

**HTRC/PRE-DESIGN MEETING
AGENDA**

**Meeting – Wednesday, July 2, 2025
at 10:00 AM**

This meeting will be held at **1911 Boundary Street (Beaufort City Hall) in the first-floor
Planning Conference room.**

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/86706195142?pwd=jJ30InKNRWe0OUaFPABt6QIptxe8Cg.1>

Password: 242241 Meeting ID: 867 0619 5142 Call in Phone#: +1 929 205 6099

Agenda items:

I. Projects:

- a. **605/607/609 Bladen Street (non-contributing; new infill development)** – Follow-up discussion on infill development on three (3) new lots for new single-family dwellings; Submitted by Paul Trask (Developer), Bill Chambers (Architect) & Ryan Lyle (Engineer)
- b. **404 Scott Street (Non-Contributing, c. 1960)** – Proposal to add-on front porch with standing seam metal roof, brick walkway, shutters, new siding and living fence; Submitted by Tom Rhodes with Frederick & Frederick (Architect)

II. Staff Discussion

III. Adjournment

If you have any questions, please call (843) 525-7014.

cc: Paul Trask (Developer) / Bill Chambers (Architect) / Ryan Lyle (Engineer)
Tom Rhodes (Architect)

605/607/609 BLADEN STREET

**Follow-up discussion on revisions to
proposed single-family development
on three (3) new lots**



DEVELOPMENT REVIEW PROCESS
TRC/PRE-DESIGN CONFERENCE FORM

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

Application Fee: \$0

OFFICE USE ONLY: Date Filed: 6/26/25 Application #: 28981 Zoning District: T4-N (within Bladen St. Redew overlay)
Historic District? Y N Contributing? Y N Archeological Survey? Y N

TRC/Pre-Design meetings are informational in nature and are intended to provide applicants guidance through the Beaufort Development Code process. Comments made by Staff are advisory are non-binding and shall not be interpreted as official or formal decisions on the project. Formal comments shall be provided with the Application process.

Schedule: TRC/Pre-Design Conferences are held every Tuesday at 10:00 a.m. at City Hall (1911 Boundary Street), in the first-floor conference room. The deadline for applications is Tuesday, one week prior to the meeting.

Applicable Projects: A TRC/Pre-Design Conference is required for all new construction (except detached single-family residences), major subdivisions, and zoning or Code text amendments. It is recommended for change of occupancy, (ex. an office use changing to a restaurant use), and any use involving food service.

Submittal Requirements: All forms and information may be submitted digitally. In addition to a complete application form, applicants are encouraged to submit all possible additional information about a project to convey the complete concept. This may include maps, site plans (to scale or dimensioned) floor plans, elevations, etc.

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: Bladen Residential Properties, LLC

Applicant Address: 608 Bladen St. Beaufort SC 29902

Applicant E-mail: managers@beaufortplaza@gmail.com Applicant Phone Number: 843-624-7122

Applicant Title: Homeowner Tenant Architect Engineer Developer Contractor

Owner (if other than the Applicant): SAME

Owner Address: _____

Project Name: 205-607-609 Bladen street TBD

Property Address: _____

Property Identification Number (Tax Map & Parcel Number): R520-004-000-0587-0000

Meeting Date Requested: June 24, 2025 July 2, 2025



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TRC/PRE-DESIGN CONFERENCE FORM

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

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

Applicant's Signature: [Signature] Date: 6/18/25

Required Project Information

Project Name: NOT Yet Selected
Existing use of Site or Structure: Unimproved Lots
Proposed use of Site or Structure: Single Family Residential
Square footage of any proposed construction: 2200 to 2600 SF

Provide a brief Project Narrative and outline any specific questions you would like addressed.

Discussion to approve conceptual architecture
for (3) SF residences.

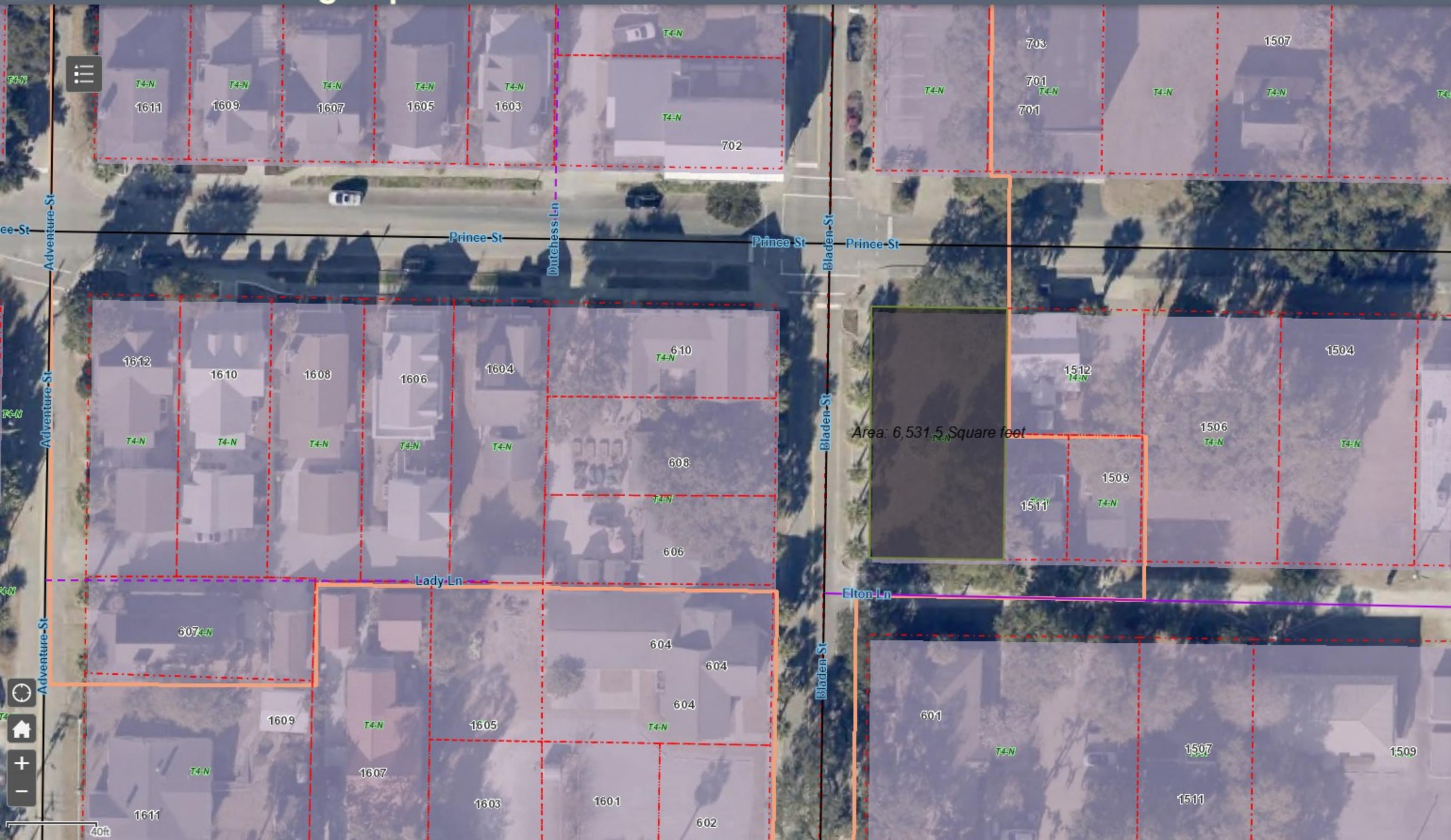
Bill Chambers AIA
Ryan Lytle P.E.

CONTACT INFORMATION – Application form & supplementary information may be submitted via email:

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

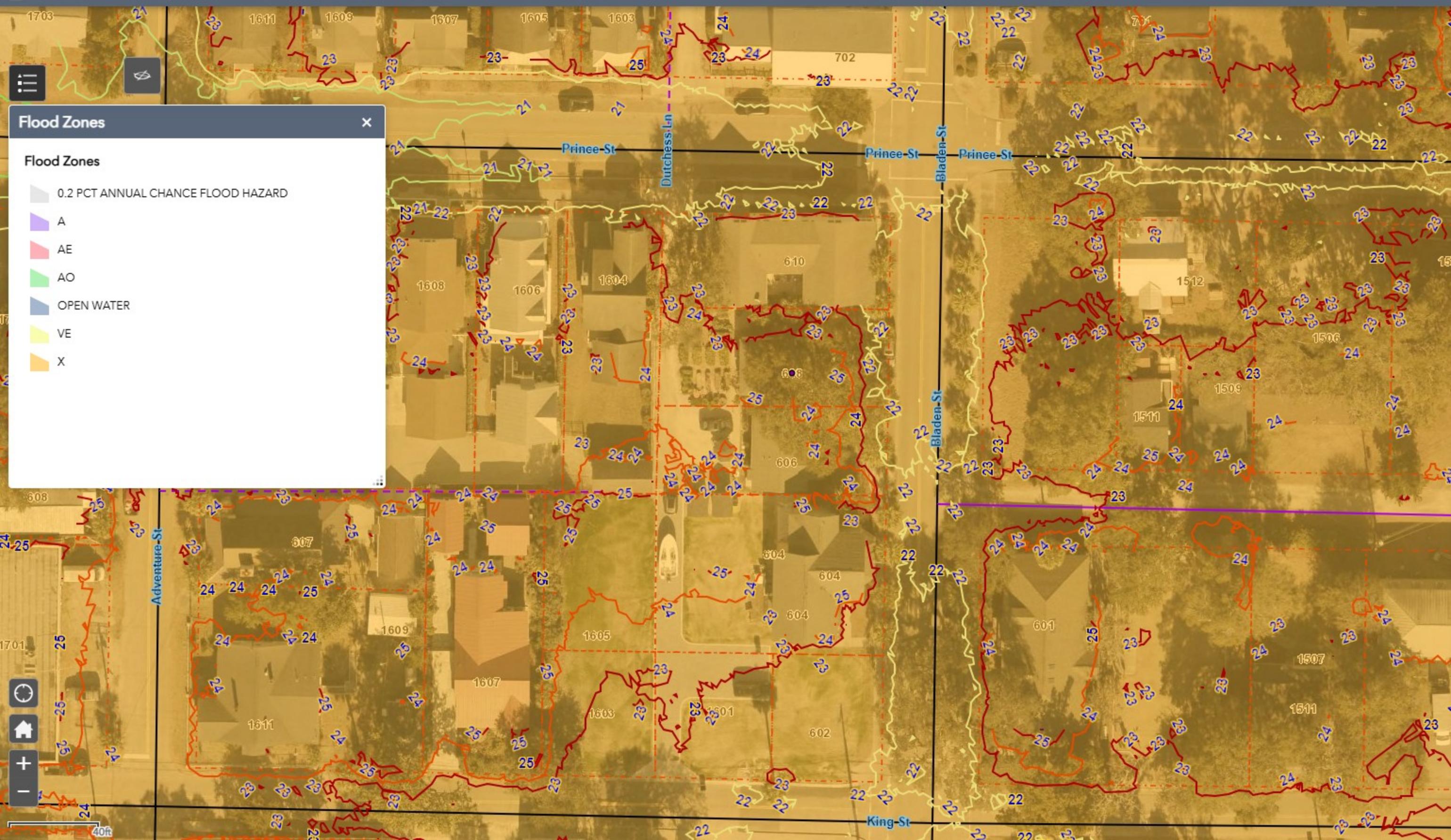


Zoning Map



40ft

Area: 6,531.5 Square feet



Flood Zones [Close]

Flood Zones

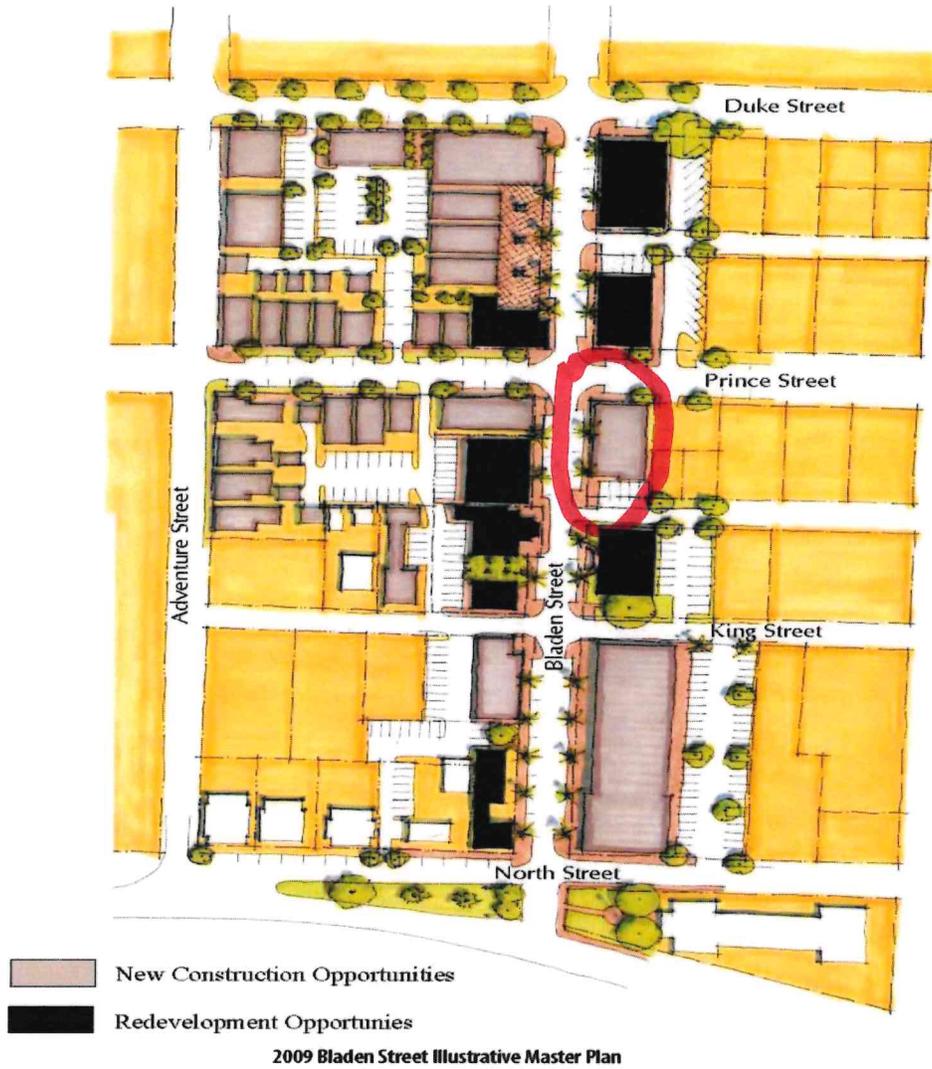
- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- A
- AE
- AO
- OPEN WATER
- VE
- X

[Map navigation controls: Home, Refresh, Zoom In (+), Zoom Out (-)]

40ft

B.2.3 MASTER PLAN

The Bladen Street master plan was created during a community design charrette that took place in 2001 and involved input from major stakeholders, consultants, city staff, and the general public. A \$1.2 million public investment into streetscape improvements was completed in 2013. The plan synthesizes community ideas and depicts the idealized build-out for the Bladen Street Redevelopment District. The Bladen Street master plan identifies key opportunity parcels for potential development, redevelopment, parking locations, and preservation.



ably not SOURCE
YEAR
g
no
Shingle _____ Other _____
ne _____ Concrete _____
all simple cabin type
2 3 4 5

LOCATION OF LAST RECORDED DEED _____
APPROXIMATE LOT SIZE _____ X _____, OR _____ ACRES
PROPERTY CURRENTLY ZONED _____
REPRESENTATION IN OTHER SURVEYS _____

Good _____ Fair _____ Poor _____ PHOTO _____ Roll _____ Negative _____
_____ X _____

CANCE _____
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Other _____
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WORTHY _____
IF ANY _____



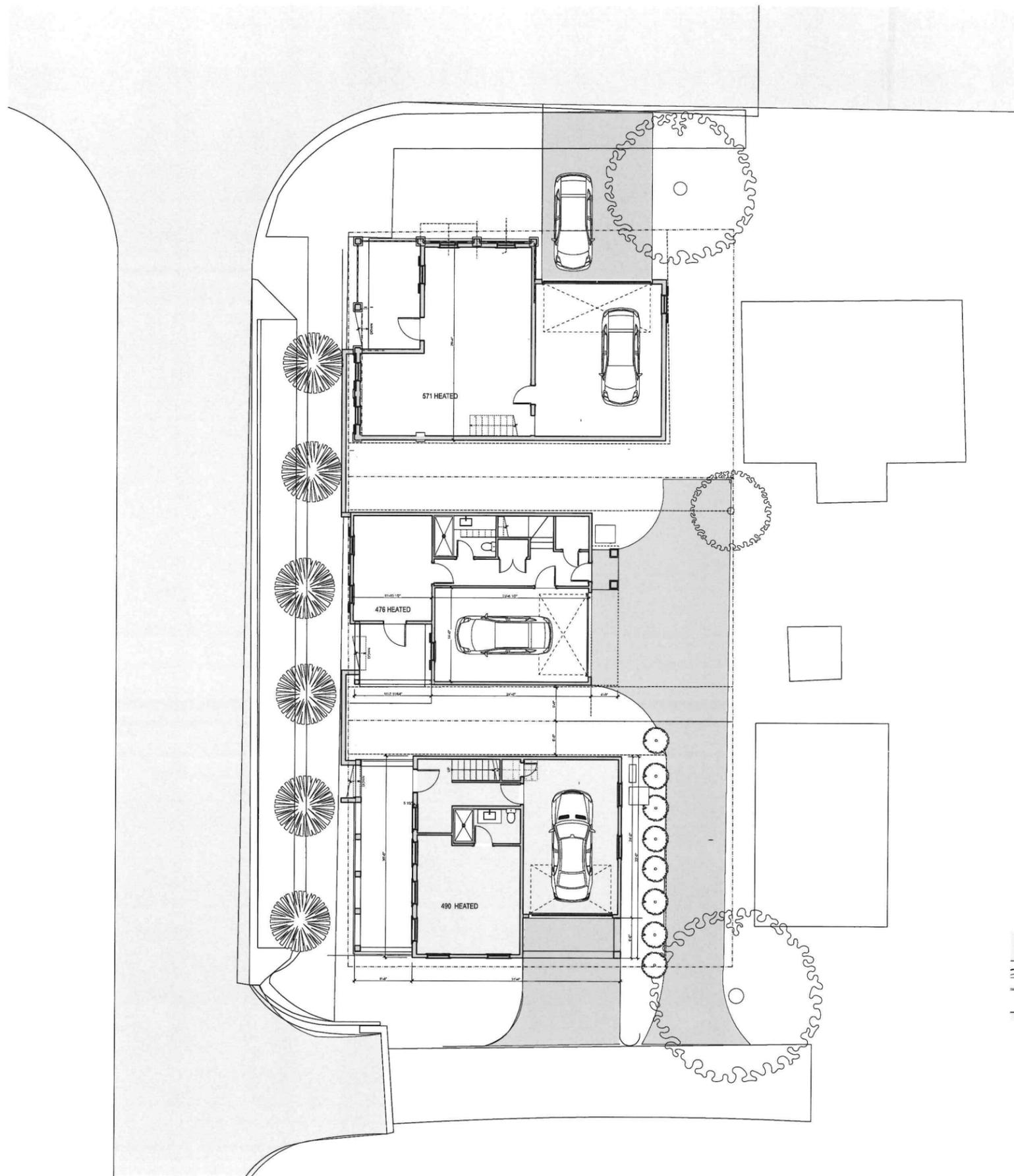
99 . 476 1-20

DATE _____ FILED BY _____
CHECKED BY _____ REVIEWED _____

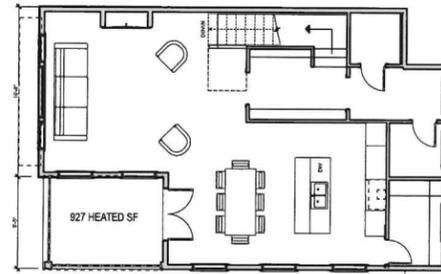
TE _____ LOCAL _____

605/607/609 BLADEN STREET

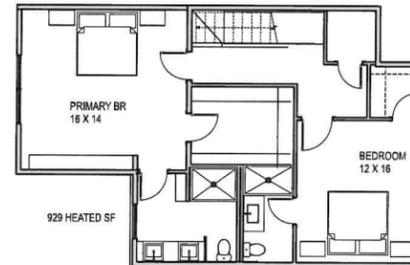
**Revised / updated Conceptual Plan &
Elevations**



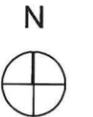
1 First Floor Plan
SCALE: 1/8" = 1'-0"



2 Second Floor 607
SCALE: 1/8" = 1'-0"



3 Third Floor Plan 607
SCALE: 1/8" = 1'-0"



Checked	Drawn RWC	Project Title	6/18/25
Proj. No.	Checked	BLADEN STREET Bladen Street Beaufort SC 29902 USA	CONCEPT DESIGN
206 ARCHITECTS, PA	Drawing Title	First Floor Plan	A-102 SHEET 5 OF 28



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



4 East Elevation
SCALE: 1/8" = 1'-0"



2 North Elevation
SCALE: 1/8" = 1'-0"



3 South Elevation
SCALE: 1/8" = 1'-0"

Checked	Drawn RWC	Project Title	6/18/25
Proj. No.	Checked	BLADEN STREET Bladen Street Beaufort SC 29902 USA	CONCEPT DESIGN
206 ARCHITECTS, PA	Drawing Title	Exterior Elevations	A-201 SHEET 10 OF 28



3 Generic Perspective (13)
SCALE: 1:85,114



4 Generic Perspective (14)
SCALE: 1:92,710



2 Generic Perspective (12)
SCALE: 1:81,395



1 Generic Perspective (2)
SCALE: 1:85,742

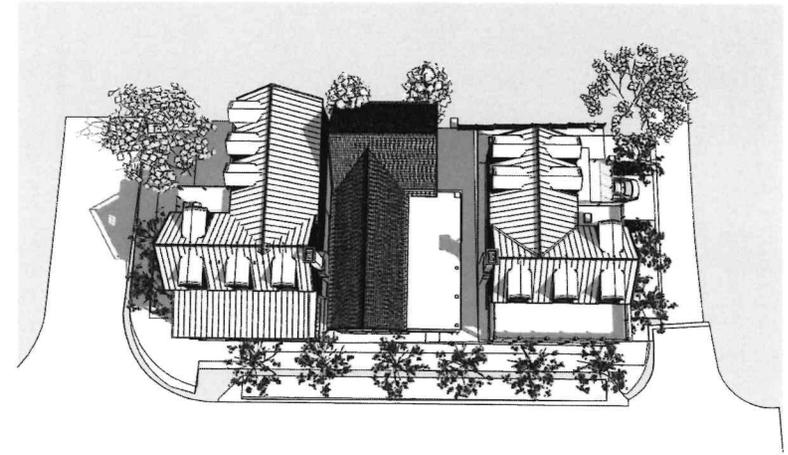
	Checked	Drawn RWC	Project Title	6/18/25
	Proj. No.	Checked	BLADEN STREET Bladen Street Beaufort SC 29902 USA	CONCEPT DESIGN
	206 ARCHITECTS, PA		Drawing Title	SHEET 28 OF 28
			Concept Sketches	

605/607/609 BLADEN STREET

**Submitted plans / elevations from
March 2025**



3 Concept Bladen Street
SCALE: 1/81.176



1 Concept View from Above
SCALE: 1/81.176



2 Concept South
SCALE: 1/65.833



4 Concept View from Prince
SCALE: 1/4" = 1'-0"

	Checked	Drawn RWC	Project Title	3/20/25
	Proj. No.	Checked	BLADEN STREET Bladen Street Beaufort SC 29902 USA	CONCEPT DESIGN
	CONCEPT PLANS		Drawing Title	Concept Sketches



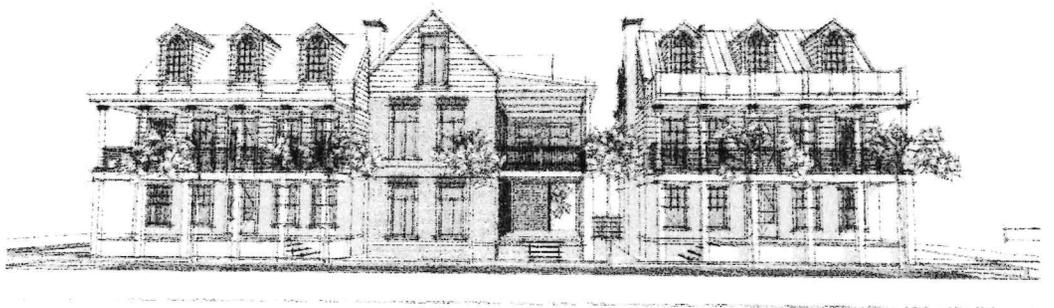
1 **BLADEN STREET - Picture1**
SCALE: 1/8"=1'



2 **BLADEN STREET - Picture2**
SCALE: 1/8"=1'

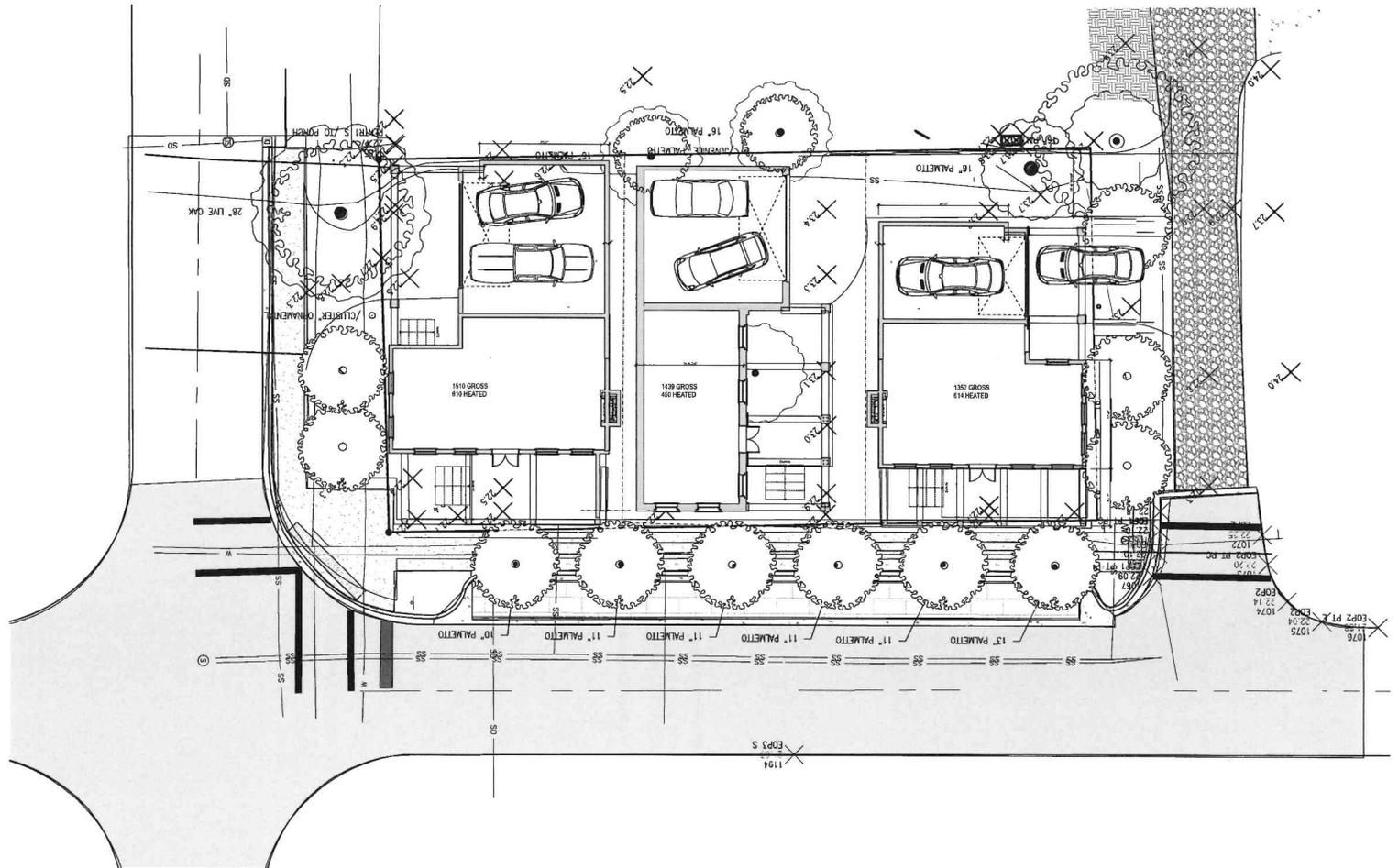


3 **BLADEN STREET - Picture3**
SCALE: 1/8"=1'



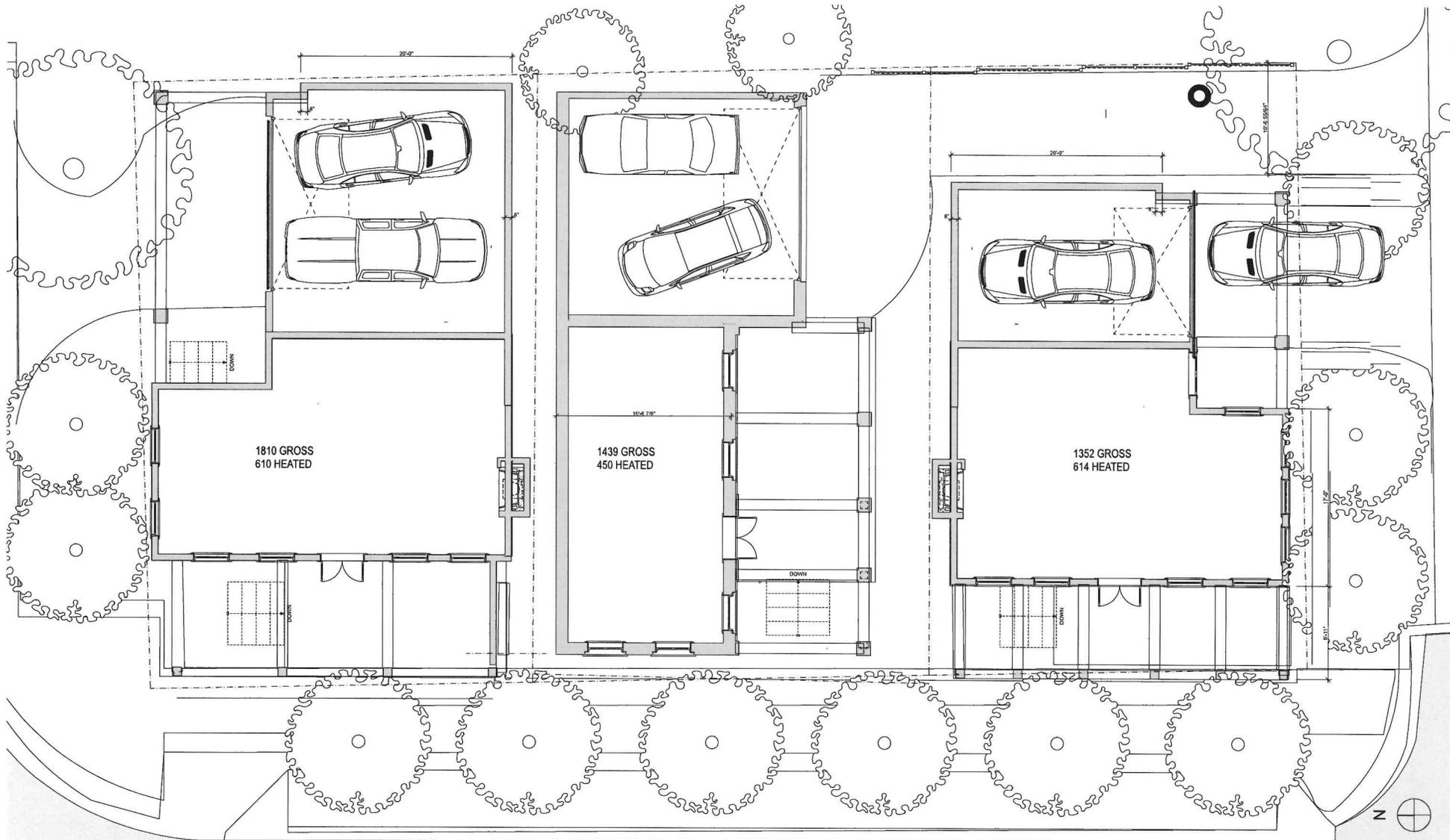
4 **BLADEN STREET - Picture4**
SCALE: 1/8"=1'

	Checked	Drawn RWC	Project Title	3/20/25
	Proj. No.	Checked	BLADEN STREET Bladen Street Seaford SC 29902 USA	CONCEPT DESIGN
			Drawing Title	
	CONCEPT PLANS		Concept Sketches	SHEET 28 OF 28



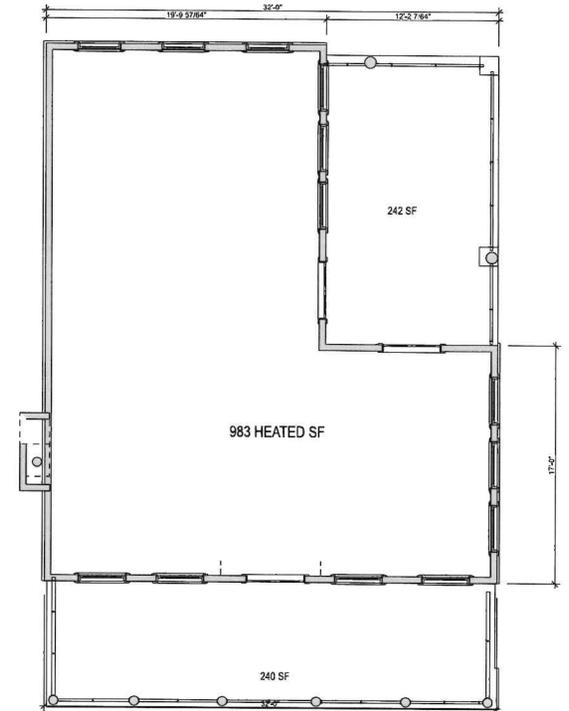
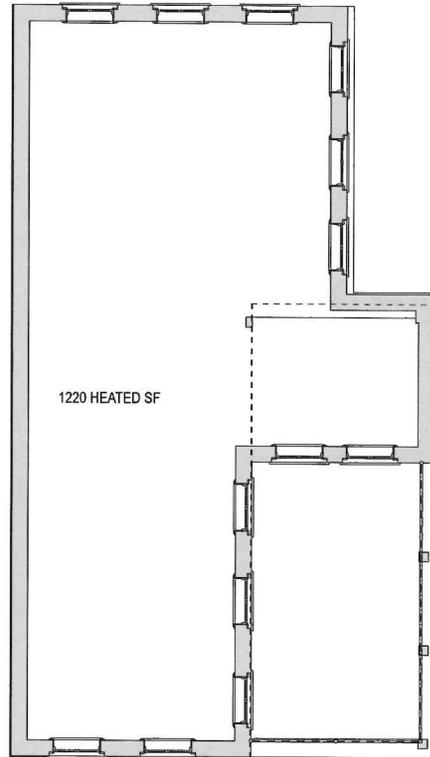
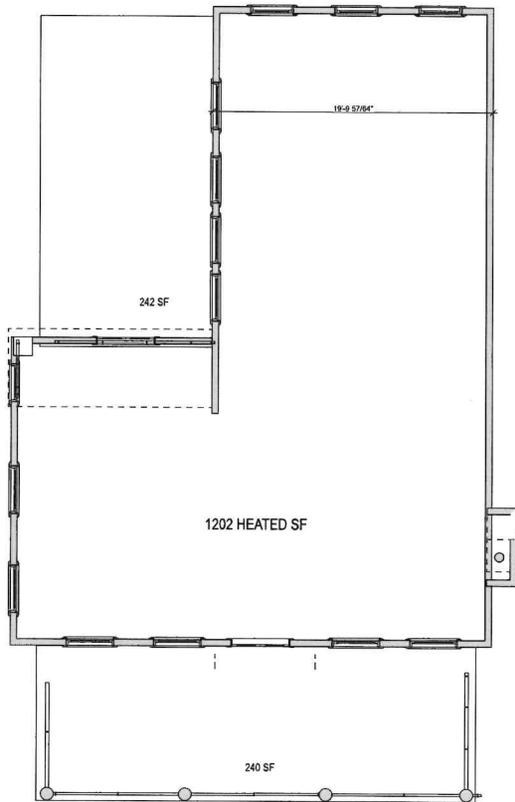
1 Architectural Site Plan
SCALE: 1/8" = 1'-0"

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	Proj. No.	Checked	BLADEN STREET Bladen Street Beaufort SC 29902 USA	CONCEPT DESIGN
			Drawing Title	AS-002
	CONCEPT PLANS		Architectural Site Plan	SHEET 3 OF 28



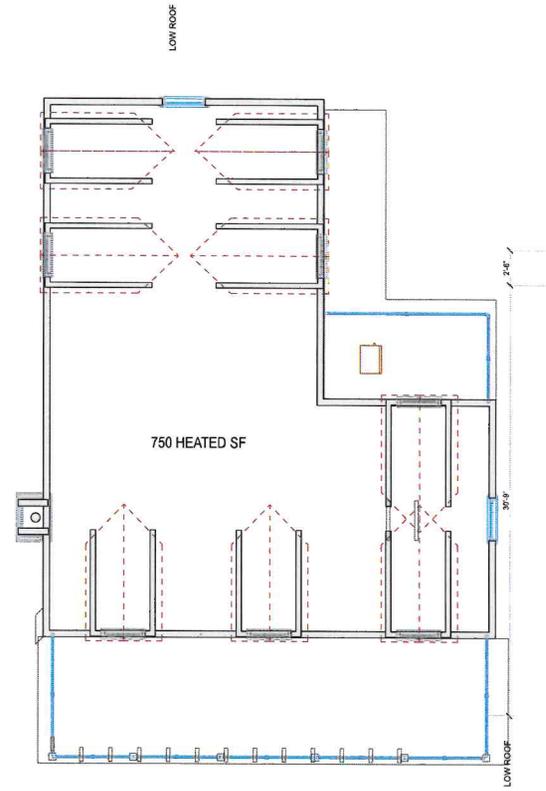
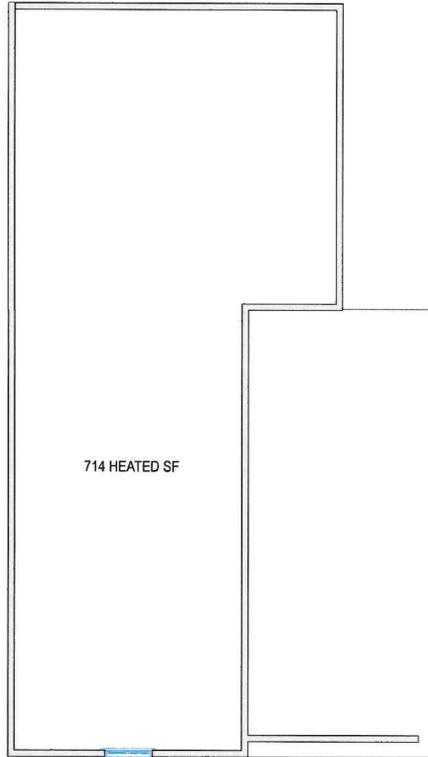
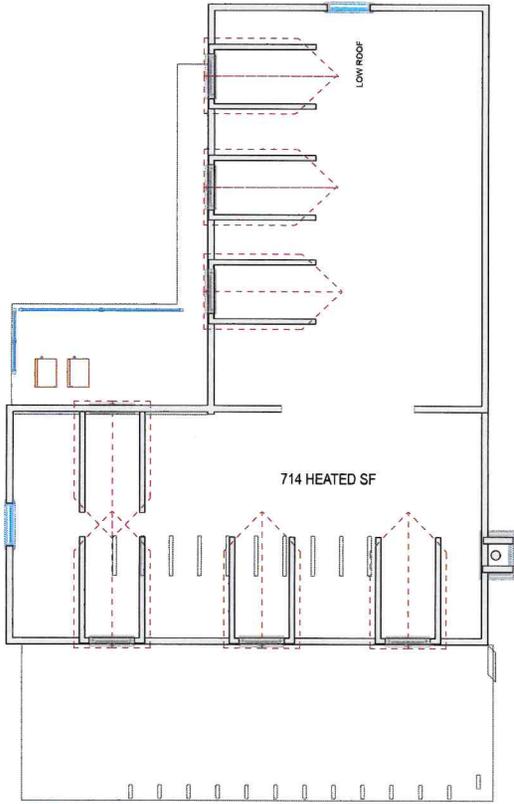
1 First Floor Plan
 A-102 SCALE: 1/4" = 1'-0"

	Checked	Drawn RWC	Project Title	3/20/25
	Proj. No.	Checked	BLADEN STREET Bladen Street Beaufort SC 29902 USA	CONCEPT DESIGN
	CONCEPT PLANS		Drawing Title	A-102
			First Floor Plan	SHEET 5 OF 28



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

	Checked	Drawn RWC	Project Title	3/20/25
	Proj. No.	Checked	BLADEN STREET Bladen Street Beaufort SC 29902 USA	CONCEPT DESIGN
	CONCEPT PLANS		Drawing Title	Second Floor Plan



2 Third Floor Plan

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

	Checked	Drawn RWC	Project Title	3/20/25
	Proj. No.	Checked	BLADEN STREET Bladen Street Beaufort SC 29902 USA	CONCEPT DESIGN
	CONCEPT PLANS		Drawing Title	Third Level Plan



CITY OF BEAUFORT
HTRC – Pre-Design Application Meeting
1911 BOUNDARY STREET
BEAUFORT, SOUTH CAROLINA 29902
(843) 525-7011 FAX: (843) 986-5606

Meeting Summary

Date: 3/26/2025

Project Address: 608 Bladen Street

Project Narrative: Concept discussion for subdivision of subject lot for 3 new single-family homes.

Applicant: Paul Trask (Developer)

Synopsis of staff comments:

- **Planning and Zoning:**
 - T4-N, non-contributing
 - Conform to lot coverage requirements
 - Obtain access easements
- **Architecture:**
 - Bladen Street Redevelopment
 - Staff is generally supportive of the architecture design of the proposed buildings but has concerns that the three structures are visually too dense on this lot. While the master plan for Bladen Street envisions a single larger footprint building, staff is pleased to see the applicant's approach to split the site with multiple buildings for scale and street rhythm. However, the three structures seem too close to each other and do not successfully harmonize with the street rhythm. Staff recommends studying the layout with two structures on the lot instead of three or maybe reducing the buildings' widths.
 - Please provide dimensions between the structures on the site/floor plan.
 - If the applicant wishes to keep this configuration with three structures of this size, staff recommends the following:
 - The dormers seem large for the size of the buildings, staff recommends the applicant reduce the scale of the dormers
 - Staff recommends the applicant study the façade of the middle structure without the transom windows. Note: transom windows over windows are not common in the district

- Staff recommends reducing the size of the gable window on the middle structure
- Staff recommends reducing the width of the porch on the middle structure (there is no dimension, but staff believes this is about 12'-9" wide). This could be reduced so that the building can shift away from its neighbor to the north, where the distance between the buildings seems tight
- Applicant to demonstrate compliance with Section 2.4.1 frontage build-out (60%, 85% max.)
- Applicant to demonstrate compliance with Section 2.4.1 maximum lot coverage (70% of lot area, lot coverage by roofs), total impervious coverage may be an additional 10%
- Applicant to demonstrate compliance with Section 2.4.1 setbacks

Applicant's Next Steps: Address comments, can come back to HTRC for another round of review (recommended) or apply for permits if you have everything ready.

Be advised that this letter is given as a courtesy to applicants and may not contain all project guidelines. For a complete history of the meeting, please request the audio recording. Please refer to the *Beaufort Code* for applicable sections. If there are any changes to the project, not discussed in this meeting, you will need to return to a HTRC – Pre-Design meeting.

If you have any questions, feel free to call the Community Development Department at (843) 525-7014. Thank you for your patience and cooperation during the review process.

Sincerely,
City of Beaufort Community Development



STAFF REPORT - HTRC / Pre-design Meeting

DATES: 1.) 03/26/2025; 2.) 07/02/2025

<u>GENERAL INFORMATION</u>		
Applicant:	Paul Trask (Property owner / Developer)	
Site Location/Address:	605-609 Bladen Street / PIN: R120 004 000 0587 0000	
Applicant's Request:	Concept discussion for subdivision of subject lot for three (3) new single family homes.	
Current Zoning:	T4-N	
Located within the Historic Beaufort District? If so, contributing or non-contributing structure?	Within Historic Beaufort District / Non-contributing Also, within Bladen Street Redevelopment Overlay District	
Lot size:	~6,530 sq. ft. (0.15 ac)	
<u>ZONING DISTRICT INFORMATION</u>		
	T4-N	
Lot Width at Front Setback:	n/a	
Max Lot Coverage:	70%	
	This percentage indicates maximum lot coverage by roofs; total impervious coverage may be an additional 10%. Parcels may also be subject to Section 8.3 (Stormwater)	
Minimum lot size	n/a	
Max. Frontage Build Out	60% min; 85% max	
Front Setback	0 ft. min. / 15 ft. max.	
Side Setback	Interior: 5 ft. min. or 0 ft. if attached; Corner/from alley: 0 ft min., 10 ft. max.	
Rear Setback	10 ft min. / 0 ft. from alley	
Building Height:	3.5 stories max. (in & fronting Historic District)	
<u>SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS</u>		
<u>Adjacent Zoning</u>	<u>Adjacent Land Uses</u>	<u>Setbacks for Adjacent Zoning /Buffer required if rezoned</u>
North: T4-N	Parking lot	N/A
South: T4-N	Pat Conroy Literary Center	5 ft. (interior setback)
East: T4-N	Residential dwelling (c. 1955)	5 ft. (interior setback)
West: T4-N	Infill dev. (residential)	N/A

Background: The property owner / developer (Paul Trask) is proposing to first subdivide and then develop subject lot into three (3) new residential dwelling units. **Approximate square footage of proposed new houses: 2,500 - 3,000 ft.²**

FINDINGS AND RECOMMENDATIONS

- **Sec. 4.7 Historic District Infill Design Guidelines – A.2. Integrity of the district, determined by a. Location, b. Design, c. Setting, d. Materials, e. Workmanship, f. Feeling & g. Association.**
- **Sec. 4.7 Historic District Infill Design Guidelines – B. New Construction Shall Reinforce the Historic Significance of the District:** Infill buildings should relate to and strengthen the core characteristics of the district, as identified in the National Register nomination's "Statement of Significance." 1. New construction should build upon the history and established pattern of the district through its design, landscape, use, and cultural expression. An understanding of the character and significance of the district should predicate any design or development activities.
- **Sec. 4.7 Historic District Infill Design Guidelines – C. New Construction Shall Complement and Support the District:** The Historic District has a distinct rhythm of massing, scale, and siting. Infill buildings should not deviate in a detracting manner from these elements, but appear as complementary members of the district.
- **Sec. 4.7 Historic District Infill Design Guidelines – D. Infill Shall be Compatible Yet Distinct:** New buildings should be identifiable as being of their period of construction; however, they should not be so differentiated that they detract from - or visually compete with - their historic neighbors. Within historic districts, compatibility is more important than differentiation.
- **Sec. 4.7 Historic District Infill Design Guidelines – E. The Exterior Envelope and Patterning of New Buildings Shall Reflect District Characteristics:** Infill design elements, patterning, texture, and materials should reflect the aesthetic and historic themes of the district.
- **Sec. 2.7.3.F Redevelopment District Overlays – Specific to the Bladen Street Redevelopment District: 4. Master Plan: See Appendix B.2.3 for the original Bladen Street Master Plan.**

404 SCOTT STREET

**Proposal for front porch addition &
small upfits, incl. new siding,
shutters and living fence**



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HTRC/PRE-DESIGN CONFERENCE FORM

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p. (843) 525-7011 / f. (843) 986-5606
Email: development@cityofbeaufort.org Website: www.cityofbeaufort.org

Application Fee: \$0

OFFICE USE ONLY: Date Filed: 6/26/25 Application #: 28982 Zoning District: T4-N

Historic District? Y N Contributing? Y N Archeological Survey? Y N

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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 [x] No

Applicant, Property, and Project Information

Applicant Name: Tom Rhodes

Applicant Address: 38 Meridian Road, Beaufort, SC 29907

Applicant E-mail: tom@f-architects.com Applicant Phone Number: 843-522-8422

Applicant Title: [] Homeowner [] Tenant [x] Architect [] Engineer [] Developer [] Contractor

Owner (if other than the Applicant): Hannah Fulton

Owner Address:

Project Name: 404 Scott Street

Property Address: 404 Scott Street, Beaufort, SC 29902

Property Identification Number (Tax Map & Parcel Number): R120 004 000 0809 0000

Meeting Date Requested: July 2

**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 42

List of Noncontributing Resources, Continued

Address	Historic Use / Name	Date	Description	Block	Site Number
Scott's St., 311	library	1985 ca.	2-story brick library	48	NS
Scott's St., 402	single dwelling	1975 ca.	2-story frame dwelling	58	NS
* Scott's St., 404	single dwelling	1960 ca.	1-story cmu dwelling	58	NS
Scott's St., 406	single dwelling	1940 ca.	1-story frame dwelling; possibly older but altered	58	NS
Scott's St., 504	single dwelling	1900 ca.	1-story frame dwelling; altered	57	950
Scott's St., 603	offices	1970 ca.	2-story stucco office building	45	NS
Scott's St., 805	single dwelling	1965 ca.	1-story frame dwelling	43	NS
Scott's St., 808	single dwelling	1965 ca.	1-story brick veneer dwelling	54	NS
Short St., 101	single dwelling	1970 ca.	1-story brick dwelling	1	NS
Short St., 108	single dwelling	1950 ca.	1 story frame dwelling, altered	2	NS
Washington St.,	single dwelling	1970 ca.	1-story cmu/brick veneer dwelling	76	NS
Washington St., 706	single dwelling	1900 ca.	1-story frame dwelling; altered	43	888
Washington St., 809	single dwelling	1930 ca.	1-story frame dwelling; possibly older but altered	53	NS
Washington St., 902	single dwelling	1960 ca.	2-story brick veneer dwelling	65	NS
Washington St., 909	single dwelling	1960 ca.	1-story cmu dwelling	64	NS
Washington St., 1104	single dwelling	1990 ca.	1-story frame dwelling	86	NS
Washington St., 1110	single dwelling	1970 ca.	1-story frame dwelling	86	NS
Washington St., 1114	single dwelling	1970 ca.	1-story frame dwelling; possibly older but altered	86	NS
Washington St., 1201	multiple dwelling	1990 ca.	1-story stucco multi-family dwelling	94	NS
Washington St., 1312	single dwelling	1955 ca.	1-story frame dwelling	103	NS
Washington St., 1401	single dwelling	1900	1-story brick veneer dwelling	110	NS
Washington St., 1406	single dwelling	1965 ca.	1-story frame dwelling	111	NS
Washington St., 1408	single dwelling	1960 ca.	1-story frame dwelling	111	NS
Washington St., 1410	single dwelling	1965 ca.	1-story frame dwelling	111	NS
Washington St., 1501	single dwelling	1955 ca.	1-story cmu dwelling	118	NS
Washington St., 1506	single dwelling	1955 ca.	1-story cmu dwelling	119	NS
Washington St., 1600	offices	1980 ca.	1-story frame office building	127	NS
Washington St., 1606	single dwelling	1955 ca.	1-story frame dwelling	127	NS
Washington St., 1606 rear	single dwelling	1970 ca.	1-story frame dwelling	127	NS



Zoning Classification

CobData

HISTORIC DISTRICT-Preservation Heighborhood



HISTORIC DISTRICT-Conservation Neighborhood



Bladen Street Redevelopment District



Boundary Street Redevelopment District



Retail Overlay (Church & Green Street)



Retail Overlay



Zoning Districts

LEGACY PUD (LPUD)

T1

T3-S

T3-N

T4-HN

T4-N

T4-NA

T5-DC

T5-UC

T5-UC / RMX

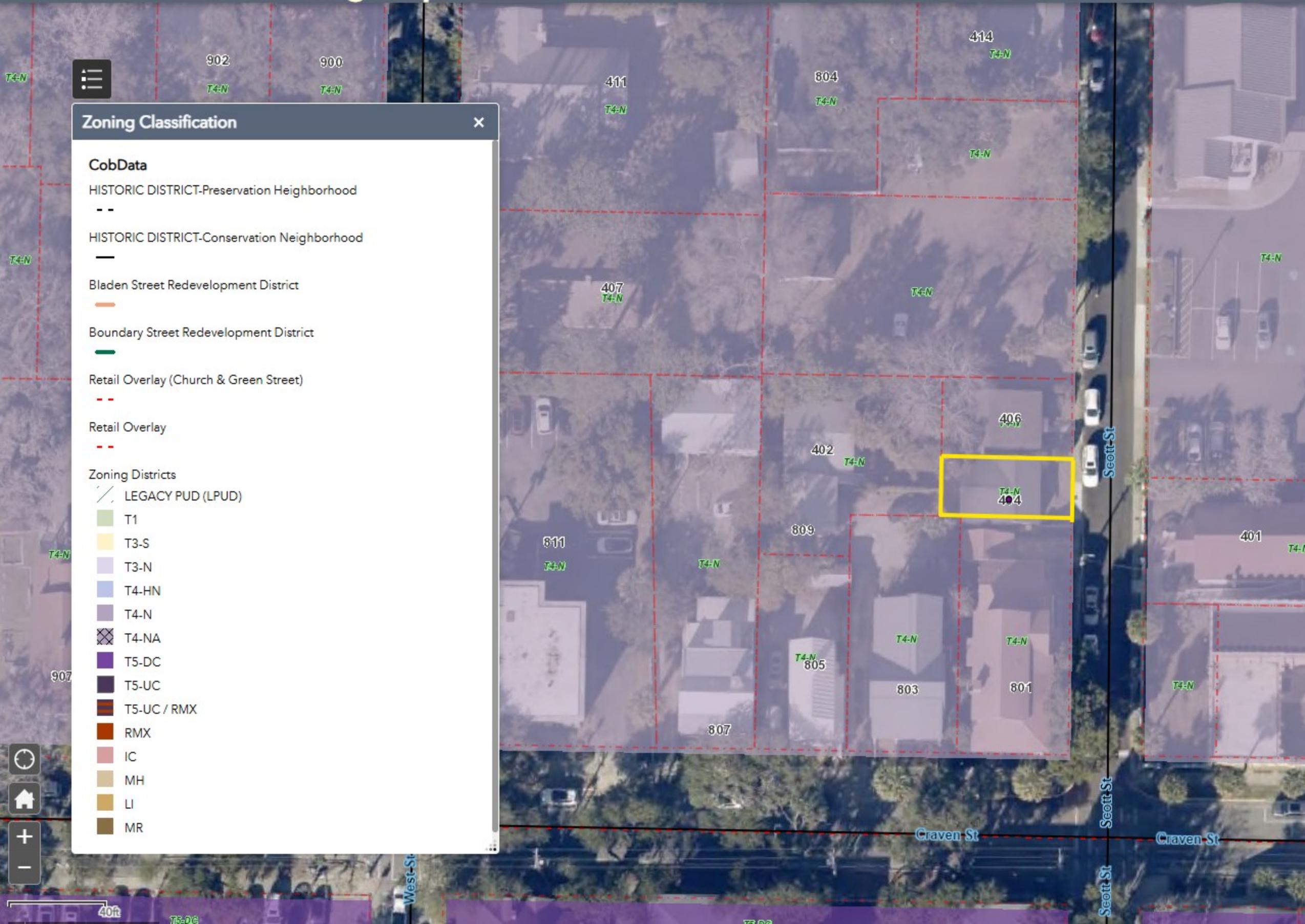
RMX

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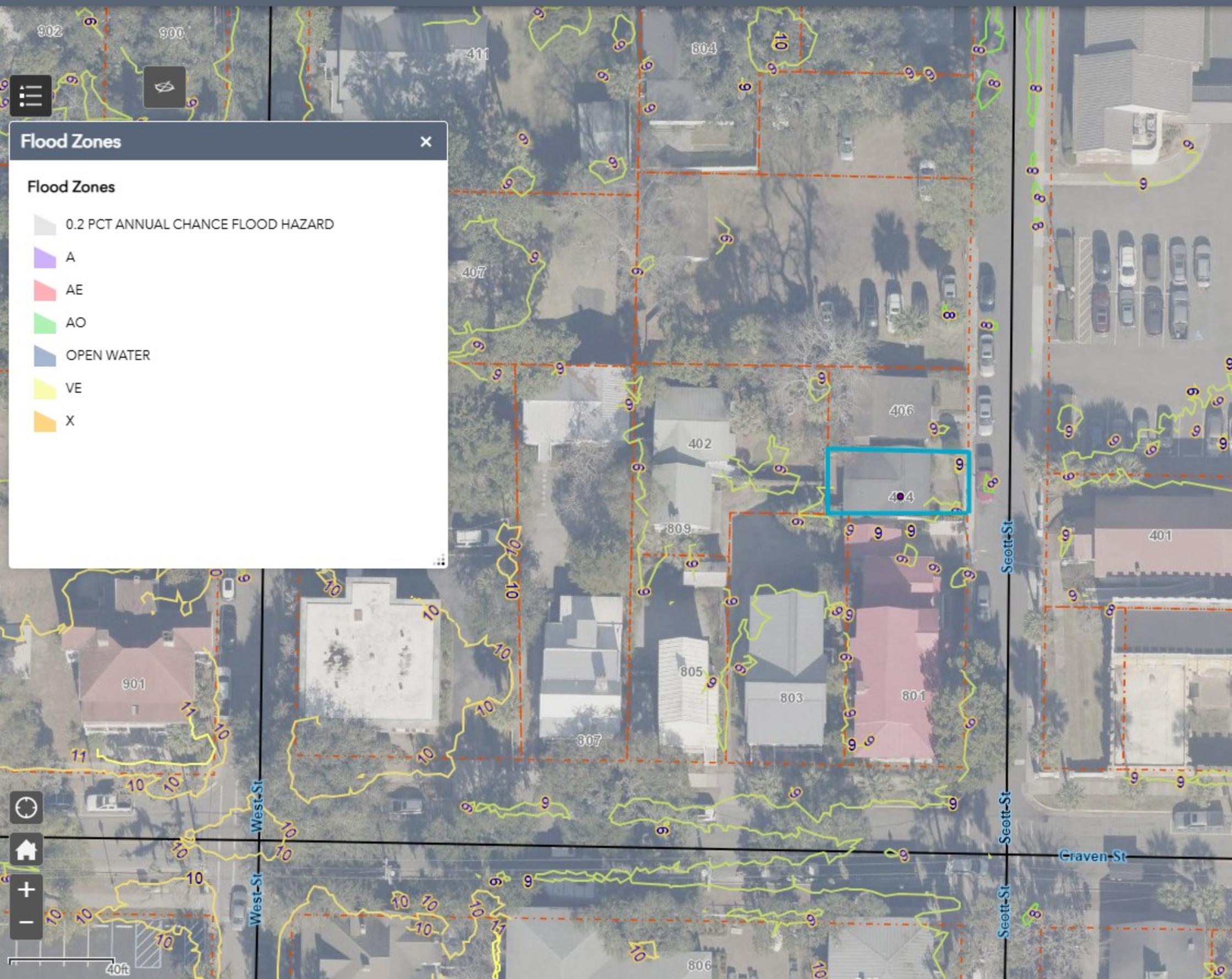
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40ft



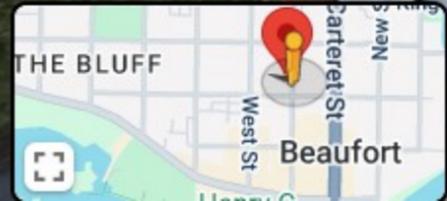
Flood Zones

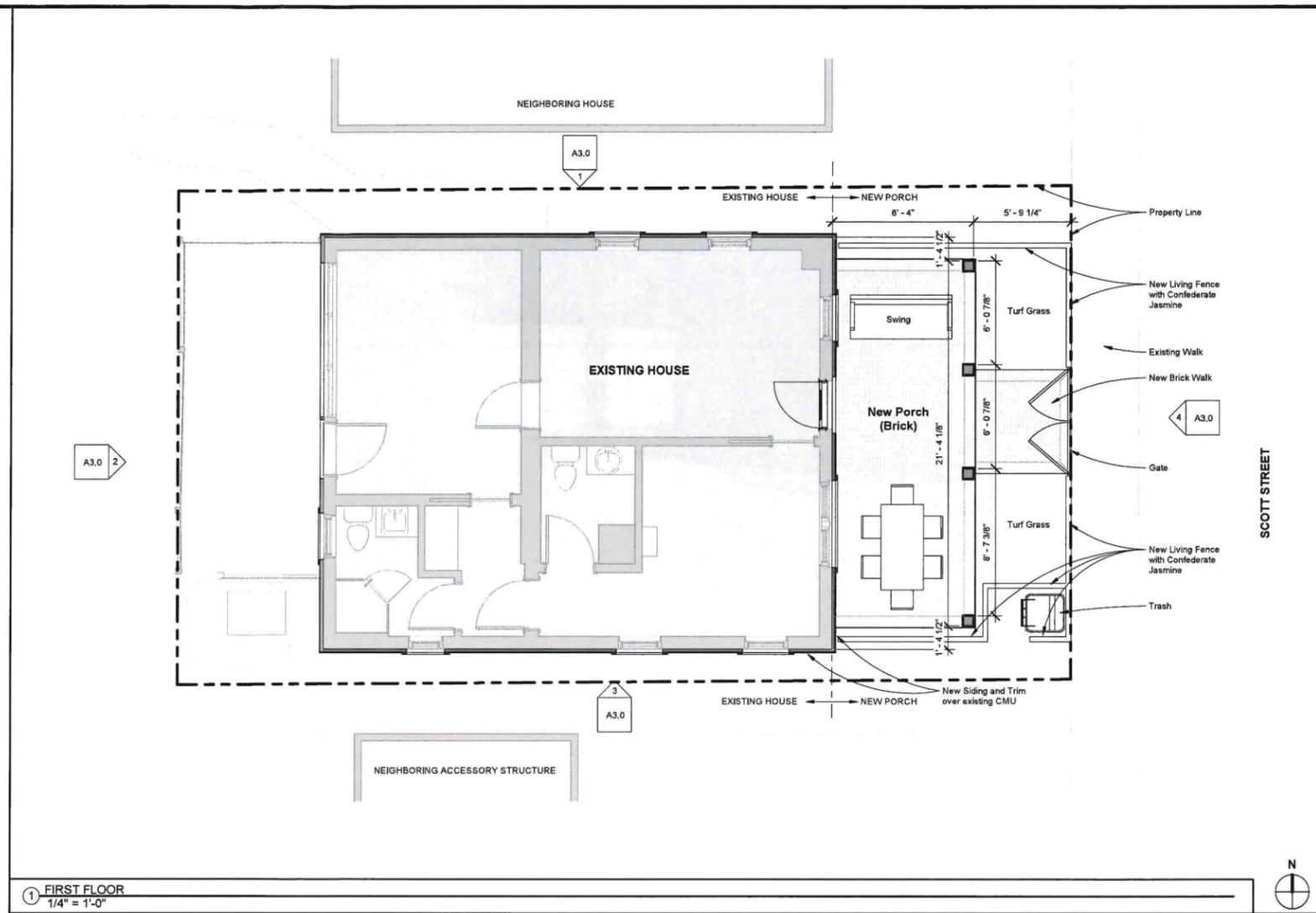
- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- A
- AE
- AO
- OPEN WATER
- VE
- X

401 Scott St
Beaufort, South Carolina

 Google Street View

Apr 2022 [See more dates](#)





Scott Street and Existing House - Looking South West



Scott Street and Existing House - Looking North West



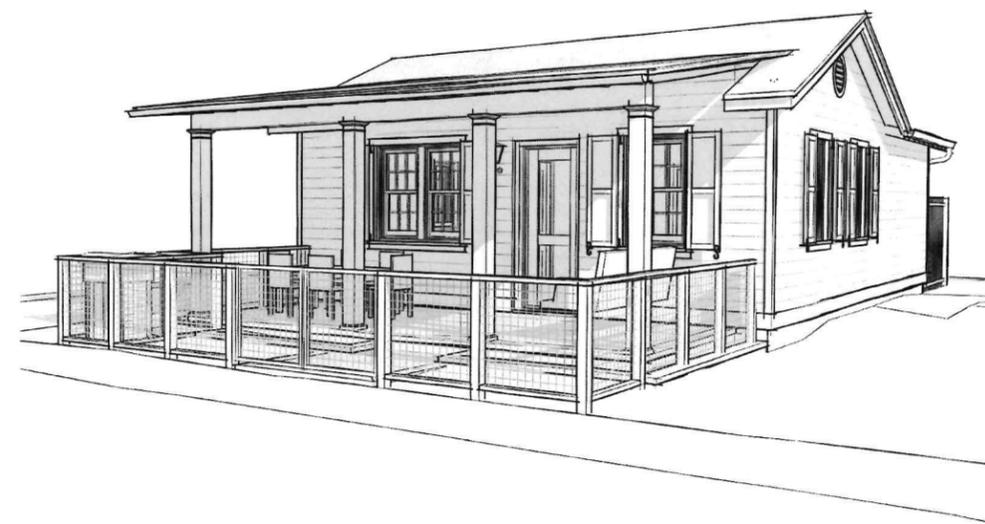
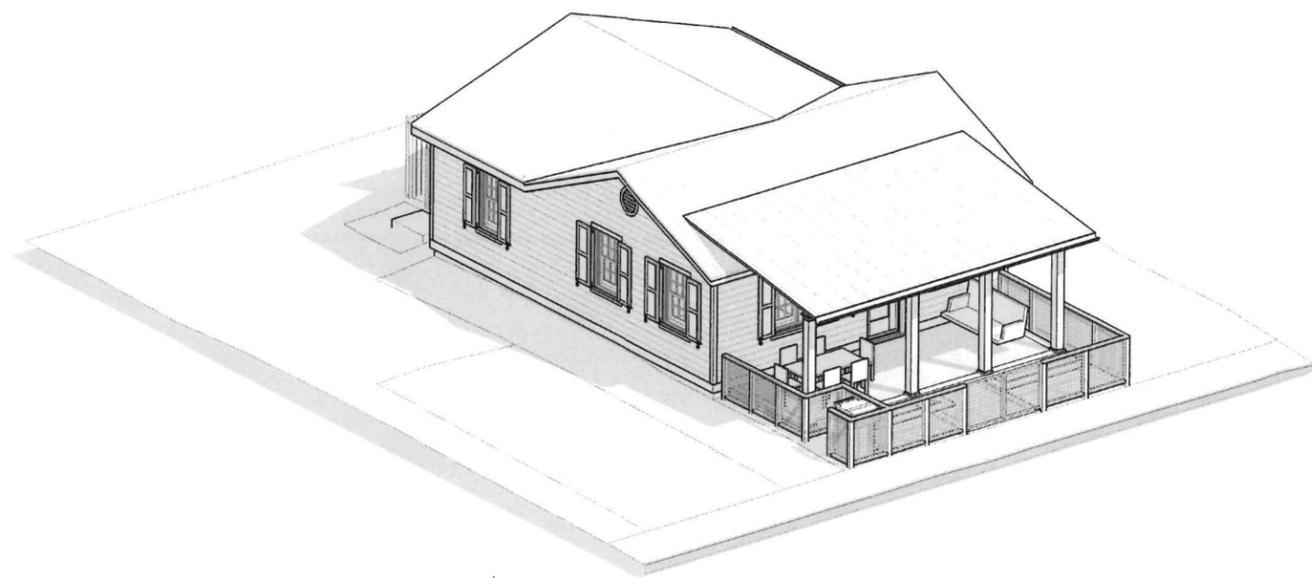
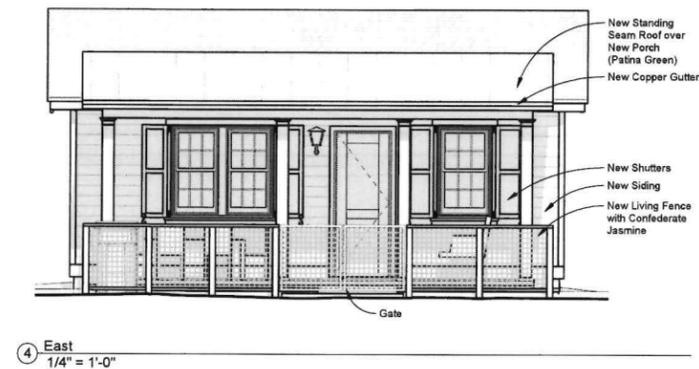
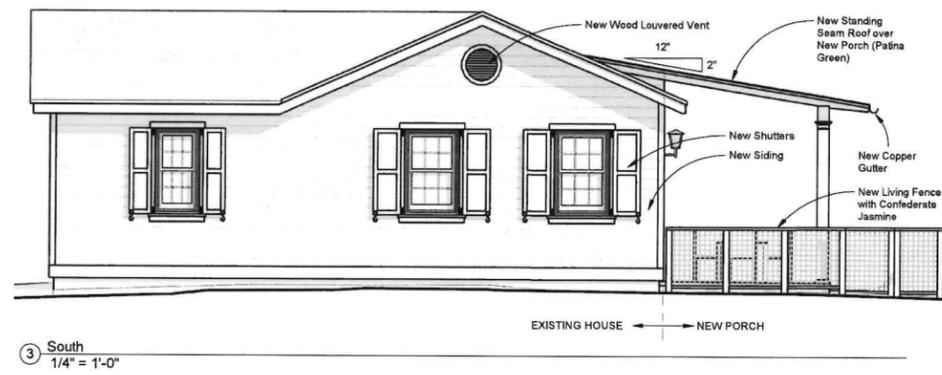
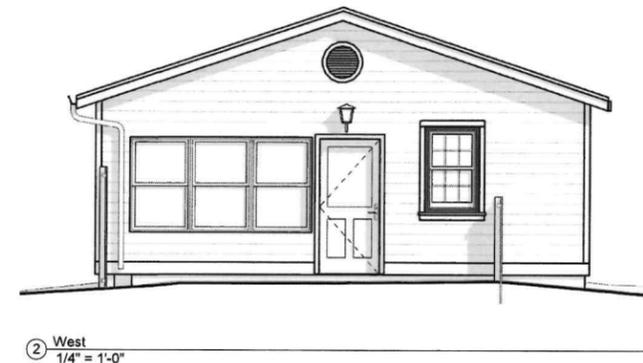
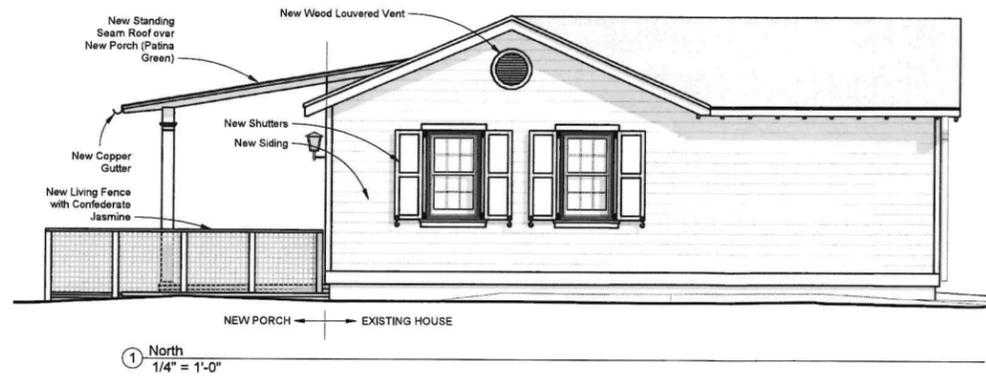
Existing House

6/25/2025 11:45:39 AM

EXTERIOR ELEVATIONS
FULTON PORCH
404 SCOTT STREET
BEAUFORT, SC

6/25/25
TRC REVIEW

A3.0
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STAFF REPORT - HTRC / pre-Design Meeting

DATE: 07/02/2025

GENERAL INFORMATION

Applicant:	Tom Rhodes (Architect) for Hannah Fulton (Homeowner)
Site Location/Address:	404 Scott Street / PIN: R120 004 000 0809 0000
Applicant's Request:	To add front porch (metal standing seam roof) with a brick walkway, new siding, shutters, and a living fence
Current Zoning:	T4-NEIGHBORHOOD (T4-N)
Located within the Historic Beaufort District? If so, contributing or non-contributing structure?	Within Historic Beaufort District (Old Commons) Non-Contributing (c. 1960)
Lot size:	~1,306 ft ² (0.03 ac); Size of dwelling: 720 sq. ft.

ZONING DISTRICT INFORMATION

T4-NEIGHBORHOOD (T4-N)

Lot Width at Front Setback:	n/a
Max Lot Coverage:	70% [This percentage indicates maximum lot coverage by roofs; total impervious coverage may be an additional 10%. Parcels may also be subject to Section 8.3 (Stormwater)].
Max. Frontage Build Out	75% of lot area
Front Setback	0 ft. min. / 15 ft. max.
Side Setback	5 ft. min. (interior), 0 ft min./ 15 ft. max. (at corner)
Rear Setback	10 ft min.
Building Height:	2 stories min.; 4 stories max. (primary)

SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS

<u>Adjacent Zoning</u>	<u>Adjacent Land Uses</u>	<u>Setbacks for Adjacent Zoning /Buffer required if rezoned</u>
North: T4-N	406 Scott St. (c. 1940; non-contributing)	N/A
South: T4-N	801 Craven St. (new built)	N/A
East: T4-N	Jewish Synagogue / Methodist Church	N/A
West: T4-N	809 Craven St. (non-contrib.)	N/A

Background: The applicant wants to add a front porch with a standing-seam metal roof as well as change the current siding to board-and-batten and add new shutters as well as a living fence. No additional heated square footage.

FINDINGS AND RECOMMENDATIONS

• **Sec. 4.7.2 – Historic District Infill Design Guidelines / General Principles for Compatible Infill:**

- **Location:** This is the relationship between the property and its historical context
- **Design:** This is the combination of elements that create the feeling of a district or structure. These elements include building patterns, streetscapes, site elements, building size, mass and scale, spatial relationships, and specific architectural elements and details.
- **Setting:** This is the physical environment of a property and should be evaluated on its context as well as on the historical role the property has played and continues to play. Important features include topography, vegetation, man-made features, and relationships between existing structures and their surroundings.
- **Materials:** These are the physical elements that make up a property or district.
- **Workmanship:** This is the physical evidence of the crafts of a particular culture or time period. This particularly applies to rehabilitation projects, but for new infill projects, workmanship of surrounding structures should be considered and respected. Retaining the details of the original craft and craftsman (i.e., wood, masonry, tabby etc.) of the original building ensures the historic fabric is retained and serves as an important component of the integrity and the patina of age of individual structures and the district as a whole.
- **Feeling:** This is the property's expression of the aesthetic or historic sense of a particular period of time. This particularly applies to rehabilitation projects, but for new infill projects, the feeling of surrounding structures should be considered and respected.
- **Association:** This is the direct link between an important historic event or person and a property. This particularly applies to rehabilitation projects, but for new infill projects, association of particular sites and neighborhoods should be considered.

• **Secretary of the Interior – Standards for Rehabilitation**

- #1: A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships
- #2: The historic character of a property will be retained and preserved. (...)
- #3: (...) Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, shall not be undertaken.
- #4: Changes to a property that has acquired historic significance in its own right will be retained and preserved.
- #5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
- #6: Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration required replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and, where possible, materials. (...)
- #7: Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
- #8: Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- #9: New additions, exterior alterations, or related new construction will not destroy historic material, features, and spatial relationships that characterize the property. **The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.**
- #10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.