

**HTRC/PRE-DESIGN MEETING
AGENDA**

**Meeting – Wednesday, July 23, 2025
at 10:00 AM**

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

Please click the link below to join the webinar:

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

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

Agenda items:

I. Projects:

- a. **509 Harrington Street (Contributing; c. 1860)** – Request for change of exterior paint colors (siding, trims, porch decking, porch ceiling) on primary and guest house; Submitted by Mark Rossi (Owner)
- b. **1304 Washington Street (Non-contributing)** – Request to add a tower to the front elevation of the existing house; Submitted by Witt Cox (Owner)

II. Staff Discussion

III. Adjournment

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

cc: Mark Rossi (Owner);
Witt Cox (Owner)

509 HARRINGTON STREET

**Request for repainting of exterior of
main and guest houses**

(Contributing; c. 1860)



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: 7/16/25 Application #: 29075 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: MARK ROSSI
Applicant Address: 509 HARRINGTON ST. BEAUFORT SC 29902
Applicant E-mail: 31MROSSI@GMAIL.COM Applicant Phone Number: (951) 905-2871
Applicant Title: [X] Homeowner [] Tenant [] Architect [] Engineer [] Developer [] Contractor

Owner (if other than the Applicant):
Owner Address:

Project Name: ROSSI RESIDENTIAL PAINTING
Property Address: 509 HARRINGTON ST. BEAUFORT SC. 29902
Property Identification Number (Tax Map & Parcel Number): R120 004 000 0678 0000 [check]
Meeting Date Requested: 7/23/25



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Email: development@cityofbeaufort.org Website: www.cityofbeaufort.org

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

Applicant's Signature: _____

Date: _____

7/16

Required Project Information

Project Name: _____

Existing use of Site or Structure: _____

Proposed use of Site or Structure: _____

Square footage of any proposed construction: _____

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

REPAINT EXISTING HOME AND GUEST
HOUSE.

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 | Phone: (843) 525-7014 | Fax: (843) 986-5606

United States Department of the Interior
National Park Service
**National Register of Historic Places
Continuation Sheet**

Beaufort Historic District
Beaufort County, SC

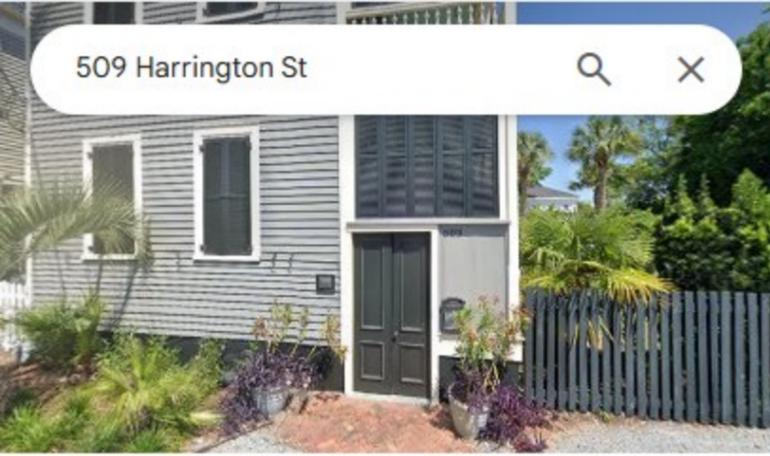
Section number 7 Page 25

List of Contributing Resources, Continued

Address	Historic Use / Name	Date	Description	Block	Site Number
Hamilton St., 608	single dwelling	1928 ca.	1-story frame dwelling	17	791
Hamilton St., 702	single dwelling Esther Foy Jenkins House	1928 ca.	1-story frame dwelling	16	787
Hamilton St., 708	single dwelling	1925 ca.	2-story frame dwelling	16	786
Hancock St., 203	single dwelling	1924 ca.	1-story frame dwelling	4	754
Hancock St., 207	single dwelling Hext-Sams House	1780 ca.	2-story frame dwelling	4	753
Hancock St., 308	single dwelling	1875 ca.	2-story frame dwelling	10	766
Hancock St., 310	commercial	1890 ca.	1-story frame dwelling	10	765
Hancock St., 313	single dwelling Talbird-Sams House	1780 ca.	2-story frame dwelling	9	761
Hancock St., 314	single dwelling	1920 ca.	1-story frame dwelling	10	764
Hancock St., 403	single dwelling	1900 ca.	2-story frame dwelling	15	783
Hancock St., 406	other house/cottage	1930 ca.	1-story frame dwelling	16	785
Hancock St., 409	single dwelling Talbird House	1843 ca.	2-story frame dwelling	15	782
Hancock, SW , corner Hamilton	single dwelling Talbird House	1820 ca.	Staircase, ruin of house	9	762
Harrington St., 408	single dwelling	1935 ca.	1-story brick dwelling	107	1193
* Harrington St., 509	multiple dwelling	1860 ca.	2-story frame dwelling	98	1151
Harrington St., 607	single dwelling	1920 ca.	1-story frame dwelling, now offices	97	1146
Harrington St., 705	single dwelling	1925	1-story frame dwelling	96	1143
Harrington St., 800	single dwelling	1900	1-story frame dwelling	103	1173
Harrington St., 803	single dwelling	1915	1-story frame dwelling	95	1137
Harrington St., 810	single dwelling	1930 ca.	1-story frame dwelling	103	1172
Harrington St., 905	single dwelling	1910	1-story frame dwelling	94	1136
Harrington St., 908	single dwelling	1910	2-story frame dwelling	102	1166
Harrington St., 1005	single dwelling	1900	1-story frame dwelling	93	1128
Harrington St., 1007	single dwelling	1910	1-story frame dwelling	93	1129
Harrington St., 1009	single dwelling	1925	1-story frame dwelling	93	1130
Harrington St., 1106	single dwelling	1900	1-story frame dwelling	100	1156
King St., 302	single dwelling	1900 ca.	1-story frame dwelling	12	777
King St., 313	single dwelling	1940 ca.	1-story frame dwelling	11	771

x

See continuation sheet 7-26



509 Harrington St
Building

- Directions
- Save
- Nearby
- Send to phone
- Share

- 509 Harrington St, Beaufort, SC 29902
- Suggest an edit on 509 Harrington St
- Add a missing place
- Add your business



Restaurants Hotels Things to do Transit Parking Pharmacies ATMs

Google

Map Terrain Traffic Transit Biking More

Imagery ©2025 Airbus, Maxar Technologies, Map data ©2025 United States Terms Privacy Send Product Feedback 500 ft

← 509 Harrington St 🔍 ✕

509 Harrington St 📍 ⋮
 Beaufort, South Carolina

 [Google Street View](#)

Apr 2022 [See more dates](#)



Google



Zoning Classification [X]

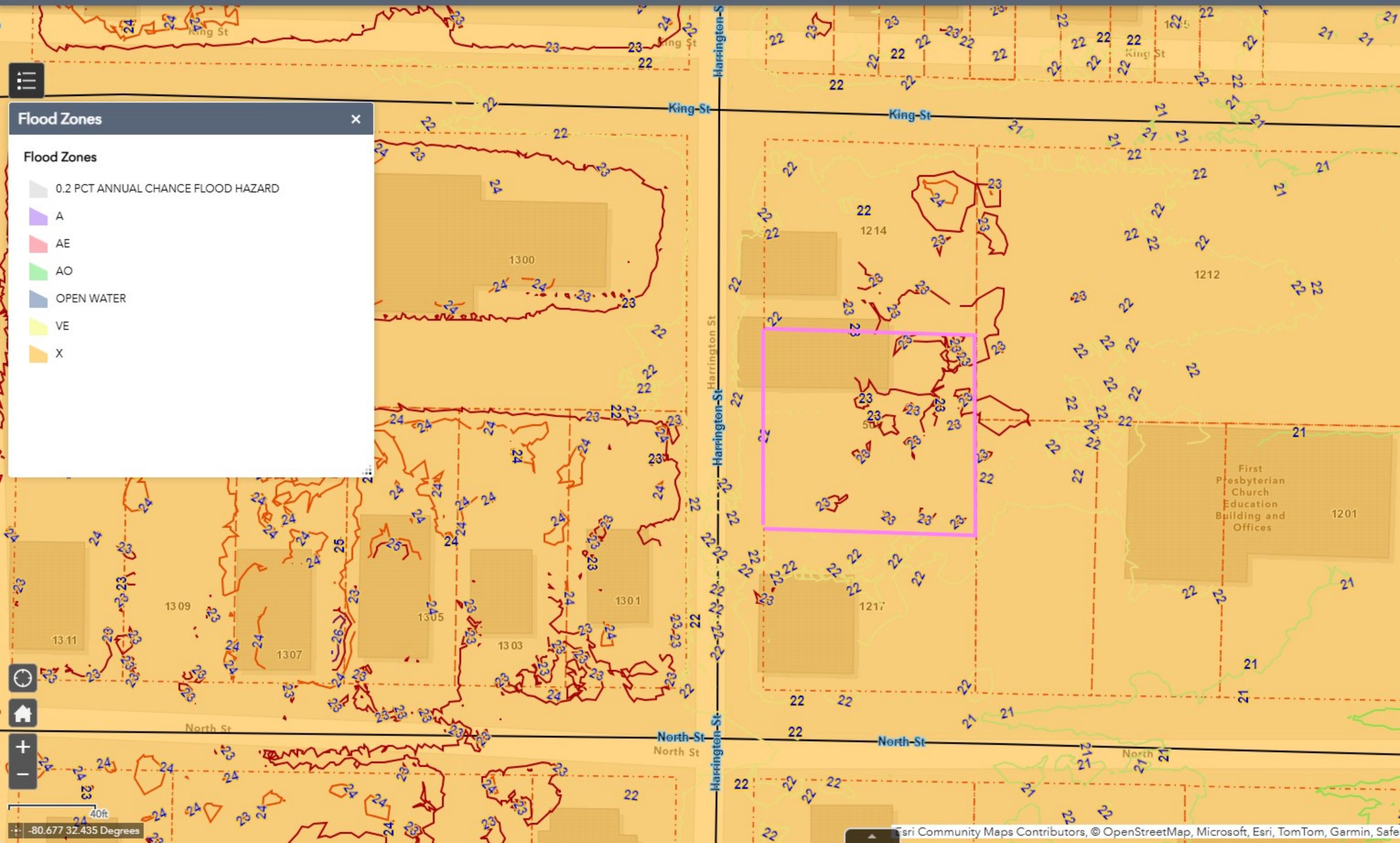
CobData

- HISTORIC DISTRICT-Preservation Heighborhood - -
- HISTORIC DISTRICT-Conservation Neighborhood -
- Bladen Street Redevelopment District -
- Boundary Street Redevelopment District -
- Retail Overlay (Church & Green Street) - -
- Retail Overlay - -

Zoning Districts

- LEGACY PUD (LPUD)
- T1
- T3-S
- T3-N
- T4-HN
- T4-N
- T4-NA
- T5-DC
- T5-UC
- T5-UC / RMX
- RMX
- IC
- MH
- LI
- MR





Flood Zones

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

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

40ft scale bar and coordinate information: -80.677 32.435 Degrees

5. DESCRIPTION (CONT'D.)

Notable Features: faces south, side to street; entrance door is framed by
sidelights and transom; windows on original north elevation; original
19th century screen doors; louvered porch shutters

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: new construction on east (1976)

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. orientation, date, scale, integrity
 b. orientation, date, scale, integrity

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) _____

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 Bungalow Other
 Tuscan Villa Eastlake Cottage (_____)

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

8. SOURCES

9. COMMENTS: Pintles on second floor suggest shutters would have existed.

Recorder: Schooler Date of Inventory: 2/13/79
 Photographer: Hollenberg Date of Exposure: 2/13/79

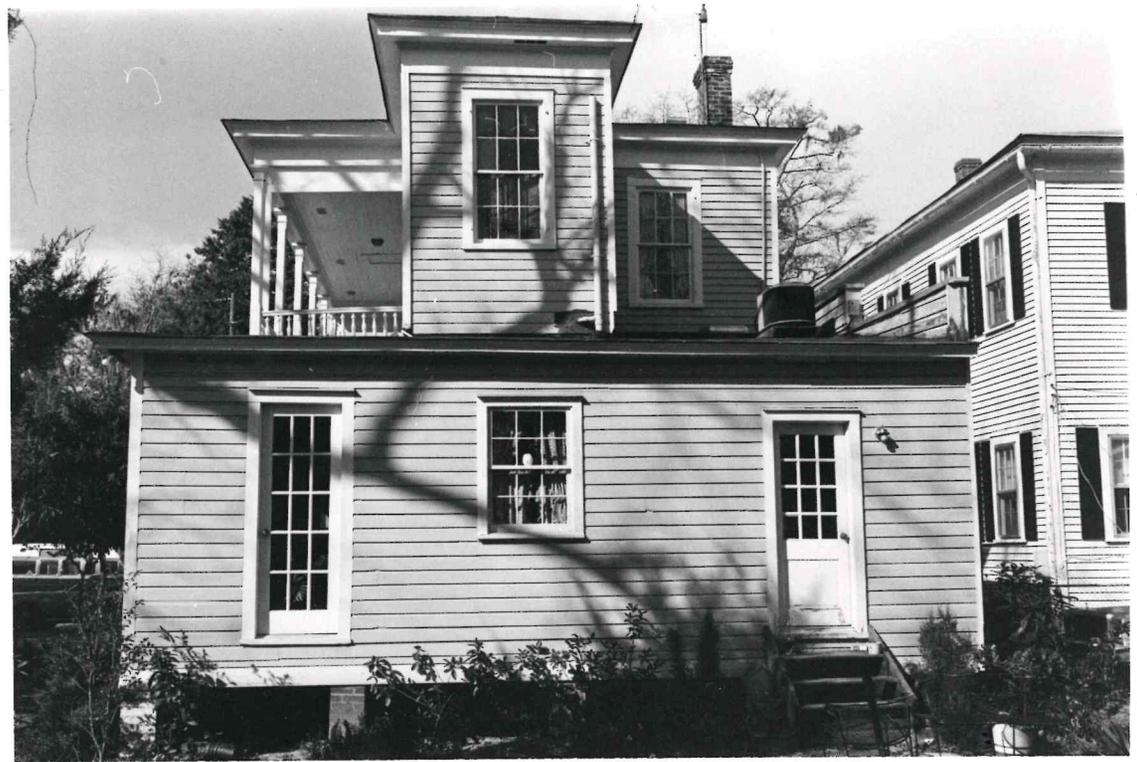
509 HARRINGTON STREET
WEST ELEVATION



509 HARRINGTON STREET
SOUTH ELEVATION



509 HARRINGTON STREET
EAST ELEVATION



509 HARRINGTON STREET
NORTH ELEVATION





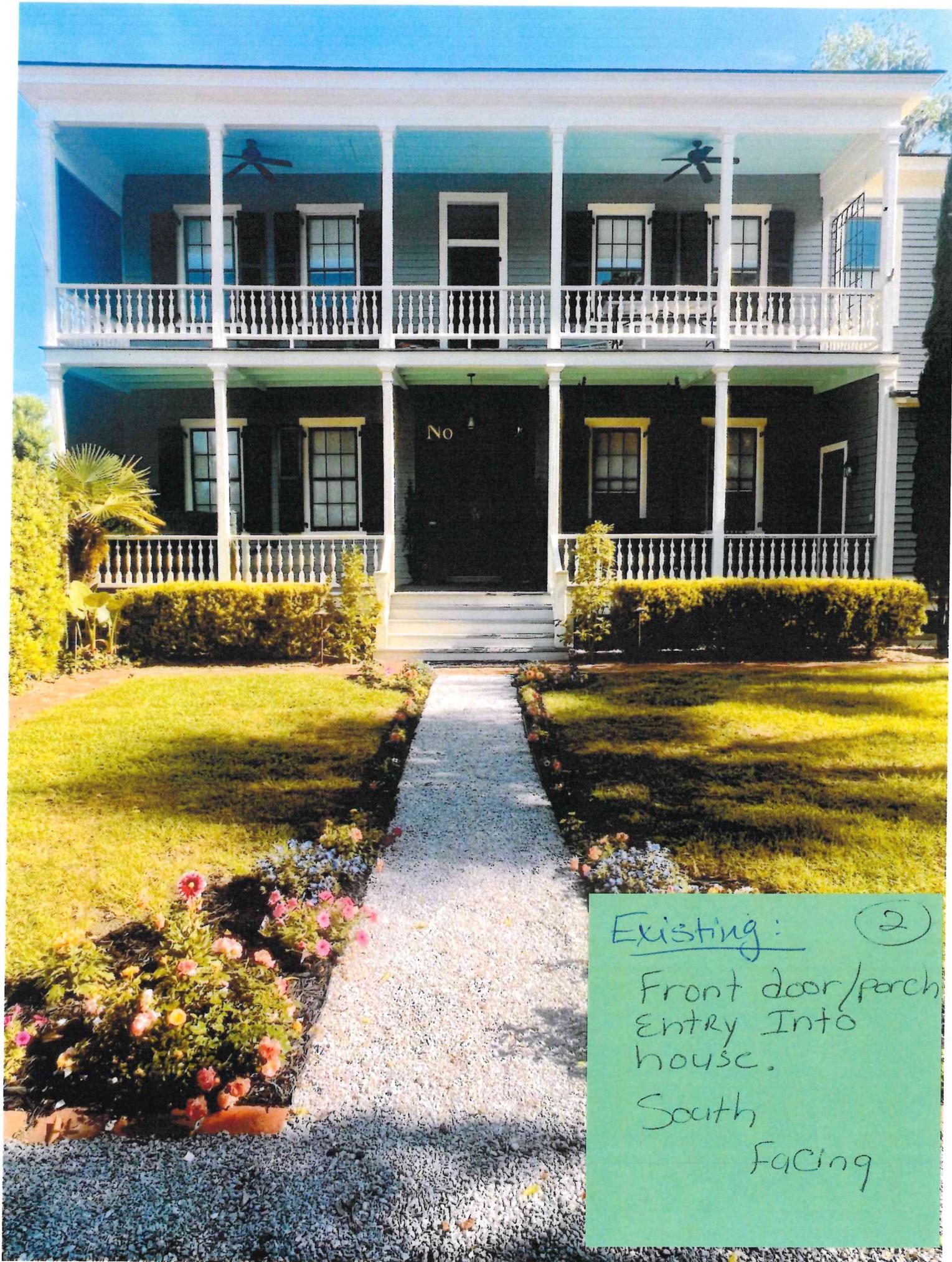
Source: Google Maps (Streetview) - Apr. 2022 (Date of image)



Existing: ①
Front Street
Entry

West
Facing
*Note: The window
panes will be
white, not black.

509 HARRINGTON ST.



Existing: (2)
Front door/porch
Entry into
house.
South
Facing

509 Harrington St.

Existing:

③

Add-on
part of
house.

South
Facing



Existing: (4)
Side of
house.
EAST
Facing



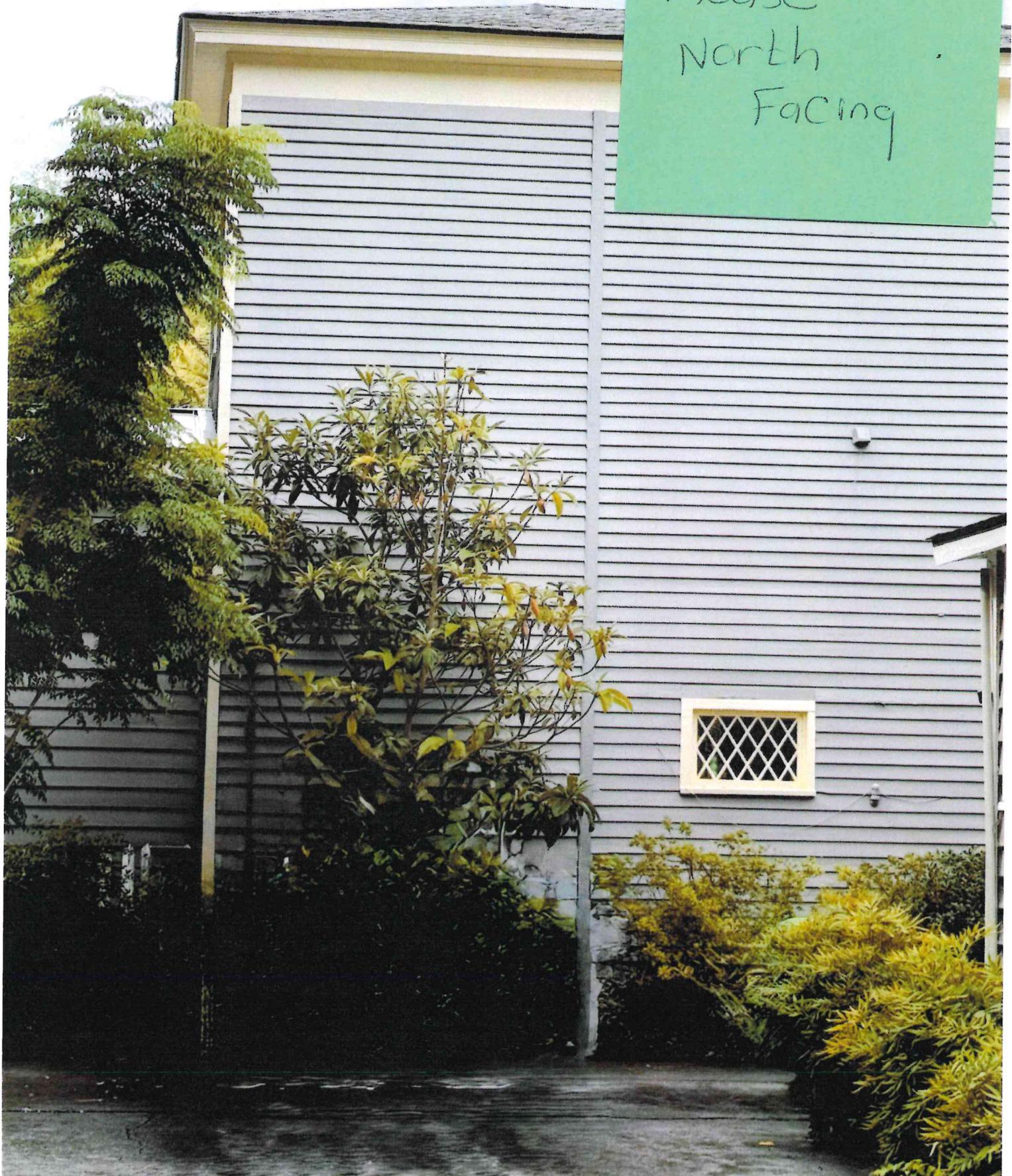
Existing:

⑤

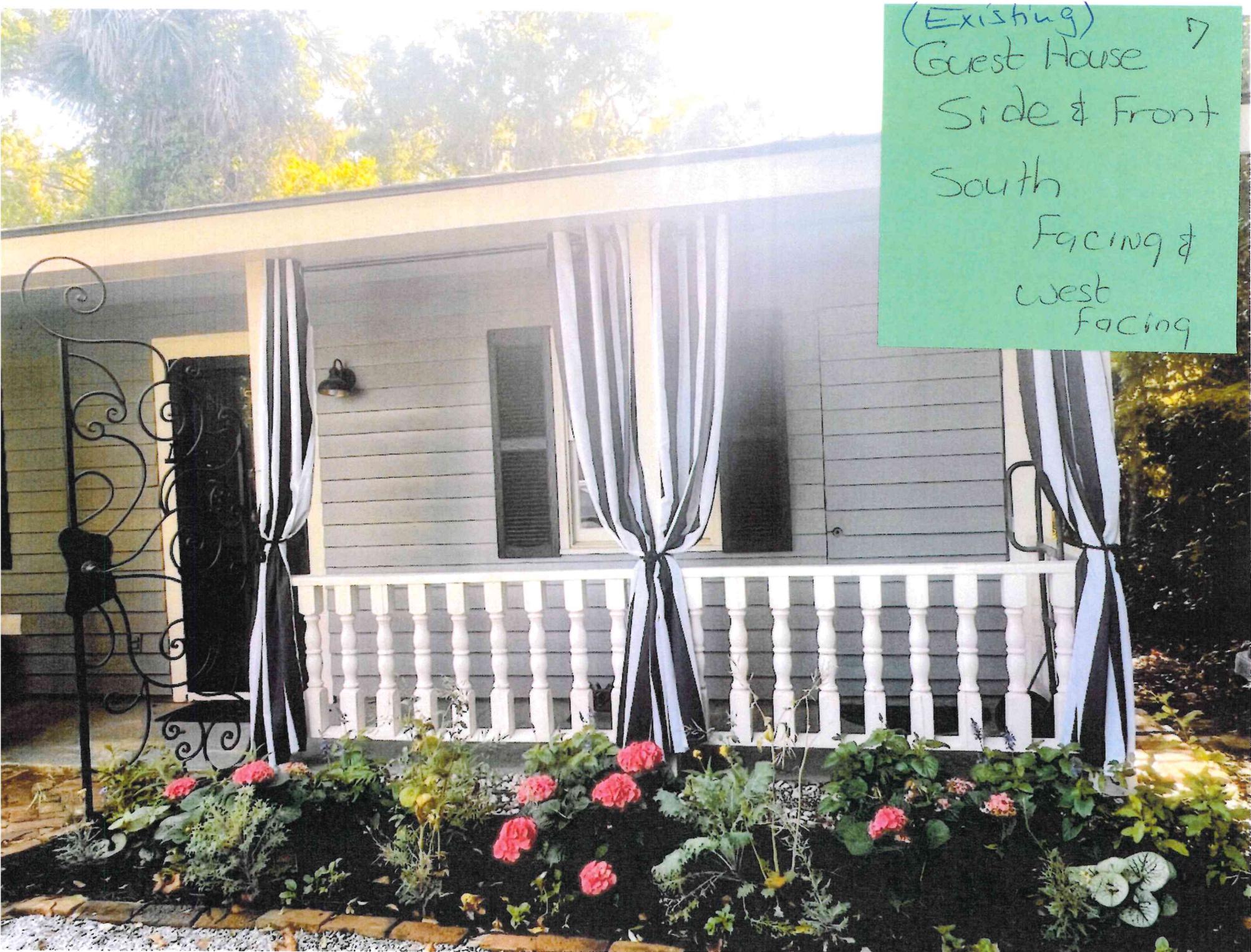
Back of
house

North

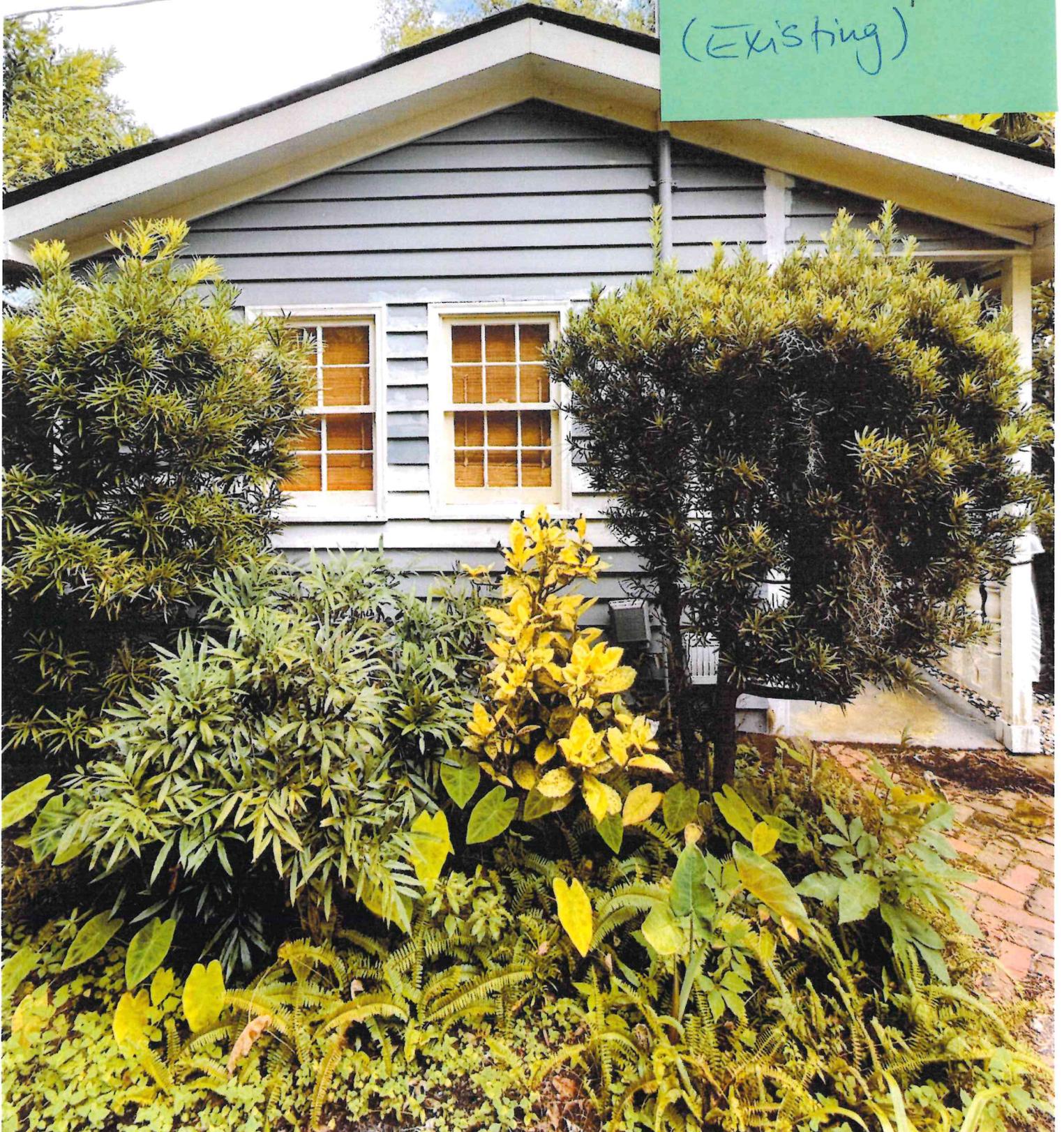
Facing



(Existing)
Guest House
Side & Front
South
Facing &
West
Facing

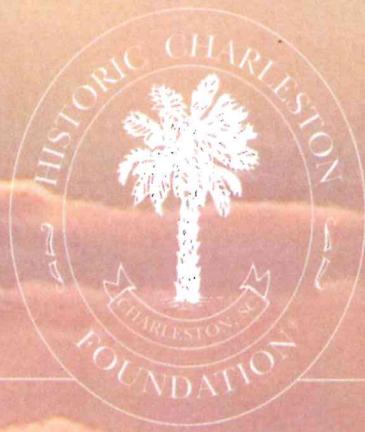


Guest house 8
Side
North
Facing
(Existing)



509 Harrington St.

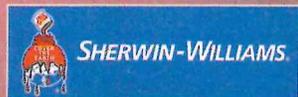
\$350

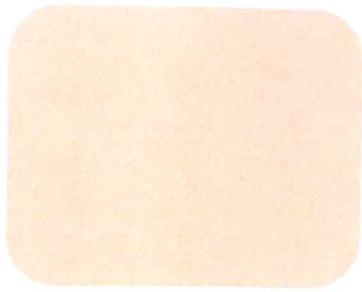


Carolina Lowcountry

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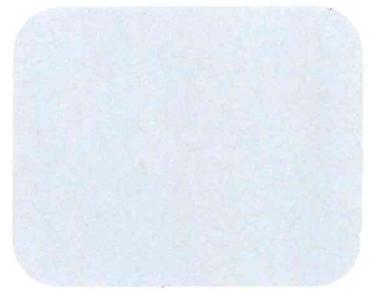
Barbados
DCR031



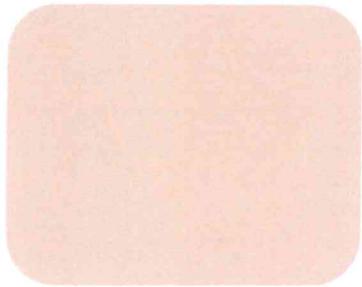
Pinckney
DCR039



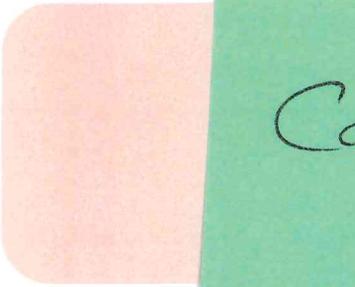
Sarah Hoptron Pearl
DCR047 NRH



Blue Heron
DCR054

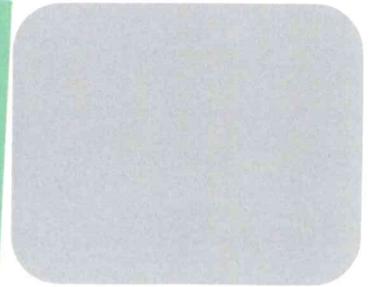


State Street Pink
DCR032

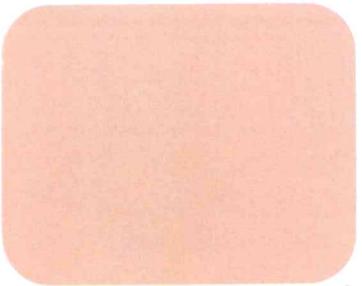


Pink Mint
DCR038

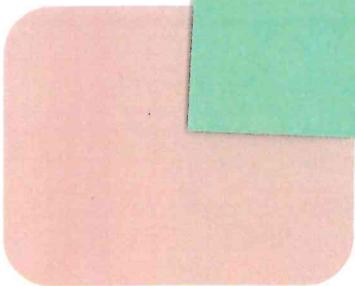
CONFED
FLANNEL
PORCHES



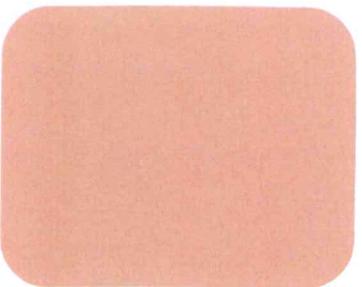
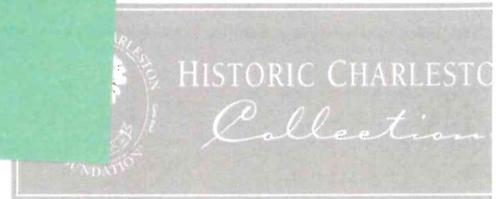
Confederate Flannel
DCR055



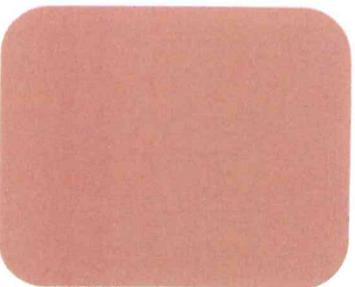
Edisto Sunset
DCR033



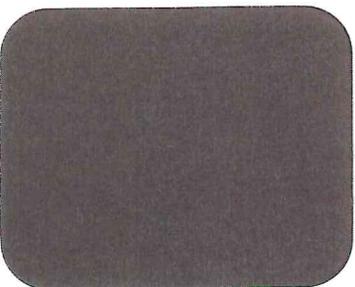
Faber House
DCR041



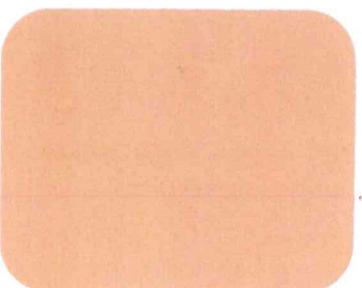
Damask Rose
DCR034



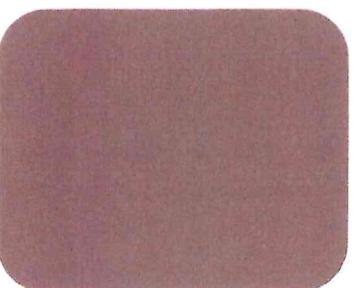
Rich Stucco
DCR042



Victorian Plum
DCR049



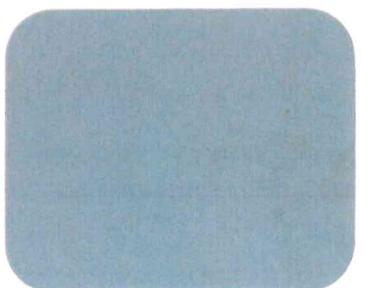
Drawing Room
DCR035 NRH



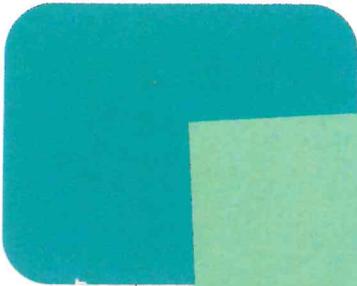
Market Brownstone
DCR043



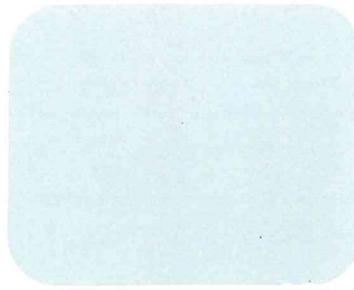
Albemarle
DCR050



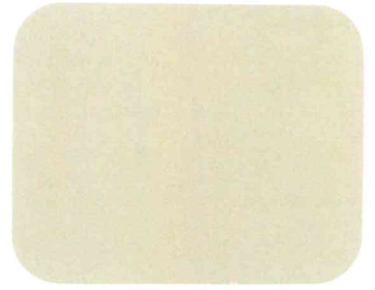
Hurricane Blue
DCR056



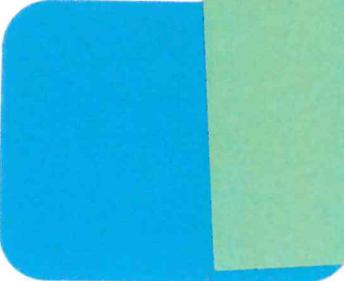
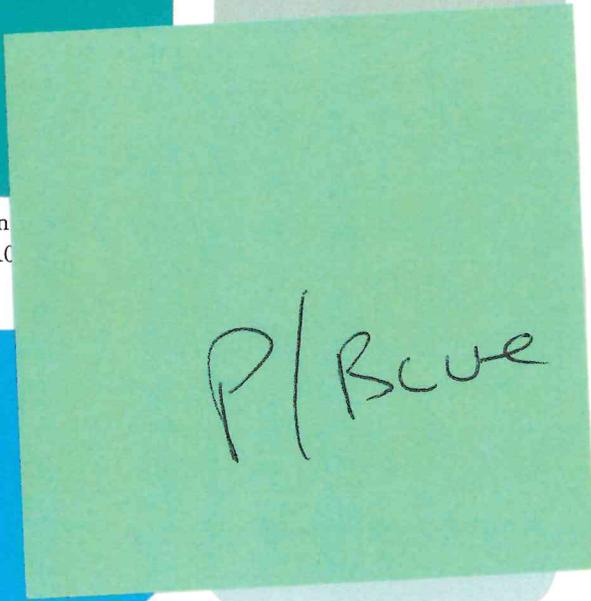
Caribbean
DCR0



Piazza Blue
DCR075



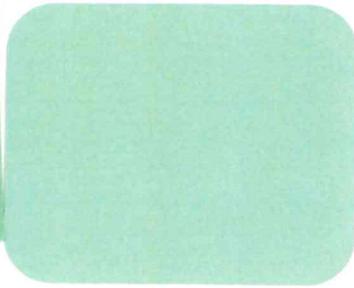
Weathered Stucco
DCR083



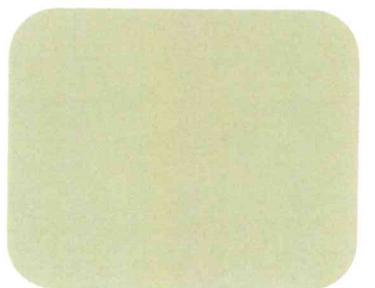
Charleston Prussian Blue
DCR061



St. Cecilia
DCR069



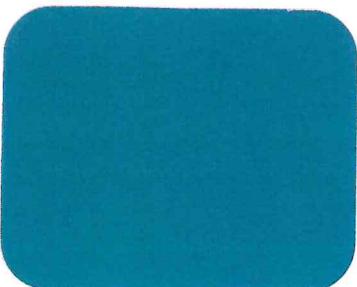
Alicia's Bedchamber
DCR076 NRH



Acanthus
DCR084

Colors of Historic

CharlestonTM



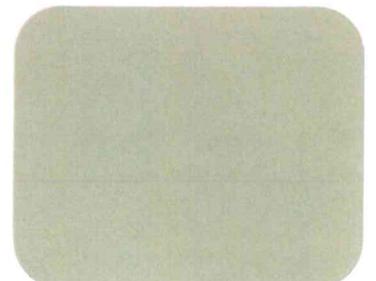
Ironwork
DCR062



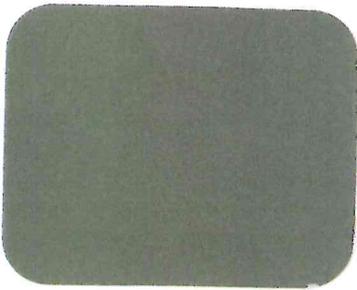
Breach Inlet
DCR070



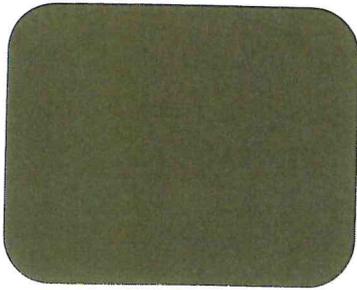
Sea Glass
DCR077



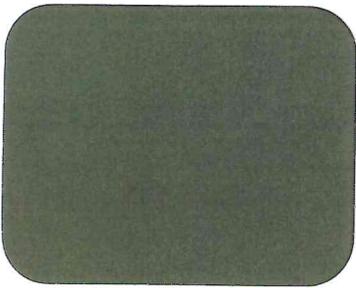
Romney
DCR085



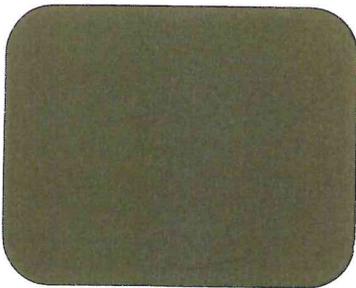
Longitude Lane
DCR091



Gingko
DCR092



Laurel Wreath
DCR093



Prioleau's Wharf
DCR094



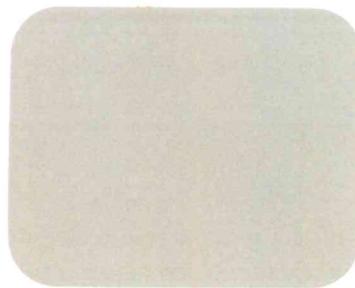
Tea Olive
DCR095



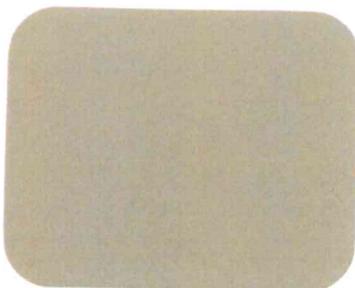
Charleston White
DCR100



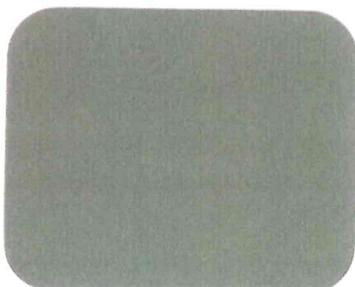
Aunt Betty's China
DCR101 NRH



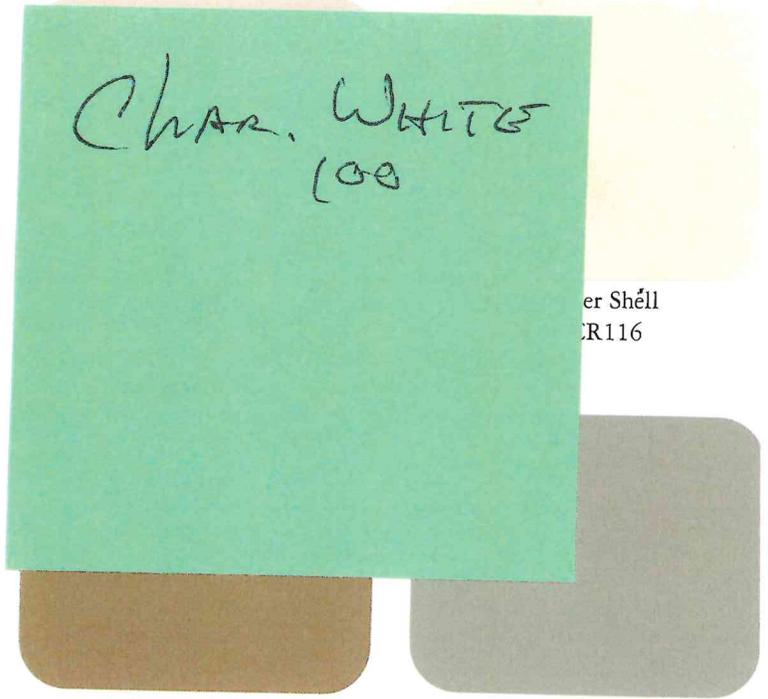
Quill
DCR102



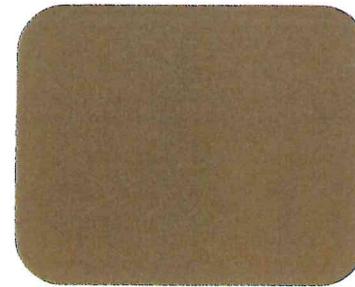
Weatherboard
DCR103



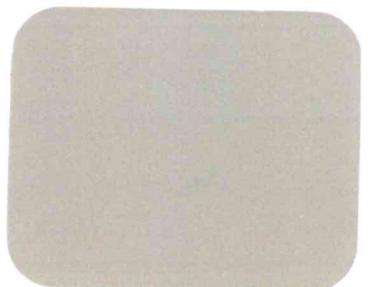
Natural Stone Taupe
DCR104



Pecan Shell
DCR110



Samuel O'Hara Frieze
DCR118 NRH

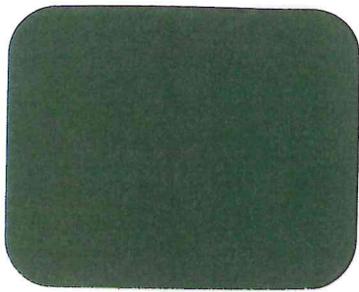


Buttered Rum
DCR111

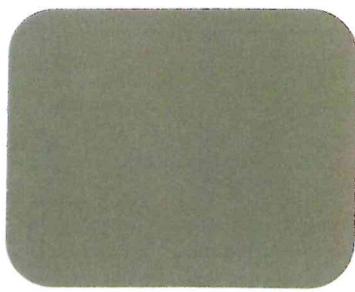


Pecan Shell
DCR116

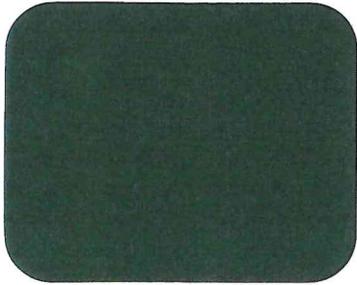
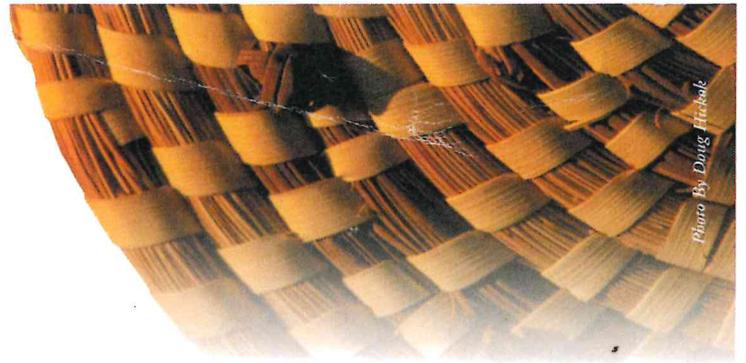
Dove
DCR117



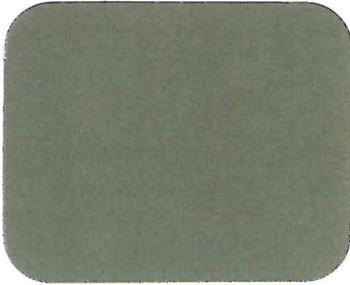
Secret Garden
DCR096



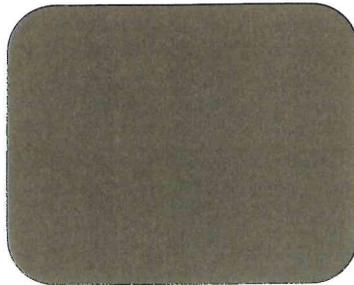
Broad Street Brownstone
DCR105



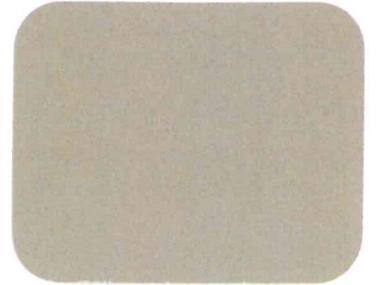
Marion Forest
DCR097



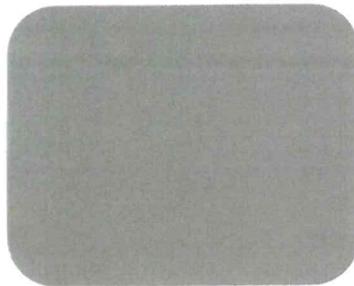
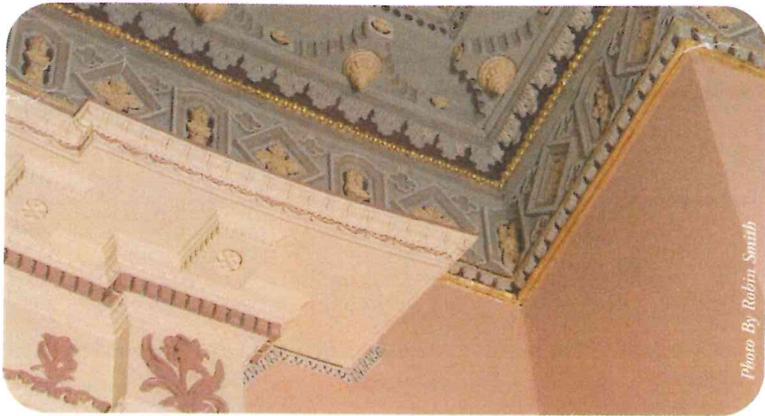
Cistern
DCR106



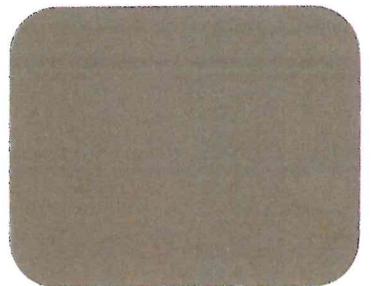
Coffee House
DCR112



Bermuda Stone
DCR119



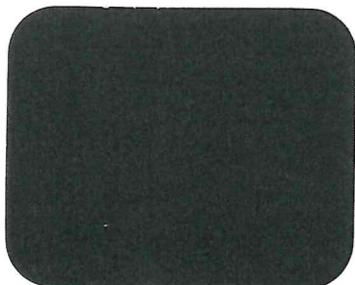
Aged Cobblestone
DCR113



Trapier
DCR120 NRH



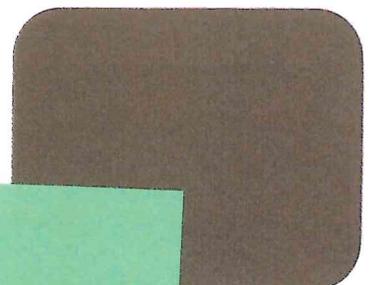
Topiary
DCR098



Wrought Iron Gate
DCR107



Collector woods
DCR115



Warehouse
DCR121



Historic Charleston Green
DCR099



Hitching Post Black
DCR108

HITCHING
POST
Black



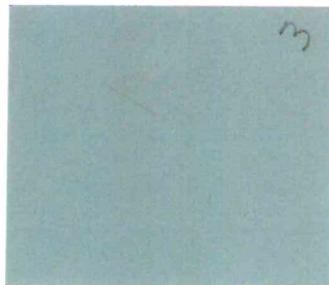
Mahogany
DCR122



Creek Shrimp
DCL017



Island Life
DCL021



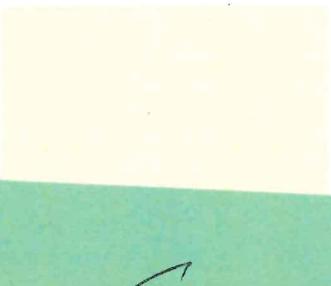
Summer House
DCL025



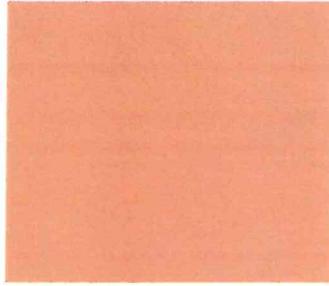
Shoreline
DCL029



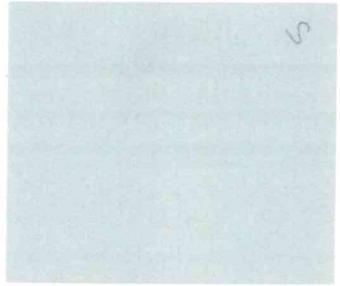
Stained
DCL018



Noon Sky
IN HALF
OR
PIZZA BUZZ
IN HALF



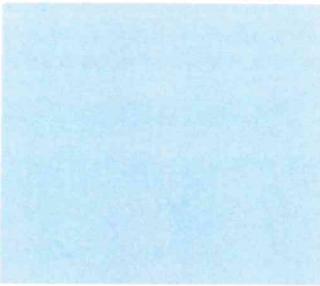
Beach Flower
DCL026



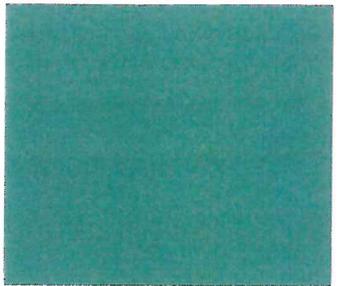
Weathered Mist
DCL030



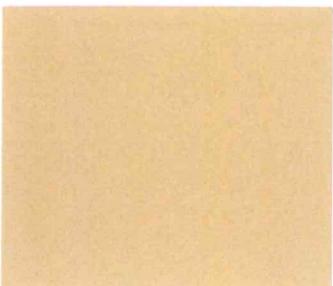
Sullivan
DCL019



Noon Sky
DCL027



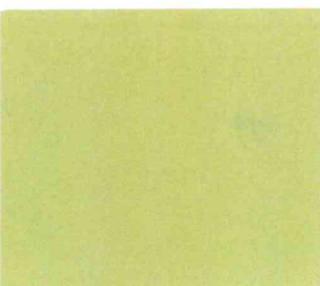
Evening Sea
DCL031



Reed
DCL020



Sunny Day
DCL024



New Blade
DCL028



Summer Linen
DCL032



509 Harrington St. - (West elevation)
Proposed - showing new color scheme

509 Harrington St. - South elevation
Proposed - Showing new color scheme



509 Harrington St. - Proposed - showing new color scheme

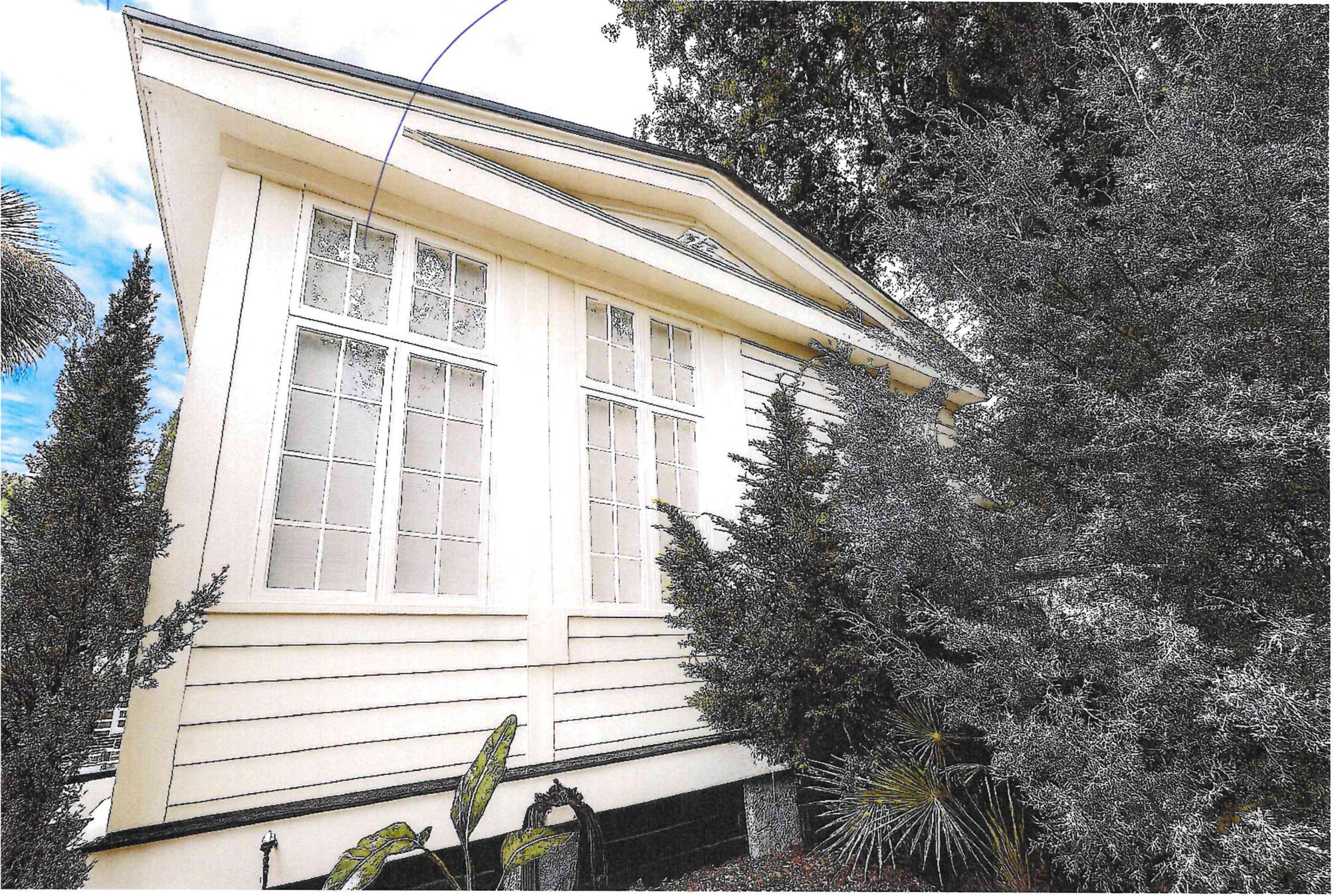


(South elevation)

509 Harrington St.

Proposed new color scheme

no material change to existing windows!



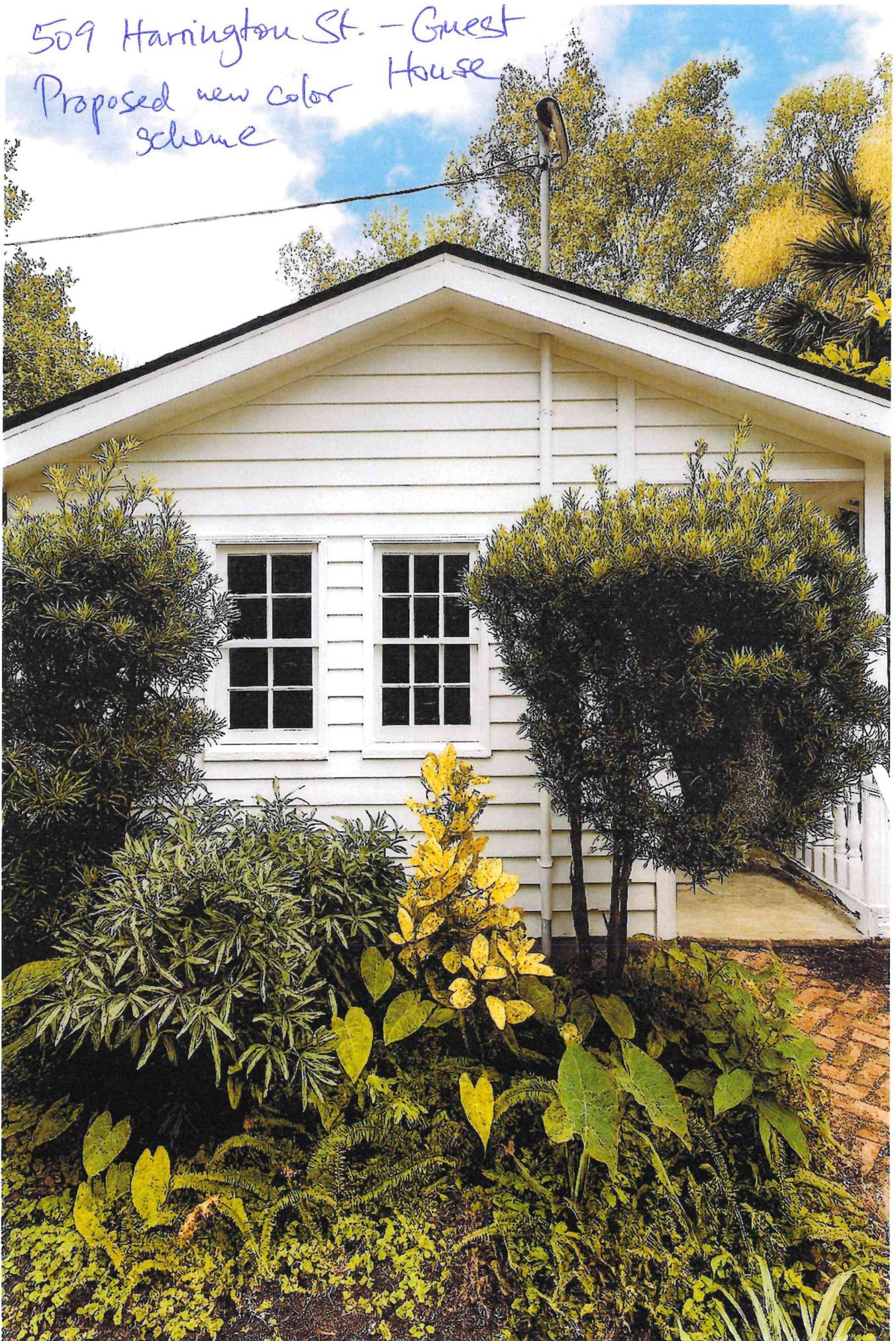
509 Harrington St. - North elevation (rear)
Proposed - showing new color scheme



509 Harrington St. - Guest House; Proposed - showing new colors



509 Harrington St. - Guest
House
Proposed new color
scheme



1304 WASHINGTON STREET

**Request for a tower addition to
existing single-family home
(Non-contributing)**



DEVELOPMENT REVIEW PROCESS
HTRC/PRE-DESIGN CONFERENCE FORM

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

Application Fee: \$0

OFFICE USE ONLY: Date Filed: 7/16/25 Application #: 29076 Zoning District: T4-HN
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: W.A. Cox

Applicant Address: 1304 Washington Street

Applicant E-mail: wcox@highpa.com Applicant Phone Number: 843-372-1992

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

Owner (if other than the Applicant):

Owner Address:

Project Name: 1304 Washington Street tower addition

Property Address: 1304 Washington Street

Property Identification Number (Tax Map & Parcel Number): AN R 120001 000 0352 0000 AN 05216591

Meeting Date Requested: 7/16/2025



DEVELOPMENT REVIEW PROCESS
HTRC/PRE-DESIGN CONFERENCE FORM

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

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

Applicant's Signature: *[Signature]* Date: 7/9/2025

Required Project Information

Project Name: 1304 Washburn St. Addition

Existing use of Site or Structure: SF

Proposed use of Site or Structure: SF

Square footage of any proposed construction: 700 +/-

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

Add tower addition to front elevation - See attached
email dated
7/8/2025

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

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

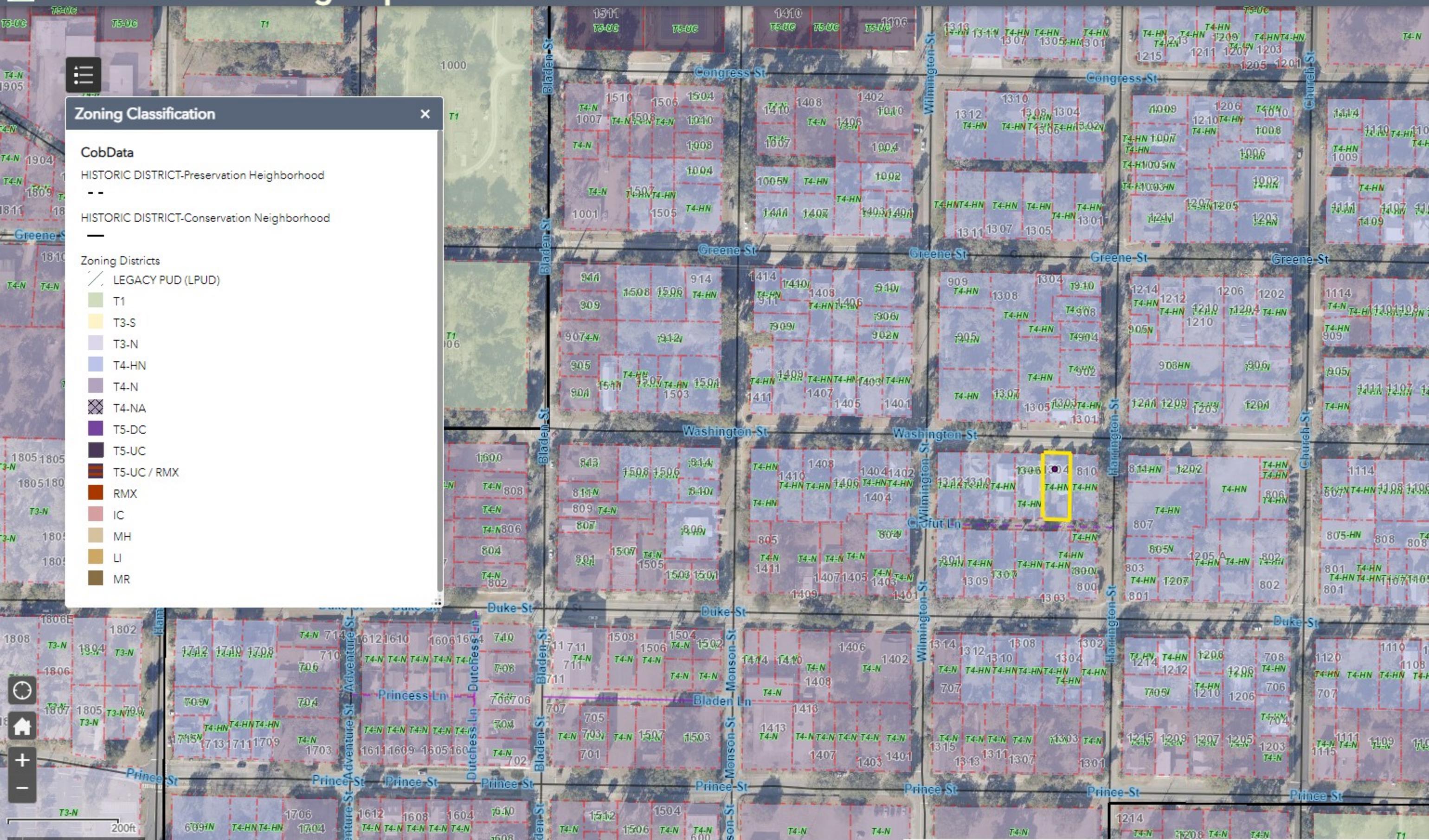
Zoning Classification

CobData

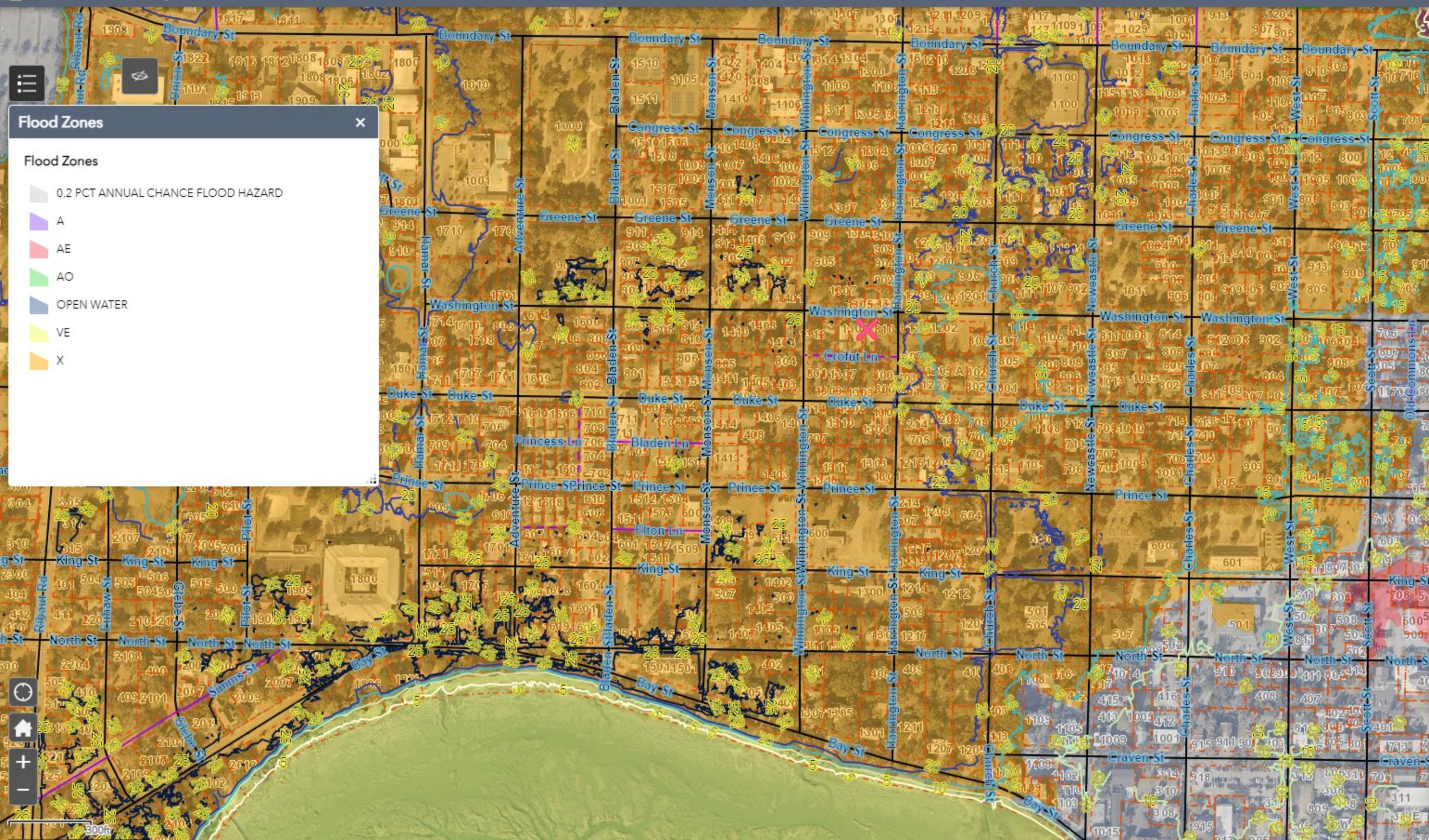
- HISTORIC DISTRICT-Preservation Neighborhood
- HISTORIC DISTRICT-Conservation Neighborhood

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



Map navigation controls including a home button, a scale bar (200ft), and zoom in/out buttons.



Flood Zones

0.2 PCT ANNUAL CHANCE FLOOD HAZARD

A

AE

AO

OPEN WATER

VE

X

1304 Washington St



1304 Washington St

Building



Directions



Save



Nearby



Send to phone



Share

1304 Washington St, Beaufort, SC 29902

Suggest an edit on 1304 Washington St

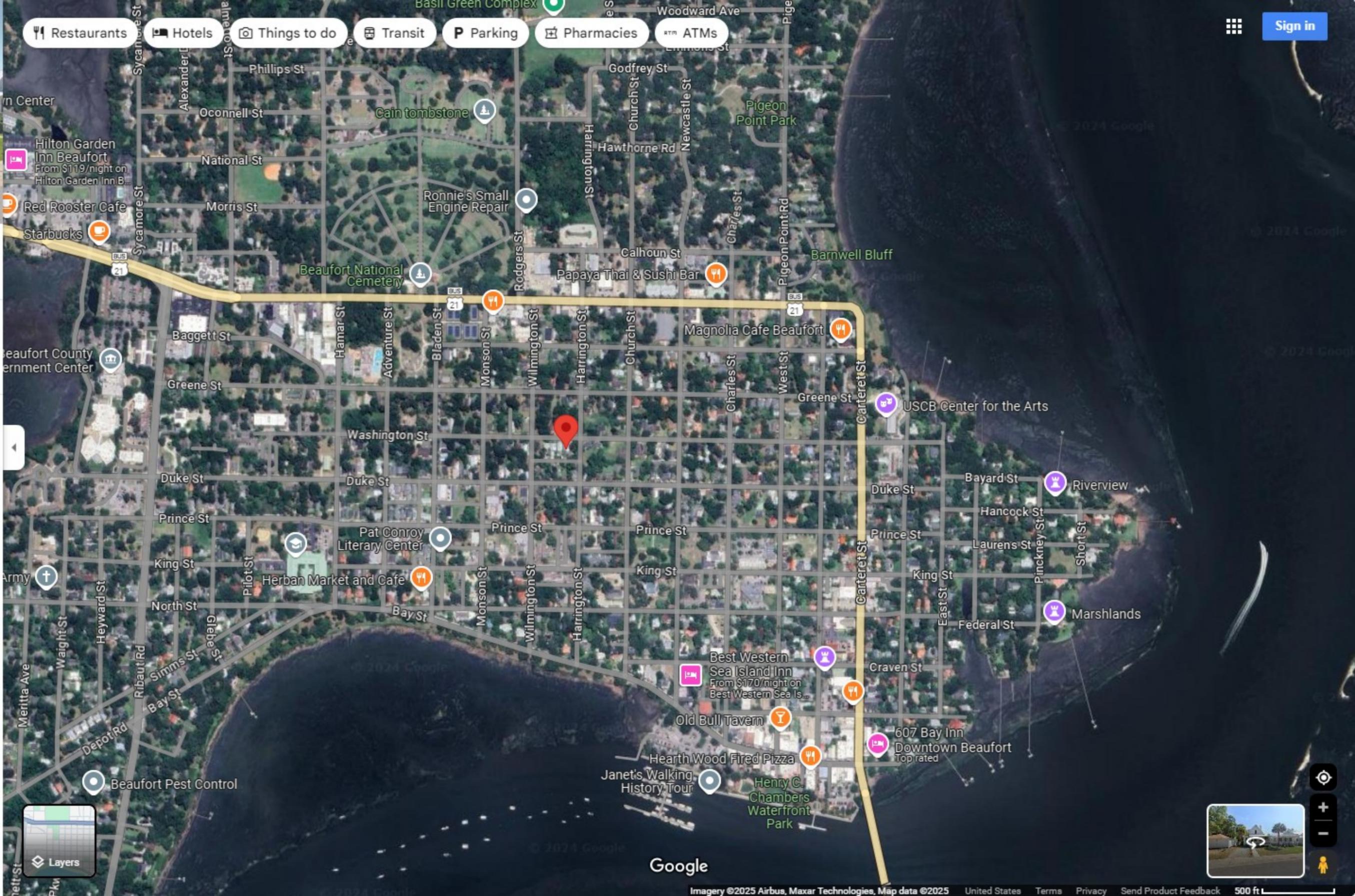
Add a missing place

Add your business

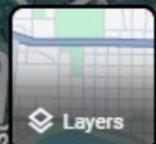
Photos



- Restaurants
- Hotels
- Things to do
- Transit
- Parking
- Pharmacies
- ATMs



Sign in



Google

1305 Washington St

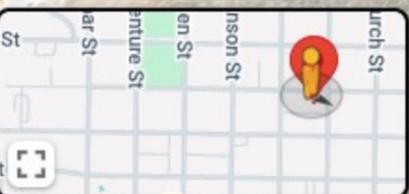
Beaufort, South Carolina

 Google Street View

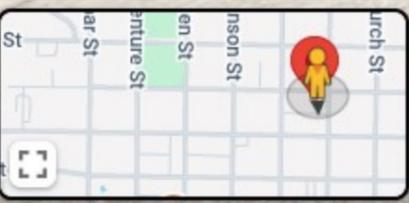
Apr 2022 [See more dates](#)



Washington



1303 Washington St ⋮
 Beaufort, South Carolina
 Google Street View
 Apr 2022 [See more dates](#)



As I'm contemplating a revised plan for 1304 Washington HRTC consideration, I have a couple of questions that I'm hoping you can answer / provide guidance on.

Does zoning for 1304 Washington allow 3 or 3.5 stories?

Is 1304 Washington currently constructed at 1.5 or 2 stories?

It seems that everyone was good with the front office addition to come in alignment with the front porch – see last note under Planning and zoning and second note under Architecture.

I may be using the wrong term, but I'm hooked on "towers." I would use James Hardi cladding materials, but use dissimilar materials from the lap siding like board and batten or shake and shingle to highlight the addition. I would envision the tower addition being somewhat similar to the tower below:

[Percheron Tower \(053211\) – Allison Ramsey Architects](#)



The first floor of the tower addition would be the dining room with French doors opening up onto the front porch to promote use of the front porch and front yard. The second floor would be a bunk room or play room with a spiral staircase to the third floor crow's nest which would serve as an office or study.



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: 1/15/2025

Project Address: 1304 Washington Street

Project Narrative: Request for heated living space addition at front portion & enclosure of back porch at SF-residence

Applicant: Witt Cox

Synopsis of staff comments:

- **Planning and zoning:**
 - T4-HN
 - Noncontributing structure
 - Section 3.11.2 – Accessory Uses
 - Section 4.5.3 – Carriage House: compatibility with primary structure – colors, siding, roofing materials, etc.
 - Section 4.6.1 – Building Design Standards: size, massing, scale
 - From previous HRB cases, justifying the front porch extension and 3rd floor addition will be difficult to get approved.
 - OK with expanding the front office area, leaving the porch as-is, the additions to the back are good
- **Building Codes:**
 - 5 ft setback issue: lot corner to lot corner. Shouldn't have an issue with that again.
 - X flood zone. Contours are great. 21-23' elevation.
 - Concerned about 2nd floor addition. Windows will need to meet emergency egress standards. Emergency egress: ch3.10
- **Architecture:**
 - Staff is supportive of the porch #2 infill and conversion into a mudroom, as well as addition of the walk-in closet at the rear of the structure.
 - Staff is also supportive of the office addition at the front of the structure
 - Staff does not support the proposal to have no porch at all on the front – front porches are very typical for the Beaufort historic district and a character-defining feature of this house

- Since the front setback requirement is the average prevailing setback, staff has concerns that the addition at the front of the structure with a new porch interrupts the average prevailing setback rhythm on the block – the front plane of the front porch is in line with the other existing front porches
- Instead of introducing additions that disrupt the front façade and rhythm of the streetscape, staff recommends pushing the dining room/playroom/office additions to the side/rear of the structure.
- **HBF:**
 - Concerns with changing the rhythm of the street front. Pulling forward beyond the current house breaks the historic street pattern of the block. This pattern is a character defining feature of the block. When the house was built, adherence to the historic street pattern would have been a part of the reason the new construction was approved.

Applicant's Next Steps: Make revisions, come back to the HTRC for another round of review, once everything is good to go, we will schedule a meeting with 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



STAFF REPORT - HTRC / Pre-Design application

DATE: 07/23/2025

GENERAL INFORMATION		
Applicant:	Witt Cox (Homeowner)	
Site Location/Address:	1304 Washington Street / TMP: R120 004 000 0352 0000	
Applicant's Request:	The applicant is wanting to expand heated living space by adding a tower structure to the front of the existing building (built 2017).	
Current Zoning:	T4-HN	
Located within the Historic Beaufort District? If so, contributing or non-contributing structure?	Within Historic Beaufort District (Northwest Quadrant) / Non-contributing	
ZONING DISTRICT INFORMATION		
	<u>T4-HN</u>	
Lot Width at Setback:	40 ft. min. / (60 ft. min in the Point)	
Max Lot Coverage:	55%	
Max. Frontage Build Out	75% of lot area	
Front Setback	Avg. setback on the block	
Side Setback	6ft. interior, 5 ft at corner / (10 ft. interior in the Point)	
Rear Setback	15 ft min	
Building Height:	3 stories 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	Historic Homes/new construction	N/A
South: T4-HN	Historic Homes	N/A
East: T4-HN	Historic Homes	N/A
West: T4-HN	New residential houses	N/A

Background: The homeowner (Witt Cox) is requesting to expand heated living space at existing single-family house in the Historic District by addition in the front of a tower structure.

Approximate square footage of additional living space: 700 ft.² // Square footage of primary house: 1,848 ft.²

FINDINGS AND RECOMMENDATIONS

- **Sec. 3.11.2 – Uses customarily accessory to residential dwellings (D) Accessory Dwelling Unit - attached: Size: Min.: 240 sf // Max.: 50% of the footprint of the primary unit, or 1,500 SF max., whichever is smaller; (see also Sec. 4.5.3 – below)**
- **Sec. 4.5.3 (Carriage House) – B. Special requirements: (8) Compatibility with Primary Structure: Architectural details, including color, siding, roof pitch, window detailing, roofing materials, height, and foundation, shall be compatible with the primary dwelling unit.**
- **Sec. 4.6.3 – Building Design Guidelines – Specific to Transect-Based Districts (incl. T4 / T5):**
 - A. **Building Materials and Details** (e.g. walls, columns, railings, doors, roofs, prohibited materials)
 - B. **Roof Forms**
 - C. **Windows and Doors** (Transparency, Proportion & Details)
 - D. **Architectural Details** (Shutters, Cornices, Columns, Bays, etc.)
- **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.