

**HTRC/PRE-DESIGN MEETING  
AGENDA**

**Meeting – Wednesday, July 9, 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**

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**Agenda items:**

**I. Projects:**

- a. **1511King Street (Contributing; c. 1900)** – Proposal to replace front door;  
Submitted by Richard Drake (Owner)

**II. Staff Discussion**

**III. Adjournment**

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

cc: Richard Drake (Owner)

**1511 (aka 1507) KING STREET**

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**Front door replacement request**



DEVELOPMENT REVIEW PROCESS
HTRC/PRE-DESIGN CONFERENCE FORM

Community Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7014 / f. (843) 986-5606
Email: development@cityofbeaufort.org Website: www.cityofbeaufort.org

Application Fee: \$0

OFFICE USE ONLY: Date Filed: 7/1/25 Application #: 29017 Zoning District: T4-N

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

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

Applicable Projects: A HTRC/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: Richard Drake

Applicant Address: PO Box 1901 Beaufort SC 29901

Applicant E-mail: rdrakeco@aol.com Applicant Phone Number: 843-263-1361

Applicant Title: Homeowner Tenant Architect Engineer Developer Contractor

Owner (if other than the Applicant):

Owner Address:

Project Name: Front Door Replacement

Property Address: 1511 King Street Beaufort SC 29902

Property Identification Number (Tax Map & Parcel Number): R120 004 000 0595 0000

Meeting Date Requested: July 9th, 2025



DEVELOPMENT REVIEW PROCESS  
HTRC/PRE-DESIGN CONFERENCE FORM

Community Development Department  
1911 Boundary Street, Beaufort, South Carolina, 29902  
p. (843) 525-7014 / f. (843) 986-5606  
Email: [development@cityofbeaufort.org](mailto:development@cityofbeaufort.org) Website: [www.cityofbeaufort.org](http://www.cityofbeaufort.org)

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

Applicant's Signature: \_\_\_\_\_

Date: July 1st, 2025

**Required Project Information**

Project Name: Replace front Door

Existing use of Site or Structure: Short Term Rental

Proposed use of Site or Structure: Short Term rental

Square footage of any proposed construction: (replacement only)

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

We would like to replace the front door and side lights to the home. The existing door lock & handle do not lock securely and believe that it is a safety concern for the guests that visit the home.

It appears that over the years this door has had a few different locks & handles, the handle trim plate does not fit the door frame and the framing where the dead bolt fastens to has been altered it appears several times.

We would like the appearance of the home to conform with it's history as well as make it a safe and secure environment for our guests that are visiting Beaufort.

We do have concerns about replacing the door with a transom and I can explain my reasoning at this meeting, if allowed.

**CONTACT INFORMATION** – Application form & supplementary information may be submitted via email: Attention: Christopher Klement, Planner III

City of Beaufort Department of Planning & Development Services  
1911 Boundary Street, Beaufort, South Carolina 29902

E-Mail: [development@cityofbeaufort.org](mailto:development@cityofbeaufort.org) | Phone: (843) 525-7014 | Fax: (843) 986-5606



1608

1606

T4-N

T4-N

1506

T4-N

T4-N

600

T4-N

1509

T4-N

1511

T4-N

Bladen-St

Elton Ln

Monson-St

Monson-St

Monson-St

King-St

King-St

King

Bladen-St

T4-N

T4-N

T4-N

T4-N

608-N

40ft

T4-N

## Zoning Classification

### CobData

HISTORIC DISTRICT-Preservation Heighborhood

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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

IC

MH

LI

MR





Sign in

Beaufort County Black Chamber of Commerce

Bladen Ln  
Beaufort Massage & Bodywork

Fender Law Firm

Central Baptist Church

Prince St  
The Works Pilates

Welcome Home Beaufort

Pat Conroy Literary Center

Beaufort County DHEC Office

Beaufort County Health Office

Harmony Bodywork

St Helena's Anglican Church

Beaufort Elementary School

Stephanie Cox, Realtor  
- The Cox Team at exp...

Herban Market and Cafe  
Vegetarian

Weichert, Realtors  
- Coastal Properties

Moss & Kuhn Attorneys

Sand Science

Sea cents

Tabby Manse

Living by the water

Layers

Google

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 24

**List of Contributing Resources, Continued**

Address	Historic Use / Name	Date	Description	Block	Site Number
King St., 321	single dwelling	1800 ca.	2-story frame dwelling	11	770
King St., 401	single dwelling	1856 ca.	2-story frame dwelling	17	792
King St., 411	single dwelling	1910 ca.	2-story frame dwelling	17	793
King St., 501	single dwelling William Wigg Barnwell House	1815 ca.	2-story frame dwelling	24	818
King St., 708	single dwelling	1890 ca.	2-story frame dwelling	46	902
King St., 709	single dwelling	1880 ca.	2-story frame dwelling	45	901
King St., 810	single dwelling	1920 ca.	1-story frame dwelling	57	948
King St., 811	single dwelling	1890 ca.	2-story frame dwelling	56	943
King St., 1201	single dwelling	1930 ca.	1-story frame dwelling	97	1147
King St., 1214	single dwelling	1860	2-story frame dwelling, now offices	98	1148
King St., 1214	single dwelling	1940 ca.	1-story stucco dwelling	98	1149
King St., 1409	jail Beaufort County Jail	1938	2-story stucco jail	113	1214
* King St., 1507	single dwelling	1900	1-story frame dwelling	121	1241
King St., 1609	single dwelling	1925	1-story frame dwelling	129	1253
King St., 1611	single dwelling	1925	1-story frame dwelling	129	1254
King St., 1705	single dwelling	1900	1-1/2 story frame dwelling	137	1347
King St., 1706	single dwelling	1940 ca.	1-story frame dwelling	138	1269
King St., 1711	single dwelling	1920	2-story frame dwelling	137	1263
Laurens St., 1	single dwelling Edgar Fripp House	1853 ca.	2-story frame dwelling	2	751
Laurens St., 100	single family Paul Hamilton House	1855 ca.	2-story frame dwelling	3	752
Laurens St., 107	single dwelling	1925 ca.	2-story frame dwelling	2	1406
Laurens St., 201	single dwelling Berners Barnwell Sams House (#2)	1852 ca.	2-story brick dwelling	5	755
Laurens St., 207	single dwelling	1875. ca.	1-story frame dwelling; altered	5	756
Laurens St., 311	single dwelling	1900	1-story frame dwelling	10	768
Laurens St., 313	multiple dwelling	1945 ca.	1 story frame dwelling	10	1414
Laurens St., 406	single dwelling	1910 ca.	2-story frame dwelling	17	790
Laurens St., SE, corner Pinckney	open space,		Park	6	757

**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 - 1241  
Access County Site #  
USGS Quad: 025 Beaufort  
Doc. Level: Reconnaissance Level

Historic name(s): \_\_\_\_\_ Map Ref.: BFT.08 Tax Number: R120 004 000 0595 0000  
Common name(s): 1511 City Block Ref.: 121 Island: Port Royal Is.  
Address/location: 1507 King St. City/Vicinity of (vic.): Beaufort  
Date: 1900 Alteration date: \_\_\_\_\_  
Ownership:  1. private  2. city  3. county  4. state  5. federal  6. unknown  
Category:  1. building  2. site  3. structure  4. object  
Historic use(s): single dwelling Current uses: commercial - office  
Notes: Rectangular 5x1 bay frame dwelling w/lateral gable 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) \_\_\_\_\_  
 A Guide to Historic Beaufort (1995 ed.) \_\_\_\_\_

Photograph:



Photographs:

- prints
- slides
- negatives

Date : 8/1/97

Recorder: D. Schneider, Historic Beaufort Fdn.

Roll # Neg. View of:  
S-14 15 S facade & W elev., fac. NE





**1511 King St. - Existing front door**



Quote Number:

Date: 4/7/2025

Customer Information

Name: DRAKE CO/RICH JOB  
 Address:  
 Phone 1:  
 Phone 2:  
 Fax:  
 Contact:

Job Name:

Specifications

U.D. = 64-1/2" x 85-13/16"; R.O. = 65-1/4" x 86-5/16"

Lead Time: Non-Stock

Comment: OPTION 2: FIBERGLASS 7/0 PAINT-GRADE JAMBS (MATCHING SIDELITES N/A)

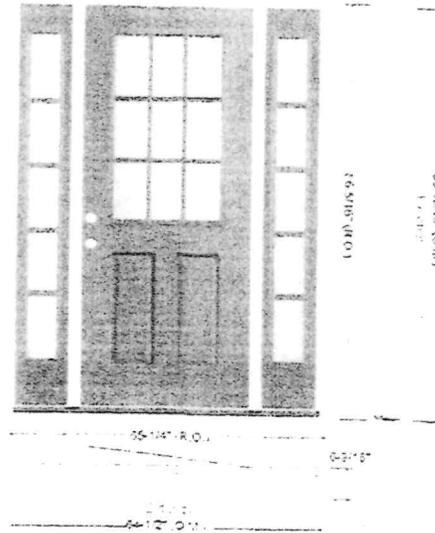
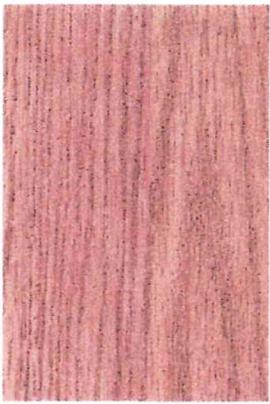


Image is viewed from Exterior

Item Description	Qty
3' 0" x 7' 0" 70-FC62-LE THERMA-TRU Fiber-Classic Oak Fiberglass Door w/Low E Glass (w/7/8" OG Profile SDL - 3Wx3H Pattern) - Right Hand Inswing (Composite Rails) **IMAGE COULD VARY FROM ACTUAL PRODUCT: NOT SET TO SCALE!	1
2-3/8" Backset - Double Bore (2-1/8" Dia. Bore w/Standard 5-1/2" Spacing) w/Recessed Latch Preps	1
Set of Standard - Brushed Nickel Hinges	1
Set Double Sidelites 12" Wide 70-12101SL-LE w/Low E Glass (w/7/8" OG Profile SDL - 1Wx5H Pattern) (No Stile Lines)	1
Primed Dura-Frame (Continuous Head/Sill w/Fat Boy Mull (Oversized) Posts) - 6-9/16" Jamb w/No Exterior Trim w/(1)Brushed Nickel Adjustable Mullion Strike Plate (for Lockset only)	1
Bronze Compression Weatherstrip	1
Composite Adjustable - Bronze w/Dark Cap Sill (Continuous)	1
Sill Cover	1
PREFINISH: Stain (PrismaGuard) Door & Sidelite Panels Interior & Exterior ACORN	1
Touch-Up Kit (Acorn Stain (PrismaGuard))	1
<b>Item Total</b>	<b>\$5,886.44</b>



New Earth



Option #2

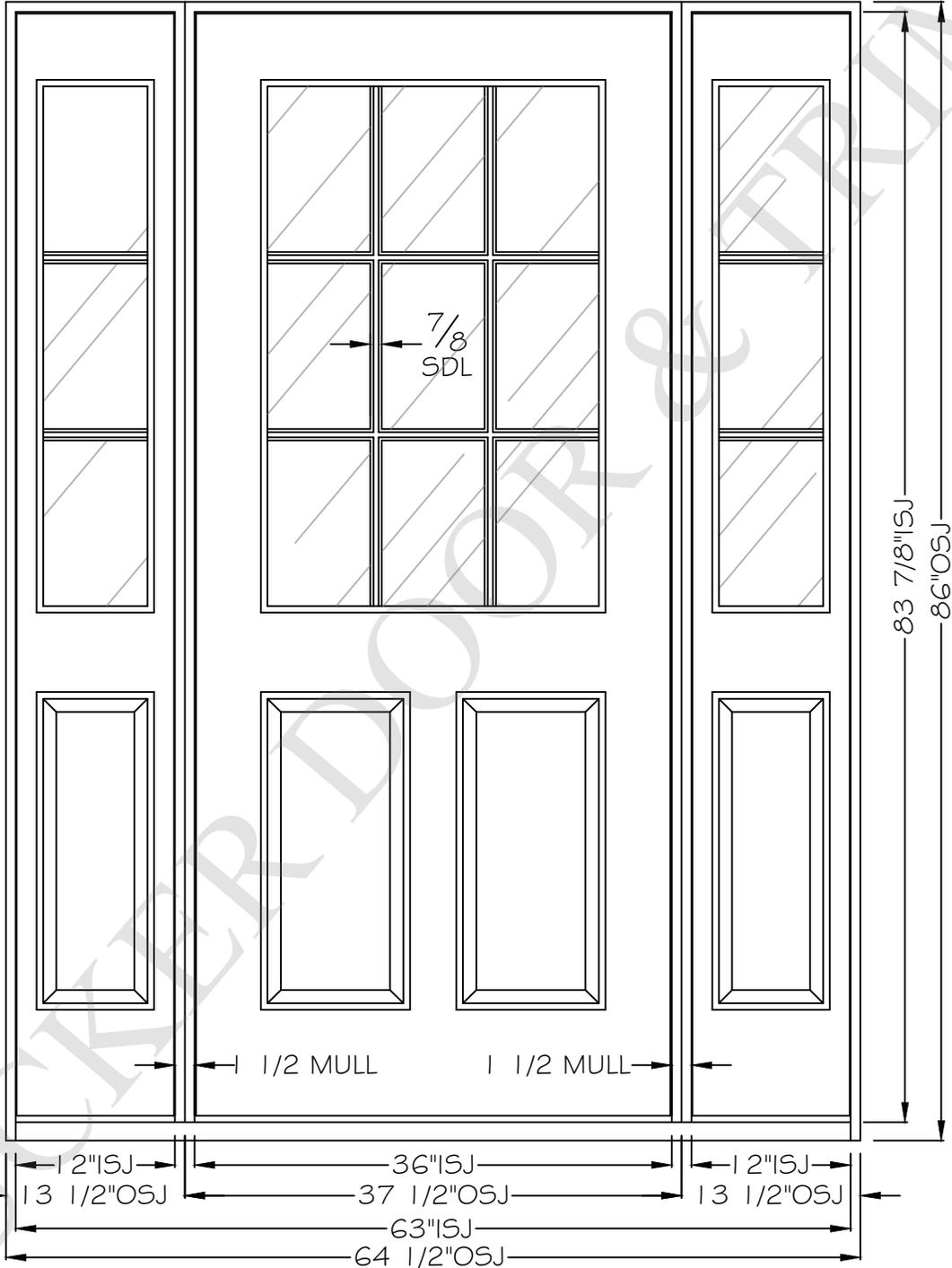
Driftwood



Option #1

Raven

DRAWING SHOWS THE EXTERIOR VIEW



CUSTOMER APPROVAL DRAWING

ISJ = INSIDE OF JAMB OSJ = OUTSIDE OF JAMB OSB = OUTSIDE OF BRICKMOULD

ORDER No.: GRAYCO BLDG 5-29-25 BA

APPROVED BY:

DATE:

GRAYCO BLDG

MATERIAL: FIR	GLASS: LOW-E IG	PROFILE
DATE: 5/29/25	DRAWN BY: CAD DEPT.	

THIS DRAWING IS BASED ON OUR INTERPRETATION OF THE INFORMATION PROVIDED TO US. SIGNED AND DATED APPROVAL SIGNIFIES THAT THE SIGNEE CONFIRMS THAT ALL INFORMATION SHOWN IS CORRECT. SIGNEE OR HIS/HER REPRESENTED COMPANY WILL BEAR FULL FINANCIAL RESPONSIBILITY FOR ANY AND ALL CHANGES SUBSEQUENT TO THE DATE OF SIGNATURE.



**TUCKER**  
DOOR & TRIM

650 HIGHWAY 83 MONROE, GA 30656  
PHONE (770) 267-4622  
www.tuckerdoor.com









Non Locking







Google

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1303 North St



Google  
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1305 North St



Google  
© 2025 Google



1307 North St



Google  
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1307 Prince St



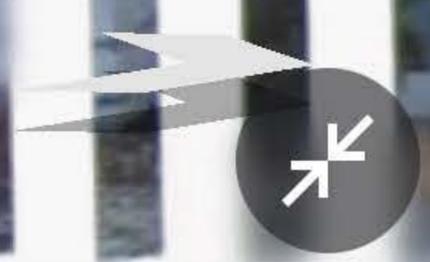
Google  
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1311 North St



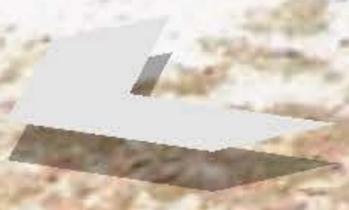
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1311 Prince St



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1315 Prince St



# STAFF REPORT - HTRC / pre-Design Meeting

DATE: 07/09/2025

<u>GENERAL INFORMATION</u>		
<b>Applicant:</b>	Richard Drake (Homeowner)	
<b>Site Location/Address:</b>	<b>1511 King Street</b> / PIN: R120 004 000 0595 0000	
<b>Applicant's Request:</b>	Applicant is requesting replacement of front door.	
<b>Current Zoning:</b>	<b>T4-NEIGHBORHOOD (T4-N)</b>	
<b>Located within the Historic Beaufort District? If so, contributing or non-contributing structure?</b>	Beaufort Historic District - Northwest Quadrant neighborhood <b>Contributing (c. 1900)</b>	
<b>Lot size:</b>	~5,270 ft <sup>2</sup> (0.12 ac); <u>dwelling</u> : 1,128 sq. ft.	
<u>ZONING DISTRICT INFORMATION</u>		
<b><u>T4-NEIGHBORHOOD (T4-N)</u></b>		
<b>Lot Width at Front Setback:</b>	n/a	
<b>Max Lot Coverage:</b>	<b>70%</b> [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)].	
<b>Max. Frontage Build Out</b>	<b>75% of lot area</b>	
<b>Front Setback</b>	<b>0 ft. min. / 15 ft. max.</b>	
<b>Side Setback</b>	<b>5 ft. min. (interior), 0 ft min./ 15 ft. max. (at corner)</b>	
<b>Rear Setback</b>	<b>10 ft min.</b>	
<b>Building Height:</b>	<b>2 stories min.; 4 stories max. (primary)</b>	
<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	Residential duplex (non-contributing)	N/A
South: T4-N	Vacant lots	N/A
East: T4-N	Eversole Law Firm (non-contributing)	N/A
West: T4-N	Pat Conroy Literary Center (non-contributing)	N/A

**Background:** The applicant is requesting replacement of the existing front door because of following reasons: a.) door lock & handle do not work properly and hence pose a safety concern (also door lock & handle plate not original to home); b.) would like a door that would fit aesthetically blend in better with the style of the house. Also, applicant wants to remove existing transom.

## FINDINGS AND RECOMMENDATIONS

- **The Beaufort Preservation Manual – Chapter 10: Doors, Windows and Shutters (page 147ff.)**
  - **Preservation of Historic Doors – General Guidelines:**
    - Repair or replace existing historic doors 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 with doors appropriate to the period of the house.**
  - **Summary of Door Recommendations:**
    - **Inappropriate/Not Recommended**
      - **Many original eighteenth and nineteenth century entrance doors in the Historic District have been replaced with modern flush doors. These are inadequate and inappropriate (...).**
- **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. (...)

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**#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.