTF ● OPEN TOP PIPE
  - RBF ● IRON REBAR FOUND
  - RBS ○ IRON REBAR SET
  - XS × SCRIBED X SET
  - ACU AIR CONDITIONING UNIT
  - DI DRAINAGE INLET
  - EM ELECTRIC METER
  - GM GAS METER
  - GW GUY WIRE
  - JB JUNCTION BOX
  - LP LIGHT POLE
  - PP POWER POLE
  - X12.9 SPOT ELEVATION
  - SPG SPIGOT
  - SSCC SANITARY SEWER CLEAN OUT
  - SSM SANITARY SEWER MANHOLE
  - OW WATER METER
  - WP WOOD POST
  - FFE FINISHED FLOOR ELEVATION
  - IE INVERT ELEVATION
  - PVC POLYVINYL CHLORIDE PIPE
  - RCP REINFORCED CONCRETE PIPE
  - CNA COULD NOT ACCESS
  - PD PIPE DIRECTION
  - SWL SINGLE WHITE LINE
  - DYL DOUBLE YELLOW LINE
  - CLC CAROLINA LAUREL CHERRY
  - LA LAUREL OAK
  - PA PALMETTO
  - PEC PECAN
  - RO RED OAK
  - WXM WAX MYRTLE
  - CONTOUR LINE
  - FENCE LINE
  - OHP OVERHEAD POWER LINE
  - SD UNDERGROUND DRAINAGE LINE
  - SS UNDERGROUND SEWER LINE
  - CONCRETE
  - EDGE OF PAVEMENT
  - GRAVEL



**NORTH**  
SC GRID (NAD 83)  
(2011)

- NOTES**
- THESE PARCELS APPEAR TO LIE IN FLOOD ZONE X, COMMUNITY 450026, MAP NUMBER 45013C0158G.
  - CONTOURS ARE IN ONE FOOT INTERVALS. TREE SIZES SHOWN ARE IN INCHES OF DIAMETER.
  - VERTICAL DATUM IS NAVD 88.
  - BUILDING SETBACKS ARE TO BE DETERMINED BY THE PROPER AUTHORITIES, AND MUST BE VERIFIED PRIOR TO DESIGN & CONSTRUCTION.
  - HORIZONTAL DATUM IS SOUTH CAROLINA STATE PLANE GRID (NAD 83).

**REFERENCES**

- DB: 4137 PG: 608

N/F  
**BRADLEY DONALD WARNETT**  
PIN: R120 004 000 0195 0000  
DB: 4137 PG: 608

**PREPARED FOR:**  
**LISA HUNNICUTT**  
AN AS-BUILT/TREE AND TOPOGRAPHIC SURVEY OF  
**#1005 & #1013 CHARLES STREET**  
TAX PARCEL Nos. R120 004 000 0193 0000  
& R120 004 000 0194 0000  
**BEAUFORT**  
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK: JLG  
FIELD CHECK: JMR  
DRAWN BY: DTJ  
FIELD DATE: 02-19-2024  
PLAT DATE: 03-05-2024  
SCALE: 1"=10'  
PROJECT Nos.: BFT-2405  
FILE: BFT-2405-AT10WG

**ATLAS SURVEYING, INC.**  
168 BOARDWALK DRIVE, SUITE A.  
RIDGELAND, SC 29936.  
PHONE: (843) 645-9277  
WEBSITE: WWW.ATLASSURVEYING.COM



I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS AS SPECIFIED THEREIN.

JEREMY W. REEDER  
S.C.P.L.S. No. 28139  
NOT VALID UNLESS CRIMPED WITH SEAL



**LINE TABLE**

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| 1.1  | N87°55'25"W | 1.28     |

N/F  
**C & B INVESTMENTS, LLC.**  
PIN: R120 004 000 201A 0000  
DB: 976 PG: 1745  
DB: 2664 PG: 2233  
PB: 79 PG: 140

N/F  
**C & B INVESTMENTS, LLC.**  
PIN: R120 004 000 0202 0000  
DB: 652 PG: 296  
DB: 1995 PG: 2469  
DB: 1995 PG: 2476

N/F  
**MILES THOMAS GREEN QUEENESTER.**  
PIN: R120 004 000 0203 0000  
DB: 795 PG: 1960



October 28, 2024

RE:            Structural Evaluation  
                 1013 Charles St  
                 Beaufort, SC 29902

This letter has been written at your request upon performing a site visit and observation of the referenced building. The assigned purpose of our involvement is to observe the current conditions of the building as defined herein, and provide recommendations related to those specific concerns. Our opinions are based on the information gathered in the field, a building assessment report by GHD (dated April 19, 2024) and the knowledge gained over 25 years of experience in engineering, construction, and consulting. We reserve the right to revise our opinions as new information becomes available.

A site visit was conducted on October 02, 2024. This observation was conducted by Andy Richardson.

### **Background**

The building was constructed in 1955. The building is composed of concrete masonry unit (CMU) walls built on a concrete slab with shallow foundations. The current planned renovations include removing the existing roof and adding a second story and new roof above the existing single-story building. It also includes adding openings within the walls of the existing first floor walls.

### **Observations**

This section includes observations while on site. There is intended to be no discussion in this section.

- Walls are composed of CMU's

### **Document Review**

GHD provided a Limited Building Assessment report dated April 19, 2024 (attached). The report states the following,

- Reinforcing scanning found no reinforcing steel within the walls of the building, except above door and window openings;
- Most test holes drilled found that the units are hollow rather than filled (36/47)
- Footings are 8"-10" thick;
- Reinforcing scanning was inconclusive on the presence of reinforcement in the footings; and,
- Soils can support a design allowable bearing capacity of 2,000 pounds per square foot

### Discussion

- The building's walls are constructed with unreinforced masonry, which does not meet the current International Building Code (IBC) requirements for seismic and wind resistance. This presents a significant risk in terms of structural stability under such forces.
- The current plan calls for additional openings to be made in the unreinforced masonry walls. These changes would further weaken the structural integrity of the building, exacerbating the risks posed by the unreinforced masonry.
- The proposal also includes the addition of an extra floor, which would introduce additional weight to the unreinforced masonry walls. Given the current structural limitations, this added load poses further safety concerns
- There are potential issues with the foundation that may compromise the overall stability of the building, particularly under the added stress of these proposed modifications

### Conclusions and Recommendations

Due to these issues, it would be substantially impractical and could pose significant safety concerns to attempt to retrofit the building to meet current code requirements. For these reasons, I recommend that the building be considered for demolition and replacement with a new structure that can safely accommodate the intended modifications.

Regards,



Andy Richardson  
Professional Engineer  
SCPE 22824



November 27, 2024

Lisa Hunnicutt

Subject: 1013 Charles Street MEP Assessment

---

## **Mechanical**

1. Codes and Standards:
  - A. *International Mechanical Code, 2021 Edition*
  - B. *International Energy Conservation Code, 2009 Edition*
  - C. *International Fire Code, 2021 Edition*
  - D. *International Building Code, 2021 Edition*
  
2. Existing HVAC System:
  - A. The building is conditioned by (3) split system air conditioners with gas furnaces. The condensing units are located outside on grade in two different locations around the building. The equipment was manufactured by Goodman.
  - B. Two air handlers are installed in the attic space and are not easily accessible for maintenance. The third air handler is installed within the storage room.
  - C. Mechanical ventilation appears to be missing for the existing HVAC system. It is recommended to provide mechanical ventilation for positive pressurization in the building to help with humidity control and prevent moisture intrusion.
  - D. Ductwork in the attic does not appear to have sufficient insulation to prevent condensation. Ducts and equipment are located in the uninsulated attic space. The current energy code requires minimum R-8 duct insulation where it is routed through uninsulated attics.
  - E. Confirm that exposed supply ducts are installed with duct liner for insulation to prevent condensation.
  - F. Supply airflow is delivered from the air handlers directly to the interior spaces using ductwork located in the attic space.
  
3. HVAC Recommendations:
  - A. The HVAC equipment has exceeded its expected useful life and should be planned for replacement. For the anticipated use, heat pumps would be a better replacement for the existing gas furnaces.
  - B. Supply ductwork should be properly insulated to avoid condensation issues and save energy.
  - C. Provide mechanical ventilation for the building to comply with current codes and to protect against moisture intrusion with positive pressurization.



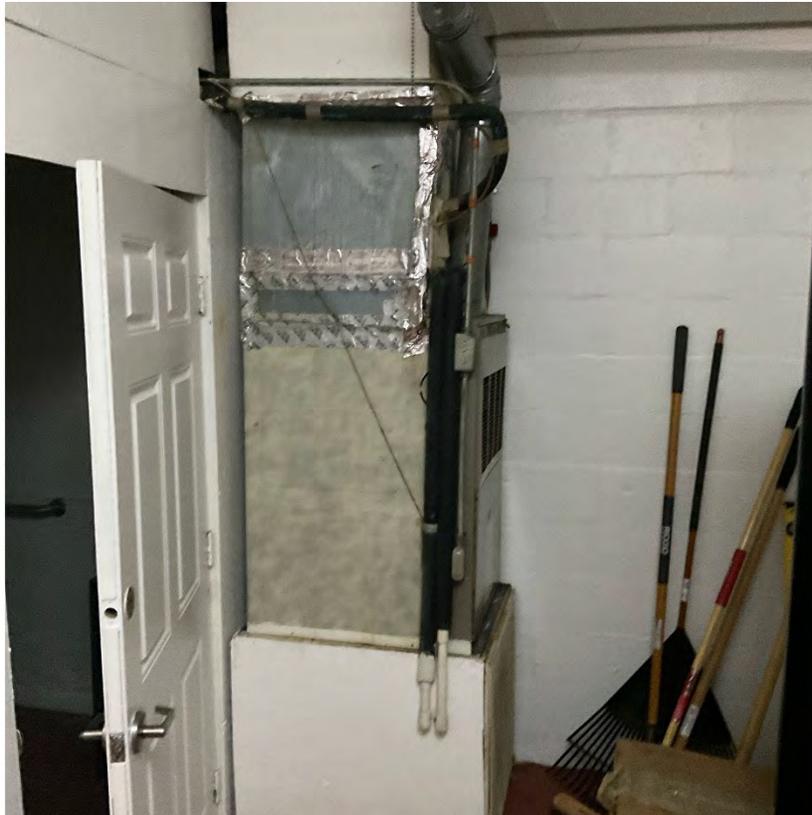
*Existing outdoor air conditioning equipment.*



*Existing Air Conditioning Equipment.*



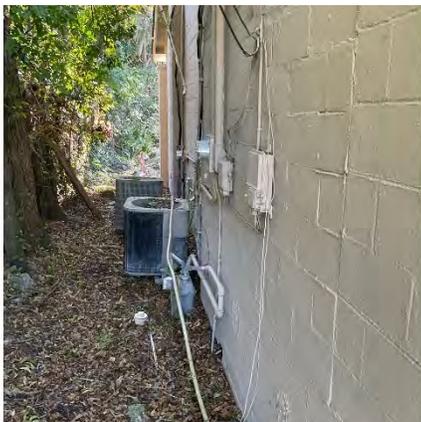
*Existing Air Conditioner.*



*Air Handler with Gas Furnace.*

## ELECTRICAL

1. Codes and Standards:
  - A. *NFPA 70 (National Electrical Code), 2020 Edition*
  - B. *U.L. Fire Resistance Directory*
  - C. *U.L. Electrical Construction Materials Directory*
  - D. *U.L. Electrical Appliance and Utilization Equipment Directory*
  - E. *IES Lighting Handbook (10<sup>th</sup> Edition)*
  - F. *International Energy Conservation Code, 2009 Edition*
  - G. *International Building Code, 2021 Edition*
2. Electrical
  - A. The building is served from 240/120V 1 phase pole mounted transformer on Congress Street. There are two meters shown on the back wall of the building. There are three panels and a disconnect switch located in the rear electrical room. Two of the panels are federal pacific panels. These panels have had multiple issues and also stopped being manufactured in 1980. The federal pacific panels have been noted to have issues with the breakers possibly not tripping due to an overcurrent condition and could cause a fire. These panels need to be replaced. The safety switch is a 200A Westinghouse that is also past it's useful life. This safety switch feeds a newer load center. The load center is a Siemens Indoor Load Center and appears to have been installed in 1996. This load center is also coming up on the end of it's useful life.
  - B. The lighting throughout the building is incandescent and fluorescent. Everything is controlled via manual switching. The current setup does not meet energy codes.
  - C. The wiring that could be seen is routed through EMT and ENT. Based on the age of the panels, the wiring should be tested and inspected to ensure insulation and wire are still in operational and good condition.
3. Recommendations:
  - A. The entire electrical distribution system needs to be replaced.
  - B. Test and inspect all wiring and replace wiring that is old and damaged throughout the entire building.
  - A. Replace all existing lighting with LED and update the lighting controls throughout to meet current energy codes.



Exterior Meters



Federal Pacific Panels



*Safety Switch*



*Load Center*



*Fluorescent Light and ENT Wiring*

## PLUMBING

1. Codes and Standards:
  - A. *International Plumbing Code, 2021 Edition*
  - B. *International Energy Conservation Code, 2009 Edition*
  - C. *International Fire Code*
  - D. *International Building Code, 2021 Edition*
  - E. *ADA Standards for Accessible Design (2010)*
2. Plumbing Fixtures:
  - A. Types of existing plumbing fixtures include water closets, lavatories, urinal, showers, and a mop sink. The fixtures are showing signs of wear and replacement should be considered as part of any future work in the building.
3. Waste and Vent System:
  - A. Existing waste piping in the building appears to be schedule 40 PVC.
4. Domestic Cold-Water System:

- A. The presence of a backflow preventer could not be confirmed. If one is not installed, the city will require one to comply with their cross-contamination policy.
- B. Existing water piping materials appear to be PEX.

5. Water Heating:

- A. A single 80-gallon storage tank water heater is installed in the storage room. The heating element has 4500 watts heating capacity and was manufactured by Whirlpool in 2008. It has some useful life but appears to be in poor condition. The water heater should be flushed.



*Water Heater Installation*

6. Recommendations:

- A. It is recommended that plumbing fixtures are replaced as part of the future work.
- B. The quantity of handicap and total fixtures required by the international plumbing code based on occupancy should be verified. Additional fixtures should be provided if necessary for any building renovation or expanded use.
- C. The condition of the original waste piping could not be confirmed in concealed areas.
- D. If a commercial kitchen is planned for the renovation work, a grease interceptor, kitchen sinks, hand wash sinks, and an RPZ backflow preventer will be required. The water service might have to be increased.

**1005 CHARLES STREET**



**1003 CHARLES STREET**



**906 CONGRESS STREET**



**NORTH ELEVATION**



**SOUTH ELEVATION**



**EAST ELEVATION (FROM SOUTH-EAST CORNER)**



**EAST ELEVATION (FROM NORTH-EAST CORNER)**



**WEST ELEVATION**





**HISTORIC REVIEW APPLICATION  
MAJOR REVIEW (HISTORIC REVIEW BOARD)**

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

**\$100 Paid**  
**12/2/24**  
**Application Fee:**  
*see attached schedule*

**OFFICE USE ONLY:** Date Filed: 11-19-24 Application #: 27942  
Zoning District: T4-N

- HAS PROJECT ATTENDED HTRC MEETING? (REQUIRED)  YES  NO
- IS PROJECT A CONTRIBUTING STRUCTURE? 
  - OR NON-CONTRIBUTING STRUCTURE:

FOR A LIST OF CONTRIBUTING OR NON-CONTRIBUTING STRUCTURES, PLEASE SEE:  
<https://cityofbeaufort.org/350/Beaufort-County-Historic-Sites-Survey>

**APPLICABILITY FOR HISTORIC REVIEW BOARD:** Major discretionary review board (HDRB) approval shall apply to applications for Certification of Appropriateness per Section 9.10.2 for the following requests (please check all that apply):

- New building(s) in Historic District
- Changes to exterior materials of Contributing Structures
- Additions to Contributing Structures
- Non-similar roof replacement on Contributing Structures (roof with different materials)
- Window replacements on Contributing Structures
- Major changes to a Contributing or Non-contributing Site
- Demolition
- Other changes to exterior of Contributing Structures

**SUBMITTAL REQUIREMENTS:** All forms and information shall be submitted digitally + 5 hard copies of all documents. In addition to a complete application form, applicants shall submit the required items according to the checklists on the subsequent page.

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: USA HUNNICUTT/LRT ENTERPRISES, LLC

APPLICANT ADDRESS: 92 BATTERY CREEK CLUB DR, BEAUFORT

APPLICANT E-MAIL: USA@AQUADNBEQUIA.COM APPLICANT PHONE NUMBER: 303-775-6535

APPLICANT TITLE:  Homeowner  Tenant  Architect  Engineer  Developer



# HISTORIC REVIEW APPLICATION MAJOR REVIEW (HISTORIC REVIEW BOARD)

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

**Application Fee:**  
*see attached schedule*

OWNER (IF OTHER THAN THE APPLICANT): SAME

OWNER ADDRESS: \_\_\_\_\_

PROPERTY ADDRESS: \_\_\_\_\_

PROPERTY IDENTIFICATION NUMBER (TAX MAP & PARCEL NUMBER): R120004000 0193

**PROVIDE A BRIEF PROJECT NARRATIVE:** (Attach any necessary documentation, spec sheets, pictures, paint swatches, etc.):

1013 CHARLES ST WAS APPROVED IN SEPT. AND SUBSEQUENTLY DEEMED STRUCTURALLY UNSOUND. THE PROPOSED CHANGE AFTER CERTIFICATION RETAINS THE ARCHITECTURAL INTEGRITY PREVIOUSLY APPROVED WHILE RESPONDING TO REQUIRED SET BACKS. THIS PROPOSAL OFFERS A SOFTER FACADE WITH RETRACTED STREET LEVEL COVERED ENTRY.

**CERTIFICATION OF CORRECTNESS:** I/we certify that the information in this application is correct.

APPLICANT'S SIGNATURE: [Signature] DATE: 11/19/24

OWNER'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

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

## **SCHEDULE:**

The Historic Review Board (HRB) typically meets the 2<sup>nd</sup> Wednesday of each month at 2pm. Staff will schedule HRB meeting after HTRC and review of application submittal for completeness and compliance with the Beaufort Preservation Manual and the City of Beaufort Development Code.

## **CONTACT INFORMATION:**

City of Beaufort Community Development Department  
1911 Boundary Street, Beaufort, South Carolina 29902  
E-Mail: [development@cityofbeaufort.org](mailto:development@cityofbeaufort.org) | Phone: (843) 525-7011 | Fax: (843) 986-5606

## City of Beaufort Certificate of Appropriateness Checklists

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### Submission Requirements for Change After Certification

Please submit DIGITAL FILES ONLY via email to: [development@cityofbeaufort.org](mailto: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.

1013  
CHARLES  
STREET

ART BOX STUDIO  
LRT Enterprises LLC



Existing Context

**SHEET INDEX**

- A0 COVER SHEET
- A1 PREVIOUSLY APPROVED SITE PLAN 09.11.2024
  - A1.1 CURRENT PROPOSED SITE PLAN 12.02.2024
- A2 PREVIOUSLY APPROVED LANDSCAPE PLAN 09.11.2024
  - A2.1 CURRENT PROPOSED LANDSCAPE PLAN 12.02.2024
- A3(E) EXISTING GROUND FLOOR PLAN 09.11.2024
- A3 PREVIOUSLY APPROVED GROUND FLOOR PLAN 09.11.2024
  - A3.1 CURRENT PROPOSED GROUND FLOOR PLAN 12.02.2024
- A4 PREVIOUSLY APPROVED SECOND FLOOR PLAN 09.11.2024
  - A4.1 CURRENT PROPOSED SECOND FLOOR PLAN 12.02.2024
- A5 PREVIOUSLY APPROVED ROOF PLAN 09.11.2024
  - A5.1 CURRENT PROPOSED ROOF PLAN 12.02.2024
- A6 PREVIOUSLY APPROVED BUILDING SECTIONS 09.11.2024
  - A6.1 CURRENT PROPOSED BUILDING SECTIONS 12.02.2024
- A7(E) EXISTING ELEVATIONS 09.11.2024
- A7 PREVIOUSLY APPROVED N & S ELEVATIONS 09.11.2024
  - A7.1 CURRENT PROPOSED N & S ELEVATIONS 12.02.2024
- A8 PREVIOUSLY APPROVED E & W ELEVATIONS 09.11.2024
  - A8.1 CURRENT PROPOSED E & W ELEVATIONS 12.02.2024
- A9 PREVIOUSLY APPROVED COLOR RENDERINGS 09.11.2024
  - A9.1 CURRENT PROPOSED COLOR RENDERINGS 12.02.2024
- A10 PREVIOUSLY APPROVED SECTION DETAILS 09.11.2024
  - A10.1 CURRENT PROPOSED SECTION DETAILS 12.02.2024
- A11 PREVIOUSLY APPROVED MFG CANOPY DETAILS 09.11.2024
- A12 PREVIOUSLY APPROVED WINDOWS & DOORS 09.11.2024
- A13 PREVIOUSLY APPROVED PRODUCTS 09.11.2024
- A14 PREVIOUSLY APPROVED EXTERIOR FINISHES 09.11.2024

**Wren**  
Home  
Designs LLC

marjan.gerbich@wrenhomedesigns.com  
303.741.4799

1013 Charles Street  
**ART BOX STUDIO**  
LRT Enterprises, llc

Date 12.02.2024

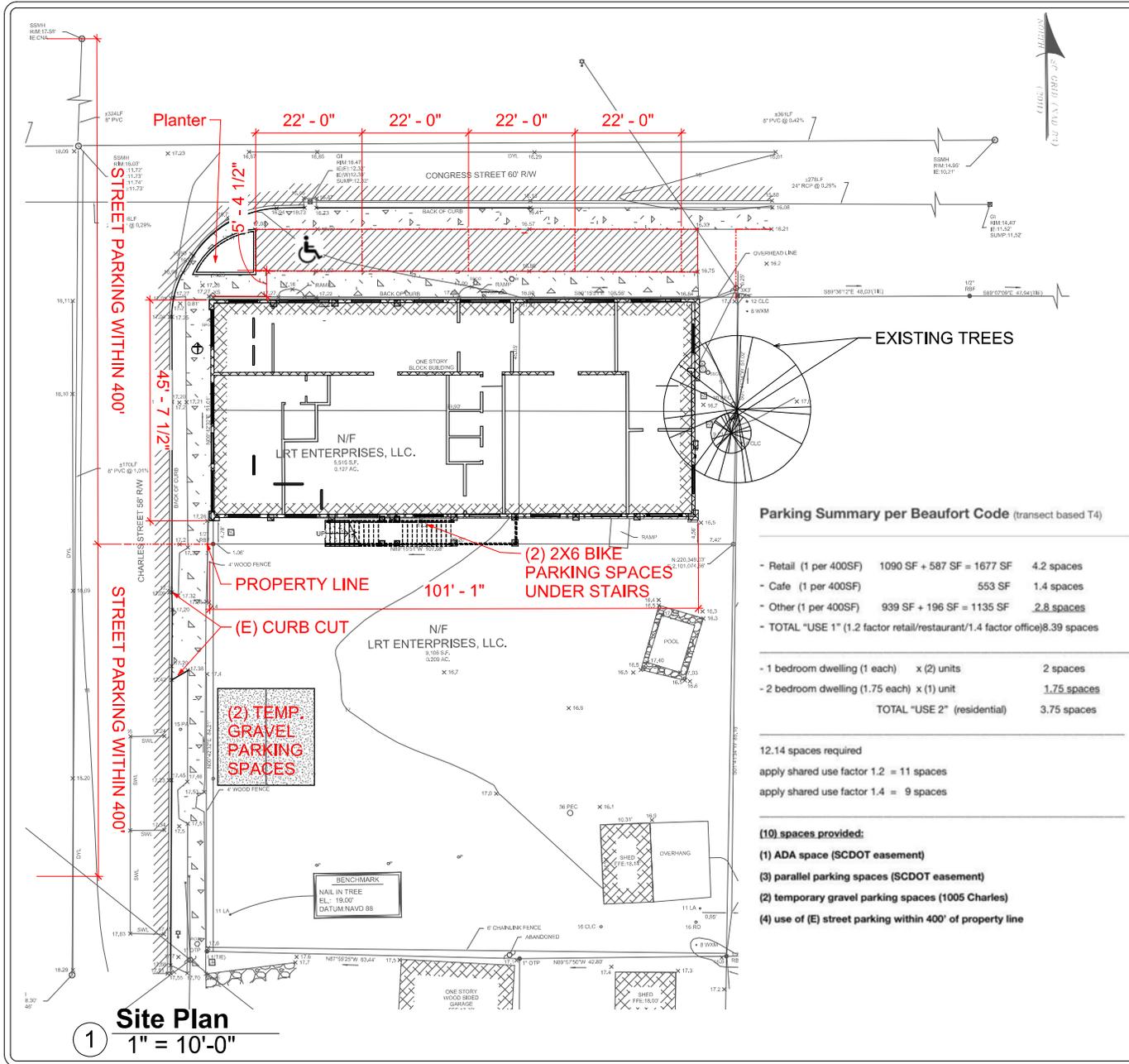
Scale As indicated

Cover Sheet

**A0**

HRB CHANGE AFTER CERTIFICATION

12/16/2024 10:28:53 AM

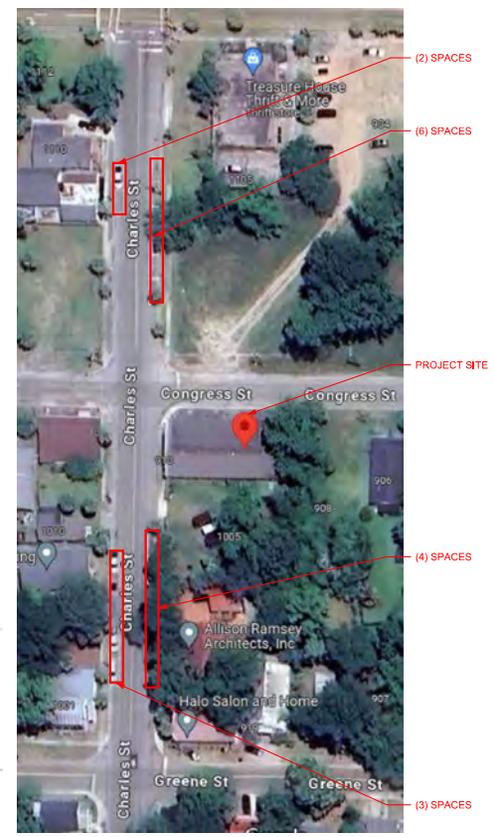


**Parking Summary per Beaufort Code (transect based T4)**

|   |                            |                    |
|---|----------------------------|--------------------|
| - Retail (1 per 400SF)  | 1090 SF + 587 SF = 1677 SF | 4.2 spaces         |
| - Cafe (1 per 400SF)  | 553 SF                     | 1.4 spaces         |
| - Other (1 per 400SF)   | 939 SF + 196 SF = 1135 SF  | 2.8 spaces         |
| <b>- TOTAL "USE 1" (1.2 factor retail/restaurant/1.4 factor office) 8.39 spaces</b> |                            |                    |
|   |                            |                    |
| - 1 bedroom dwelling (1 each)   | x (2) units                | 2 spaces           |
| - 2 bedroom dwelling (1.75 each)  | x (1) unit                 | 1.75 spaces        |
| <b>TOTAL "USE 2" (residential)</b>  |                            | <b>3.75 spaces</b> |

12.14 spaces required  
 apply shared use factor 1.2 = 11 spaces  
 apply shared use factor 1.4 = 9 spaces

- (10) spaces provided:**
- (1) ADA space (SCDOT easement)
  - (3) parallel parking spaces (SCDOT easement)
  - (2) temporary gravel parking spaces (1005 Charles)
  - (4) use of (E) street parking within 400' of property line



EXISTING STREET PARKING WITHIN 400 FEET OF PROJECT SITE

**Wren Home Designs LLC**  
 morgan.perkins@wrenhome.com  
 803.741.4799

1013 Charles Street  
**ART BOX STUDIO**  
 LRT Enterprises, LLC

Date 08.11.2024  
 Scale 1" = 10'-0"

Previously Approved Site Plan

**A1**



**LANDSCAPE SUMMARY**

**existing to remain:**

A: (1) 30" pecan tree; broadleaf overstory (along east property line)

B: (1) 9" carolina laurel (along east property line)

**proposed to install:**

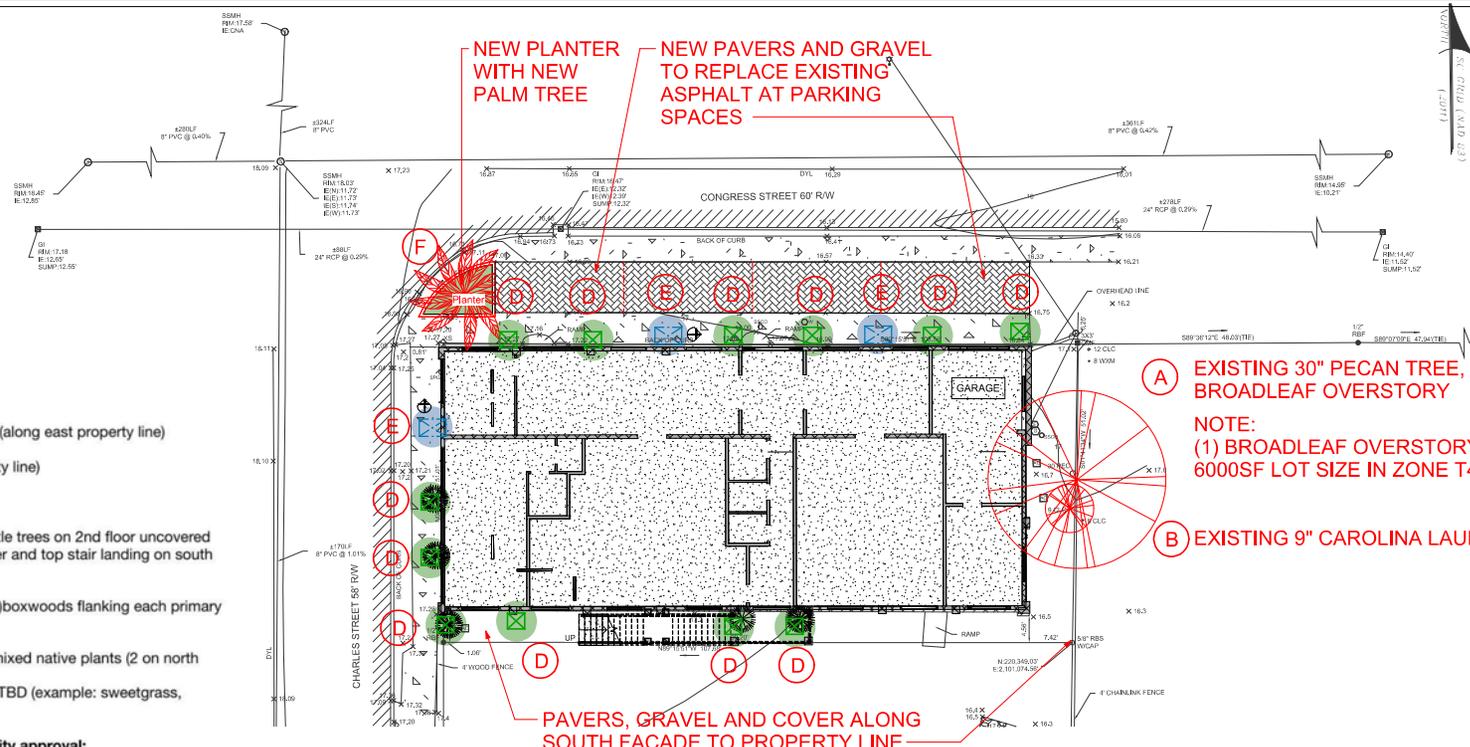
C: (3) large container (24 x 24) crape myrtle trees on 2nd floor uncovered deck (north west corner, south west corner and top stair landing on south facade)

D: (6-8) large container (18W x 18D x 20H) boxwoods flanking each primary entry doorway

E: (3) large container (39W x 12D x 20H) mixed native plants (2 on north elevation; 1 on west elevation)  
combination of native mixed plants TBD (example: sweetgrass, purple coneflower, carolina jasmine)

**TBD - proposed pending SCDOT and City approval:**

F: corner raised planter with palm tree (so as to avoid visual impairment at corner) with mixed native plants and ground cover



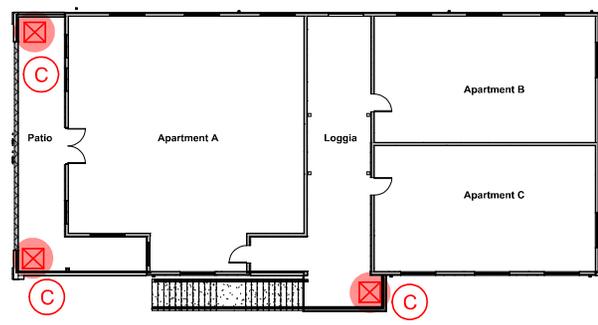
- (A) EXISTING 30" PECAN TREE, BROADLEAF OVERSTORY**  
NOTE:  
(1) BROADLEAF OVERSTORY PER 6000SF LOT SIZE IN ZONE T4-N
- (B) EXISTING 9" CAROLINA LAUREL**

**1 Ground Floor Landscape Plan**  
1" = 10'-0"



Your outdoor oasis awaits. Crafted from a patented composite that uses 70% recycled materials, the Hevea Long Box Outdoor Planters are an eco-friendly alternative to traditional plastic. Lightweight yet sturdy and UV resistant to minimize fading, they can be left out any time, come rain or shine. Mix and match with other planters in the Hevea Collection to build out a landscape that best suits your space.

**OR EQUAL**



**2 Second Floor Landscape Plan**  
1" = 10'-0"



WHEATFIELD HERRINGBONE PATTERN

**BELDEN BRICK COMPANY PERMEABLE PAVERS OR EQUAL**

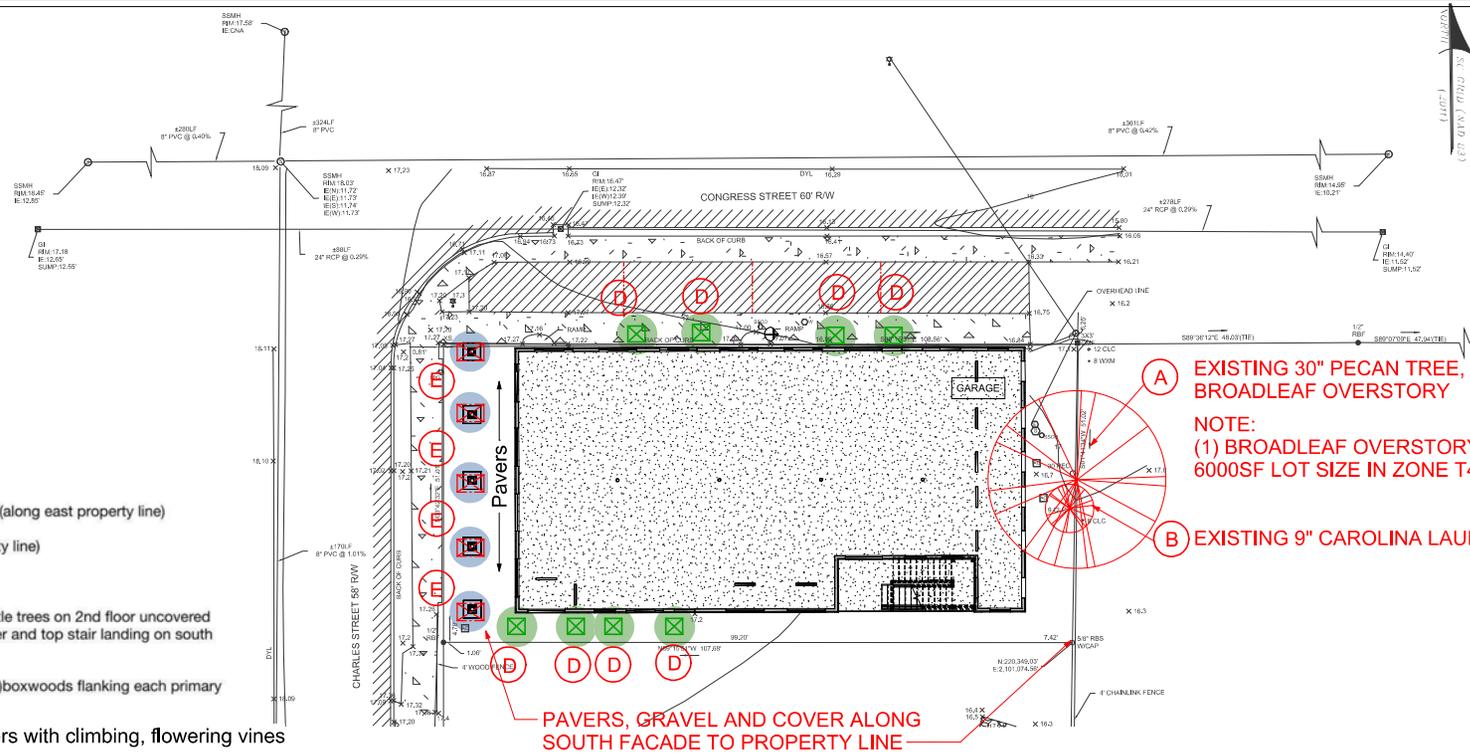
**LANDSCAPE SUMMARY**

**existing to remain:**

- A: (1) 30" pecan tree; broadleaf overstory (along east property line)
- B: (1) 9" carolina laurel (along east property line)

**proposed to install:**

- C: (2) large container (24 x 24) crape myrtle trees on 2nd floor uncovered deck (north west corner, south west corner and top stair landing on south facade)
- D: ( 8 ) large container (18W x 18D x 20H) boxwoods flanking each primary entry doorway
- E: (5) large column line containers with climbing, flowering vines



**A** EXISTING 30" PECAN TREE, BROADLEAF OVERSTORY  
**NOTE:**  
 (1) BROADLEAF OVERSTORY PER 6000SF LOT SIZE IN ZONE T4-N  
**B** EXISTING 9" CAROLINA LAUREL

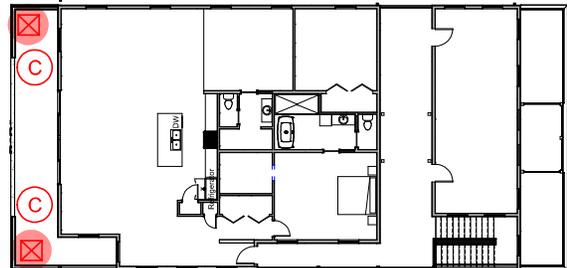
**PAVERS, GRAVEL AND COVER ALONG SOUTH FACADE TO PROPERTY LINE**

**1 Ground Floor Landscape Plan**  
 1" = 10'-0"



Your outdoor oasis awaits. Crafted from a patented composite that uses 70% recycled materials, the Hevea Long Box Outdoor Planters are an eco-friendly alternative to traditional plastic. Lightweight yet sturdy and UV resistant to minimize fading, they can be left out any time, come rain or shine. Mix and match with other planters in the Hevea Collection to build out a landscape that best suits your space.

**OR EQUAL**

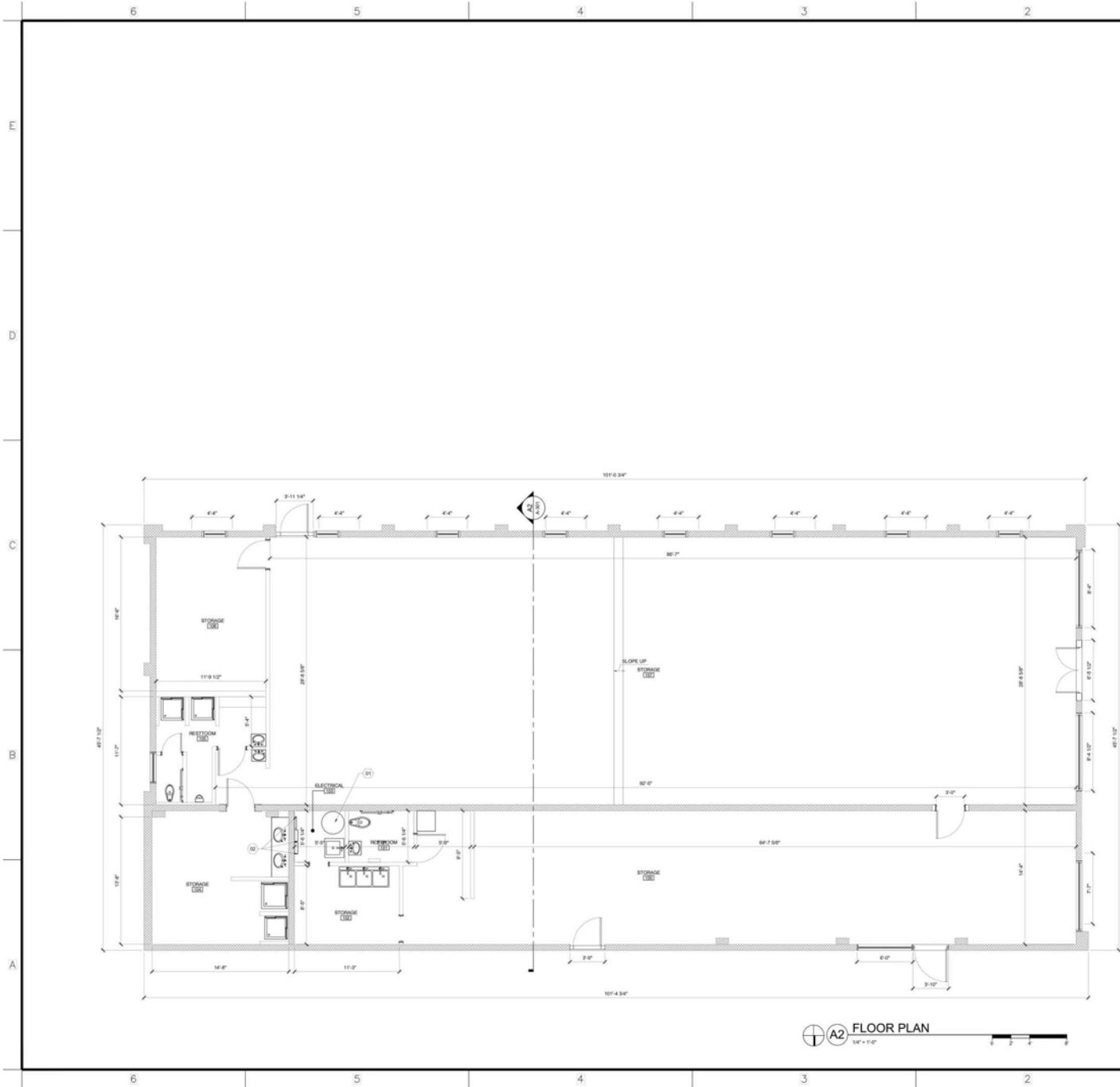


**2 Second Floor Landscape Plan**  
 1" = 10'-0"



**WHEATFIELD HERRINGBONE PATTERN**  
**BELDEN BRICK COMPANY PERMEABLE PAVERS OR EQUAL**

HRB CHANGE AFTER CERTIFICATION



**GENERAL NOTES:**

- A. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO FIELD VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS.
- B. ALL DIMENSIONS ARE FROM FINISH FACE TO FINISH FACE.

**SHEET KEY NOTES:** ①

- 1. EXISTING WATER HEATER
- 2. EXISTING ELECTRICAL PANELS

**ZONING:**

DEVELOPMENT DESIGN DISTRICT T4M

SETBACKS: 10 FT (MAX) FRONT, 10 FT (MAX) SIDE STREET, 5 FT (MIN) SIDE INTERIOR, 5 FT (MIN) REAR  
 MAXIMUM SITE COVERAGE: 70 PERCENT  
 PARKING REQUIREMENTS: 1 PER 400 GROSS SQUARE FEET (PLATFAC) 11  
 SIDEWALKS: MINIMUM OF 8 FEET WIDE  
 BUFFER: 5 FT (MIN) SIDE AND REAR  
 STREET TREES: 40 FOOT ON CENTER AVERAGE  
 UTILITY: ALL UTILITY LINES WITHIN A DEVELOPMENT SITE SHALL BE INSTALLED UNDERGROUND

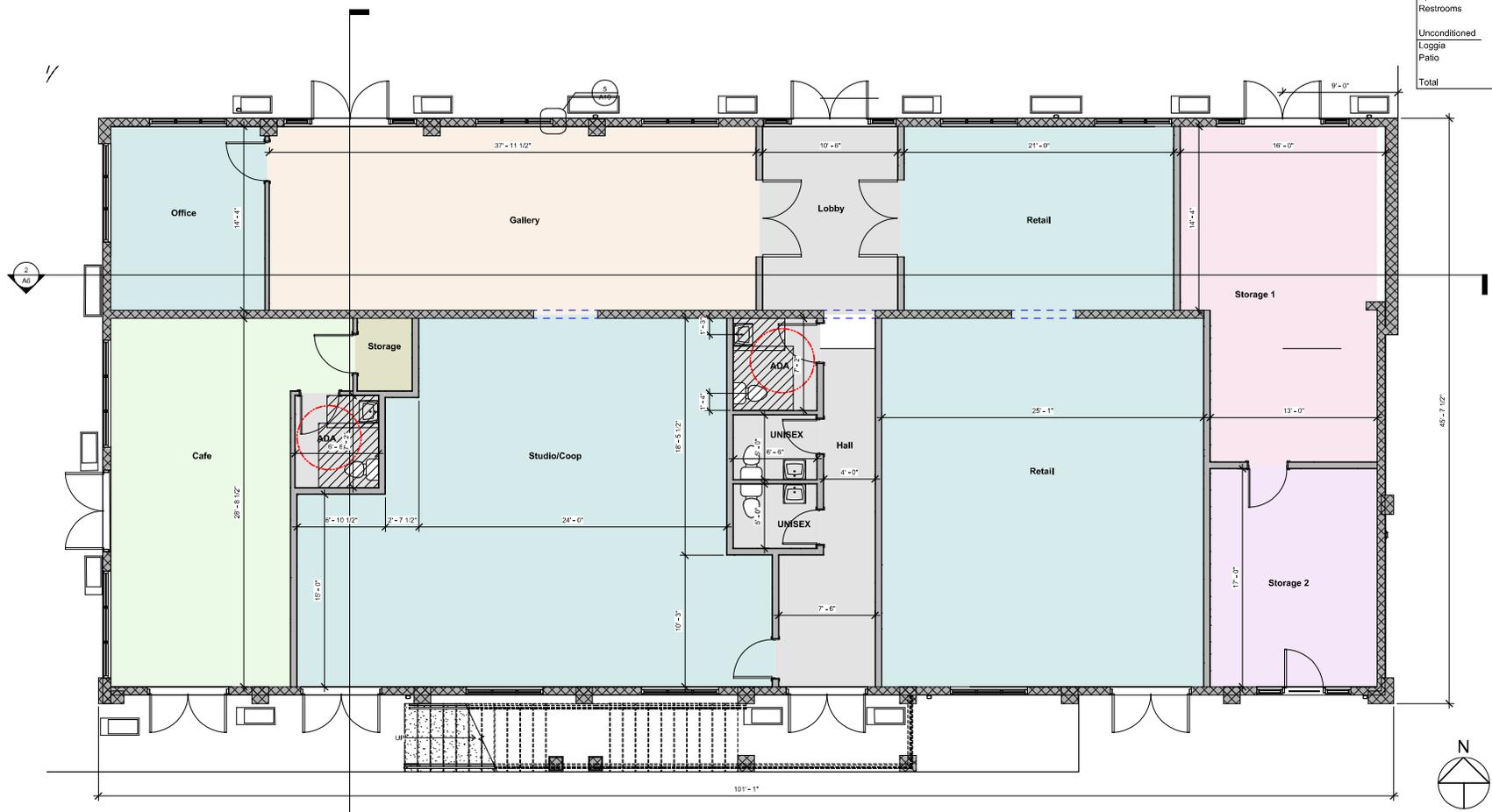
**LEGEND:**

-  EXISTING CMU WALL
-  EXISTING WALL TO REMAIN

**A2 FLOOR PLAN**  
 1/4" = 1'-0"

NOT TO SCALE **A3(E)**

| Area Schedule        |                |
|----------------------|----------------|
| <b>Conditioned</b>   |                |
| Retail               | 1090 SF        |
| Hall                 | 343 SF         |
| Studio/Coop          | 939 SF         |
| Gallery              | 587 SF         |
| Cafe                 | 553 SF         |
| Office               | 196 SF         |
| Storage 2            | 249 SF         |
| Storage 1            | 412 SF         |
| Apartment C          | 872 SF         |
| Apartment B          | 873 SF         |
| Apartment A          | 1677 SF        |
| Restrooms            | 130 SF         |
| <b>Unconditioned</b> | <b>7921 SF</b> |
| Loggia               | 580 SF         |
| Patio                | 499 SF         |
| <b>Total</b>         | <b>9000 SF</b> |



**1 Ground Floor**  
1/4" = 1'-0"

1013 Charles Street  
**ART BOX STUDIO**  
LRT Enterprises, LLC

Date 08.11.2024  
Scale 1/4" = 1'-0"

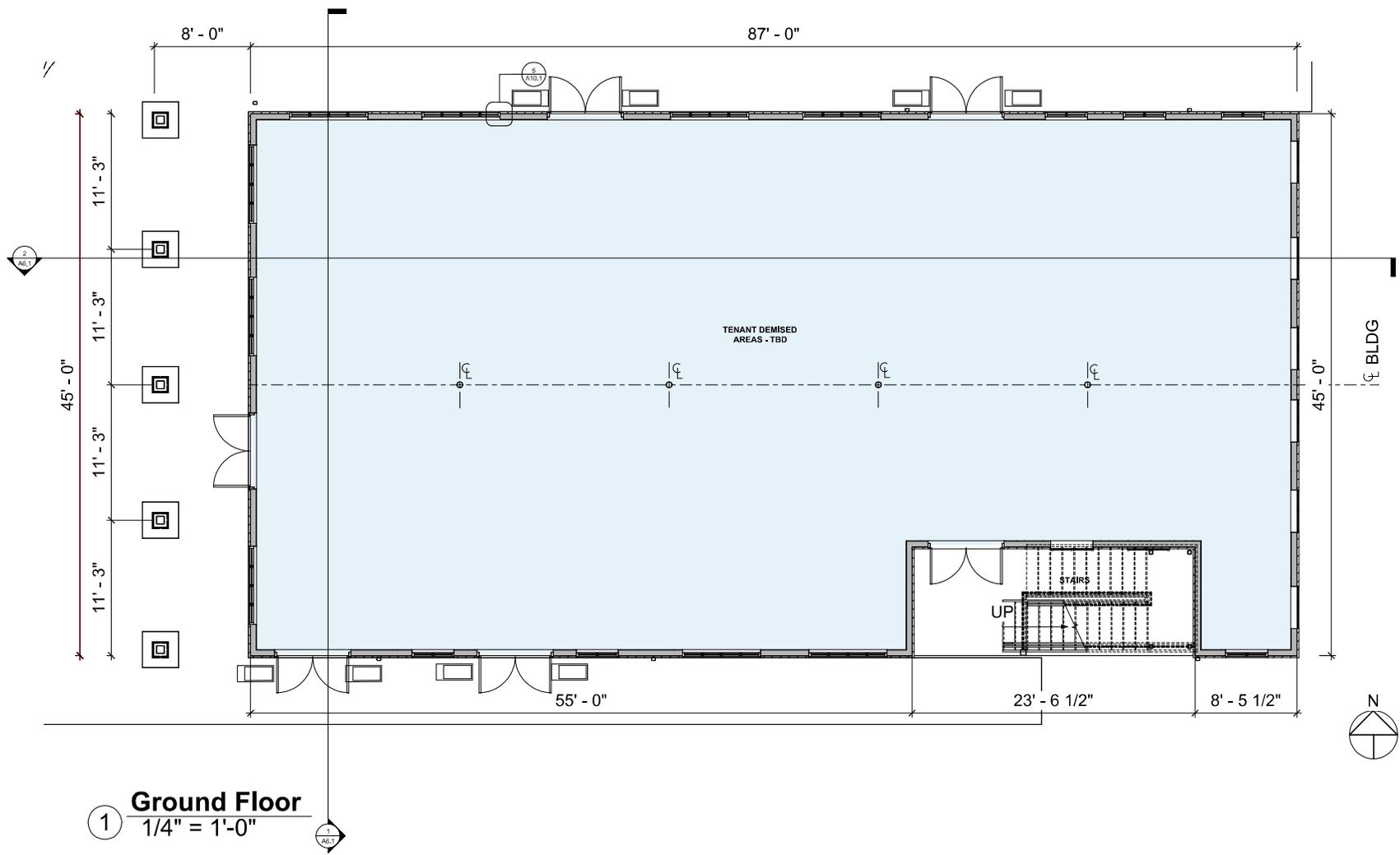
Previously Approved Ground Floor Plan

**A3**

| Area Schedule        |                |
|----------------------|----------------|
| <b>Conditioned</b>   |                |
| Tenant Demised Areas | 3701 SF        |
| Apartment B          | 543 SF         |
| Apartment A          | 2326 SF        |
|                      | 6569 SF        |
| <b>Unconditioned</b> |                |
| Loggia               | 495 SF         |
| Patio                | 418 SF         |
|                      | 913 SF         |
| <b>Total</b>         | <b>7482 SF</b> |

**Wren Home Designs LLC**

marjan.gerbach@wrenhomedesign.com  
303.741.4799



**1 Ground Floor**  
1/4" = 1'-0"

1013 Charles Street  
**ART BOX STUDIO**  
LRT Enterprises, llc

Date 12.02.2024  
Scale 1/4" = 1'-0"

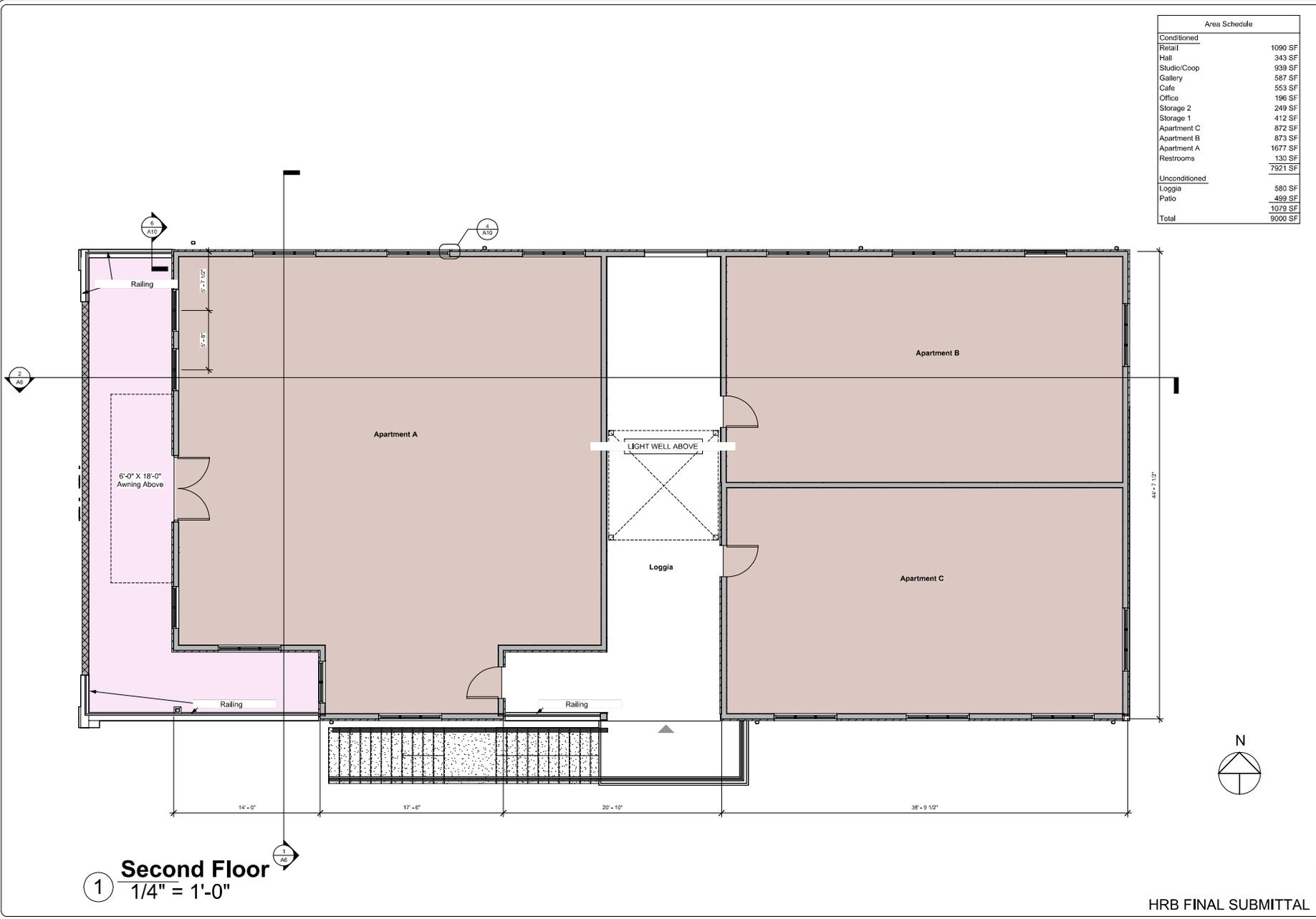
Current Proposed Ground Floor

**A3.1**

HRB CHANGE AFTER CERTIFICATION

12/1/2024 10:29:00 AM

| Area Schedule        |                |
|----------------------|----------------|
| <b>Conditioned</b>   |                |
| Retail               | 1090 SF        |
| Hall                 | 343 SF         |
| Studio/Coop          | 939 SF         |
| Gallery              | 587 SF         |
| Cafe                 | 553 SF         |
| Office               | 196 SF         |
| Storage 2            | 249 SF         |
| Storage 1            | 412 SF         |
| Apartment C          | 872 SF         |
| Apartment B          | 873 SF         |
| Apartment A          | 1677 SF        |
| Restrooms            | 130 SF         |
| <b>Total</b>         | <b>7921 SF</b> |
| <b>Unconditioned</b> |                |
| Loggia               | 580 SF         |
| Patio                | 499 SF         |
| <b>Total</b>         | <b>9000 SF</b> |



**1 Second Floor**  
1/4" = 1'-0"

HRB FINAL SUBMITTAL

1013 Charles Street  
**ART BOX STUDIO**  
LRT Enterprises, LLC

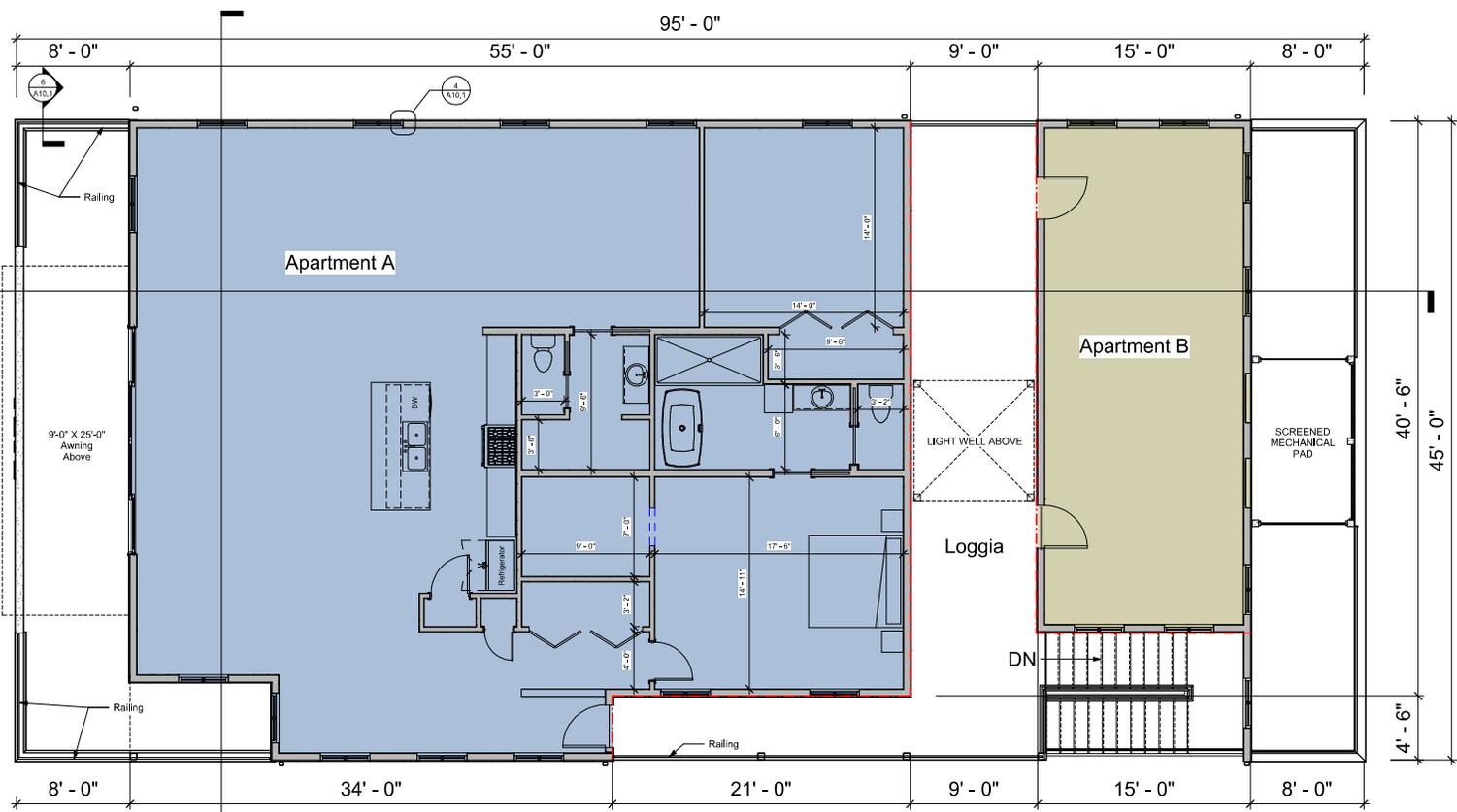
Date 08.11.2024  
Scale 1/4" = 1'-0"

Previously Approved  
Second Floor Plan  
**A4**

8/20/2024 8:23:39 PM

| Area Schedule        |         |
|----------------------|---------|
| Conditioned          |         |
| Tenant Demised Areas | 3701 SF |
| Apartment B          | 543 SF  |
| Apartment A          | 2326 SF |
|                      | 6569 SF |
| Unconditioned        |         |
| Loggia               | 495 SF  |
| Patio                | 418 SF  |
|                      | 913 SF  |
| Total                | 7482 SF |

**Wren Home Designs LLC**  
 marjan.gerbich@wrenhome.com  
 303.741.4799



**1** Second Floor  
 1/4" = 1'-0"

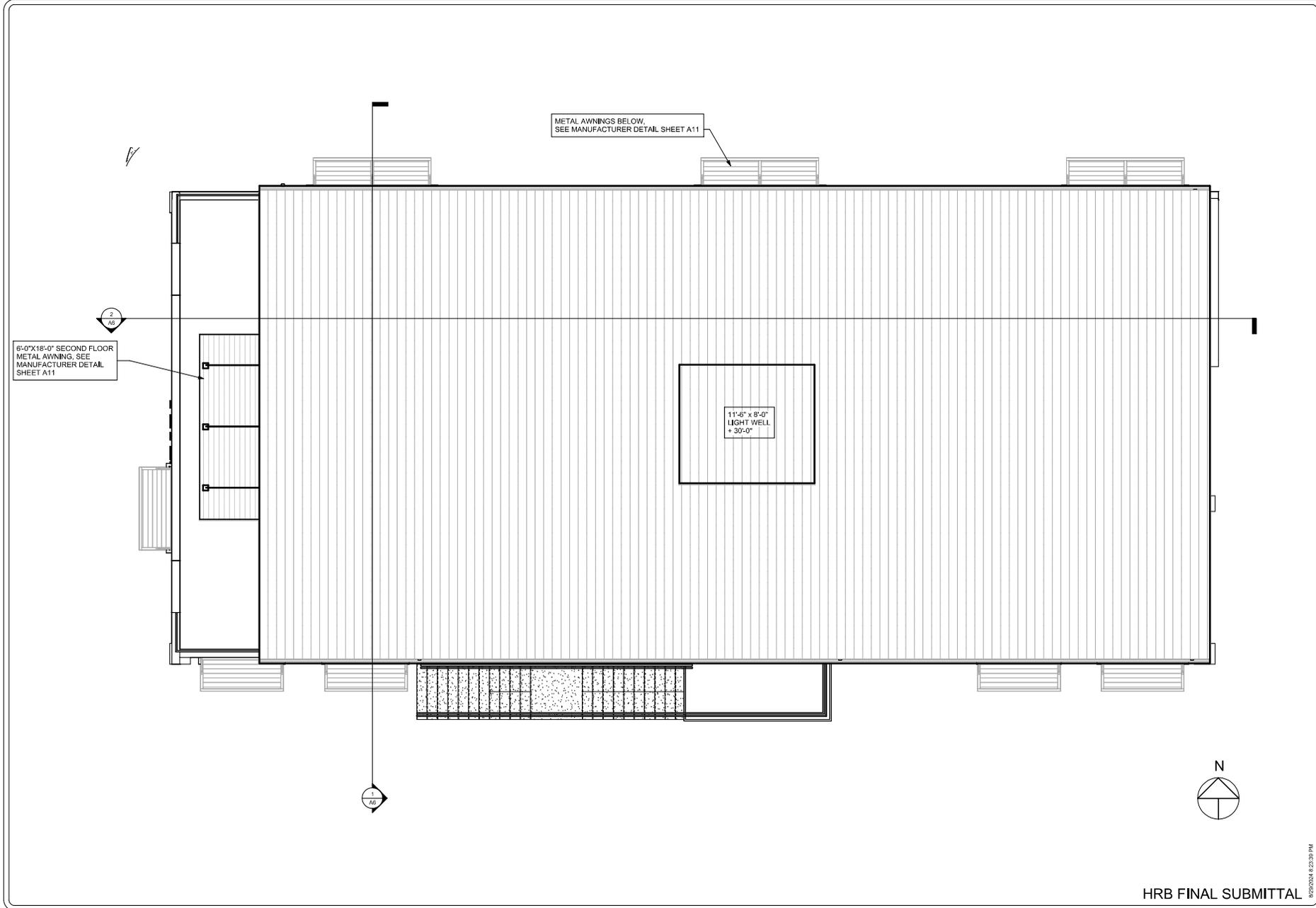
HRB CHANGE AFTER CERTIFICATION

1013 Charles Street  
**ART BOX STUDIO**  
 LRT Enterprises, llc

Date 12.02.2024  
 Scale 1/4" = 1'-0"

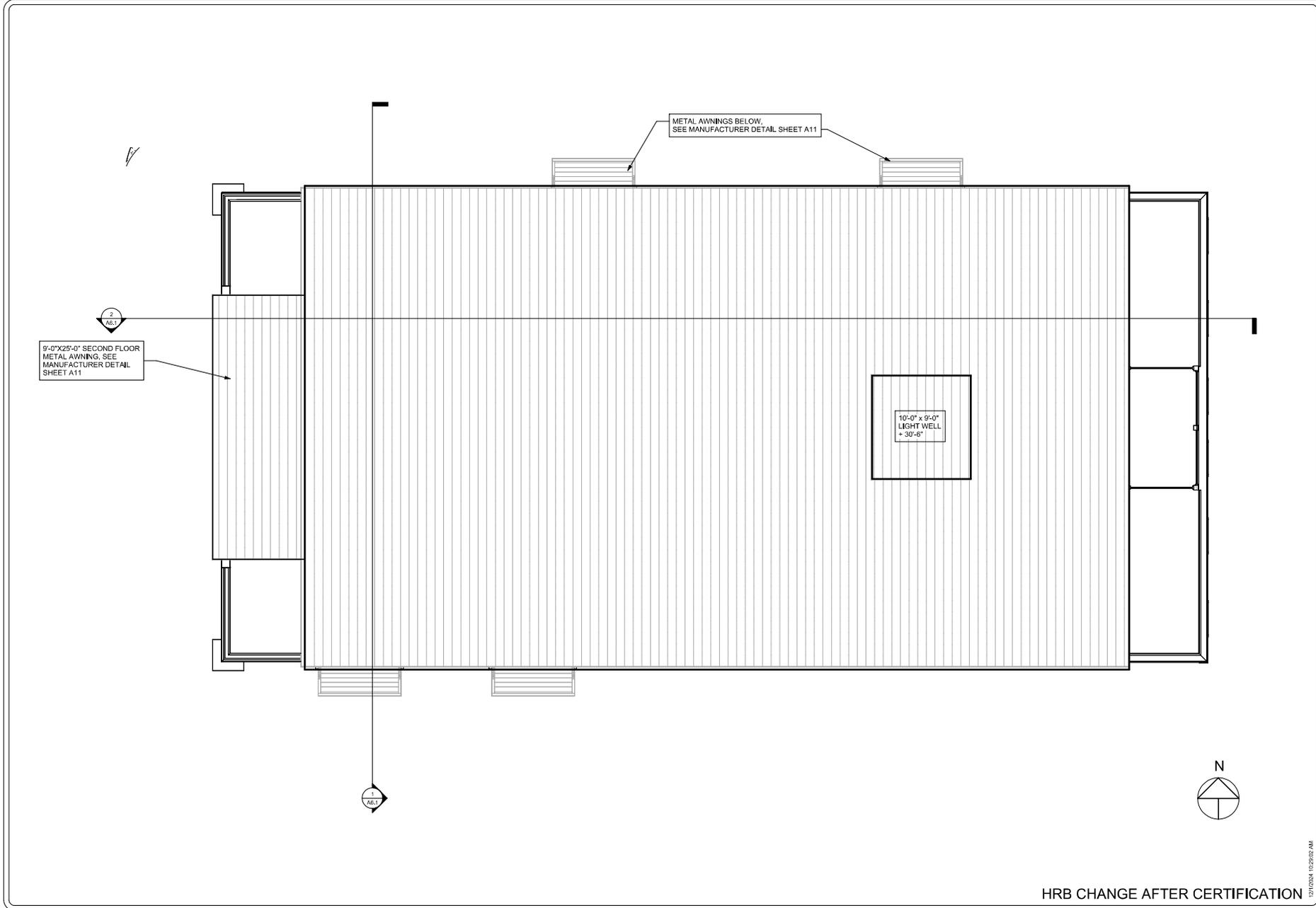
Current Proposed Second Floor  
**A4.1**

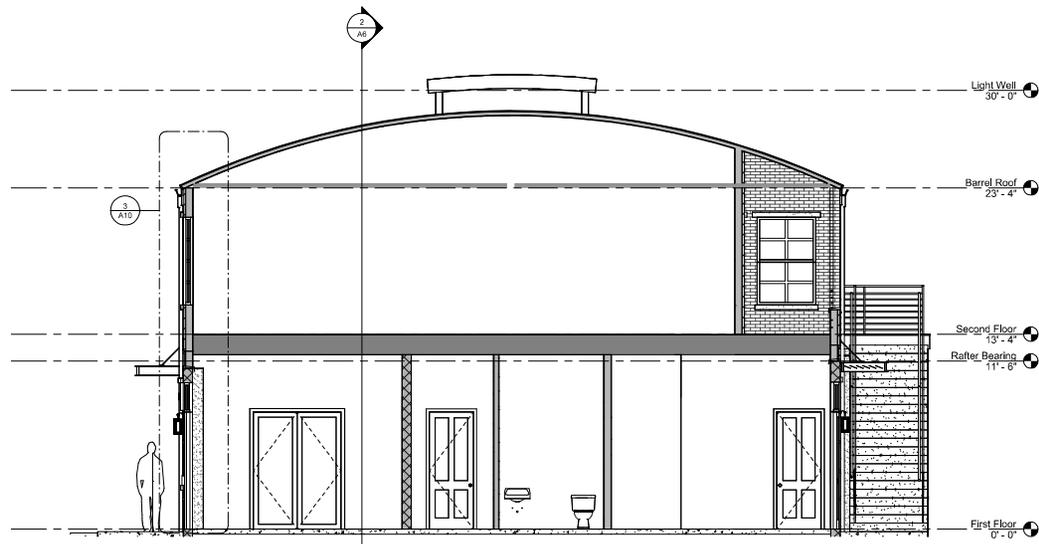
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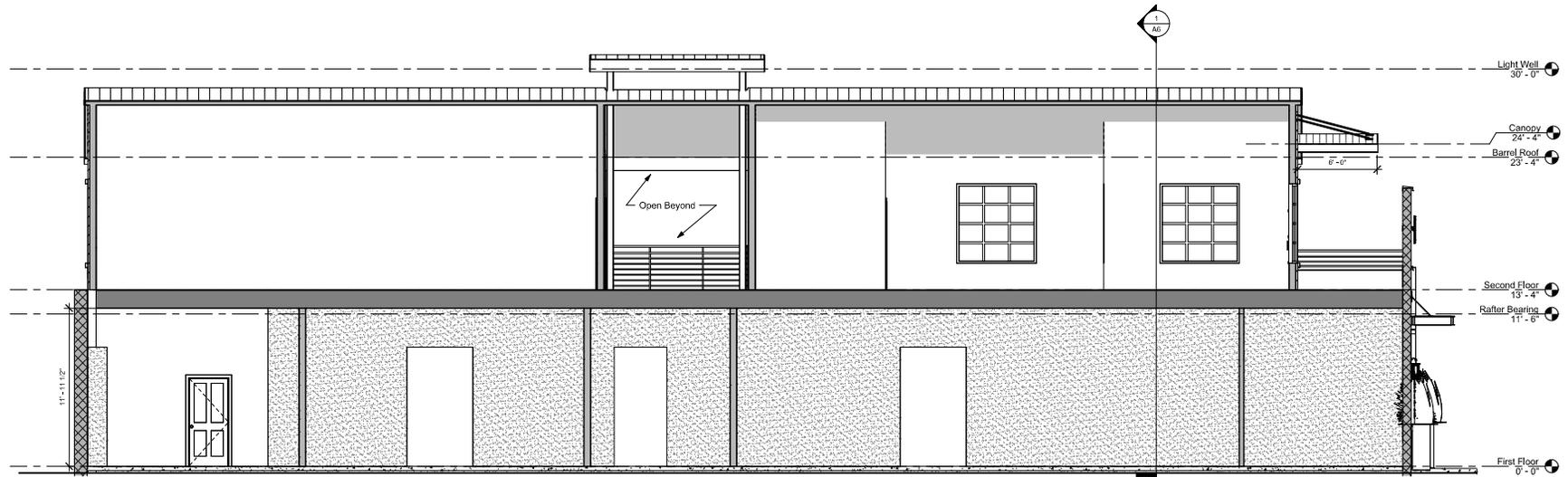
HRB FINAL SUBMITTAL

HRB CHANGE AFTER CERTIFICATION

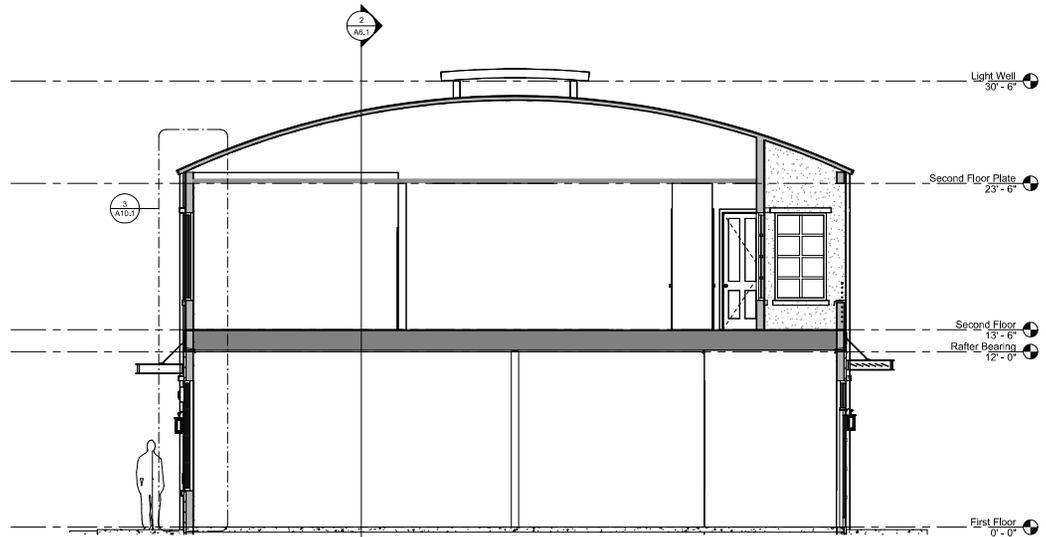




**1 Section North-South**  
1/4" = 1'-0"



**2 Section East-West**  
1/4" = 1'-0"



① **Section North-South**  
1/4" = 1'-0"



② **Section East-West**  
1/4" = 1'-0"

HRB CHANGE AFTER CERTIFICATION

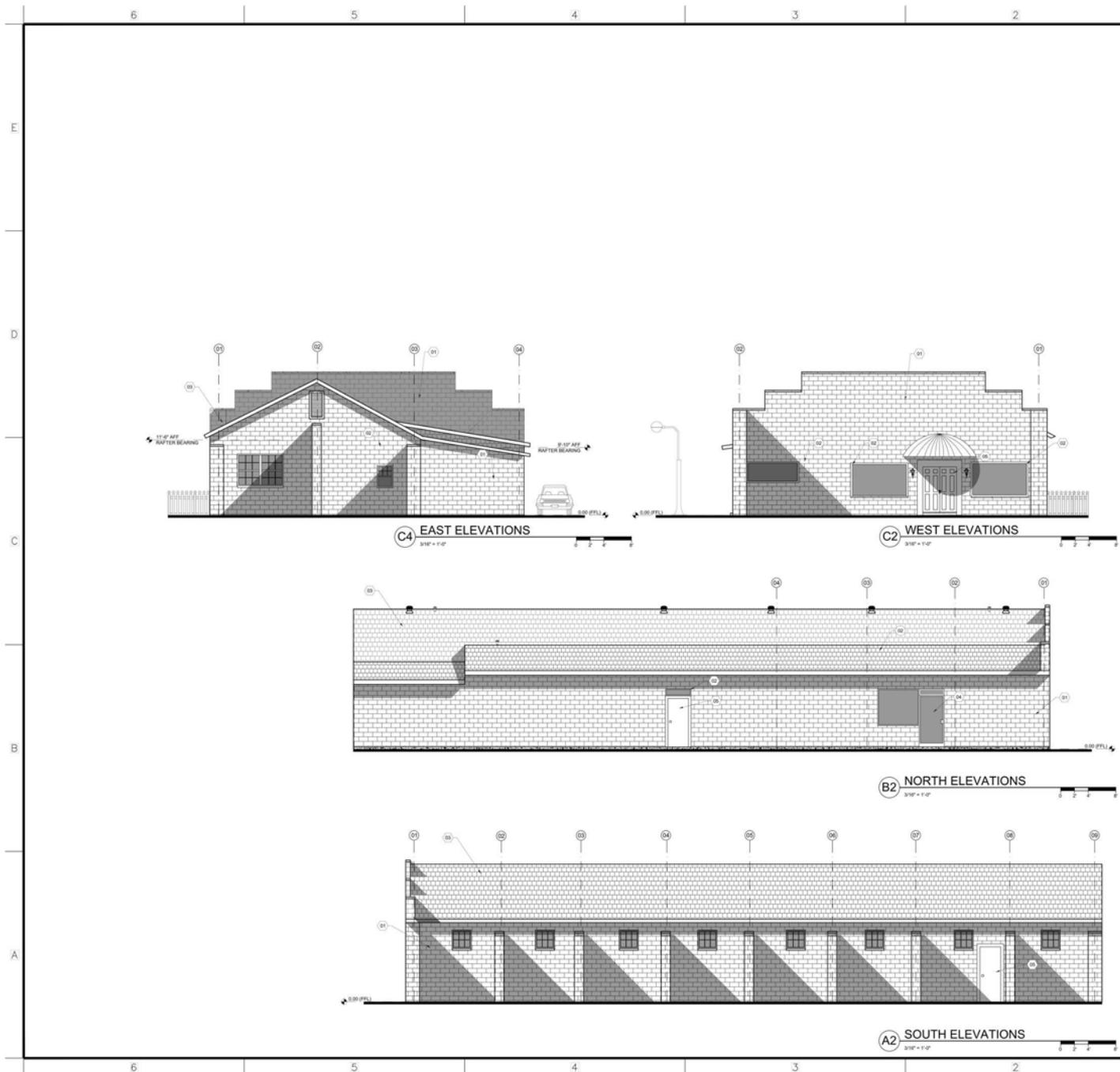
1013 Charles Street  
**ART BOX STUDIO**  
LRT Enterprises, llc

Date 12.02.2024

Scale 1/4" = 1'-0"

Current  
Proposed  
Building  
Sections  
**A6.1**

12/1/2024 10:23:04 AM



**GENERAL NOTES:**

- A. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO FIELD VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS.
- B. ALL DIMENSIONS ARE FROM FINISH FACE TO FINISH FACE.

**SHEET KEY NOTES:** (C)

1. EXISTING CMU WALLS
2. EXISTING WINDOWS
3. EXISTING ASPHALT SHINGLED ROOF
4. EXISTING ALUMINUM STOREFRONT DOOR
5. EXISTING DOOR
6. EXISTING FINISH

**LEGEND:**

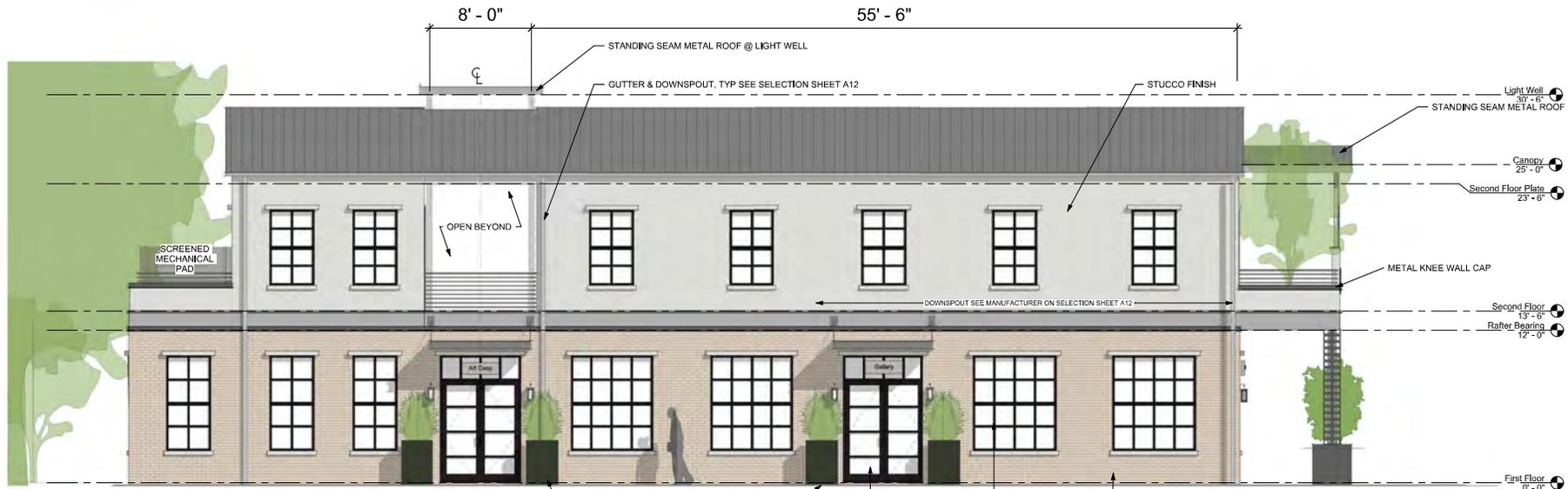
A7(E)



① **North Elevation**  
1/4" = 1'-0"



② **South Elevation**  
1/4" = 1'-0"



① **North Elevation**  
1/4" = 1'-0"

EXTERIOR PLANTERS, SEE SELECTION SHEET A12  
NEW ALUMINUM DOOR  
NEW ALUMINUM WINDOW  
BRICK VENEER



② **South Elevation**  
1/4" = 1'-0"

EXTERIOR WALL SCUNCES, TYP. SEE SELECTION SHEET A12  
EXTERIOR PLANTERS, TYP. SEE SELECTION SHEET A12  
GUTTER & DOWNSPOUT, TYP SEE SELECTION SHEET A12  
OPEN STAIRS  
DECORATIVE LOUVERED SHUTTER

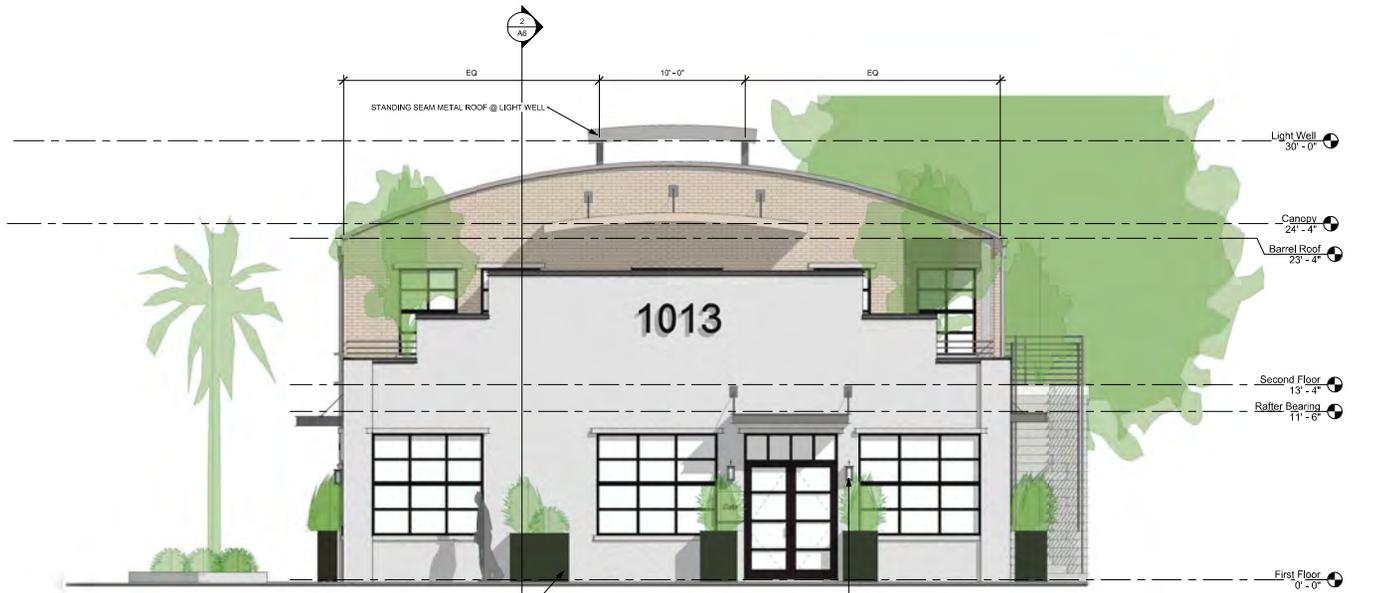
HRB CHANGE AFTER CERTIFICATION

1013 Charles Street  
**ART BOX STUDIO**  
LRT Enterprises, llc

Date 12.02.2024

Scale 1/4" = 1'-0"

Current  
Proposed  
North & South  
Elevations  
**A7.1**



**1 West Elevation**  
1/4" = 1'-0"

EXTERIOR PLANTERS, TYP. SEE SELECTION SHEET A12

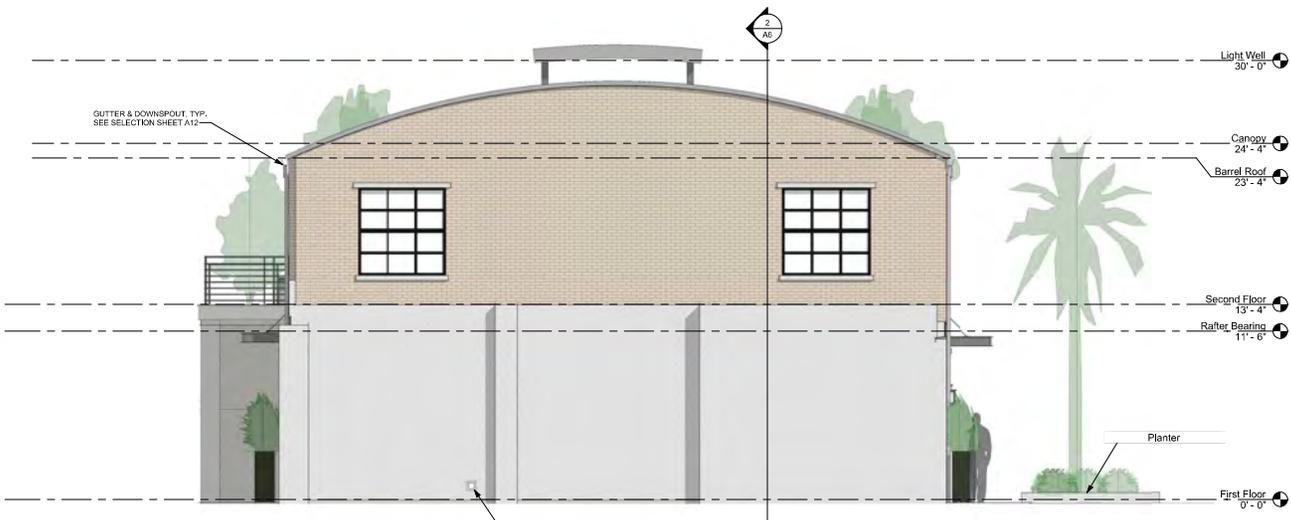
EXTERIOR WALL SCONCES, TYP. SEE SELECTION SHEET A12

**FENESTRATION SUMMARY - GROUND FLOOR**

| GROUND FLOOR REQUIRES 40% | (wall surface) | (fenestration) 40% | (fenestration) |
|---------------------------|----------------|--------------------|----------------|
| elevation                 | elevation area | required area      | actual area    |
| north                     | 1166 SF        | 466 SF             | 519 SF         |
| south                     | 1166 SF        | 466 SF             | 443 SF         |
| east                      | 525 SF         | 210 SF             | 0 SF           |
| west                      | 525 SF         | 210 SF             | 234 SF         |

**FENESTRATION SUMMARY - SECOND FLOOR**

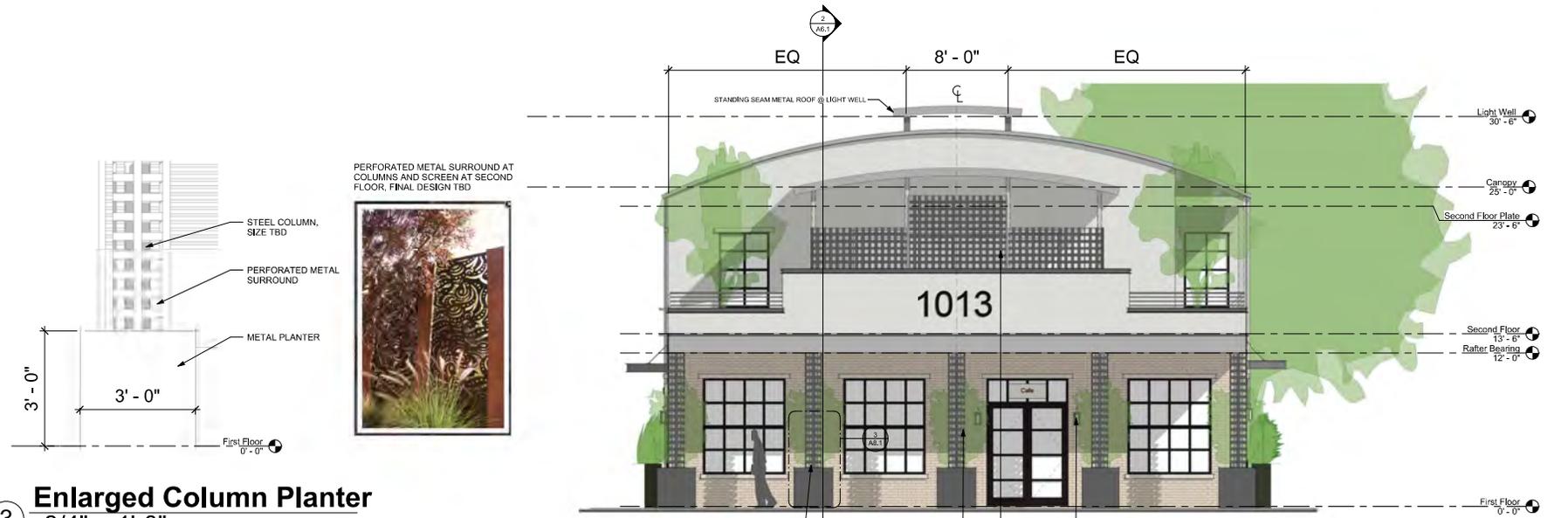
| SECOND FLOOR REQUIRES 20% | (wall surface) | (fenestration) 20% | (fenestration) |
|---------------------------|----------------|--------------------|----------------|
| elevation                 | elevation area | required area      | actual area    |
| north                     | 1062 SF        | 212 SF             | 228 SF         |
| south                     | 935 SF         | 187 SF             | 204 SF         |
| east                      | 674 SF         | 134 SF             | 72 SF          |
| west                      | 674 SF         | 134 SF             | 166 SF         |



**2 East Elevation**  
1/4" = 1'-0"

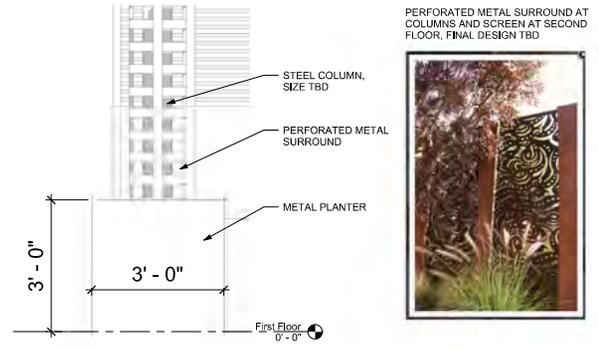
DRYER VENT

HRB FINAL SUBMITTAL



① **West Elevation**  
1/4" = 1'-0"

③ **Enlarged Column Planter**  
3/4" = 1'-0"



FENESTRATION SUMMARY - GROUND FLOOR

| GROUND FLOOR<br>REQUIRES 40% | (wall surface) |                | (fenestration)<br>40% |             |
|------------------------------|----------------|----------------|-----------------------|-------------|
|                              | elevation      | elevation area | required area         | actual area |
| north                        |                | 1044 SF        | 418 SF                | 394 SF      |
| south                        |                | 1044 SF        | 418 SF                | 409 SF      |
| east                         |                | 540 SF         | 216 SF                | 158 SF      |
| west                         |                | 540 SF         | 216 SF                | 206 SF      |

FENESTRATION SUMMARY - SECOND FLOOR

| SECOND FLOOR<br>REQUIRES 20% | (wall surface) |                | (fenestration)<br>20% |             |
|------------------------------|----------------|----------------|-----------------------|-------------|
|                              | elevation      | elevation area | required area         | actual area |
| north                        |                | 957 SF         | 191.4 SF              | 237 SF      |
| south                        |                | 957 SF         | 191.4 SF              | 258 SF      |
| east                         |                | 495 SF         | 99 SF                 | 95 SF       |
| west                         |                | 495 SF         | 99 SF                 | 170 SF      |

② **East Elevation**  
1/4" = 1'-0"



HRB CHANGE AFTER CERTIFICATION



**Wren**  
Home  
Designs LLC

marjan.gerlach@wrenhome.com  
303.741.4799

1013 Charles Street  
**ART BOX STUDIO**  
LRT Enterprises, LLC

Date 08,11,2024  
Scale

Previously  
Approved  
Color  
Renderings  
**A9**

HRB FINAL SUBMITTAL

8/29/2024 8:24:02 PM



**Wren**  
Home  
Designs LLC

marjan.gerlach@wrenhome.com  
303.741.4799

1013 Charles Street  
**ART BOX STUDIO**  
LRT Enterprises, llc

Date 12.02.2024

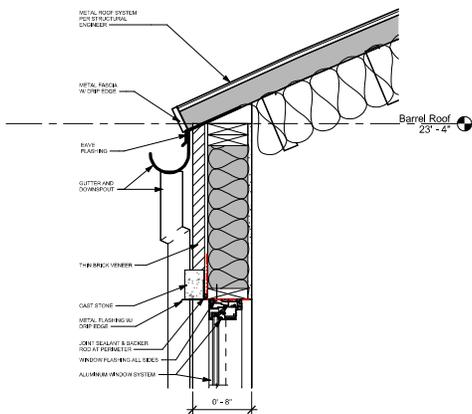
Scale

Current  
Proposed 3D  
Elevations

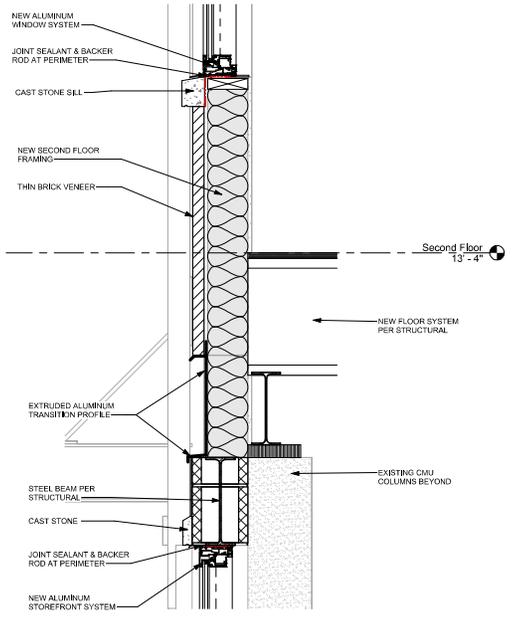
**A9.1**

HRB CHANGE AFTER CERTIFICATION

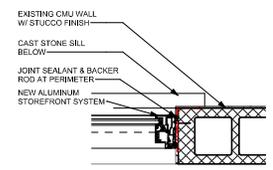
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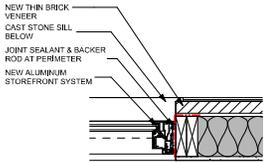
**2 WINDOW HEAD & EAVE DETAIL**  
1 1/2" = 1'-0"



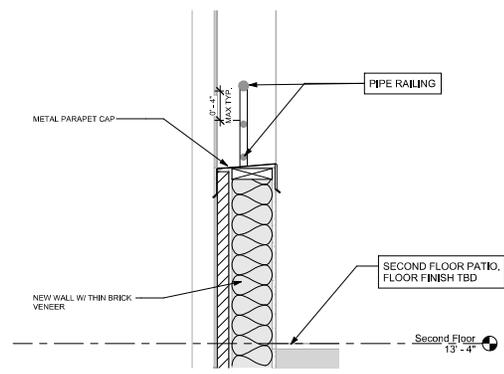
**1 HEADER & SILL DETAIL, TYP**  
1 1/2" = 1'-0"



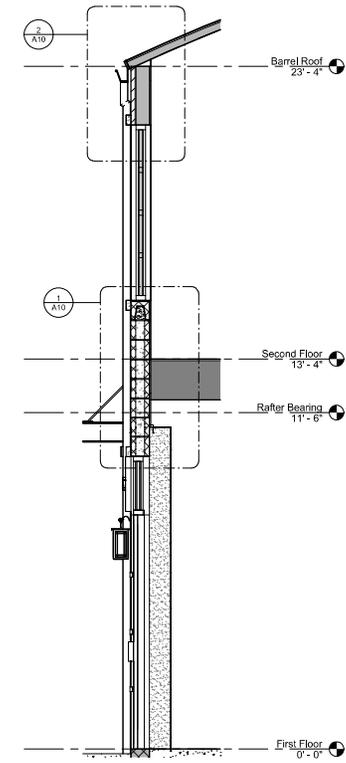
**5 JAMB DETAIL @ CMU, TYP**  
1 1/2" = 1'-0"



**4 JAMB DETAIL @ WOOD STUD, TYP**  
1 1/2" = 1'-0"



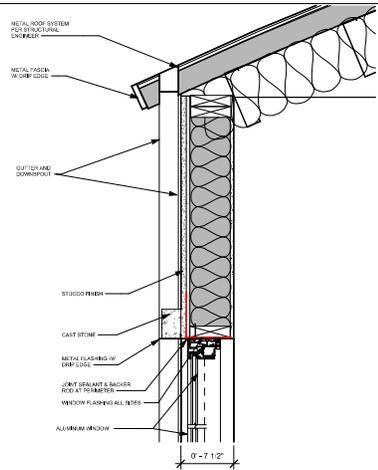
**6 Detail Section @ Railing, TYP**  
1 1/2" = 1'-0"



**3 Typical Wall Section**  
1/2" = 1'-0"

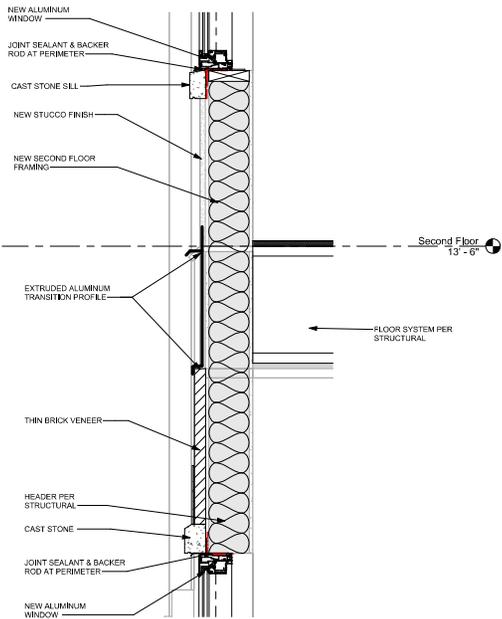
HRB FINAL SUBMITTAL

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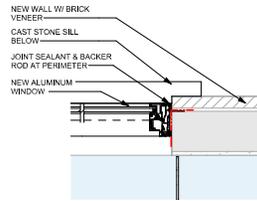
**WINDOW HEAD & EAVE DETAIL**

2 1 1/2" = 1'-0"



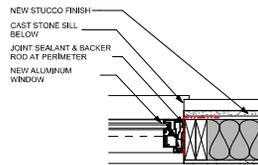
**HEADER & SILL DETAIL, TYP**

1 1 1/2" = 1'-0"



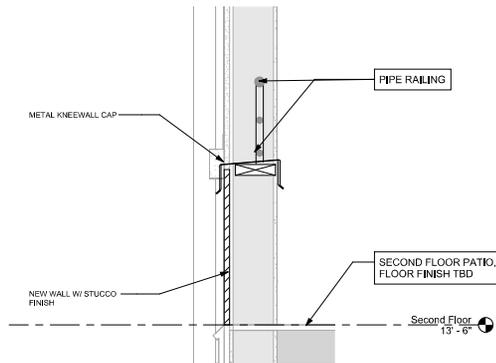
**JAMB DETAIL @ GROUND FLOOR, TYP**

5 1 1/2" = 1'-0"



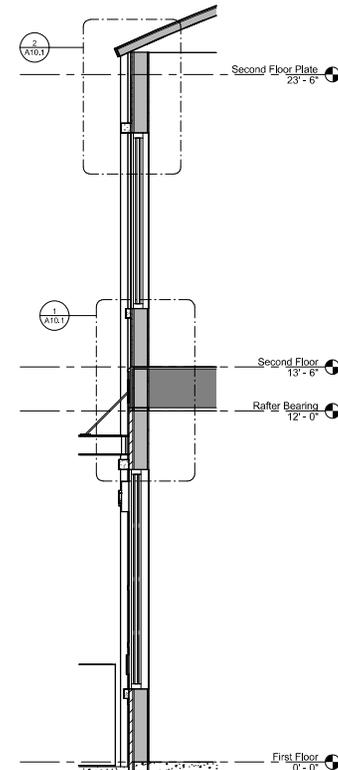
**JAMB DETAIL @ SECOND FLOOR, TYP**

4 1 1/2" = 1'-0"



**Detail Section @ Railing, TYP**

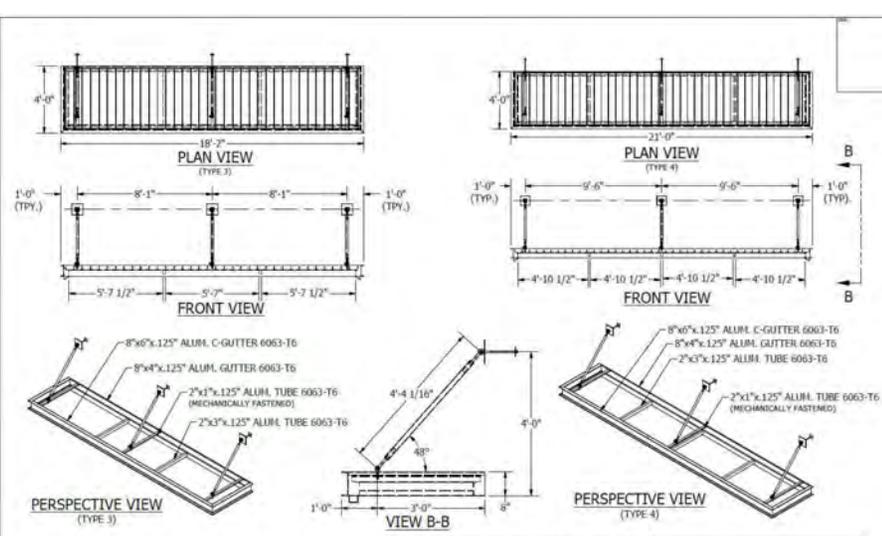
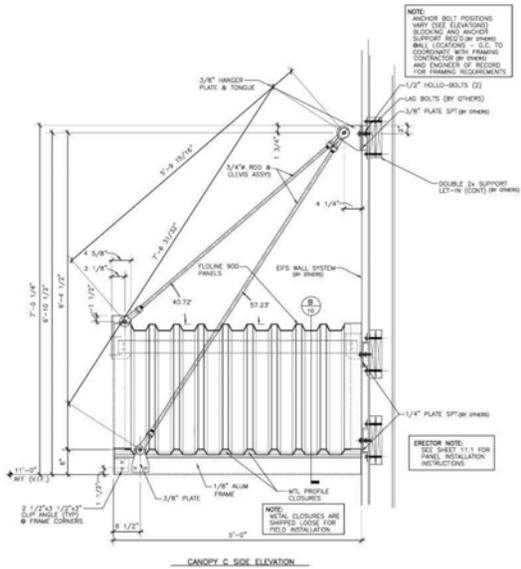
6 1 1/2" = 1'-0"



**Typical Wall Section**

3 1 1/2" = 1'-0"

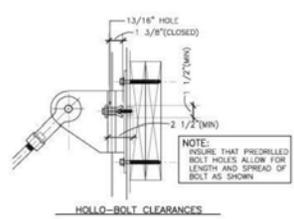
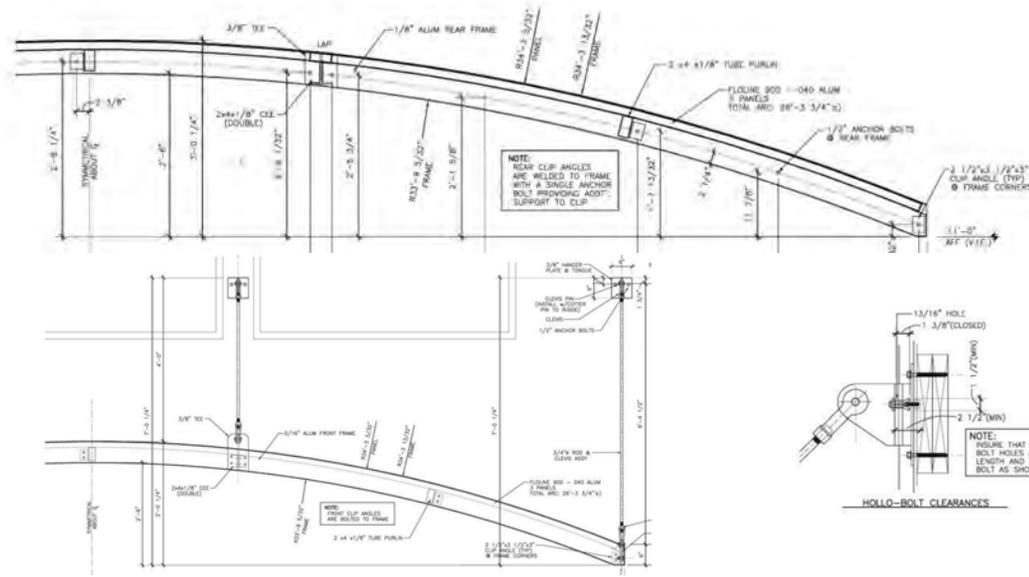
HRB CHANGE AFTER CERTIFICATION



| H. CANOPIES TYPE 3 @ BLDG 1 |        |       |         |          |         |          |      |
|-----------------------------|--------|-------|---------|----------|---------|----------|------|
| TYPE 4                      | WIDTH  | PROJ. | E. WEST | E. NORTH | E. EAST | E. SOUTH | QTY. |
|                             | 21'-0" | 4'-0" | -       | 1        | -       | -        | 1    |

| H. CANOPIES TYPE 3 @ BLDG 2 |        |       |         |          |         |          |      |
|-----------------------------|--------|-------|---------|----------|---------|----------|------|
| TYPE 3                      | WIDTH  | PROJ. | E. WEST | E. NORTH | E. EAST | E. SOUTH | QTY. |
|                             | 18'-2" | 4'-0" | 2       | -        | -       | -        | 2    |



**CURVED CANOPY SECOND FLOOR, FLOLINE ARCHITECTURAL SYSTEMS OR EQUAL**

**TYPICAL DOOR AWNING, MANUFACTURER SKYSCAPE OR EQUAL**

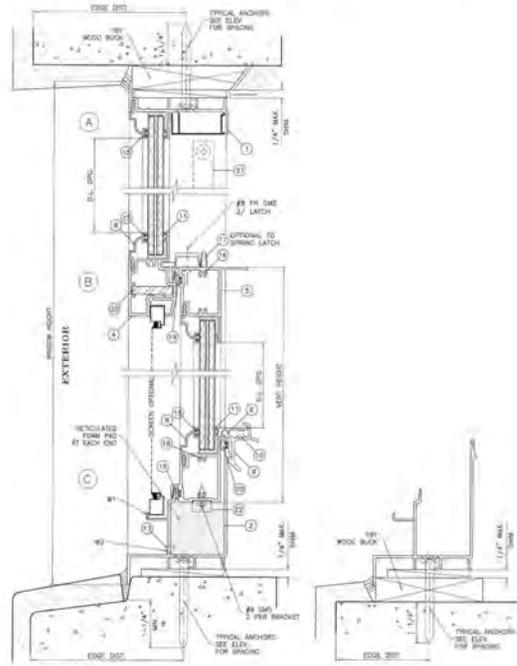
# COASTLINE IMPACT PRODUCT SPECIFICATIONS

Marvin Coastline all aluminum windows and doors combine a beautiful aesthetic, design flexibility, and vigorous impact performance. Available in select southeast coastal regions, Coastline products meet the most stringent hurricane code requirements in North America.

|  |  |  |
|--|--|--|
|  | <b>COASTLINE CASEMENT - AWNING</b><br>An ornate and sophisticated expanse of glass while providing a clean feel and narrow sightlines. Perfect for front or rear or as the main or side or counter.  |  |
|  | <b>COASTLINE SINGLE HUNG</b><br>A traditional design that adds a sense of warmth, the Coastline Single Hung window features a timeless top window with a well detailed bottom sash.  |  |
|  | <b>COASTLINE SLIDER</b><br>Also referred to as a horizontal slider, the slider is an excellent choice for wide horizontal openings. The operating sash is equipped with durable break latches that ensure they will stay locked to open and close.   |  |
|  | <b>COASTLINE PICTURE AND PICTURE NARROW FRAME</b><br>The glass is glazed directly into the frame eliminating the need for a sash. Features a clean streamlined frame that will complement any contemporary aesthetic.  |  |
|  | <b>COASTLINE STOREFRONT</b><br>Perfect for establishing an impressive business facade but commonly used on homes to provide amazing views. Three sashes open leaving unique glazing. Windows with the same glazing can be combined to create narrow window walls.  |  |
|  | <b>COASTLINE SPECIALTY SHAPES AND SPECIALTY SHAPES NARROW FRAME</b><br>Available in a variety of geometric shapes that provide the design freedom to create unique and stunning architectural statements. The glass, steel-together experience of the Narrow Frame will complement any contemporary aesthetic.               |  |
|  | <b>COASTLINE SWINGING FRENCH DOOR</b><br>Flowing and swinging, Coastal French doors can be customized to complement both a contemporary and traditional aesthetic. Unique divided lite patterns and custom touch-up options allow you to create a bold architectural statement piece.  |  |
|  | <b>COASTLINE ENTRY DOOR</b><br>Create a stunning architectural statement piece with options such as lead glass, a warm wood grain or custom color, as a piece of a kind ornamental wrought iron grid pattern.  |  |
|  | <b>COASTLINE PIVOT DOOR</b><br>When open, a Pivot door panel appears to float. When closed, a Pivot door panel appears to lock. A Coastline Pivot door can be built with all glass panel or configured to match any type of door.  |  |
|  | <b>COASTLINE MULTI-SLIDE DOOR</b><br>Available up to 65 feet wide or 17 feet high. Tall doors can be configured to meet in the center or at a 90-degree corner angle, and the panels can be configured to lock neatly into a wall pocket.  |  |
|  | <b>COASTLINE BI-FOLD DOOR</b><br>Create massive openings and stunning panoramic views by combining up to 12 glass panels to fit a space 33 feet wide. The Coastline Bi-Fold door is a great way to take advantage of the inspiring views and abundance of natural sunshine that lie near the coast office.                   |  |
|  | <b>COASTLINE GARAGE DOOR</b><br>A grey Coastline Garage door will boost curb appeal and is a perfect complement to any modern, contemporary, or transitional style. Showcase the contents of your garage with clear glass or obscure the view while preserving the natural light with tinting or a decorative glass coating. |  |

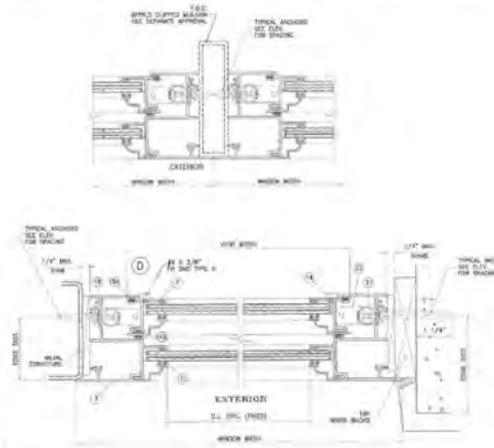
MARVIN Section Details Single Hung, High-Performance

Coastline Single Hung Window



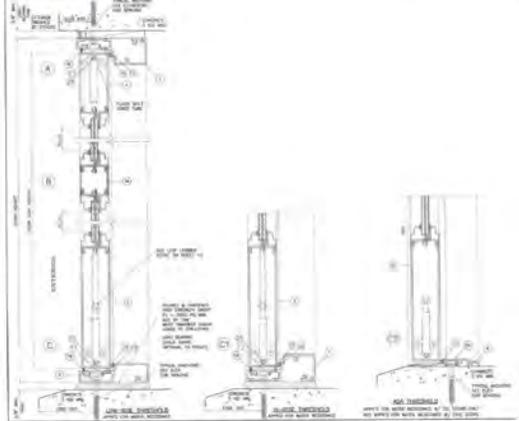
MARVIN Section Details Single Hung, High-Performance

Coastline Single Hung Window



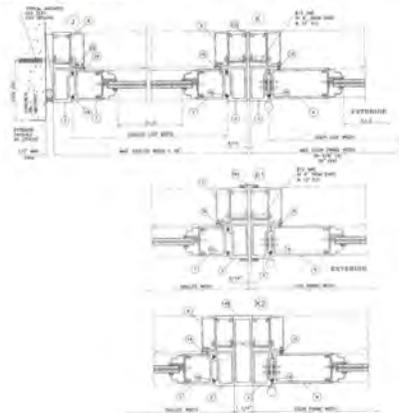
MARVIN Section Details Outswing

Coastline Entry Door



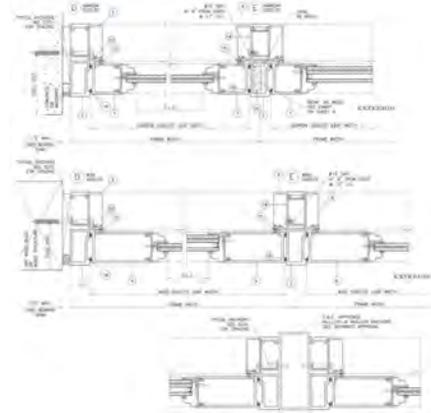
MARVIN Section Details Mulling

Coastline Entry Door



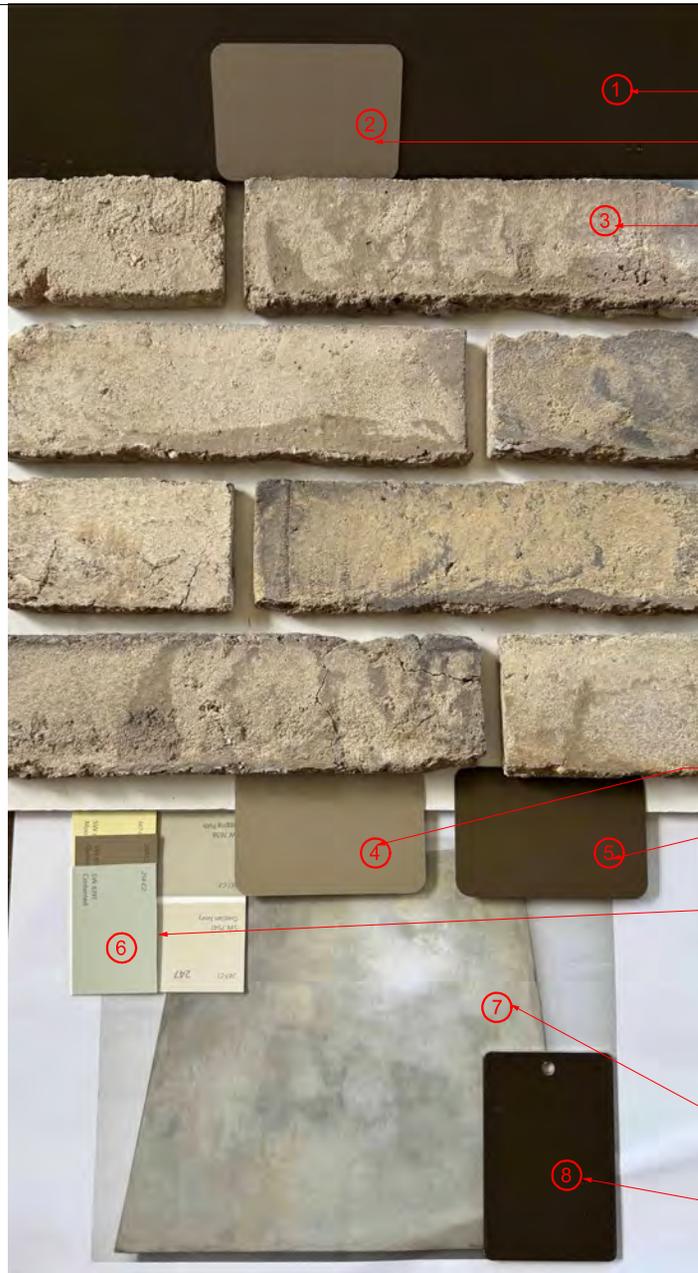
MARVIN Section Details Sidelite/Transom

Coastline Entry Door



HRB CHANGE AFTER CERTIFICATION





MCELROY METAL STANDING SEAM ROOF: MEDIUM BRONZE 614366

ROOF FACE, GUTTERS & DOWNSPOUTS: PAC-CLAD PETERSON METAL: CHAMPAGNE 614349

BELDEN BRICK THIN BRICK VENEER: YUKON BLEND

MID-LEVEL BAND (SAME AS 2 ABOVE): PAC-CLAD PETERSON METAL: CHAMPAGNE 614349

PARAPET CAP & RAILINGS (SAME AS 1 ABOVE): PAC-CLAD MEDIUM BRONZE 614366

SUGGESTED PAINT COLORS, MIX TO BE DETERMINED ON SITE WITH PLASTERER. (ALL SHERWIN WILLIAMS)

- JOGGING PATH SW7638
- GRECIAN IVORY SW7541
- CONTENTED SW6191
- QUIVER TAN SW6151
- MOONRAKER SW6701

SIMILAR TEXTURED PLASTER IN SANTA BARBARA FINISH (COLOR BLEND TBD PER 6 ABOVE)

DOOR AND WINDOW FRAMES: MARVIN LIBERTY BRONZE

HRB CHANGE AFTER CERTIFICATION

**Wren**  
Home  
Designs LLC

marjan.gerlach@wrenhomedesigns.com  
303.741.4799

1013 Charles Street  
**ART BOX STUDIO**  
LRT Enterprises, llc

Date 12.02.2024

Scale

Previously  
Approved  
Exterior  
Finishes

**A14**

12/1/2024 10:22:38 AM



**CITY OF BEAUFORT**  
**Community Development Department**

SCOTT MARSHALL  
City Manager

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

CURT FREESE  
Community Development  
Director

**December 4, 2024**

**TO: HDRB**

**From Curt Freese, Community Development Director**

**Issue: Recommended Changes to Conceptual and Preliminary Approvals**

**Background:**

The HDRB has long operated on the advice that only Final approvals are vested or binding, and that Conceptual and Preliminary approvals are not. However, a recent Court of Appeals decision vis a vis the downtown parking garage, challenges this advice, and suggests that conceptual and preliminary approvals may give the applicant some form of legal approval to rely on, and in fact, can each be appealed.

The Concept, Preliminary, Final process is not codified in the Beaufort Development Code, and it appears the process was borrowed from Charleston years ago. The process mimics the development process (which has a Sketch Plan, Preliminary and Final) which is clearly codified in the Development Code and has long been the development process for communities across the country. The current HDRB Conceptual, Preliminary and Final process affords the HDRB and the Applicant with the ability to shape major projects into approvable final projects. The HDRB makes specific recommendations and sends approval letters for each portion of the process (Concept, Preliminary) with said conditions and recommendations for the Applicant to rely on as the project moves forward to Final Approval. Such approval Concept and Preliminary meetings and decision letters for an uncoded process, may give the applicant an approval interest to legally rely on.



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Staff understands that for major projects, it is difficult to impractical to expect both an applicant and the HDRB to approve an item with just one public meeting. Going to such a one meeting system, may unnecessarily increase the cost of the project to the applicant, or create long difficult meetings on projects the two sides may be far apart. To that end, Staff created the HTRC process, in which projects go through a comment and recommendation process to mold them before they go to an HRB meeting. While this has dramatically improved the efficiency of the process, it is still of benefit to all parties to allow or encourage some form of meeting before the full Board, before significant costs and time is expended on major projects.

**Proposed Change to Process**

Staff recommends the following to be effective in January (there is no conceptual or preliminary meeting scheduled for December):

**Worksession With No Approvals**

- Set aside the beginning of the meeting as a work session for any conceptual type of request.
- The Board can discuss the item but shall make recommendations only, which are non-binding in nature.
- No approval, or letter of approval, or conditions will be made with any item on the work session.
- An applicant may come back to a worksession as many times as they desire.
- No public comment is required and would be at the discretion of the Chairman.



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### **New Final Approval Policy**

- If a project is at Final Approval, and the HDRB is not comfortable with any portion of the final design, materials or any other details, etc., but still otherwise supportive of the direction of the request, the project should be tabled until the next meeting, allowing the applicant time to correct the issues, but not creating a vested right or appealable event.
- The HDRB should consider utilizing conditional approvals more, especially for minor items such as materials, etc. Such conditional approvals will require trust with Staff and Meadors to ensure the conditions are met.
- Staff will continue to emphasize the HTRC process to form up projects before they apply for Final Approvals.
- If a Final application goes before the HDRB (applicants have due process, and can request a final approval hearing at any time), which does not meet the overall design or historic district principles, the HDRB should be comfortable denying the request, instead of relying on the Concept, Preliminary and Final to guide a project into an approvable final condition. An applicant should wait one year (with a 6 month Code Administrator allowance under certain conditions) to reapply with the exact same request as per Section 9.1.8. Otherwise, it is likely a slightly different request will be likely and can be applied for and heard by the HDRB.

### **Recommendation:**

Discussion only.