



MEETING AGENDA
The City of Beaufort
HISTORIC DISTRICT REVIEW BOARD

Wednesday, July 9, 2025, 2:00 P.M.

City Hall, Council Chambers, 2nd Floor – 1911 Boundary Street, Beaufort, SC

Please click the link below to access the streamed meeting on Zoom:

<https://us02web.zoom.us/j/81503643819?pwd=8dyZ2owk5FCCScn1d7CTIvXqc6O3fc.1>

Password: 657217 Meeting ID: 815 0364 3819 Call in Phone #: 1+929 205 6099

STATEMENT OF MEDIA NOTIFICATION: “In accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended, all local media were duly notified of the time, date, place, and agenda of this meeting.”

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

I. Call to Order:

II. Review of Minutes:

A. May 14, 2025 Meeting Minutes

B. June 11, 2025 Meeting Minutes

III. Applications:

A. 1405 Duke Street, PIN R120 004 000 0345 0000, addition
Applicant: Martin W. Nash, homeowner

The applicant is requesting approval to build a screened-in detached adobe (200 sq. ft.) on an existing platform at the rear of the existing house.

B. 605 Carteret Street, PIN R120 004 000 0637 0000, alterations
Applicant: Zach and Rihanna Graber, homeowners

The applicant is requesting approval for minor exterior changes, including new front door, shutters, exterior paint color change and installation of gutters around the roof.

C. 807 Scott Street, PIN R120 004 000 0425 0000, exterior renovations
Applicant: Mirjam Kauffman for Stuart Feldman

The applicant is requesting approval on various interior & exterior renovations/alterations, including changing location of existing door/window at rear elevation, placement of new windows, exterior paint color change as well as screened-in rear porch enclosure.

IV. Discussion

V. Adjournment



Historic District Review Board Meeting Minutes – May 14, 2025

CALL TO ORDER

0:02

A meeting of the Historic District Review Board was held in-person on Wednesday, May 14 at 2:00 pm.

ATTENDEES

Members in attendance: Eric Berman, (Vice-Chair), Rita Wilson, and Kim Petrella

Member absent: Mike Sutton (Chair) and Grady Woods.

Staff in attendance: Curt Freese, Community Development Director, Christopher Klement, Community Development Planner, III, Nick Navia, Community Development Planner, I, Meadors Architects, and Julie A. Bachety, Community Development Administrative Assistant II.

REVIEW OF MINUTES OF APRIL 9, 2025

0:05

Mr. Berman commented that on page 2 under the motion the second bullet 9'1"2 should be corrected to either state 9 ½ feet or 9' 6". He also noted on page 2 under the motion the third bullet, *conquer* should be corrected to "concur".

Motion: Ms. Wilson made a motion to approve the April 9, 2025 minutes with the changes as noted. Ms. Petrella seconded the motion. 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

1:14

- A. **1203 Bay Street (The Cuthbert House), PIN R120 004 000 771A 0000**, awning replacement
Applicant: Chris Ramm, Owner

The applicant is requesting approval for replacement of a green canvas awning at the rear of The Cuthbert House with a standing seam metal shed roof.

Christopher Klement presented the staff report.

Public Comment:

Wallace Scarborough, 1207 Bay Street thanked the Board and said what they are doing is important and keeping the historic integrity of these homes is vitally important to the economy of Beaufort and that is why tourists come here. Mr. Scarborough is in favor of the project.

Lise Sundrila, Historic Beaufort Foundation (HBF), stated HBF is in support of the project.

Public comment closed.

Motion: Ms. Petrella made a motion to approve alternative #2 – Shed-roof awning, option 1 as presented by staff. Ms. Wilson seconded the motion. The motion passed unanimously.

B. **1107 Prince Street, PIN R120 004 000 0503 0000**, alterations, additions

17:13

Applicant: Benjie Morillo, Architect

The applicant is requesting approval to partially demolish some walls within the existing structure, as to add-on to the existing house, including changes to front, side/rear porches and terrace.

Nick Navia presented the staff report.

Public Comment:

Lise Sundrila, Historic Beaufort Foundation (HBF), said HBF is in favor of the project. Ms. Sundrila commented that the building was mis-aged when it was surveyed and portions of it are actually the 1940's. Ms. Sundrila suggested keeping the character defining features.

Daniel Blackman, 1010 Duke Street said he is in favor of the project for renovations of the house. He wanted clarification that this application does not include the ADU or the other addition because the plans show them as "future addition" don't show it this way. He is concerned about the vertical board and batten versus horizontal; it's very unusual in the Northwest Quadrant (NWQ) and not consistent with the NWQ.

Public comment closed.

Motion: Ms. Petrella made a motion to preliminarily approve the application with staff's recommendations and to add the additional condition that the applicant restudy the siding, the windows, consider a gable return for the front addition and that their submission explicitly excludes the future addition and future ADU. Ms. Wilson seconded the motion. The motion passed unanimously.

ADJOURNMENT

50:38

Ms. Wilson made a motion seconded by Ms. Petrella to adjourn. The meeting ended at 2:51 pm.



Historic District Review Board Meeting Minutes – June 11, 2025

CALL TO ORDER

0:52

A meeting of the Historic District Review Board was held in-person on Wednesday, June 11, 2025 at 2:00 pm.

ATTENDEES

Members in attendance: Mike Sutton (Chair), Rita Wilson, Kim Petrella, and Grady Woods (via Zoom)

Member absent: Eric Berman, (Vice-Chair),

Staff in attendance: Curt Freese, Community Development Director, Christopher Klement, Community Development Planner III, Nick Navia, Community Development Planner, I, Meadors Architects, and Julie A. Bachety, Community Development Administrative Assistant II.

REVIEW OF MINUTES OF MAY 14, 2025

0:59

Chairman Sutton stated the minutes of the May 14, 2025 meeting today will be placed on the Board's next meeting for review since there is not a full board.

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

1:24

A. **Permit Extension: 1114 Congress Street: Request for a one-year COA extension for the COA.**

Applicant: Cherimie Crane Weatherford, Executive Director, Freeman's Arts District

The applicant is requesting approval for a one-year COA extension for the COA.

Curt Freese stated the applicant is requesting a one-year extension for their COA. Mr. Freese referred to Section 9.1 that states, COAs are given two years and then the COA can be renewed for one year periods five times, but it has to come before the Historic District Review Board (HDRB) to be approved. The applicant has not started on the project, but it was approved two years ago, and staff sees no reason why it cannot be renewed.

Public Comment:

None.

Public comment closed.

Motion: Ms. Petrella made a motion to approve the extension as requested. Ms. Wilson seconded the motion. The motion passed unanimously.

B. **314 Charles Street, PIN R120 004 000 849B 0000**, alterations

3:50

Applicant: Scott Haupt and Marilyn Marino, owners

Grady Woods recused himself from this project.

The applicants are requesting approval to install two (2) storm doors – 1 on the front and 1 on the rear door of their home.

Nick Navia presented the staff report.

Public Comment:

Lise Sundrla, Director of Historic Beaufort Foundation (HBF), agrees with staff's recommendation. This is an important structure. Ms. Sundrla referred to the Preservation Manual. She provided the applicant a recommendation for whoever to go to look for wooden storm doors that was recommended by Jeremy Tate, Staff Architect. Keeping it as wood will go a long way with showing best practices for what to do with historic structures. Ms. Sundrla stated that we don't look at a mistake that was made previously and use that as a precedent to go forward.

Public comment closed.

Motion: Ms. Petrella made a motion to approve the aluminum example as presented today. Ms. Wilson seconded the motion. The motion passed unanimously.

C. **914 Newcastle Street, PIN R120 004 000 0279 0000**, new construction

18:02

Applicant: Megan Chancellor Crumrine, Architect

Mr. Woods returned to the Board now.

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

Christopher Klement presented the staff report.

Public Comment:

Lise Sundrla, Director of Historic Beaufort Foundation (HBF), said HBF is very pleased with the changes that were made to minimize the height and scale of the building.

Public comment closed.

Motion: Mr. Woods made a motion to grant final approval with staff looking at the chimney cap if there are any alterations. Ms. Petrella seconded the motion. The motion passed unanimously.

Mr. Freese said that the HRB/Planning Commission Subcommittee has been meeting, and they are making some good progress. Mr. Freese asked the board members if they want to do a Fall Tour possibly in October. He also asked if the board members would be interested in future training.

42:40

ADJOURNMENT

45:46

Ms. Petrella made a motion seconded by Ms. Wilson to adjourn. The meeting ended at 2:45 pm.

DRAFT

1405 DUKE STREET

Request to build a screened-in detached adobe (200 sq. ft.) on an existing platform at the rear of the existing house.



**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

Application Fee:
see attached schedule

OFFICE USE ONLY: Date Filed: 6/20/25 Application #: 28945
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: MARTIN W. NASH

APPLICANT ADDRESS: 1405 DUKE ST BEAUFORT S.C. 29902

APPLICANT E-MAIL: LWISEINC@AOL.COM APPLICANT PHONE NUMBER: 614 200-6668

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 / Website: www.cityofbeaufort.org

Application Fee:
see attached schedule

OWNER (IF OTHER THAN THE APPLICANT):

OWNER ADDRESS: 1405 DUKE ST.

PROPERTY ADDRESS: 1405 DUKE ST.

PROPERTY IDENTIFICATION NUMBER (TAX MAP & PARCEL NUMBER):

THIS PROJECT CONSISTS OF CONSTRUCTING A WOODEN FRAME
ATOP OF AN EXISTING PLATFORM WITH A METAL ROOF.
THE FRAMING WILL BE SCREENED IN. ACCESS TO THE AREA
WILL BE FROM THE HALFWAY BACK DOOR OF THE HOUSE OR
THROUGH A SCREEN DOOR THAT OPENS OUT INTO BACKYARD.
THE METAL ROOF WILL BE SLIGHTLY ANGLED TO FACILITATE
RAIN RUNOFF. THERE WILL BE NO ELECTRICAL WORK, PLUMBING
OR GLASS INVOLVED IN THE PROJECT. JUST A NICE PLACE
TO GO AND ENJOY WITHOUT BUGS & FLIES.
THIS IS NOT A MAJOR PROJECT AND I PLAN TO BUILD MYSELF.

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

APPLICANT'S SIGNATURE: *Martino D. York* DATE: 6/20/2025

OWNER'S SIGNATURE: *Martino D. York* DATE: 6/20/2025

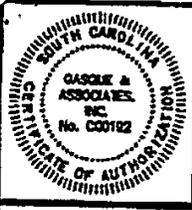
(The owner's signature is required if the applicant is not the owner.)

SCHEDULE:

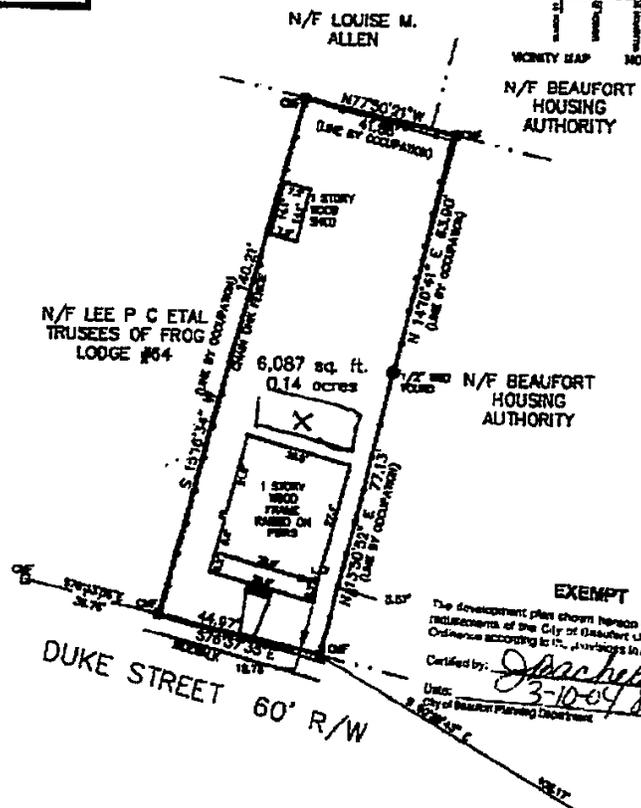
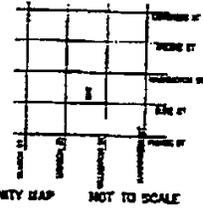
The Historic Review Board (HRB) typically meets the 2nd Wednesday of each month at 2pm. Staff will schedule HRB meeting after HTRC and review of application submittal for completeness and compliance with the Beaufort Preservation Manual and the City of Beaufort Development Code.

CONTACT INFORMATION:

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



GASQUE & ASSOCIATES INC.
LAND SURVEYORS & PLANNERS
 25 PROFESSIONAL VILLAGE CIRCLE, BEAUFORT, S.C.
 P.O. BOX 1361, BEAUFORT, S.C.
 PHONE (843) 822-1799

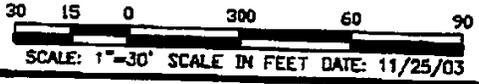


EXEMPT
 The development plan shown herein is exempt from the requirements of the City of Beaufort Ordinance Development Ordinance according to the provisions in Article 8.1.B.
 Certified by: *[Signature]*
 Date: 3-10-04
 City of Beaufort Planning Department

ASBUILT SURVEY PREPARED FOR
HISTORIC BEAUFORT FOUNDATION
 BEING PARCEL 345 BLOCK 111 ACCORDING TO A MAP OR PLAT ADOPTED BY
 THE U.S. DIRECT TAX COMMISSIONERS FOR THE DISTRICT OF SOUTH CAROLINA
 TAX MAP 120-004-0345

LOCATED IN THE CITY OF BEAUFORT, BEAUFORT COUNTY, SOUTH CAROLINA
 THE CERTIFIER HAS NOT INVESTIGATED OR BEEN INSTRUCTED TO INVESTIGATE THE EXISTENCE OR
 NONEXISTENCE OF ANY OVERLAY DISTRICTS, SUCH AS: AIRPORT, MILITARY, HAZARDOUS, CRASH POTENTIAL OR
 ENVIRONMENTAL ISSUES.
 CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 THIS PLAT IS COPYRIGHTED AND IS INTENDED ONLY FOR THE ENTITY OR PERSON(S) SHOWN HERE ON
 THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT
 THE RESULT OF A TITLE SEARCH.
 BEFORE ANY DESIGN WORK OR CONSTRUCTION ON THIS SITE IS STARTED FLOOD ZONE INFORMATION
 MUST BE VERIFIED BY PROPER BUILDING CODES OFFICIAL.
 THIS PROPERTY APPEARS TO BE IN FLOOD ZONE "C" AS DETERMINED BY FEMA FIRM
 PANEL NUMBER 15008 0005 D DATED 8/25/00 (INDEX DATED 11/1/01)
 THE UNDERSIGNED DOES NOT CERTIFY THAT THE PROJECT SHOWN HEREON COMPLIES WITH ANY
 RESTRICTIVE COVENANTS OR ANY CITY AND/OR COUNTY ORDINANCES.

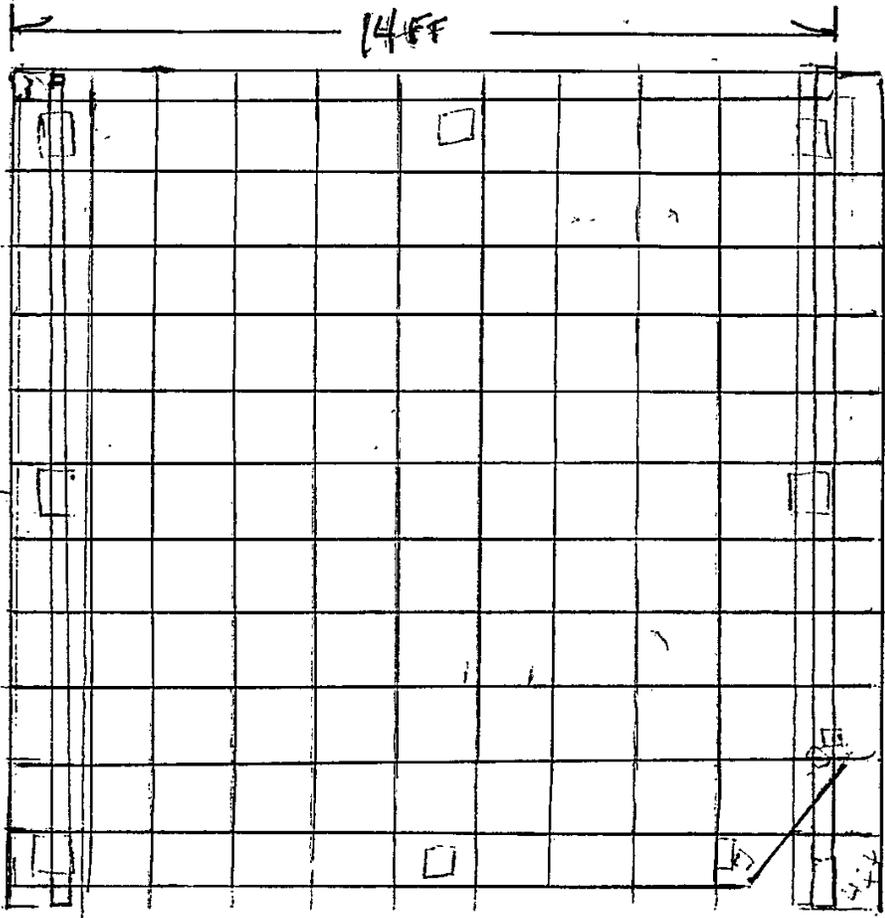
I, DAVID E. GASQUE, HEREBY CERTIFY TO HISTORIC BEAUFORT FOUNDATION THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND
 BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEYING STATUTES AND ORDINANCES FOR
 THE STATE OF SOUTH CAROLINA, AND UNDER NO OATH OR UNDER THE REQUIREMENTS FOR A COURT CASE. MY FEE AS
 SPECIFIED HEREIN. ALSO THERE ARE NO ENCUMBRANCES OR PRIOR CLAIMS OTHER THAN SHOWN. THIS SURVEY IS NOT VALID UNLESS
 IT BEARS THE ORIGINAL SIGNATURE AND HAS AN ENCLOSED SEAL. AREA DETERMINED BY COORDINATE METHOD.



[Signature]
 DAVID E. GASQUE, S.E.
 S.C. REGISTRATION NUMBER 16596 FPM/SD/TC DSO/MS
 THIS PLAT IS NOT VALID UNLESS ACCOMPANIED BY
 AN ORIGINAL SIGNATURE AND AN ENCLOSED SEAL.

House Side

14 FT



- 4x4 Post
 - 2x6 Beam
 - 2x4 1000 14'
 - 2x4 500 14'
- EST COST \$7,000.

SAMPLE OF
SCREEN DOOR
AND ROOF SLANT
AND 3' RAILING.

NEIGHBORS HOUSE



JAMPER
SCREEN DOOR
AT NEIGHBORS HOUSE



SAMPLE OF
SLANT ROOF WITH
SCREENS & 3' CROSS FAN

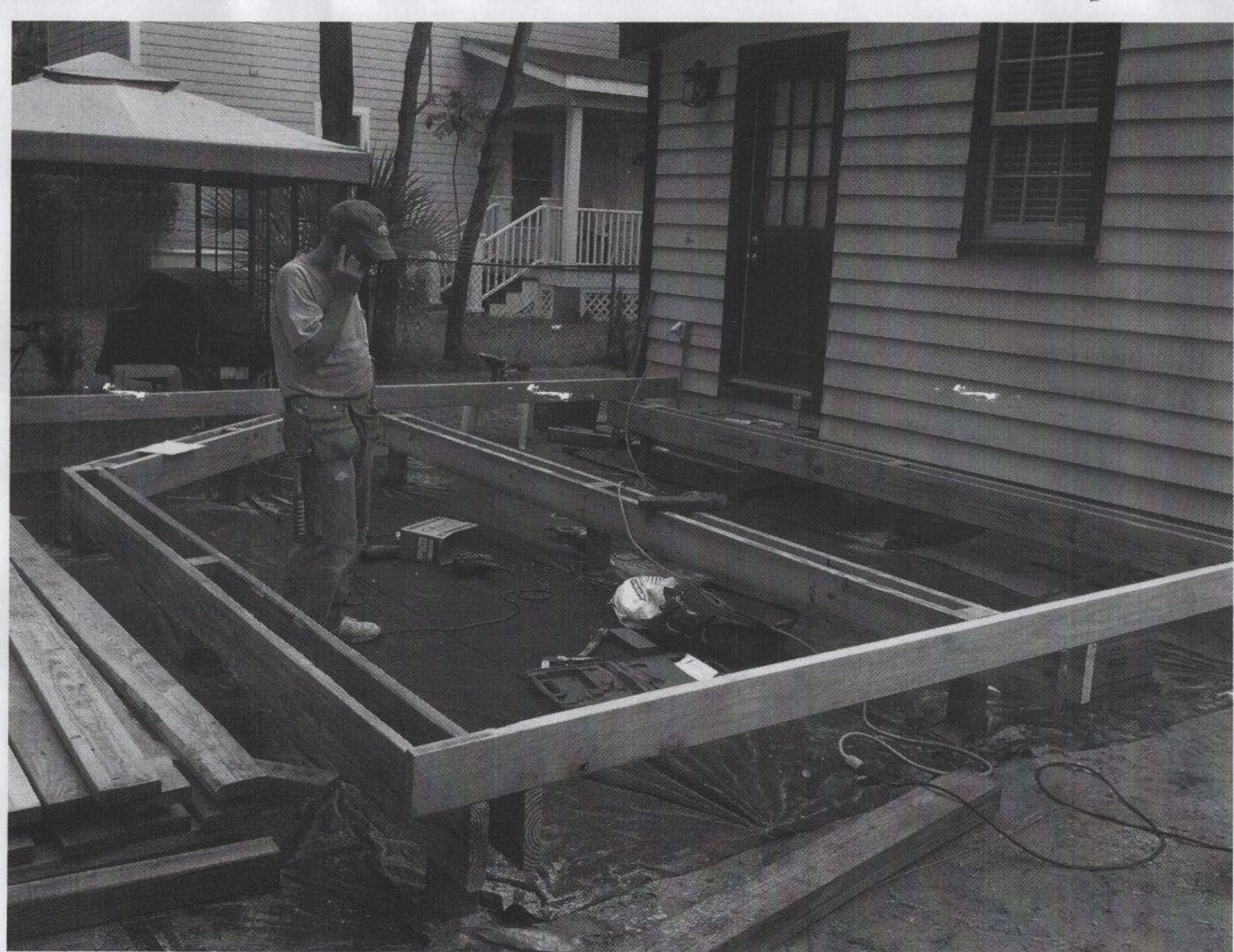


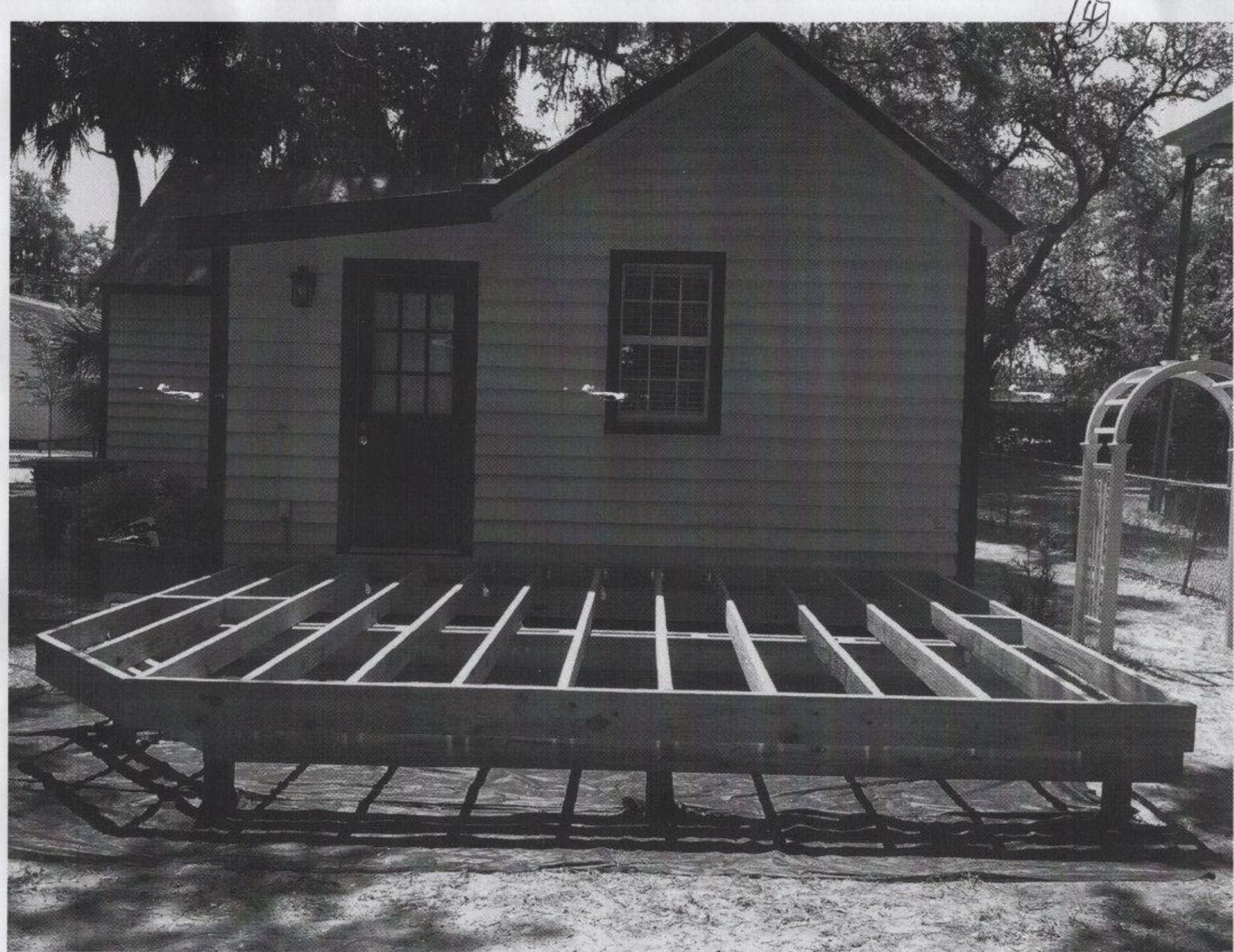
SAMPLE 36" JENSEN DOOR
AT LOWES

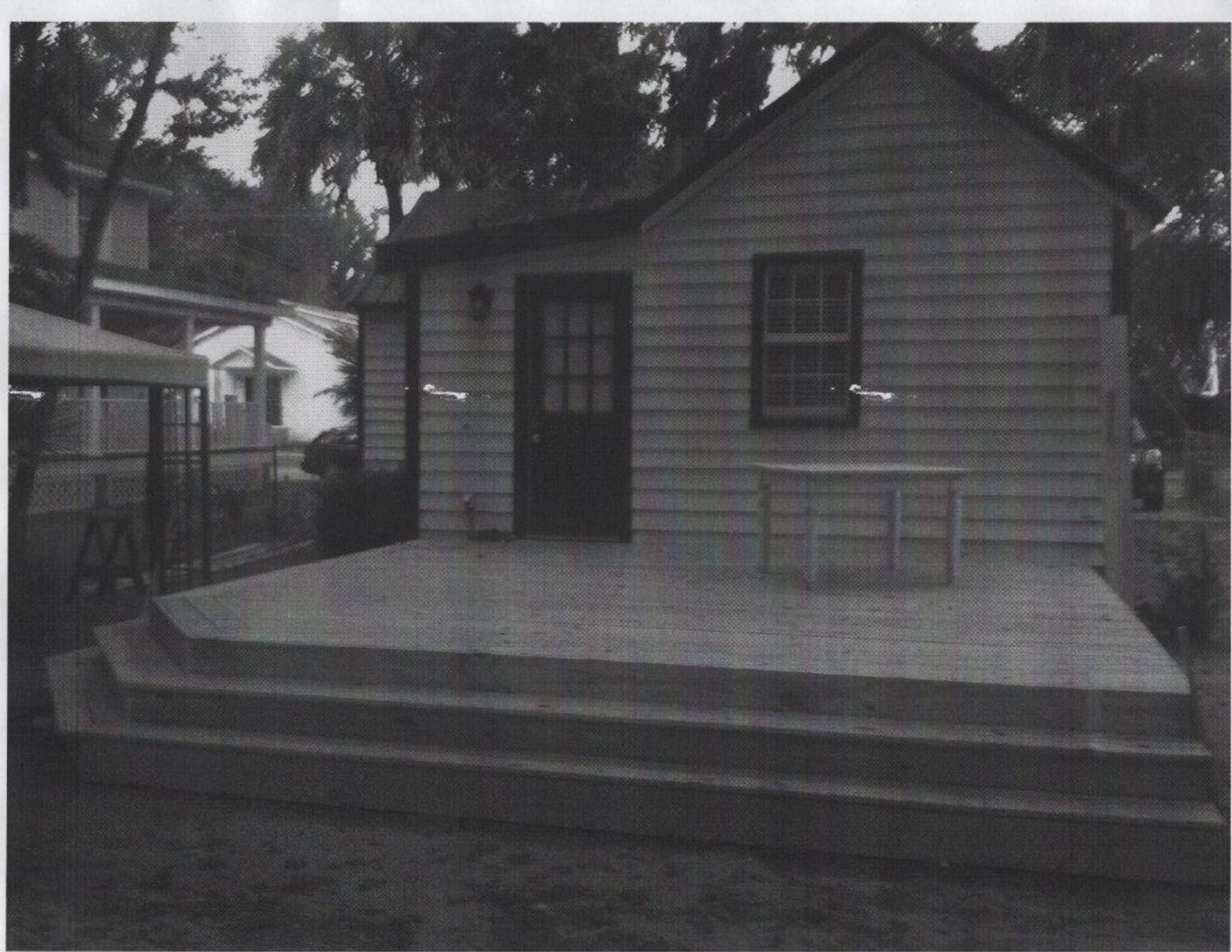












~~XXXXXXXXXX~~

PICTURES OF PLATFORM
FROM START TO FINISH.



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: 6/11/2025

Project Address: 1405 Duke Street

Project Narrative: Proposal for addition of a screened-in porch at the rear of the existing dwelling

Applicant: Martin W. Nash (Homeowner)

Synopsis of staff comments:

- **Planning and Zoning:**
 - Contributing, ca. 1900
 - T4-N
- **Building Codes:**
 - Shed roof slant – will not be attached
 - Provide plans from a design professional – required for roof
- **Architecture:**
 - What will metal roof be? Standing seam? 5V to match existing roof? Staff would be supportive of a red 5V roof to match existing.
 - Will it be a shed roof? What will slope of roof be? – *6" SLOPE*
 - How will roof connect to rear roof/wall? *WHITE*
 - What color will the porch framing be and will the deck be painted? Unpainted lumber is not appropriate in the historic district (the current deck should be painted, or stained). *PLATFORM PAINTED.*
 - Per Chapter 9 "Porch Repairs" of the Beaufort Preservation Manual, "All visible porch components should be painted wood; do not use exposed natural or treated lumber on any porch in the Beaufort Historic District,"
 - What will screen door look like? – *PICTURE*
 - Will there be a horizontal framing member for the screen – railing height? – *3 FT.*
 - Architectural drawings for something at a minor level like this project may not be necessary, but example photos of a similar porch would be helpful. *PICTURES INCLUDED.*

Applicant's Next Steps: Staff is in support of the project. Apply for July 9th HRB meeting –

– OVER –



submit HRB application by June 27th to meet the deadline. Reminder that Building Codes requires stamped engineering plans – will also be necessary to present to the HRB.

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

CALLED ENGINEER TO CHECK PLANS AND TO PUT HIS STAMP OF APPROVAL. HE TOLD ME THAT IN 2021 THE S.C. RESIDENTIAL CODE AND IN 2021 IRC AMENDED, EFFECTIVE JAN 2023 VERSION OCT 2022 CHAPTER 1 - SCOPE AND ADMINISTRATION R105.2 THAT PERMITS SHALL NOT BE REQUIRED FOR STRUCTURE DOES NOT EXCEED 200 SQ. FT. AND THAT IT SUPERCEEDS ANY LOCAL BUILDING CODES. HE SAID IT IS NOT NECESSARY FOR HIM TO SEE PLANS AND BUT HIS STAMP OF APPROVAL



STAFF REPORT - HTRC / pre-Design Meeting

DATE: 06/11/2025

GENERAL INFORMATION		
Applicant:	Martin W. Nash (Homeowner)	
Site Location/Address:	1405 Duke Street / PIN: R120 004 000 0345 0000	
Applicant's Request:	<u>Applicant is requesting to build a screened-in adobe (200 sq. ft.) on an existing platform at the rear of existing house.</u>	
Current Zoning:	T4-NEIGHBORHOOD (T4-N)	
Located within the Historic Beaufort District? If so, contributing or non-contributing structure?	Within Historic Beaufort District (Northwest Quadrant) <u>Contributing</u> (c. 1900)	
Lot size:	<u>~6,100 ft² (0.14 ac); Size of screened enclosure: ~200 sq. ft.</u> ✱	
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-HN	1406 Washington St. (c. 1965; non-contributing)	N/A
South: T4-N	1402/1406 Duke St. ("Holy Trinity Pentecostal Church"; contributing)	N/A
East: T4-N	1403 Duke St. (new built)	N/A
West: T4-N	1407 Duke St. (c. 1870; contrib.)	N/A

Background: The applicant wants to build a screened-in adobe on an existing platform (back porch) with no electrical wiring or plumbing. It will have a tin-roof and gutters. Size of structure: ~ 200 sq. ft.

FINDINGS AND RECOMMENDATIONS

- **The Beaufort Preservation Manual – Chapter 9: Porch Repairs (page 144)**

Certain principles will allow the property owner to screen in their porch without invalidating its architectural character:

- The wood frame and glass or screen assembly should always be placed behind the columns and balustrade of the porch so that those important architectural elements are not obscured.
 - If a horizontal framing member is required for the screen, it should be placed at balustrade height so as not to introduce visible horizontal elements where none existed before. Do not introduce a horizontal rail above the balustrade.
 - Vertical framing members should be located directly behind existing porch columns. Vertical mullions should divide porch bays evenly into halves, thirds, or quarters. If required, visible framing for enclosures should be painted in a matte finish and in a color to match the screening, or to match the glass. The new framing of the enclosure should be painted in a dark color compatible with that of the screen or glass, rather than the color of the existing columns and balustrade. The latter elements are major architectural features which express the rhythm of the building's structure, and should not be confused with the later infill. Do not use tinted or reflective glass.
 - In the case of screened enclosures, screens should be fastened with easily removed screws or wing nuts, to permit ease of maintenance.
 - Screens themselves should be framed in wood. If aluminum is used, it should be painted out, as above.
 - Screen doors should be wood frame and as simple as possible.
 - Modern aluminum screen doors are, almost without exception, serious visual detractors in the District and should be discouraged.
 - The frame of the screen door itself need not be painted out to match the screening. Rather, it can match the color of the principal architectural features of the porch, such as the columns and balustrade.
 - Any horizontal rails in the door of a porch enclosure should align with the horizontal rail of the balustrade.
- **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.



STAFF REPORT: Historic District Review Board (HRB)

1405 DUKE STREET

DATE: July 9, 2025

GENERAL INFORMATION

Applicant:	Martin W. Nash (Homeowner)
Site Address / Tax PIN:	1405 Duke Street ; R120 004 000 0345 0000
Applicant's Request:	The applicant is requesting approval to build a detached, screened-in adobe (200 sq. ft.) on an existing platform at the rear of the existing house.
Current Zoning:	T4-NEIGHBORHOOD DISTRICT (T4-N)
Contributing/Neighborhood	Contributing - Northwest Quadrant (ca. 1900)
Flood Zone/Base Flood	Flood Zone X, Elevation: 22'-25'

ZONING DISTRICT INFORMATION

T4-NEIGHBORHOOD DISTRICT (T4-N)

Lot Width at Setback:	N/A
Minimum Lot Size:	N/A
Max Lot Coverage:	70% of lot area (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)
Min. Frontage Build Out	60% min; 85% max
Front Setback	0 ft -15 ft
Side Setback	Corner: 0 ft – 10 ft; Interior: 5 ft min., 0 ft if attached
Rear Setback	10 ft min; from alley: 0 ft.
Building Height:	Primary: 4 stories max; 3.5 stories max in & fronting Historic District & interior lots along Allison Rd Accessory: 2 stories / 30 ft max

SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS

<u>Adjacent Zoning</u>	<u>Adjacent Land Uses</u>	<u>Setbacks for Adjacent Zoning /Buffer required if rezoned</u>
North: T4-HN	1406 Washington St (noncontributing, ca. 1965)	N/A
South: T4-N	1402/1406 Duke St ("Holy Trinity Pentecostal Church"; contributing)	N/A
East: T4-N	1403 Duke St (new build)	N/A
West: T4-N	1407 Duke St (contributing, ca. 1870)	N/A

Background: The applicant is requesting approval to build a screened-in adobe (200 sqft) on an existing platform at the rear of the existing house. The project consists of constructing a wooden frame atop of the existing wooden platform and will feature a metal roof. The framing will be screened-in. There will be a screen door that opens out into the backyard. The metal roof will be slightly angled to facilitate rain runoff. No electrical wiring or plumbing. The applicant will be building the project by himself. **The applicant has been to one (1) HTRC Meeting on June 11th, 2025.**

Project timeline

Jan. 2025	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.
					6/11: HTRC Meeting	7/9: HRB Meeting					
					6/20: HRB application						

Tree Removal Proposed:

No Specimen/Landmark trees are affected by this request.

Surrounding Area:

The property lies on the northside of Duke Street, close to the intersection of Duke and Wilmington. It lies within the Northwest Quadrant neighborhood of the Historic District. The property is classified as a contributing structure, with the surrounding properties mainly being single-family homes, with a church to the south of the property.

Determination of adequate historic integrity for New Construction, Infill, Additions and Demolition:

As per the Beaufort Preservation Manual (Chapter 5) and the Beaufort Development Code (Section 4.7), the compatibility of new infill construction as well as major renovations within Beaufort Historic District is determined in consideration with the following principles: **1. Location, 2. Design, 3. Setting, 4. Materials, 5. Workmanship, 6. Feeling and 7. Association.** See detailed staff analysis and recommendations in table below.

<u>4.7.2 Integrity Guidelines (as per Beaufort Development Code)</u>	<u>Rationale Present</u>	<u>Staff Analysis of Rationale</u>
1. Location: This is the relationship between the property and its historical context.	YES	✓ 1405 Duke Street is located within the Northwest Quadrant neighborhood of the Historic District. It is in the rear of the property, not visible from the street. Staff believes the proposal would not impact the relationship between the property and its historical context within the area.

<p>2. Design: This is the combination of elements that create the feeling of a district or structure. These elements include building patterns, streetscapes, site elements, building size, mass and scale, spatial relationships, and specific architectural elements and details.</p>	<p>YES</p>	<p>✓ Staff believes the proposal will not alter the streetscape, nearby site elements, or the spatial relationship with nearby buildings.</p>
<p>3. Setting: This is the physical environment of a property and should be evaluated on its context as well as on the historical role the property has played and continues to play. Important features include topography, vegetation, man-made features, and relationships between existing structures and their surroundings.</p>	<p>YES</p>	<p>✓ Staff believes the relationship between the house and the historic setting of the neighborhood are not impacted by the proposal.</p>
<p>4. Materials: These are the physical elements that make up a property or district.</p>	<p>Yes</p>	<p>✓ Per the preservation manual, the proposed materials are appropriate for the Historic District.</p>
<p>5. Workmanship: This is the physical evidence of the crafts of a particular culture or time period. This particularly applies to rehabilitation projects, but for new infill projects, workmanship of surrounding structures should be considered and respected.</p>	<p>YES</p>	<p>✓ Staff believes the workmanship of the existing house as well as the surrounding structures will not be impacted by the proposal.</p>
<p>6. Feeling: This is the property's expression of the aesthetic or historic sense of a particular period of time. This particularly applies to rehabilitation projects, but for new infill projects, the feeling of surrounding structures should be considered and respected.</p>	<p>YES</p>	<p>✓ Staff believes the feeling of the existing house as well as the surrounding structures will not be impacted by the proposal.</p>
<p>7. Association: This is the direct link between an important historic event or person and a property.</p>	<p>YES</p>	<p>✓ N/A</p>

FINDINGS AND RECOMMENDATIONS

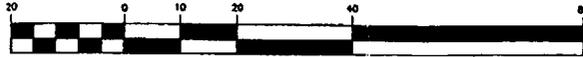
Staff Recommendation: Staff recommends **FINAL APPROVAL** of the screened-in adobe, in that it satisfies the intent of the Beaufort Preservation Manual and requirements of the Beaufort Code, with the following conditions:

1. Applicant to provide cutsheet specifications on roof color and materials.
2. Applicant to provide specific colors for wood framing and existing platform.

807 SCOTT STREET

Request for various interior & exterior renovations/alterations, including changing location of existing door/window at rear elevation, placement of new windows, exterior paint color change as well as screened-in rear porch enclosure.

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

LEGEND

- CM(O) = CONCRETE MONUMENT OLD
- CM(N) = CONCRETE MONUMENT NEW
- RB(O) = 1/2" REBAR FOUND
- RB(N) = 1/2" REBAR SET
- OHP = OVERHEAD POWER LINES

GENERAL NOTES:

- 1.) PRESENT OWNER OF PROPERTY SHOWN HEREON: COLIN & SHARON PHILLIPS
- 2.) TOWN # 120-04-425
- 3.) THE BEARINGS SHOWN HEREON ARE MAGNETIC AND AS SUCH SUBJECT TO LOCAL ATTRACTION.
- 4.) PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "B" ELEVATION (N/A) PER FEMA PANEL #450025-0005-D DATED: SEPT. 29, 1986

REFERENCE PLATS & DEEDS

- 1.) DEED 1172/ 127

CERTIFICATION:

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

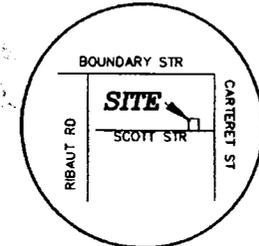
[Signature]
ZYAD A. KHALIL RLS
S.C. REG. NO. 15176

[THIS SURVEY IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL]

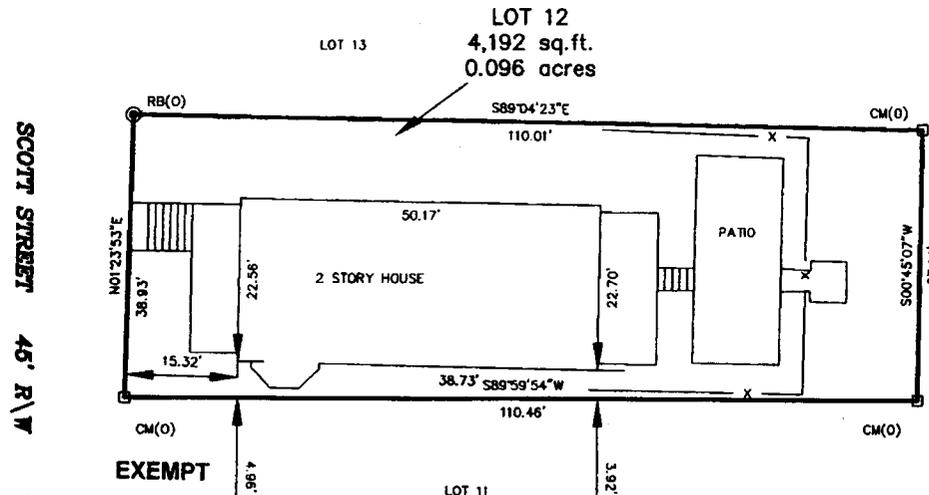
CHRISTENSEN ~ KHALIL SURVEYORS, INC.

1816 BOUNDARY STREET, BEAUFORT, S.C. 29902
(843) 524-4148 , FAX (843) 524-4149

S-6074



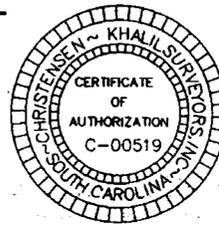
LOCATION MAP NTS



EXEMPT

The development plan shown hereon is exempt from the requirements of the City of Beaufort Unified Development Ordinance according to the provisions in Article 8.1.B.

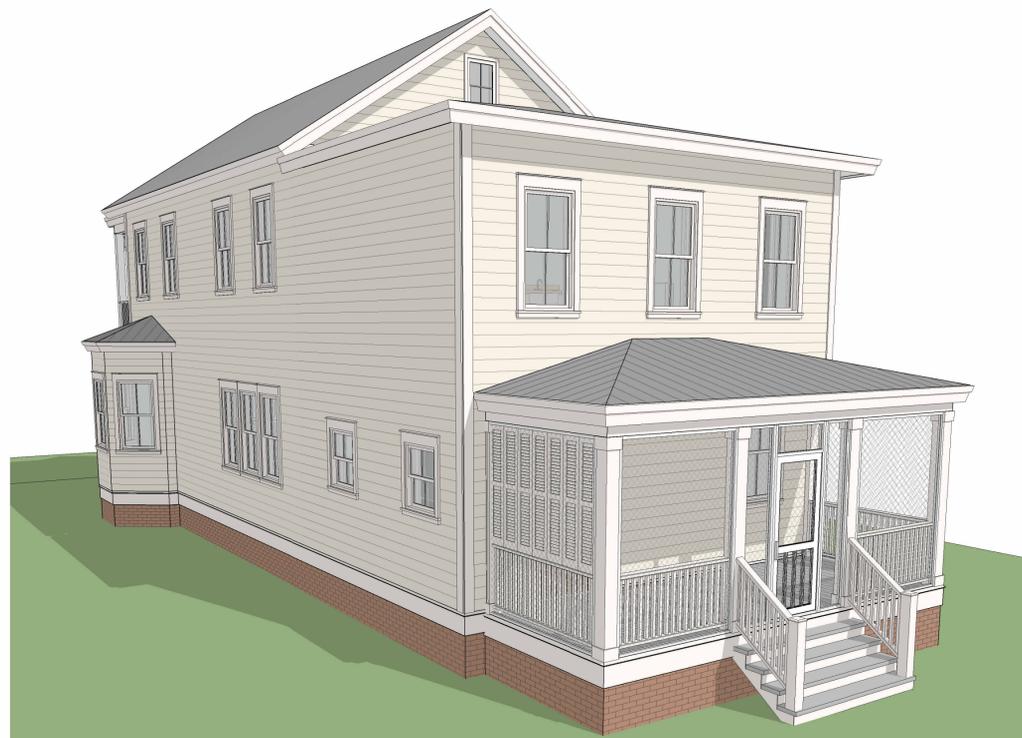
Certified by: *[Signature]*
Date: 11-22-05
City of Beaufort Planning Department



PLAT SHOWING
R120 004 000 0425 0000
LOT 12 BLOCK 43
CITY OF BEAUFORT
PREPARED FOR:
ANDREW J. DUNCAN
BEAUFORT COUNTY, SOUTH CAROLINA
DATED: NOV. 1, 2005
SCALE: 1"=20'

Renovation Of Existing Residence

807 Scott Street
Beaufort, South Carolina



② Rear/Right View



① Front/Left View

Wren
Home
Designs LLC

mirjam.gerlach@outlook.com
803.741.4799

Stuart Feldman & Kristen Seabury

Beaufort, SC 29902

A Renovation
807 Scott Street

Beaufort, SC 29902

Date June 25, 2025

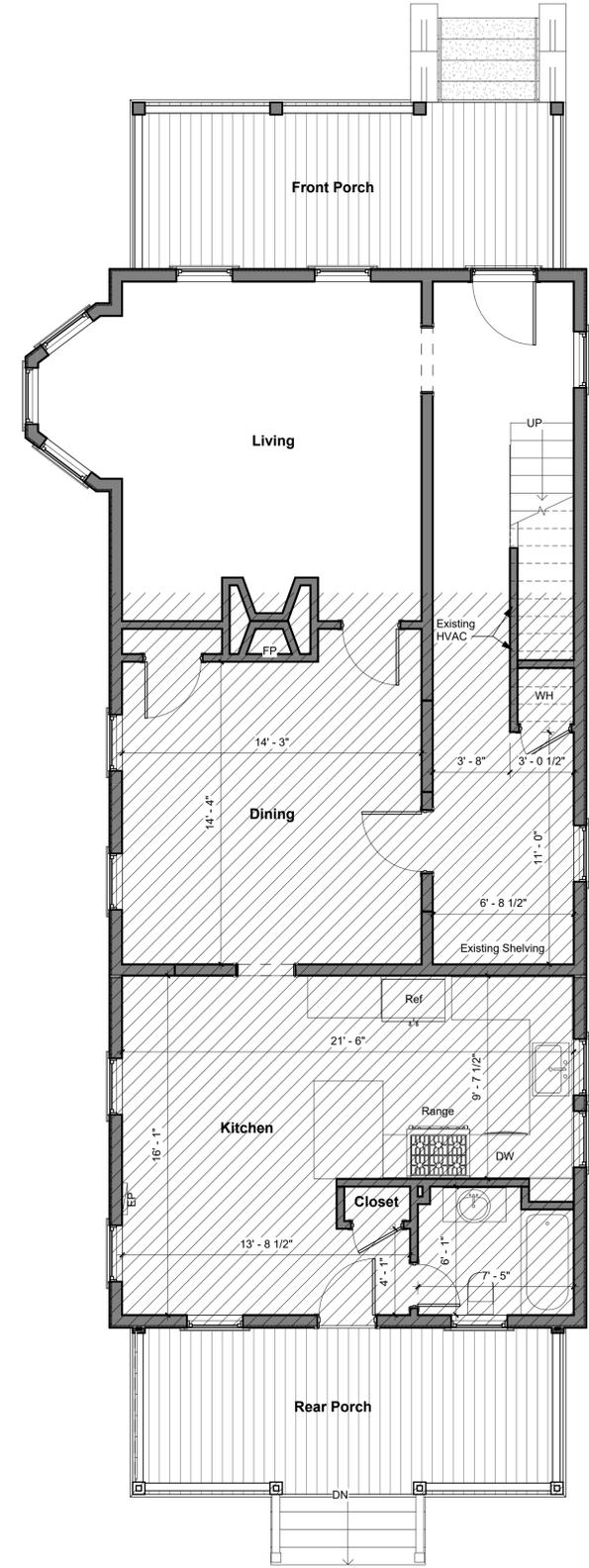
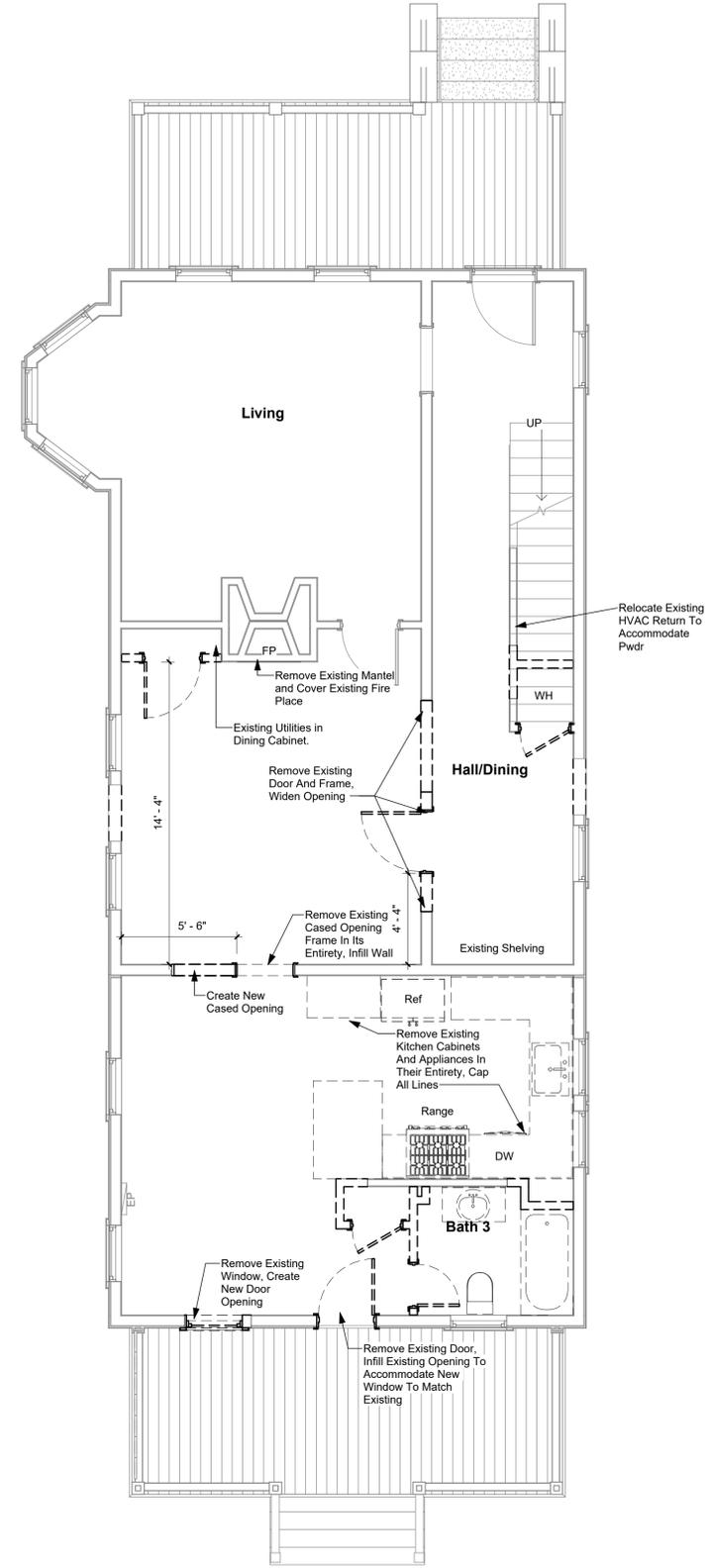
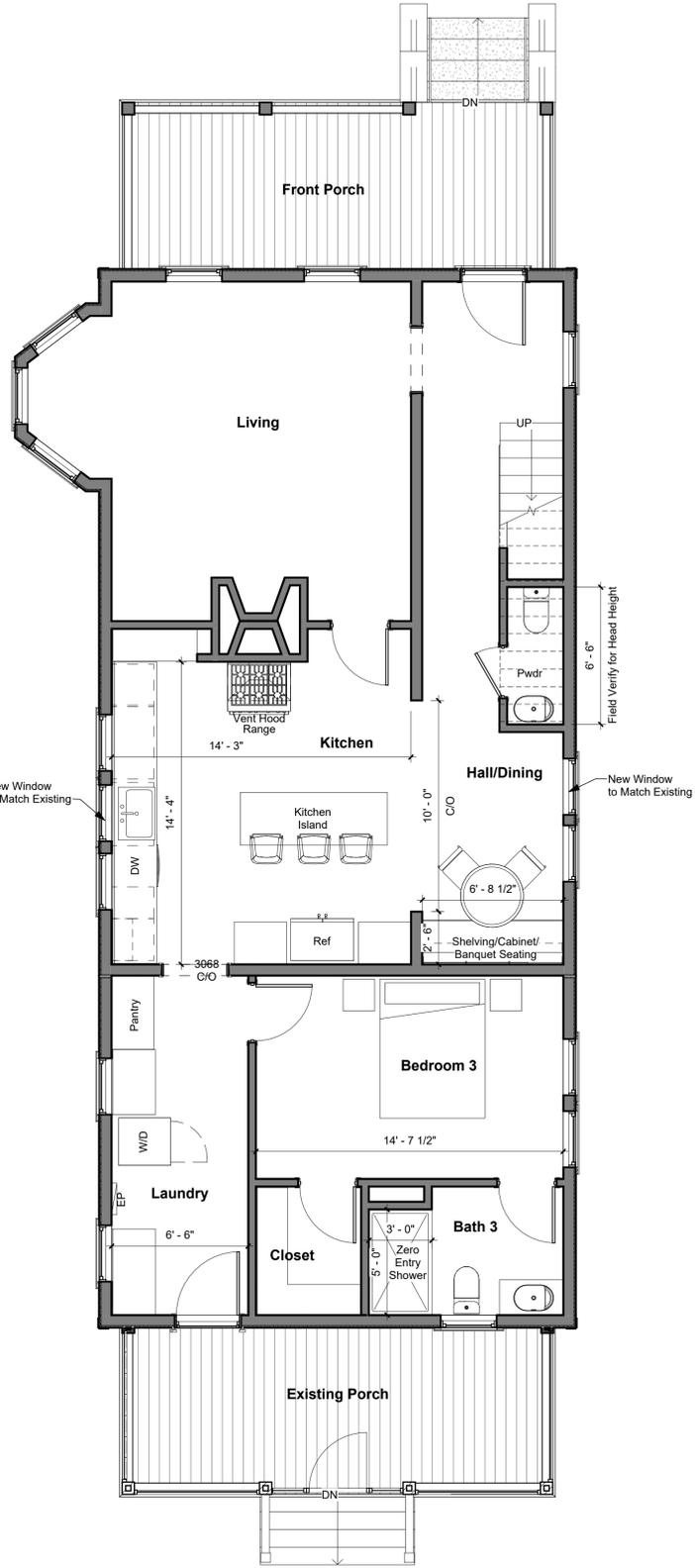
Scale

Cover Sheet

A10

HRB - Review Set, Not For Construction

6/25/2025 9:21:17 AM



- GENERAL NOTES**
- 1) THE BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION
 - 2) THE CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES IN THE AREA WHERE CONSTRUCTION IS TAKING PLACE
 - 3) VERIFY EXISTING LOAD BEARING CAPACITY OF THE SOIL AT THE BUILDING SITE
 - 4) ALL FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, REGULATIONS, ETC., SHALL BE CONSIDERED PART OF THESE PLANS AND SHALL TAKE PREFERENCE OVER ANYTHING SHOWN, DESCRIBED, OR IMPLIED IN THE CASE OF VARIANCE



③ North Elevation - Existing
1/4" = 1'-0"



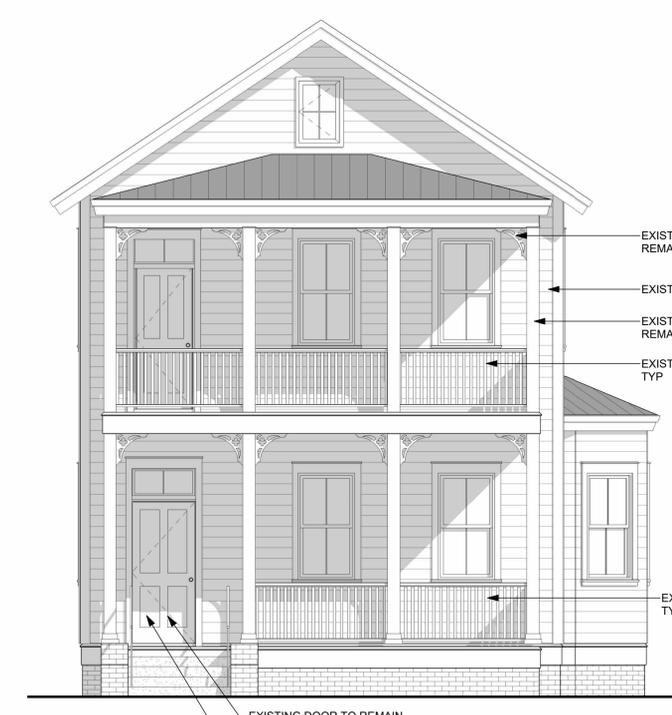
④ West Elevation - Existing
1/4" = 1'-0"



② North Elevation - New
1/4" = 1'-0"

NEW WINDOW TO BE LOCATED BETWEEN EXISTING WINDOWS, TO MATCH EXISTING. USE EXISTING WINDOW REMOVED FROM EAST ELEVATION ON SOUTH ELEVATION OR NORTH ELEVATION WHERE POSSIBLE

EXISTING CORBELS TO REMAIN TYP
EXISTING SIDING TO REMAIN
EXISTING RAILINGS TO REMAIN TYP
EXISTING COLUMNS TO REMAIN
EXISTING RAILINGS TO REMAIN TYP



① West Elevation - New
1/4" = 1'-0"

EXISTING CORBELS TO REMAIN TYP
EXISTING SIDING TO REMAIN
EXISTING COLUMNS TO REMAIN
EXISTING RAILINGS TO REMAIN TYP
EXISTING RAILINGS TO REMAIN TYP

EXISTING DOOR TO REMAIN
EXISTING SCREEN DOOR PER IMAGE OF EXISTING WEST ELEVATION TO REMAIN



809 Scott Street



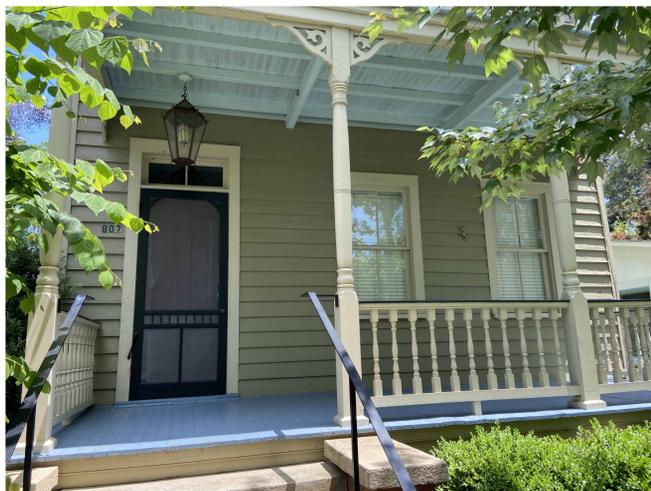
807 Scott Street



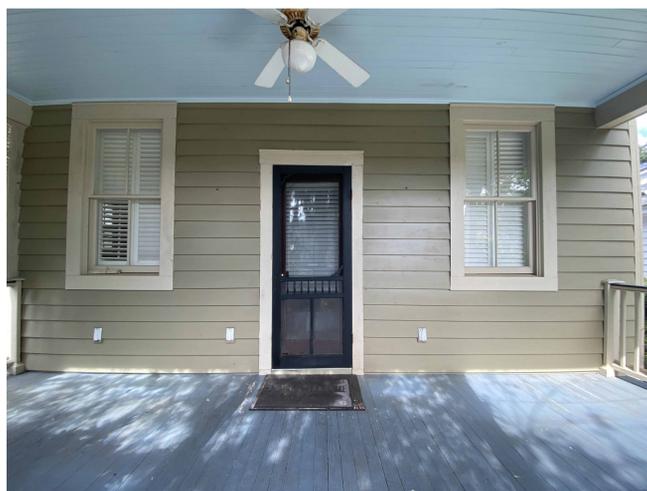
807 Scott Street



805 Scott Street



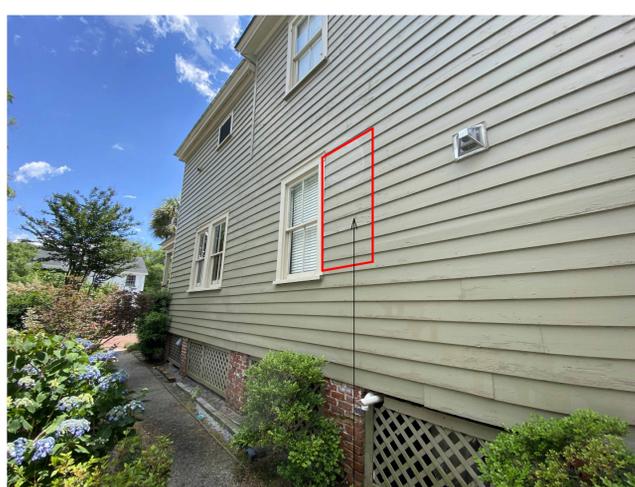
EXISTING FRONT DOOR AND SCREEN DOOR TO REMAIN, NEW PAINT COLOR FOR FRONT DOOR AND SCREEN DOOR FRAME, EXISTING LIGHT FIXTURE TO REMAIN



EXISTING EAST ELEVATION DOOR OPENING TO BE RELOCATED TO LEFT WINDOW LOCATION, EXISTING WINDOW TO BE REUSED FOR NEW WINDOW ON SOUTH OR NORTH ELEVATION, EXISTING SCREEN DOOR TO BE USED FOR NEW SCREENED PORCH ON THIS ELEVATION (EAST ELEVATION).



EXISTING SOUTH ELEVATION - EXISTING WINDOWS NOT VISIBLE FROM STREET, BEYOND VEGETATION

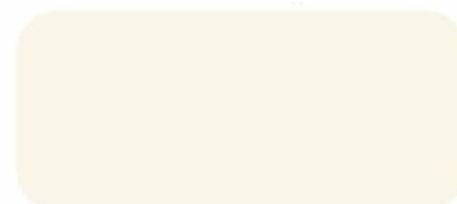


EXISTING NORTH ELEVATION

NEW PROPOSED WINDOW

COLOR SELECTIONS PER HISTORIC CHARLESTON FOUNDATION COLOR SHEET

SIDING COLOR



Aunt Betty's China DCR101 NRH
C=2, M=3, Y=9, K=0
R=248, G=242, B=229

TRIM/COLUMN/RAILING COLOR



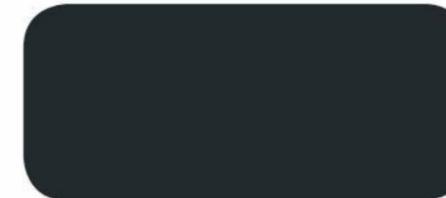
Charleston White DCR100
C=1, M=2, Y=3, K=0
R=251, G=248, B=244

PORCH DECKING COLOR



Cooper's Basin DCR071
C=33, M=18, Y=18, K=0
R=172, G=188, B=195

DOOR COLOR



Historic Charleston Green DCR099
C=88, M=78, Y=78, K=50
R=35, G=43, B=43

PORCH CEILING COLOR TO MATCH EXISTING

THERMA TRU[®] DOORS

Date

6/20/2025

Style Option = S2103-SDLLE

Fiberglass Single

Impact Rating : None
Call Width : 2'8"
Call Height : 6'8"
Door Collection : Smooth-Star®
Line : Smooth-Star®
Glass Shape : 3/4 Lite
Style Shape : 3/4 Lite 1 Panel Flush-Glazed
Glass Type : Clear Glass with Grilles
Glass Design : Grille
Grille Pattern : Colonial 4 Lite 2Wx2H
Grille Style : SDL (Simulated Divided Lites)
Low-E? : Yes
Caming : None
Frame Profile : None
Door Prefinish : Unfinished
Jamb Prefinish : Unfinished
Hardware : No Hardware
Would you like to include a storm door? : No





WINDSOR
WINDOWS & DOORS

LEGEND

Cellular PVC Windows

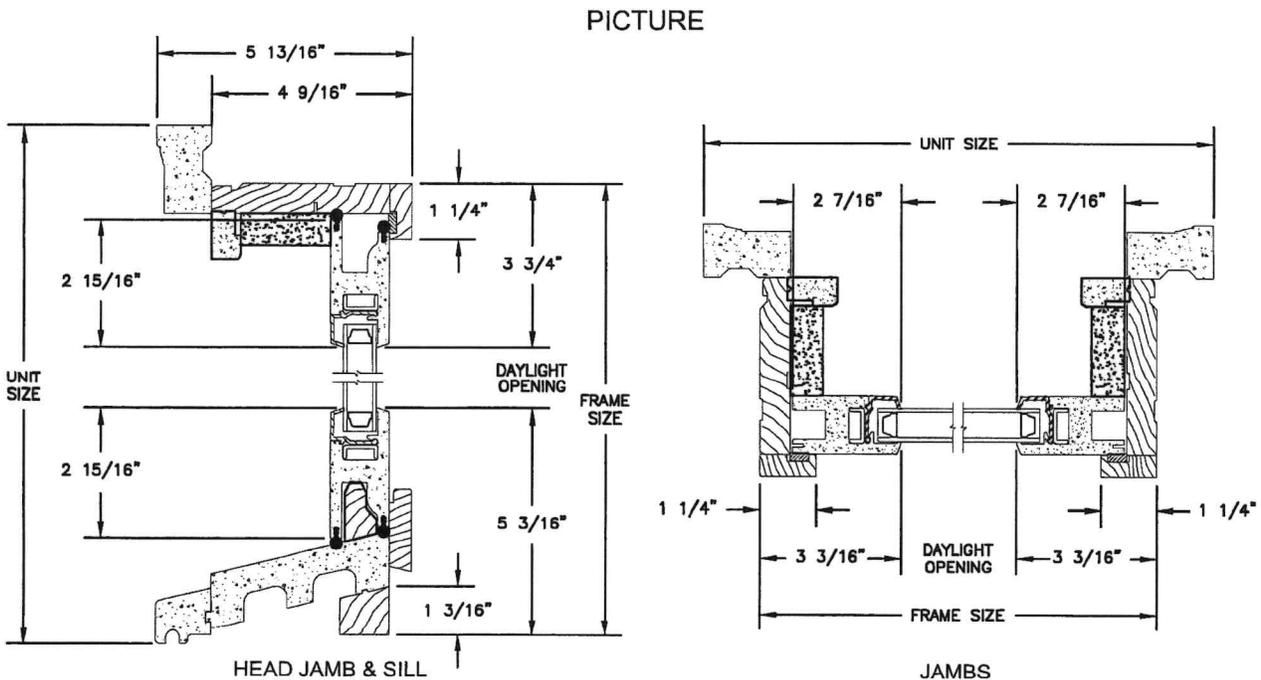
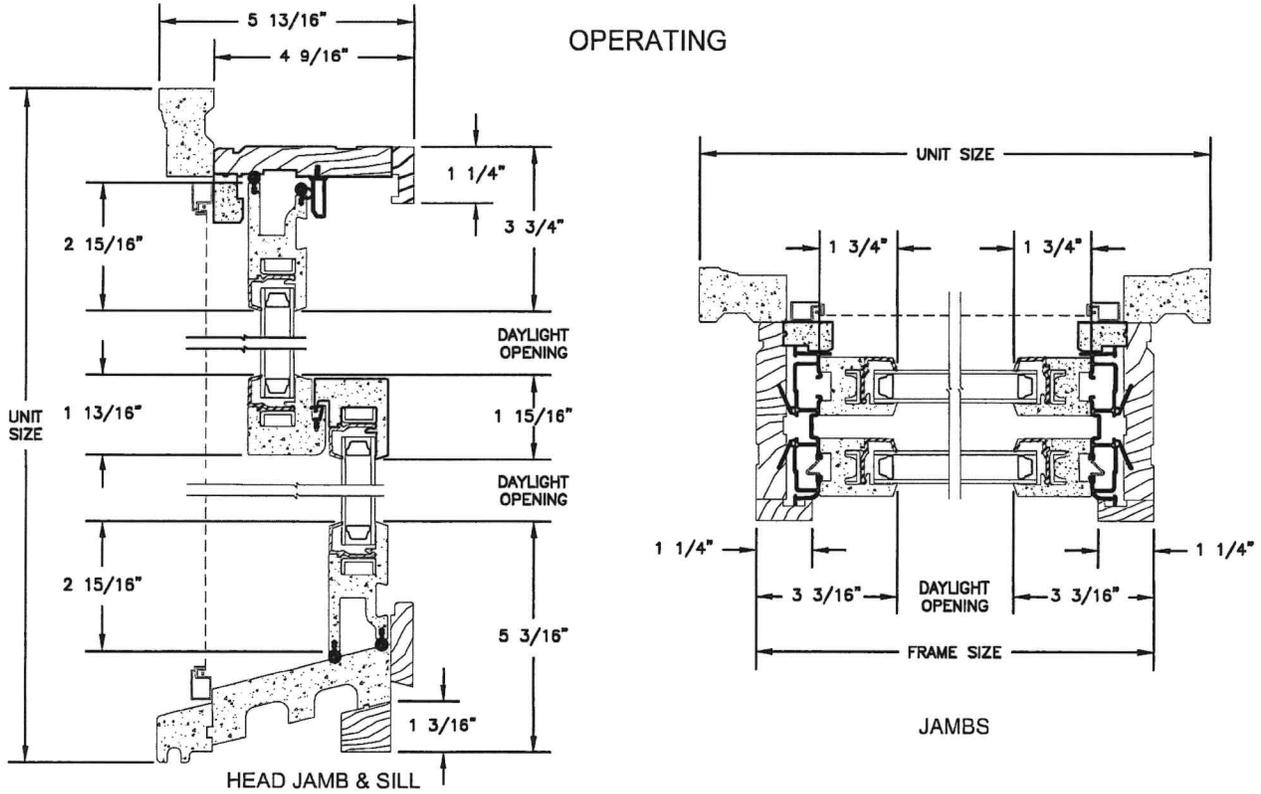


Legend Series

LEGEND DOUBLE HUNG

SECTION DETAILS

SCALE: 3" = 1'-0"



Selected Colors / specs for 807 Scott Street:











STAFF REPORT: Historic District Review Board (HRB)

807 SCOTT STREET

DATE: July 9, 2025

<u>GENERAL INFORMATION</u>		
Applicant:	Mirjam Kauffman (Architect) / Stuart Feldman (Owner)	
Site Address / Tax PIN:	807 Scott Street / PIN: R120 004 000 0425 0000	
Applicant's Request:	<p><u>The applicant is requesting approval for several alterations to the existing structure. Proposed exterior renovations include:</u></p> <ul style="list-style-type: none"> New exterior paint colors for siding, windows, doors and trim Relocation of one (1) existing window on rear (East elevation) to North or South elevation & shifting of existing door at rear in lieu of window (existing doors to remain) Additional window at North/South elevations Screen Porch enclosure at rear porch (East elevation) Repainting of the entire house in white color scheme 	
Current Zoning:	T4-HISTORIC NEIGHBORHOOD DISTRICT (T4-HN)	
Contributing/Neighborhood	Contributing - Old Commons Neighborhood (c. 1885)	
Flood Zone/Base Flood	Flood Zone "Shaded X", Elevation: 13'	
Lot size / Square footage of building / lot coverage	~4,356 sq. ft. (0.1 ac.) / 2,188 sq. ft. (roofed) = ~50% roofed coverage	
<u>ZONING DISTRICT INFORMATION</u>		
T4-HISTORIC NEIGHBORHOOD DISTRICT (T4-HN)		
Lot Width at Setback:	40 ft. min. / (60 ft. min in the Point)	
Minimum Lot Size:	4,000 sq. ft. (6,000 sq. ft. in The Point)	
Max Lot Coverage:	55% [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)].	
Min. Frontage Build Out	75% of lot	
Front Setback	Avg. prevailing setback on the block	
Side Setback	6 ft. min. (interior), 5 ft min. (at corner)/ (10 ft. min. in the Point)	
Rear Setback	15 ft min.	
Building Height:	3 stories max. (primary); 2 stories or 30 ft. max. (accessory)	
<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-HN	Residential Home (809 Scott St., c. 1900)	N/A
South: T4-HN	Residential Home	N/A
East: T4-N	Townhomes/Duplexes	N/A
West: T4-HN	Residential Home	N/A

Background: Applicant is proposing various renovations to the exterior and interior of the existing dwelling.

Project timeline											
Jan. 2025	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.
				5/28: HTRC application	6/4: HTRC Meeting	7/9: HRB Meeting					

Applicant has been to the HTRC Meeting on June 4, 2025 – Summary of discussion points:

1. **Planning and Zoning:**
 - Contributing, ca. 1885
 - T4-HN
 - Screened porch will give the illusion of symmetry, so shouldn't be an issue with the rear door placement alteration
 - Include a note saying that the bargeboards will not be removed/altered
 - Provide cutsheets for the doors/windows/paint scheme

2. **Building Codes:**
 - Energy code may be voided since it's a contributing structure – still recommend meeting the code however
 - Hanging fixtures over tub is a concern.
 - Make sure to not take out a supporting wall

3. **Staff Architects (Meador Architecture):**
 - In future submissions, applicant should supply existing/demo elevations adjacent to the proposed, similar to how existing/demo/proposed floor plans are shown.
 - Show cardinal direction instead of "left," "right" etc.
 - Are the current front and rear doors original? Difficult to see doors behind screen doors in the image. The proposed doors appear to be solid wood and are appropriate within the historic district. If the existing doors are original and are in good condition, then staff has questions regarding why they are proposed to be removed. If they are original but in poor condition, then documentation needs to be provided illustrating their condition.
 - Is applicant proposing to keep the existing screen doors? Staff recommends keeping them in their current locations. (The repair sheet on page 16 notes there is an aluminum screen door, but current photos show painted wood screen doors – so existing screen doors may not be historic, or at least not original to this structure).
 - Staff is supportive of the new window additions on the left and right elevations – applicant to confirm if the existing windows are to remain and not be replaced.
 - Provide a cutsheet for proposed windows – the most appropriate window would be a TDL wood window with a muntin profile to match the existing. All other dimensions, including rail and stile, casing, and sill dimensions are to match existing.
 - Staff has concerns about removing the existing rear window and replacing the opening with a door, as well as removing the existing door opening.
 - Is the rear door historic? Ideally, staff would prefer the door opening be maintained to some degree, and maybe the existing window be moved to the door location.

4. **Historic Beaufort Foundation (HBF):**

- Recommend retaining character defining features – 2 story piazza, bargeboard
- Concerned with breaking up the rhythm on façade facing the alley
- Do not recommend going dark colors for the door. Lighter is more appropriate.

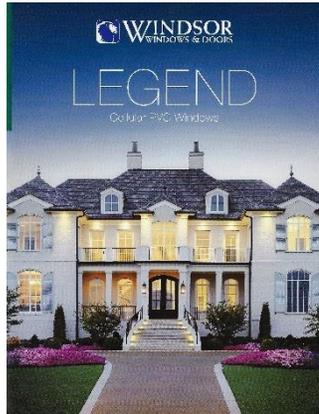
<u>Item</u>	<u>HTRC & Staff recommendations</u>				
<p>(A) New exterior colors selections of (i.) "Historic Charleston Green" (DCR #099), (ii.) "Cooper's Basin" (DCR #071), (iii.) "Aunt Betty's China" (DCR #101), and (iv.) "Charleston White" (DCR #100) for siding, windows, doors and trim</p> <table border="1" data-bbox="147 661 914 1600"> <tr> <td data-bbox="147 661 529 1129"> <p>(i.) "Historic Charleston Green" (Doors)</p>  </td> <td data-bbox="529 661 914 1129"> <p>(ii.) "Cooper's Basin" (Porch decking)</p>  </td> </tr> <tr> <td data-bbox="147 1129 529 1600"> <p>(iii.) "Aunt Betty's China" (Siding)</p>  </td> <td data-bbox="529 1129 914 1600"> <p>(iv.) "Charleston White" (Trim/Columns/Railing)</p>  </td> </tr> </table>	<p>(i.) "Historic Charleston Green" (Doors)</p> 	<p>(ii.) "Cooper's Basin" (Porch decking)</p> 	<p>(iii.) "Aunt Betty's China" (Siding)</p> 	<p>(iv.) "Charleston White" (Trim/Columns/Railing)</p> 	<p>"Historic Charleston Green" seems to be the most appropriate color choice that staff would recommend.</p>
<p>(i.) "Historic Charleston Green" (Doors)</p> 	<p>(ii.) "Cooper's Basin" (Porch decking)</p> 				
<p>(iii.) "Aunt Betty's China" (Siding)</p> 	<p>(iv.) "Charleston White" (Trim/Columns/Railing)</p> 				

(B) New Cellular PVC windows (North/South elevation) (Windsor Windows & Doors)



EXISTING NORTH ELEVATION

NEW PROPOSED WINDOW



New windows should be a TDL wood window with a muntin profile to match the existing. All other dimensions, including rail and stile, casing, and sill dimensions are to match existing.

Tree Removal Proposed:

No Specimen/Landmark trees will be affected.

Surrounding Area:

This property is located in the midst of the Old Commons neighborhood. The buildings in the immediate vicinity are pre-dominantly residential, single-family dwellings of mixed historically contributing/non-contributing character.

FINDINGS AND RECOMMENDATIONS

❖ **The Beaufort Preservation Manual – Chapter 10: Doors, Windows and Shutters (page 150ff.)**

General Guidelines:

- Repair or replace existing historic doors/windows in-kind
- Save as much historic door fabric as possible. In some cases, this will involve removing deteriorated sections and patching as invisibly as possible
- Replace inappropriate doors/windows with doors/windows appropriate to the period of the house
- Extant nineteenth-century screen doors should be retained, maintained, and repaired to the greatest extent possible.

❖ **The Beaufort Preservation Manual – Chapter 14: Painting**

Color Selection (p. 190/191):

- “(...) When possible, implementation of historically appropriate colors can be a suitable approach. Verification of the original or early paint colors applied to a building must be accomplished through a specific procedure of investigation and analysis.”

❖ **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.

Staff Recommendation: Staff recommends FINAL APPROVAL of the proposed alterations, in that it satisfies the intent of the Beaufort Preservation Manual and requirements of the Beaufort Code, with the following conditions:

1. Staff is supportive of the proposed colors for the siding, trim and columns, porch decking, and doors.
2. Applicant to clarify if the existing back door is historic (even though it is not original) and could potentially be reused in the new door opening. If not, staff is supportive of the replacement "Therma-tru" door. Applicant to note that the SDL door must have exterior muntins applied on the glass. This also applies to the transom window above the door.
3. Staff is supportive of reusing the rear screen door in the new screened enclosure. Applicant to clarify if the
4. Staff is supportive of the proposed window and door alterations, with one condition. The applicant has provided details from the Windsor Legend window series, which is a vinyl window. Vinyl windows are not appropriate in the historic district per the Beaufort Preservation Manual. Additionally, the City's "Window Scenarios in the Historic District" guidelines note that wood windows on contributing structures should be replaced with wood windows. To achieve the same profiles and exact dimensions needed for a new window on this structure, a custom wood window is the most appropriate option. This also applies to the transom window above the rear door. Both windows are to be either TDL windows, or SDL windows with an exterior muntin grille applied on the glass, as noted in the comment above.

5. DESCRIPTION (CONT'D.)

Notable Features: handsome crown mold; corner brackets

Condition: EXTERIOR Excellent Good Fair Deteriorated Ruins
 INTERIOR Excellent Good Fair Deteriorated Ruins

Integrity: a. Original Site b. Moved If so, when and from where _____

Major Alterations or Additions: _____

Date(s) (if known) _____

Related Outbuildings and Property:

barn carriage house garage(s) shop shed wash house smoke house
 kitchen slaves' quarters gardens orchards fencing (type) _____
 walling (type) _____ other (_____)

Threats and/or intrusions to Building:

none known zoning roads development deterioration other (_____)

6. INTERRELATIONSHIPS OF BUILDING AND SURROUNDINGS

a. Relationship to Street: Pivotal Positive Neutral Negative
 b. Relationship to District: Pivotal Positive Neutral Negative

Basis for relationship: a. scale, date
 b. important late 19th century form

7. SIGNIFICANCE

Date of Initial Construction: pre-1800 c.1800 c.1810 c.1820 c.1830
 c.1840 c.1850 c.1860 c.1870 c.1880 c.1890 c.1900
 c.1910 after 1910 Specific Date (if known) 1899

Style Georgian Second Empire Georgian Revival Art Deco
 or Federal Italianate Neo-Classical Revival Ranch Style
 Classic Revival Romanesque Revival Federal Revival Split-Level
 Influence: Gothic Revival Queen Anne Bungalowoid Other
 Tuscan Villa Eastlake Cottage Eclectic)

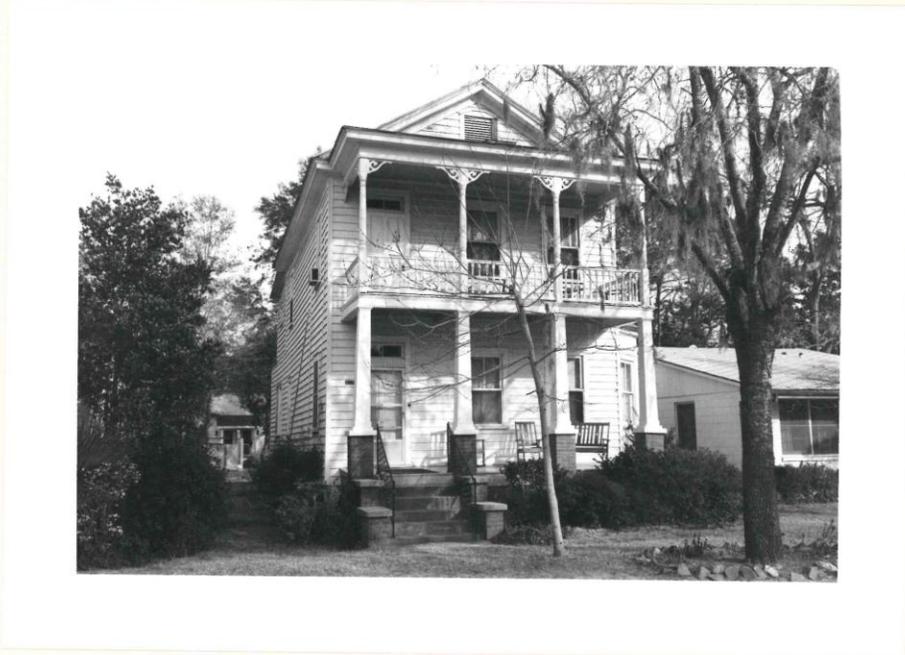
Historical Association: Early Settlement _____ Community Development
 Civil War: Hospital _____ Headquarters _____ Office _____

8. SOURCES

9. COMMENTS: Architectural porch has battered posts, brick piers on first floor; turned posts, corner brackets on second floor.

Recorder: Schooler Date of Inventory: 2/79
 Photographer: Hollenberg Date Of Exposure: 2/79

807 SCOTTS STREET
WEST ELEVATION



● 807 SCOTTS STREET
WEST ELEVATION
WEST ELEVATION

RECOMMENDED REPAIRS:

- Clean and repoint brick chimney as required
- Scrape and repaint metal roof
- Investigate painted areas for possible clues to earlier color schemes
- Repaint
- Replace aluminum screen door with wood
- Consider restoring first floor porch columns, rails, and brackets to match second floor
- Remove modern wrought iron rail and replace with wood
- Replace brick and concrete stairs with wood



605 CARTERET STREET

Request for minor exterior changes, including new front door, shutters, exterior paint color change and installation of gutters around the roof.



**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

Application Fee:
see attached schedule

OFFICE USE ONLY: Date Filed: 6/23/25 Application #: 28976
Zoning District: T4-N

- HAS PROJECT ATTENDED HTRC MEETING? (REQUIRED) YES NO
- IS PROJECT A CONTRIBUTING STRUCTURE?
 - o 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: Zach and Rhianna Graber

APPLICANT ADDRESS: 605 Carteret St. Beaufort SC 29902

APPLICANT E-MAIL: zach@zgrabr.com APPLICANT PHONE NUMBER: (843) 263-5324

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 / Website: www.cityofbeaufort.org

Application Fee:
see attached schedule

OWNER (IF OTHER THAN THE APPLICANT): _____

OWNER ADDRESS: 605 Carteret St. Beaufort SC 29902 United States

PROPERTY ADDRESS: 605 Carteret St. Beaufort SC 29902 United States

PROPERTY IDENTIFICATION NUMBER (TAX MAP & PARCEL NUMBER): R120 004 000 0637 0000

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

We wish to change the exterior paint colors to white with black shutters. We also wish to replace the front door with a wooden 3/4 glass door. The current door is not original and badly damaged. The current door also has commercial styling and we want something more residential. Lastly, we would like to add gutters around the house.

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

APPLICANT'S SIGNATURE: _____

DATE: 6/23/25

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 2nd 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 | Phone: (843) 525-7011 | Fax: (843) 986-5606





U.S. LOCK







15/0
16/0
2/0

U S LOCK





03

Date: 1/30/24

Carteret St.
James Construction
Interior Renovations

T ON JOB



Date: 1/30/24

ret St.

Construction
Renovations

JOB







STAFF REPORT: Historic District Review Board (HRB)

605 CARTERET STREET

DATE: July 9, 2025

<u>GENERAL INFORMATION</u>		
Applicant:	Zachary & Rihanna Graber (Homeowners)	
Site Address / Tax PIN:	605 Carteret Street / PIN: R120 004 000 0637 0000	
Applicant's Request:	<u>Applicant is requesting approval for the following exterior changes:</u> <ul style="list-style-type: none"> Exterior paint color change; Color change of exterior shutters; Replace front door (residential vs. commercial); and Install gutters around roofline 	
Current Zoning:	T4-NEIGHBORHOOD (T4-N)	
Contributing/Neighborhood	Contributing - The Point Neighborhood (c. 1880)	
Flood Zone/Base Flood	Flood Zone "AE", Elevation: 6'-7'	
Lot size / Square footage of building / lot coverage	~2,178 sq. ft. (0.05 ac.) / 2,000 sq. ft. (roofed) = ~92% roofed coverage	
<u>ZONING DISTRICT INFORMATION</u>		
T4-NEIGHBORHOOD (T4-N)		
Lot Width at Setback:	n/a	
Minimum Lot Size:	4,000 sq. ft. (6,000 sq. ft. in The Point)	
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)].	
Min. Frontage Build Out	75% of lot	
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 bldg.)	
<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	607 Carteret St. (c. 1955; non-contributing)	N/A
South: T4-N	603 Carteret St. ("The Jeweler's Bench"; non-contributing)	N/A
East: T4-N	Vacant lot	N/A
West: T4-N	602 Carteret St. (fmr. "Berean Presbyterian Church"; c. 1900)	N/A

Background: The applicant is requesting approval for various exterior alterations, including: a.) Exterior paint color change to “Extra White”, b.) Color change of window shutters to “Tricorn Black”; c.) Replacement of front door to a more residential style (3/4 glass door); d.) Installation of gutters around the house.

<u>Project timeline</u>											
Jan. 2025	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.
				5/23: HTRC application	6/11: HTRC Meeting	7/9: HRB Meeting					

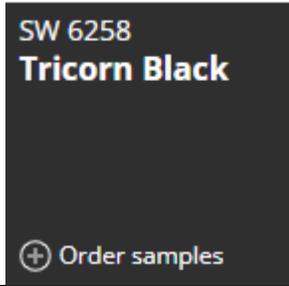
Applicant has been to the HTRC Meeting on June 11, 2025 – Summary of discussion points:

1. **Planning and Zoning:**
 - Contributing, ca. 1880
 - Zoning district: T4-N

2. **Regarding Architecture (by Meadors Architects, Charleston):**
 - Staff is supportive of paint color change - paint color swatches have been provided.
 - Gutters:
 - See Chapter 13 of the Beaufort Preservation Manual
 - Staff would be most supportive of a half-round aluminum or copper gutter system with a plain round or rectangular downspout
 - K-style gutters are not appropriate
 - Corrugated downspouts are not appropriate

<u>Item</u>	<u>HTRC & Staff recommendations</u>
<p>(A) <i>New exterior color change to “Extra White”</i> (Sherwin-Williams Color Code #7006)</p> <div style="border: 1px solid #ccc; padding: 5px; margin: 5px 0;"> <p>SW 7006 Extra White</p> </div> <p> Order samples</p>	<p>Color is befitting to neighborhood and would perfectly match with proposed shutter color “Tricorn Black” (see below).</p>

(B) Shutters to be painted in "Tricorn Black" (Sherwin-Williams Color Code #6258)



Color matches well with new exterior color; creates a classic look.

(C) New front door replacement as it: a.) resembles a more residential look and b.) provides better security. New front door will be wooden 3 / 4 glass door painted in "Tricorn Black". See specs below:

LINE#	UOM	ITEM	QTY	NET PRICE	NET EXTENDED
1	EA	Configurable Exterior Door 3-0 X 6-8 X 1-3/4 Single Door Unit w/SDL RH ,Double Bore,Inswing,Fir,Half Lite Low-E Over 2 Panels , With Door Sweep,4-9/16 Frame Saver Ext Jambs ,Weather Strip, Bronze Adj Sill w/Sill Cover Black Primed 4" Radius Hinges No Casing SDL Bars: Door SDL: 7/8" Fir Wood Bars 4LT 2 Wide x 2 High	1		

Outside Jamb:	37 1/2 X 82
Rough Opening:	38 1/2 X 82 1/2
Price (EA)	
Tax(6%)	
Total Price(EA)	
Total Price Extended	

HTRC/Staff recommends a door with two lower panels, as would be more in keeping with the historic appearance.

LINE#	UOM	ITEM	QTY	NET PRICE	NET EXTENDED
2	EA	Configurable Exterior Door 3-0 X 6-8 X 1-3/4 Single Door Unit w/SDL RH ,Double Bore,Inswing,Fir,3/4 4 Lite Low-E , With Door Sweep,4-9/16 Frame Saver Ext Jambs ,Weather Strip, Bronze Adj Sill w/Sill Cover Black Primed 4" Radius Hinges No Casing SDL Bars:	1		

Outside Jamb:	37 1/2 X 82
Rough Opening:	38 1/2 X 82 1/2
Price (EA)	
Tax(6%)	
Total Price(EA)	
Total Price Extended	

(D) Installation of gutters around the entire house.

HTRC/Staff would be most supportive of a half-round aluminum or copper gutter system with a plain round or rectangular downspout.

Tree Removal Proposed:

No Specimen/Landmark trees will be affected.

Surrounding Area:

This property is located along the main downtown North-South corridor of Carteret Street in the Point. The buildings in the immediate vicinity are pre-dominantly historically contributing and intact. The overall character of the Carteret Street corridor is of mixed uses of commercial, residential and institutional.

FINDINGS AND RECOMMENDATIONS

- ❖ **The Beaufort Preservation Manual – Chapter 10: Doors, Windows and Shutters (page 150ff.)**
 - **Summary of Door Recommendations:**
 - **Appropriate/Recommended:** For new construction, paneled doors are appropriate for virtually any house that might be built.
 - **Inappropriate/Not recommended:** Modern flush doors.
- ❖ **The Beaufort Preservation Manual – Chapter 13: Flashing, Gutters and Downspouts (page 179ff.)**
 - **Summary of Recommendations:**
 - **Appropriate:** Use 1/2 round sheet metal gutters and round downspouts.
- ❖ **The Beaufort Preservation Manual – Chapter 14: Painting (pages 187ff.)**
 - “The [Beaufort Development] Code in its elaboration of the HRB’s responsibilities, repeatedly references exterior color as among the issues which affect a structure’s exterior architectural appearance, and which therefore requires HRB review.”
 - “It is thus the **clear mandate of the HRB to review proposed alterations to the exterior color of buildings within the Beaufort Historic District.** It is not their clear mandate to require strict restoration and research fidelity to the determination and recreation of a historic building’s colors [...] at a significant period of its history. The HRB must allow the distinctions in color expression which accompany the architectural styles represented in the District, while at the same time encouraging exterior color schemes which preserve the overall harmony and character of the District. Further, the HRB is to prevent color schemes which disrupt that character.”
- ❖ **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.

Staff Recommendation: **Staff recommends FINAL APPROVAL of the proposed alterations, in that it satisfies the intent of the Beaufort Preservation Manual and requirements of the Beaufort Code, with the following conditions:**

1. Applicant to provide cutsheets for the proposed gutter and downspout system. → Staff would be most supportive of a half-round aluminum or copper gutter system with a plain round or rectangular downspout. “K-style” gutters and corrugated downspouts are considered inappropriate per the Beaufort Preservation Manual.
2. Staff is supportive of the proposed exterior color changes.
3. Staff is supportive of the proposed front door replacement, if the proposed door will also be solid wood. Previously submitted door cutsheets were solid wood doors, with two options – one option was for a slightly larger glass pane and a single raised panel below, or a slightly smaller glass pane with two raised panels below. The glass in both options was divided into four panes. Staff is supportive of either option – applicant to clarify which option they plan on selecting. → Note that any door with divided glass must either be TDL, or SDL with exterior muntin grilles applied on the glass.

Addendum: Beaufort County Historic Sites Survey 1997 – 605 Carteret Street

**BEAUFORT COUNTY
HISTORIC SITES SURVEY - 1997**

RECONNAISSANCE LEVEL BUILDING INVENTORY FORM

Statewide Survey Site Form
State Historic Preservation Office
South Carolina Department of Archives and History
Columbia, SC

Site Number: U- 13 - 848
Access County Site #
USGS Quad: 025 Beaufort
Doc. Level: Reconnaissance Level

Historic name(s): _____ Map Ref.: BFT 09 (BR) Tax Number: R120 004 000 0637 0000
Common name(s): Graber and Baldwin Office City Block Ref.: 34 .06 Island: Port Royal Is.
Address/location: 605 Carteret St. City/Vicinity of (vic.) Beaufort
Date: 1880 ca. Alteration date: not known
Ownership: 1. private 2. city 3. county 4. state 5. federal 6. unknown
Category: 1. building 2. site 3. structure 4. object
Historic use(s): single dwelling Current uses: commercial

Notes: style folk Victorian with hip roof

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

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

Consultant Recommendation: _____ Name: _____

Previous Survey: _____ Reference: _____ Notes: _____
 H.A.B.S. Other _____
 Feiss-Wright (1969) _____
 Historic Resources of the Lowcountry (1979) _____
 Milner Historic District Inventory (1979) 034 (637) -3 Vol. 05; full form
 A Guide to Historic Beaufort (1995 ed.) _____

Photograph: 



Photographs:

- prints
- slides
- negatives

Date: 7.22.97

Recorder: C. Brooker, Brooker Arch. Cons.

Roll # Neg. View of:
B-13 9 W facade, fac. E

Brockington Associates, Inc. • Brooker Architectural Design Consultants • Historic Beaufort Foundation • Preservation Consultants, Inc.