



MEETING AGENDA

The City of Beaufort

HISTORIC DISTRICT REVIEW BOARD

Wednesday, April 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 webinar:

<https://us02web.zoom.us/j/85941896314?pwd=OP3ntHtOrIVbVtNXgvaVxPcMQT1eSS.1>

Password: 978294 Meeting ID: 859 4189 6314 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. March 12, 2025 Meeting Minutes

III. Applications

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

Applicant: Megan Chancellor Crumrine, Chancellor Design, LLC

The applicant is requesting approval for a single-family residential dwelling unit.

B. 909 Washington Street, PIN R120 004 000 0304 0000, accessory dwelling unit

Applicant: Nicole Gilmore, Owner.

The applicant is requesting approval for a carriage house in the rear of the property.

C. 701 Greene Street, PIN R120 004 000 1042 0000 and R120 004 000 0220 0000, alterations

Applicant: Allison Ramsey Architects, Inc., Jeremiah Smith

The applicant is requesting approval for a brick wall and hedge and a stair down from the existing rear porch for access to the walled garden.

**HRB Meeting Agenda
April 9, 2025
Page 2 of 2**

- D. 602 Bladen Street, PIN R120 003 000 0215 0000, new construction
Applicant: Allison Ramsey Architect, Inc., Cooter Ramsey**

The applicant is requesting approval for a new-single dwelling unit.

IV. Discussion

V. Adjournment



Historic District Review Board Meeting Minutes – March 12, 2025

CALL TO ORDER 1:10

A meeting of the Historic District Review Board was held in-person on Wednesday, March 12, 2025 at 2:00 pm.

ATTENDEES

Members in attendance: Mike Sutton (Chair), Eric Berman, (Vice-Chair), Kim Petrella, Rita Wilson, and Grady Woods.

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

REVIEW OF MINUTES OF FEBRUARY 12, 2025 1:48

Ms. Wilson noted on page 2 under the Discussion item in the last paragraph *delete the word spoke*. Mr. Berman noted on the same in the same paragraph to *change the date Tuesday to Wednesday*.

Motion: Mr. Woods made a motion to approve the February 12, 2025 minutes with the changes. Ms. Wilson 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 3:08

- A. **1406 Greene Street, PIN R120 004 000 0241 0000**, exterior renovations/alterations
Applicant: Lekshmi & Landon Poe, Homeowners

The applicant is requesting approval for several exterior renovations/alterations, including roofing, shutters, stucco siding, front door, etc.

Christopher Klement presented the staff report.

Public Comment:

Lise Sundria, Historic Beaufort Foundation (HBF), commented that one thing HBF was strong about and wanting to retain the front windows on the front façade because those are part of the historic narrative of the building: that shape and form of window and also the existing

columns. Ms. Sundria disagreed with Mr. Klement that this is not appropriate from a design perspective for the neighborhood. The roof change makes sense with regards to it from the shutter perspective. If those windows are retained then those shutters are not necessary and the shutters that are being recommended would not be appropriate for the front of the house.

Public comment closed.

Motion: Mr. Berman made a motion to grant final approval to this project with staff's recommendations with the exception of #3 and #6 and to remove any verbiage about not having it be a gas lantern from 7, 8 and 9. Ms. Wilson seconded the motion. The motion passed unanimously.

B. 510 Craven Street, PIN R120 004 000 0890 0000, addition **52:12**

Applicant: Michael Frederick, Frederick + Frederick, Architects

The applicant is requesting approval for a family room addition and partial enclosure of the rear porch.

Christopher Klement presented the staff report.

Public Comment:

Lise Sundria, Historic Beaufort Foundation (HBF), commented that the Preservation Committee agreed with the Historic Technical Review Committee (HTRC) recommendations. Project is well done and protects the footprint of the historic property while being able to provide them additional space that they need. The addition of the garden shed works really well at the back of the building.

Public comment closed.

Motion: Ms. Petrella made a motion to grant final approval as presented. Mr. Woods seconded the motion. The motion passed unanimously.

Mr. Berman said he believes the HTRC serves a good purpose, and that purpose **1:15:13** is that you get a chance to get different folks who have expertise in architecture, design, and process that can all help someone build a better product that you would like and also that best fits in the district. Mr. Berman commented that he doesn't want to see is that that purpose gets lost and that it turns into a way for people to force what they want onto people, and it becomes a burden or an obstacle to getting things done and instead of the Board being the deciding place, you have this faux Board that people go through first. Ms. Wilson commented that she believes the HTRC has streamlined things that have come before the Board that weren't ready. It helps people be ready when they come before the Board

Mr. Freese mentioned the two memos that were provided in the Board's packets. One was for the Spring Tour Schedule and the other was for the Joint Meeting with the Planning Commission (PC). Staff and Board members agreed to do the HRB Spring Tour on April 11 at 9:00 am.

Mr. Freese said at the Strategic Planning Session, Mr. Sutton and Mr. Tomy suggested having a joint session with the Planning Commission (PC) to discuss the previously proposed changes to the historic rules and regulations that have not been taken up on the strategic planning session. Mr. Freese purposed the PC since they legally are the ones that have to make the recommendation the PC's meeting next month at 5:00 pm.

ADJOURNMENT

1:23:00

Mr. Woods made a motion seconded by Ms. Wilson to adjourn. The meeting ended at 3:23 pm.

914 NEWCASTLE STREET

Request for approval for construction of
new single-family house (infill development)



**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

PAID
3/21/25
CR

OFFICE USE ONLY: Date Filed: 3/21/25 **Application #:** 28503

Zoning District: 747N

- **HAS PROJECT ATTENDED HTRC MEETING? (REQUIRED)** YES NO
- **IS PROJECT A CONTRIBUTING STRUCTURE?** **COMPLETED**
 OR **NON-CONTRIBUTING STRUCTURE:** **03/05/25**

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: MEGAN CHANCELLOR CRUMRINE

APPLICANT ADDRESS: PO BOX 17, BEAUFORT, SC 29901

APPLICANT E-MAIL: MEGAN@CHANCELLORDESIC APPLICANT PHONE NUMBER: 406-579-1925

APPLICANT TITLE: Homeowner Tenant Architect Engineer Developer
Designer



**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): SHAWN + CHRISTINA KEARNS

OWNER ADDRESS: 195 E SIDE DRIVE, ALTON BAY, NH 03810

PROPERTY ADDRESS: 914 NEWCASTLE STREET, BEAUFORT, SC 29902

PROPERTY IDENTIFICATION NUMBER (TAX MAP & PARCEL NUMBER): R120 004 000 0279 0000

PROVIDE A BRIEF PROJECT NARRATIVE: (Attach any necessary documentation, spec sheets, pictures, paint swatches, etc.):
New, custom home--please see included drawings.

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

APPLICANT'S SIGNATURE: Megan Chancellor Cummine DATE: 02/20/2025

OWNER'S SIGNATURE: [Signature] DATE: 2/20/2025

(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

City of Beaufort Certificate of Appropriateness Checklists

Submission Requirements for New Construction and Alterations or Additions

Please submit DIGITAL FILES ONLY via email to: development@cityofbeaufort.org

*Initial submittals should show existing and proposed conditions. For all subsequent submittals, architectural drawings should show and clearly label existing conditions, the previous proposal, and the current proposed. Each version of the same drawing should be adjacent to the others in the application for easy review.

***This Application Requirements Checklist MUST be included in applications, with submitted items checked.**

Conceptual Review

- Existing Context:** Color photographs of the existing structure and the adjacent structures.
- Plat:** A plat indicating the tax map and parcel number, existing structure(s), setbacks, existing trees, and proposed construction footprint.
- Site Plan:** A site plan, to scale, indicating the location of the existing structure on the lot, proposed new structure, any site modifications (parking, paths, landscaping, tree removal, etc...), any new or existing mechanical equipment and screening area, and percentage of the total impervious paving. The plan should also include any connections to the public right of way (street and/or sidewalk), and grade elevations of the street and/or sidewalk and the proposed construction at the first floor.
- Design:** One or more drawings that convey the intent of the proposal. This may include: floor plans, elevations, and building sections. They should display massing and scale of new construction and how it relates to the existing structure or surrounding context. For new construction and additions, this drawing should include a street elevation and/or a street section showing height and width relationships to existing adjacent buildings.
- 3-D Rendering:** A 3-D rendering, or physical scale model, showing the height, mass and scale of the proposed building in its context is required for all structures except single-family and 2-3 unit residential buildings.
- Pre-Application Conference:** A Pre-application conference is required for all commercial new construction and substantial commercial renovation projects. The requirement for an Archeological Impact Assessment will be determined at this meeting.

Preliminary Review: All the documents required for Conceptual Review, PLUS:

- Floor Plans:** Proposed floor plans of all levels of the building, including square footage. For Alterations or Additions, existing conditions drawings of the floor plan are also required, showing the area and square footage affected by the addition.
- Elevations:** Elevation drawings of all sides of the building, including heights – height above grade, floor-to-floor heights, eave height and ridge height (if applicable). For Alterations or Additions, existing conditions drawings of all four elevations are also required.
- Color Rendering:** A colored version of at least one elevation, noting proposed materials and colors.
TBD Additional on-site representation, such as a height story pole, and corner staking of the foundation, may be required.
- TBD** A Certified Arborist report may be required if grand trees are affected by the project.

Final Review: All the documents required for Preliminary Review, PLUS:

- Details:** A typical wall section(s), window details, door details, eave details, porch details, and any other details characteristic to the building are required.
- Material Samples and Cut Sheets:** Applicant to submit cut sheets for all exterior building materials, to include roof and typical roof details, doors, windows, dryer vents, exterior lighting, etc. Samples of windows, lighting and building materials may be required at Staff's discretion.
- Final Materials List:** A final list, including colors, is required.
- Landscaping Plan:** A landscaping plan is required for commercial projects. It shall include a schedule detailing materials and colors of all plants and landscape materials, all existing trees, with the trees to be removed noted, existing and proposed grading, and any exterior lighting proposed.

Chancellor Design LLC

Megan Chancellor Crumrine

PO Box 17

Beaufort, SC 22901

406.579.1925

March 20, 2025

Beaufort Historic District Review Board

1911 Boundary Street

Beaufort, South Carolina 29902

RE: HTRC - PRE-DESIGN APPLICATION MEETING SUMMARY

Beaufort Historic District Review Board and Staff,

Thank you for the time and comments at the pre-design application meeting. Please see below for follow-up responses in blue:

- Applicant to provide site pervious/impervious coverage. Per Section 2.4.1.A, the maximum lot coverage is 55% (total lot coverage by roofs). An additional 10% is allowed for pervious coverage. *See sheet T1 – 59% proposed, within the 65%.*
- Applicant to provide frontage buildout. Per Section 2.4.1.A, the frontage buildout is 75% max. *See sheet T1 – 73% proposed, within the 75%.*
- Applicant to demonstrate compliance with setbacks per Section 2.4.1.B. Average prevailing setback; applicant is showing a 15% setback. There is also a 5' min. side setback on a corner. *See sheet C3.*
- Overall, staff has concerns that the scale of this house appears too large, particularly on the left façade facing Washington Park. Staff recommends studying ways to reduce the massing of this building, such as:
 - detaching the garage. *Having the garage attached as is currently is a priority of the property owner.*
 - reducing the height of the garage and apartment portion. The current plate height for the garage is 10', and the apartment ceiling height is 9', making the structure almost 30' tall. Applicant should consider lowering the garage portion and study ways to reduce the height of the apartment, such as vaulting the ceilings and introducing dormers. *The garage plate needs to be at the same height as the first floor because of the access door and transom at the garage and porch; however, both the main house and garage structure were brought down 6".*
 - Reducing the slope of the main roof and lowering the second-floor plate height from 9' to 8'-6" or 8'-8". *Both the main house and garage structure were brought down 6".*

- The ceilings on the first floor are 10'. Could these be reduced to 9'-6" or 9'? It was mentioned during the meeting that this plate height was okay as-is. Both the main house and garage structure were brought down 6".
- Staff also recommends providing a street section to get a better understanding of how this building's massing and scale relates to the adjacent historic properties and the park. See sheet A7. The proposed building is within a 1' of the height compared to the height of the historic building across the street.

HBF:

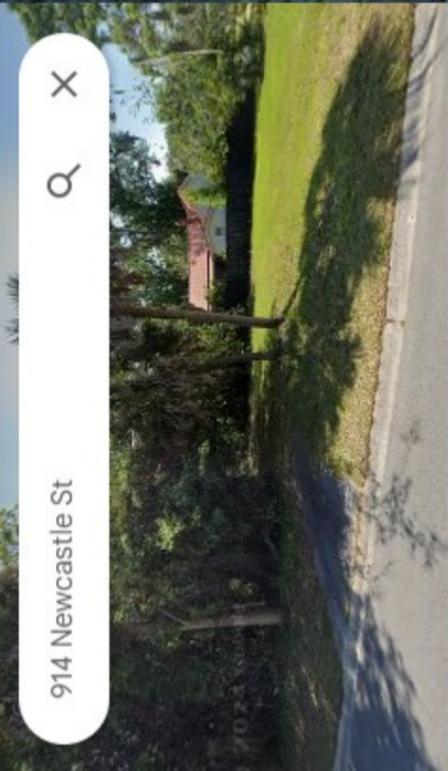
- The massing and scale appear larger than structures on any of the immediately surrounding block fronts- Newcastle, Greene or Washington. The scale and massing are more critical when the site is a very visible corner lot. Other than Washington Park, the historic street fronts and immediate neighborhood have a distinct pattern and rhythm which can be disrupted if not respected. The design took hints from the historic structure across the street, at 1101/1103 Green Street. That structure is approximately 32'-0" tall and the proposed structure is 8" taller at 32'-8".
- These concerns could be addressed by changing or softening the pitch of the rooflines and reducing the overall scale and massing to better reflect the neighborhood pattern and rhythm. To reduce the overall mass, both structures were lowered 6".

I look forward to presenting the project.

Sincerely,



Megan Chancellor Crumrine
Owner, Chancellor Design LLC

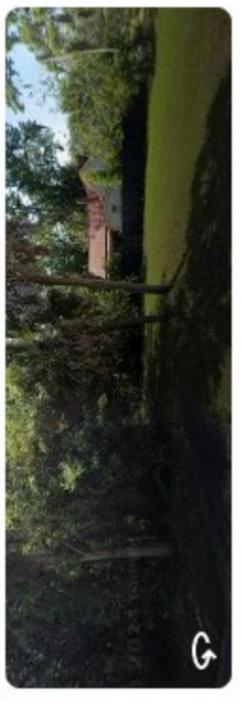


914 Newcastle St

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

- 914 Newcastle St, Beaufort, SC 29902
- C8QG+28 Beaufort, South Carolina
- Suggest an edit on 914 Newcastle St
- Add a missing place
- Add your business

Photos



Sign in





Zoning Classification

- CobData**
- HISTORIC DISTRICT-Preservation Neighborhood
 - 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

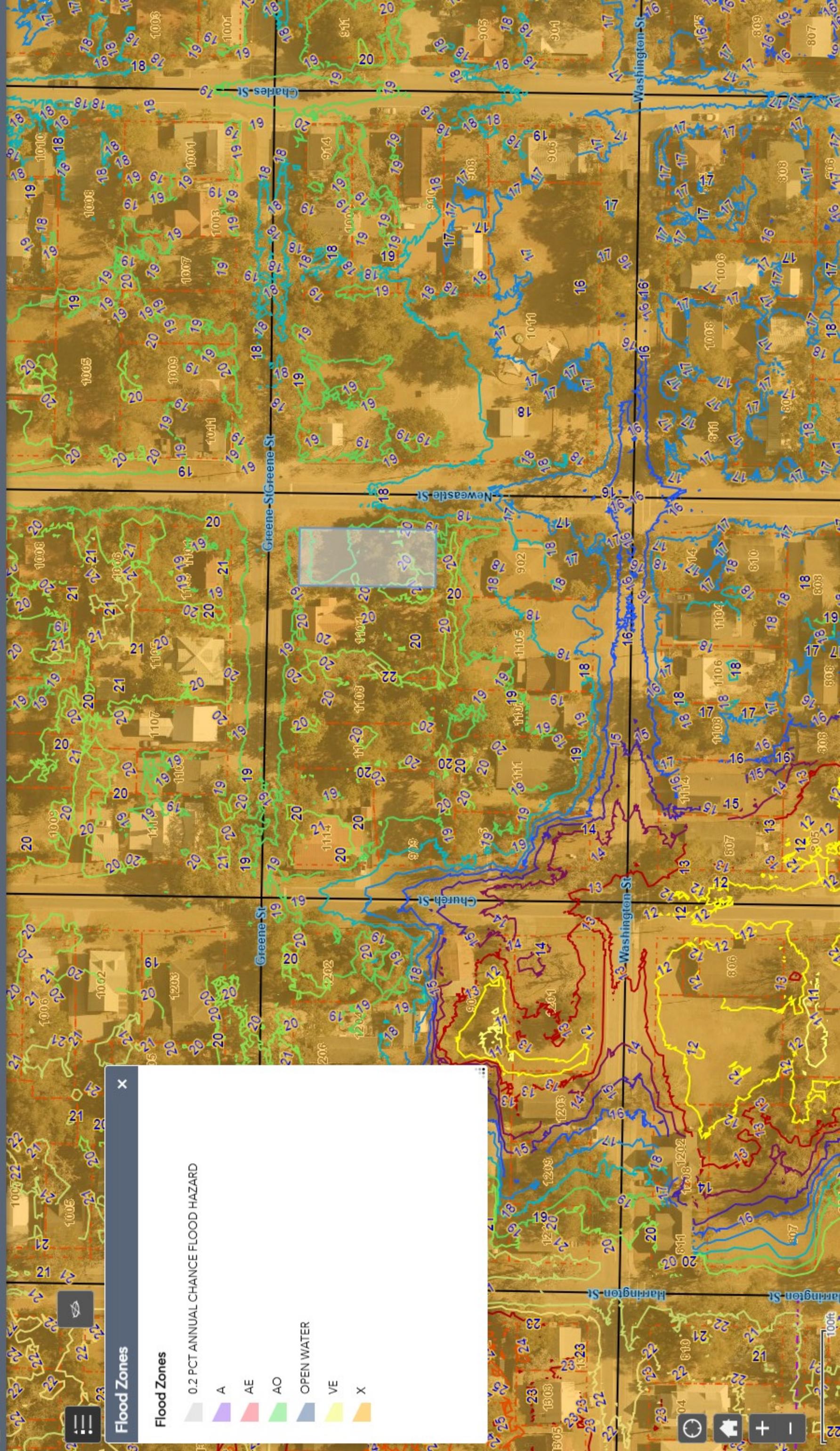
100ft



Flood Zones [Close]

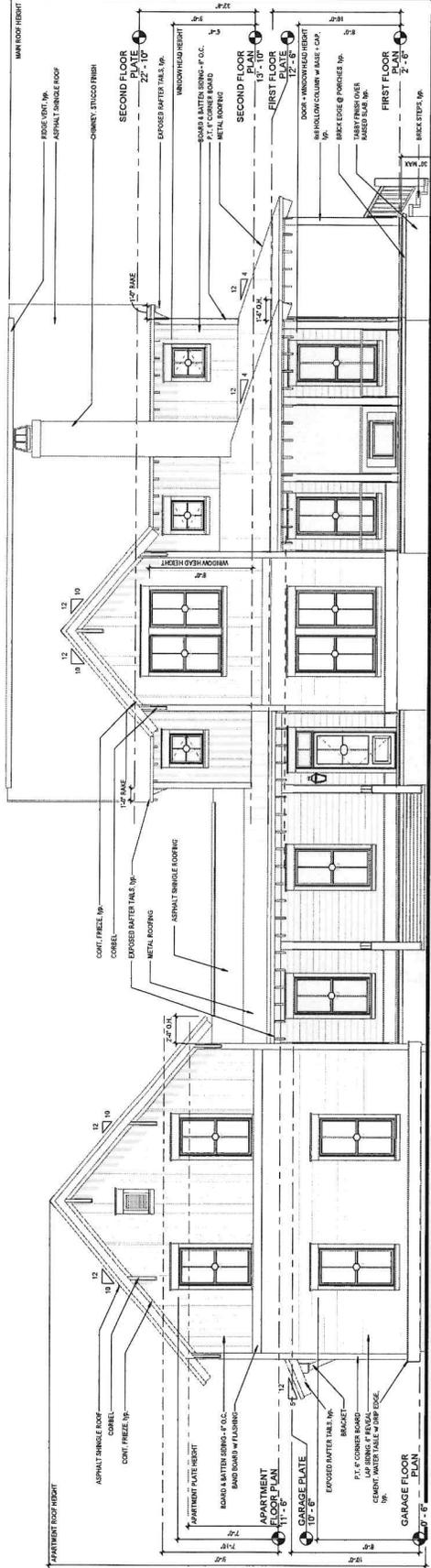
Flood Zones

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

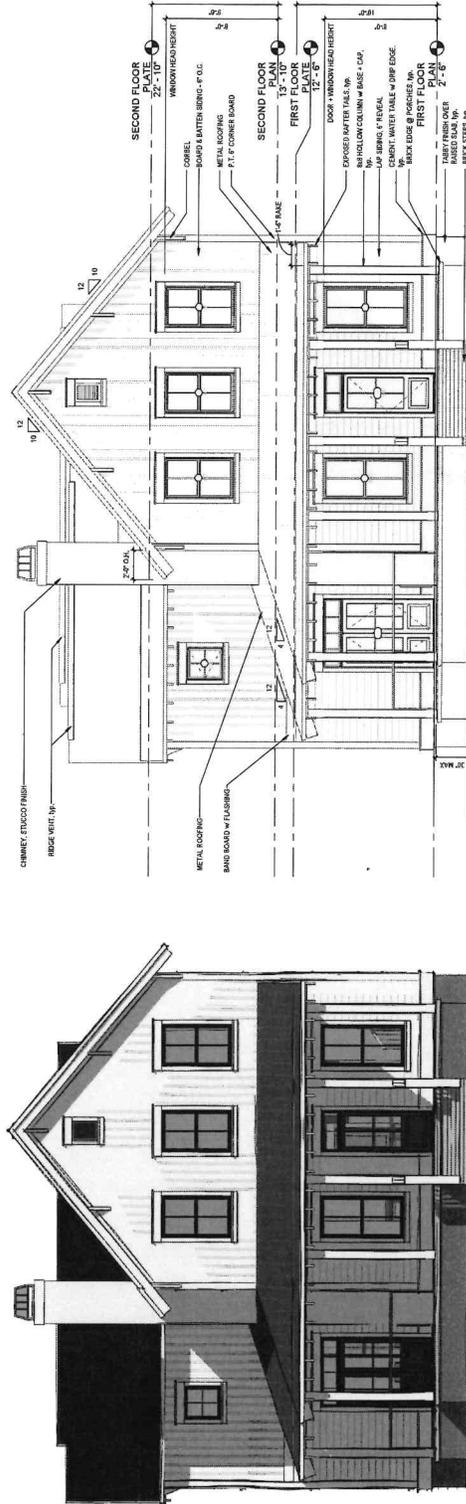


CHANCELLOR
DESIGN LLC
PO BOX 17
BEAUFORT, SC 29901
485.579.1825
CHANCELLORDSIGN.COM

KEARNS
RESIDENCE
914 Newcastle Street
Beaufort, SC 29902



② LEFT ELEVATION
1/4" = 1'-0"



① FRONT ELEVATION
1/4" = 1'-0"



③ COLOR RENDERING
SIDING + TRIM: Hardie in "Acids White"
WINDOWS: Marvin Elevates in "Ebony"
DOORS: Grayco - Sapele
CHIMNEY + SLAB: Tabby

Very all elevations prior to proceeding with construction and report any discrepancy to designer before proceeding.
This plan has been prepared to meet up professional standards and practices. However, building codes and environmental conditions may at different locations. Before construction begins, the contractor should verify the contract documents to ensure compliance with local codes and regulations. Please check with the local building department or engineer to make sure all applicable codes and regulations are followed.
The user of these plans shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The user shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The user shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
ALL RIGHTS RESERVED. Copyright ©2023 Chancellor Design LLC.

Project number	24108
Date	09/20/2023
Drawn by	MCC
Scale	1/4" = 1'-0"

A6



CITY OF BEAUFORT

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

Meeting Summary

Date: 3/5/2025

Project Address: 914 Newcastle Street

Project Narrative: Discussion on conceptual design for new construction of single-family dwelling.

Applicant: Meghan Chancellor Crumrine (Designer)

Synopsis of staff comments:

- **Planning and Zoning:**
 - T4-HN
- **Building Codes:**
 - X Flood zone, 19'-21' contours
 - Comply with 2021 IRC
- **Architecture:**
 - Applicant to provide site pervious/impervious coverage. Per Section 2.4.1.A, the maximum lot coverage is 55% (total lot coverage by roofs). An additional 10% is allowed for pervious coverage.
 - Applicant to provide frontage buildout. Per Section 2.4.1.A, the frontage buildout is 75% max.
 - Applicant to demonstrate compliance with setbacks per Section 2.4.1.B. Average prevailing setback; applicant is showing a 15% setback. There is also a 5' min. side setback on a corner
 - Overall, staff has concerns that the scale of this house appears too large, particularly on the left façade facing Washington Park. Staff recommends studying ways to reduce the massing of this building, such as:
 - detaching the garage
 - reducing the height of the garage and apartment portion. The current plate height for the garage is 10', and the apartment ceiling height is 9', making the structure almost 30' tall. Applicant should consider lowering the garage portion and study ways to reduce the height of the apartment, such as vaulting the ceilings and introducing dormers.

- Reducing the slope of the main roof and lowering the second-floor plate height from 9' to 8'-6" or 8'-8".
- The ceilings on the first floor are 10'. Could these be reduced to 9'-6" or 9'?
- Staff also recommends providing a street section to get a better understanding of how this building's massing and scale relates to the adjacent historic properties and the park.
- **HBF:**
 - The massing and scale appear larger than structures on any of the immediately surrounding block fronts- Newcastle, Greene or Washington. The scale and massing are more critical when the site is a very visible corner lot. Other than Washington Park, the historic street fronts and immediate neighborhood have a distinct pattern and rhythm which can be disrupted if not respected.
 - These concerns could be addressed by changing or softening the pitch of the rooflines and reducing the overall scale and massing to better reflect the neighborhood pattern and rhythm.

Applicant's Next Steps: Submit HRB application by March 28th to meet the deadline for the April 9th HRB meeting.

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: Historic District Review Board (HRB)

914 NEWCASTLE STREET – Final Approval

DATE: April 09, 2025

GENERAL INFORMATION	
Applicant:	Megan Chancellor Crumrine for Mr. & Mrs. Kearns
Site Address / Tax PIN:	914 Newcastle Street; R120 004 000 0279 0000
Applicant's Request:	Request is for new construction of a single-family residential dwelling unit. <u>Square footage of heated/coolable space: 2,853 sq. ft.</u>
Current Zoning:	T4-HN
Contributing/Neighborhood	Non-Contributing (vacant lot)
Flood Zone/Base Flood	Flood Zone X, Elevation: 19'-21'
Existing Trees	Specimen/Landmark tree at corner of Greene & Newcastle St. (Live Oak); two mature palmettos along Newcastle St.
ZONING DISTRICT INFORMATION	
<u>T4-HN</u>	
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% 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	75% max.
Front Setback	Average Prevailing Setback on Block
Side Setback	Corner: 5 ft min.; Interior: 6 ft min. (10 ft min. in The Point)
Rear Setback	15 ft min; from alley: 0 ft.
Building Height:	3 stories max
SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS	
Adjacent Zoning	Adjacent Land Uses
North: T4-HN	Historic house (1103 Greene St., ca. 1880)
South: T4-HN	Residential house (non-contrib.)
East: T4-HN	Washington Park
West: T4-HN	Historic house (ca. 1925)
	Setbacks for Adjacent Zoning /Buffer required if rezoned
	N/A
	N/A
	N/A
	N/A

Background: The applicant is proposing to build a new single-family residence, including an in-law apartment over the attached garage, at the corner of Newcastle and Greene Streets. The lot is currently undeveloped. It is located across from Washington Park. Approximate square footage of heated living space: 2,853 sq.ft.

Applicant has been to the HTRC Meeting on March 5, 2025 and has been presented with following comments:

Regarding Architecture (by Meadors Architects, Charleston):

1. Applicant to provide site pervious/impervious coverage. Per Section 2.4.1.A, the maximum lot coverage is 55% (total lot coverage by roofs). An additional 10% is allowed for pervious coverage.
2. Applicant to provide frontage buildout. Per Section 2.4.1.A, the frontage buildout is 75% max.
3. Applicant to demonstrate compliance with setbacks per Section 2.4.1.B. Average prevailing setback; applicant is showing a 15' setback. There is also a 5' min. side setback on a corner
4. Overall, staff has concerns that the scale of this house appears too large, particularly on the left façade facing Washington Park. Staff recommends studying ways to reduce the massing of this building, such as:
 - o detaching the garage
 - o reducing the height of the garage and apartment portion. The current plate height for the garage is 10', and the apartment ceiling height is 9', making the structure almost 30' tall. Applicant should consider lowering the garage portion and study ways to reduce the height of the apartment, such as vaulting the ceilings and introducing dormers.
 - o Reducing the slope of the main roof and lowering the second-floor plate height from 9' to 8'-6" or 8'-8".
 - o The ceilings on the first floor are 10'. Could these be reduced to 9'-6" or 9'?
5. Staff also recommends providing a street section to get a better understanding of how this building's massing and scale relates to the adjacent historic properties and the park.

Historic Beaufort Foundation (HBF) remarks:

- A. The massing and scale appear larger than structures on any of the immediately surrounding block fronts-Newcastle, Greene or Washington. The scale and massing are more critical when the site is a very visible corner lot. Other than Washington Park, the historic street fronts and immediate neighborhood have a distinct pattern and rhythm which can be disrupted if not respected.
- B. These concerns could be addressed by changing or softening the pitch of the rooflines and reducing the overall scale and massing to better reflect the neighborhood pattern and rhythm.

Follow-up responses from the applicant regarding HTRC comments:

Item	Applicant response(s)
Maximum Lot Coverage (55% + 10% = total impervious coverage)	59% proposed; within the 65% requirement
Frontage buildout may only be 75% max.	73% proposed; within the 75% requirement
Setbacks shown: 15' at front (along Greene St.); 5' corner side setback (along Newcastle St.); 6' interior side (rear) & 15' from alley	See Plan sheet C3

<p>Massing concerns: a) detach garage; b) height of garage/granny-flat; c) roof slope and 2nd floor ceiling height; d) building height & massing in relation to surrounding neighborhood</p>	<p>a) Having an attached garage is a priority for the owner. b) - d) Both the main house's and garage's height will be reduced 6"</p>
<p>Applicant to provide street section to get better understanding of house's massing and scaling in relation to neighboring structures</p>	<p>The proposed house is within a 1' range of the height of the historic house across the street.</p>
<p><i>HBF</i>: Massing and scaling is critical at this corner lot location (also across from Washington Park) and needs to better represent neighborhood pattern</p>	<p>The design took hints from the historic structure across the street at 1101/1103 Greene St. (that structure is 32' tall with the proposed house being 32' 8").</p>
<p><i>HBF</i>: Massing & scaling to reflect neighborhood pattern by softening roof pitch and overall reduction</p>	<p>Overall massing is reduced by lowering height of main house and garage by 6".</p>

Tree Removal Proposed:

No Specimen/Landmark trees will be affected.

Surrounding Area:

This property is located in the Northwest Quadrant. The buildings on the block and surrounding area are made up of both contributing and non-contributing structures. The height of the surrounding building range between one and two full stories.

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.

4.7.2 Integrity Guidelines (as per Beaufort Development Code)	<u>Rationale Present (yes/no)</u>	<u>Staff Analysis of Rationale</u>
1. Location: This is the relationship between the property and its historical context.	Yes	✓ This corner lot presents a prime and highly visible location adjacent to 1103 Greene St. (two-story historic home) & Washington Park
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.	Yes	✓ Architectural design elements of 1103 Greene St. have been included in new construction; it also represents what is commonly referred to as the "Beaufort style"
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.	Yes	✓ This corner lot presents a prime opportunity to fill-in and underline its potential in creating a more urban feel in immediate proximity to other historically larger residences (1103 Greene St.) as well as Washington Park
4. Materials: These are the physical elements that make up a property or district.	Yes	✓ The materials and workmanship represent the general historic architecture and are well suited for type and location of structure.
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.	Yes	✓ See Above
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.	Yes	✓ Proposed infill development complements and enhances the historic feeling of the surrounding neighborhood and the overall importance of the Beaufort Historic District
7. Association: This is the direct link between an important historic event or person and a property.	N/A	✓ Staff has not found any relevant history or persons directly linked to this specific property.

FINDINGS AND RECOMMENDATIONS

Staff Recommendation: Final Approval of the new building with the following condition:

1. Massing and scaling of proposed new single-family house needs to be scaled back as to make it fit in better with both the surrounding NW Quadrant neighborhood and the Beaufort Historic District as a whole. This shall be achieved by incorporating following conditions:

- a. **Detaching the garage, as to create a break in the proposed continuous façade along Newcastle Street of almost 90 linear feet (88').**
- b. **Reducing the height of the garage and apartment portion. The current plate height for the garage is 10', and the apartment ceiling height is 9', making the structure almost 30' tall.**
- c. **Applicant to consider lowering the garage portion and study ways to reduce the height of the apartment, such as vaulting the ceilings and introducing dormers.**
- d. **Reducing the slope of the main roof and lowering the second-floor plate height from 9' to 8'-6" or 8'-8".**
- e. **The ceilings on the first floor are 10'. Staff recommends the applicant study reducing this to 9'-6" or 9'-0".**

Other information to be provided by the applicant for Project Permitting:

2. **Applicant to provide site pervious/impervious coverage on the site plan. Per Section 2.4.1.A, the maximum lot coverage is 55% (total lot coverage by roofs). An additional 10% is allowed for pervious coverage.**
3. **Applicant to demonstrate compliance with setbacks per Section 2.4.1.B. Applicant is showing a 15' front setback, but this setback needs to be shown as the average prevailing setback on the block.**
4. **Staff is supportive of the fenestration and architectural details at a conceptual level. Applicant to provide window and door details and material cutsheets for a later submittal.**
5. **Staff does not support the tabby finish on the raised slab and recommends utilizing a different material.**
6. **Staff recommends using a larger window on the front façade, second floor (bedroom #3). At the least, this window sill should align with the three windows on the second floor (media room).**

Staff is supportive of the board-and-batten since it is only used on the second floor and is separated by a trim board.

909 WASHINGTON STREET

Request for approval of Accessory
Dwelling Unit/Carriage House
(accessory to non-contributing
structure)



HISTORIC REVIEW APPLICATION MAJOR REVIEW (HISTORIC REVIEW BOARD)

Community Development Department

1911 Boundary Street, Beaufort, South Carolina, 29902 **Application Fee:**
p. (843) 525-7011 / f. (843) 986-5606 *see attached schedule*

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

OFFICE USE ONLY: Date Filed: _____ Application #: _____

Zoning District: _____

_____ • 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 - ADU Addition to a non contributing existing structure
- 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: Nicole Gilmore

APPLICANT ADDRESS: 909 Washington St Beaufort, SC 29902

APPLICANT E-MAIL: nicole@abodecharleston.com

APPLICANT PHONE NUMBER: 215-983-9881

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 **Application Fee:**
p. (843) 525-7011 / f. (843) 986-5606 *see attached schedule*

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

OWNER (IF OTHER THAN THE APPLICANT): _____

OWNER ADDRESS: 3870 Watson View Dr. Awendaw SC 29902

PROPERTY ADDRESS: 909 Washington St. Beaufort, SC 29902

PROPERTY IDENTIFICATION NUMBER (TAX MAP & PARCEL NUMBER): R12000400003040000

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

Location: Beaufort, SC (Historical District)

Objective: Construct a historically appropriate ADU that complements the main house while adhering to all local guidelines and maintaining architectural integrity.

1. Project Overview

This project aims to add a detached Accessory Dwelling Unit (ADU) on the property while maintaining the architectural consistency of the main house. The ADU will be a **studio apartment** designed for visiting friends and family. The structure will mirror the **roof, windows, and stucco exterior** of the main house using the exact same materials and finishes previously approved.

All setback, elevation, and lot requirements have been confirmed to comply with the historical district regulations.

2. Design & Materials

- **Architectural Consistency:** The ADU will be designed according to the **attached architectural plans**, ensuring it matches the main house in style and material.
- **Roof:** Same **approved roofing material** as the main house (see attached spec sheet).
- **Windows:** Same **approved window type** as the last project (see attached spec sheet).
- **Exterior: Stucco finish** to match the main house in texture and color.
- **Driveway:** Stone or gravel material to maintain a historic and permeable surface.

3. Compliance & Permitting

- The project meets **all local zoning requirements**, including:
 - **Setbacks**
 - **Elevations**
 - **Lot coverage regulations**
 - **We will not be changing any of the existing landscaping, adding any exterior lighting and/or material changes to the natural landscape of the property.**

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

APPLICANT'S SIGNATURE: Nicole Gilmore **DATE:** 3/28/2025 **OWNER'S SIGNATURE:** Nicole

Gilmore **DATE:** 3/28/2025 (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

City of Beaufort Certificate of Appropriateness Checklists

Revised June 10, 2021

HISTORICDISTRICTREVIEWBOARD CERTIFICATEOFAPPROPRIATENESS

Application Requirements

The Beaufort Code applies to all projects; the Historic District Infill Design Guidelines in Section 4.7 apply to new construction in the Historic District.

The Historic Review Board also utilizes the following documents when evaluating projects:

- *The Beaufort Preservation Manual & Supplement*: these standards apply to New Construction, Alterations and Additions to Contributing Structures, and Demolition located everywhere in the Historic District except the Northwest Quadrant. • *The*

Northwest Quadrant Design Guidelines: these standards apply to New Construction, Alterations and Additions to Contributing Structures, and Demolition located in the Northwest Quadrant of the Historic District

- The Secretary of the Interior's *Standards for Rehabilitation*: these standards apply to all modifications to Contributing Structures throughout the Historic District

All documents can be found online at www.cityofbeaufort.org

- The Beaufort Code can be found here: <http://www.cityofbeaufort.org/434/Zoning> • Documents specific to the Historic District, a map of the Historic District and neighborhoods, and the list of Contributing and Non-Contributing Structures can be found here: <http://www.cityofbeaufort.org/350/1997-Beaufort-County-Historic-Sites-Survey>

NOTE 1: If a New Construction project also requires major demolition a separate application is required. (Refer to the Checklist for Demolition on page 3).

NOTE 2: Applications will not be considered complete until all the required items have been submitted. Incomplete applications will not be placed on the agenda.

NOTE 3: Applications are to be compiled in the order in which the applicant plans to present the application to the Board during the meeting.

1 Revised Dec. 10, 2021

City of Beaufort Certificate of Appropriateness Checklists

Submission Requirements for New Construction and Alterations or

Additions Please submit DIGITAL FILES ONLY via email to: development@cityofbeaufort.org

*Initial submittals should show existing and proposed conditions. For all subsequent submittals, architectural drawings should show and clearly label existing conditions, the previous proposal, and the current proposed. Each version of the same drawing should be adjacent to the others in the application for easy review.

***This Application Requirements Checklist MUST be included in applications, with submitted items checked.**

Conceptual Review

Existing Context: Color photographs of the existing structure and the adjacent structures.

https://www.dropbox.com/scl/fo/252va6wy8j73onqxu51uv/AL3jh_5VDoUCeL5B_RGkAgY?rlkey=bdwii39amvxv04nqebwintmio&c=1&st=gov1hb3h&cdl=0

Plat: A plat indicating the tax map and parcel number, existing structure(s), setbacks, existing trees, and proposed construction footprint.

- Site Plan:** A site plan, to scale, indicating the location of the existing structure on the lot, proposed new structure, any site modifications (parking, paths, landscaping, tree removal, etc...), any new or existing mechanical equipment and screening area, and percentage of the total impervious paving. The plan should also include any connections to the public right of way (street and/or sidewalk), and grade elevations of the street and/or sidewalk and the proposed construction at the first floor.
- Design:** One or more drawings that convey the intent of the proposal. This may include: floor plans, elevations, and building sections. They should display massing and scale of new construction and how it relates to the existing structure or surrounding context. For new construction and additions, this drawing should include a street elevation and/or a street section showing height and width relationships to existing adjacent buildings.
- 3-D Rendering:** A 3-D rendering, or physical scale model, showing the height, mass and scale of the proposed building in its context is required for all structures except single-family and 2-3 unit residential buildings.
- Pre-Application Conference:** A Pre-application conference is required for all commercial new construction and substantial commercial renovation projects. The requirement for an Archeological Impact Assessment will be determined at this meeting.

Preliminary Review: All the documents required for Conceptual Review, PLUS:

- Floor Plans:** Proposed floor plans of all levels of the building, including square footage. For Alterations or Additions, existing conditions drawings of the floor plan are also required, showing the area and square footage affected by the addition.
- Elevations:** Elevation drawings of all sides of the building, including heights – height above grade, floor-to-floor heights, eave height and ridge height (if applicable). For Alterations or Additions, existing conditions drawings of all four elevations are also required.
- Color Rendering:** A colored version of at least one elevation, noting proposed materials and colors. Additional on-site representation, such as a height story pole, and corner staking of the foundation, may be required.
- A Certified Arborist report may be required if grand trees are affected by the project.

Final Review: All the documents required for Preliminary Review, PLUS:

- Details:** A typical wall section(s), window details, door details, eave details, porch details, and any other details characteristic to the building are required.
- Material Samples and Cut Sheets:** Applicant to submit cut sheets for all exterior building materials, to include roof and typical roof details, doors, windows, dryer vents, exterior lighting, etc. Samples of windows, lighting and building materials may be required at Staff's discretion.
- Final Materials List:** A final list, including colors, is required.
- Landscaping Plan:** A landscaping plan is required for commercial projects. It shall include a schedule detailing materials and colors of all plants and landscape materials, all existing trees, with the trees to be removed noted, existing and proposed grading, and any exterior lighting proposed.

2 Revised Dec. 10, 2021

City of Beaufort Certificate of Appropriateness Checklists

Submission Requirements for Change After Certification

Please submit DIGITAL FILES ONLY via email to: development@cityofbeaufort.org

Change After Certification:

- Copy of Certificate of Appropriateness** received with previous approval.
- Previously Approved Drawings:** Applicant to submit **complete** set of previously approved documents. Current proposed documents to be interlaced between previously approved documents and must be formatted to match previously approved. For example, previously approved elevations should be followed by current proposed.



Zoning Classification

CobData

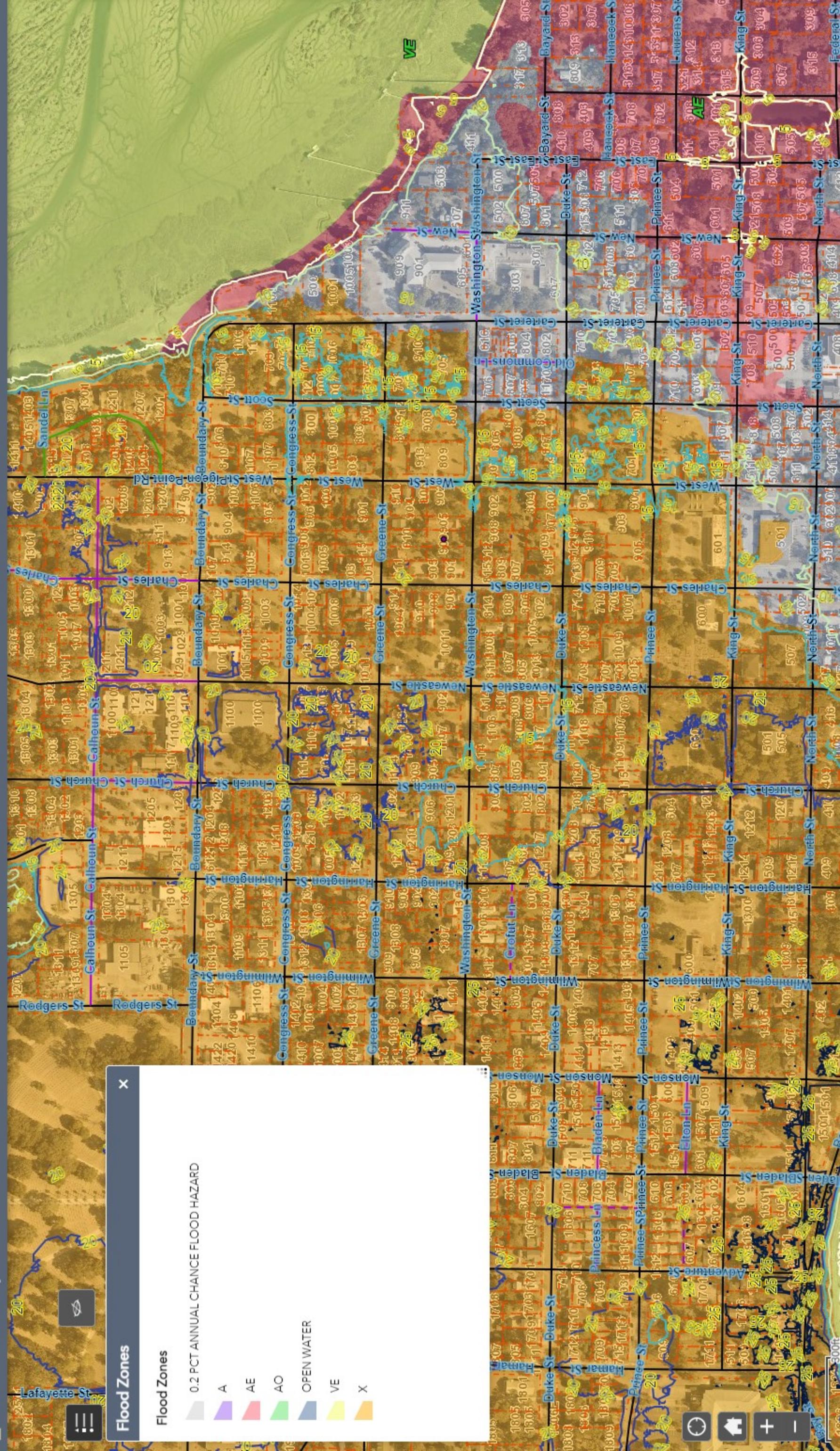
- HISTORIC DISTRICT-Preservation Neighborhood
- HISTORIC DISTRICT-Conservation Neighborhood
- Bladen Street Redevelopment District
- Boundary Street Redevelopment District
- Retail Overlay (Church & Green Street)
- Retail Overlay

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



200ft



Flood Zones

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























CITY OF BEAUFORT

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

Meeting Summary

Date: 3/5/2025

Project Address: 909 Washington Street

Project Narrative: Follow-up meeting on architectural design features regarding new construction of carriage house

Applicant: Nicole Gilmore (Owner)

Synopsis of staff comments:

- **Planning and Zoning:**
 - T4-HN, non-contributing
 - 610 SF ADU
 - Gravel driveway for existing house extended to accommodate the ADU
- **Building Codes:**
 - Comply with 2021 IRC
 - Make sure 5' off property lines to avoid fire rating
 - Contour lines are 17'-18', no flood issues
- **Architecture:**
 - Verify that the proposed carriage house/ADU is less than 50% of the footprint of the main house. The main house must be greater than 1220 SF to allow the 610 SF ADU.
 - Height, scale, and mass of the proposed conceptual design seems appropriate.
 - Next steps;
 - provide fenestration to the proposed building
 - illustrate materiality of the proposed building
 - demonstrate compliance with lot coverage requirements and total impervious surface requirements
 - show setbacks on the site plan

Applicant's Next Steps: Provide final requested materials/cutsheets (roofing materials, windows, eaves, etc.) if it looks good, we will get you scheduled for the next HRB meeting (April 9th – bring in materials by Friday, March 28th to meet the deadline).

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: Historic District Review Board (HRB)

909 Washington Street – Approval

DATE: April 9, 2025

GENERAL INFORMATION		
Applicant:	Nicole Gilmore	
Site Location/Address:	909 Washington Street; R120 004 000 0304 0000	
Applicant's Request:	<ul style="list-style-type: none"> Applicant is proposing the construction of a carriage house (ADU) in the rear of the property, behind the pre-existing noncontributing (ca. 1960) main house Applicant is proposing modifying/extending the existing driveway to permit access to the ADU 	
Current Zoning:	T4-HN	
Contributing/Neighborhood	Noncontributing Main House / Beaufort Historic District – Old Commons	
Flood Zone/Base Flood	Flood Zone: X Flood Zone Elevation: ~17'-18'	
Existing Trees	1 small non-specimen/landmark tree in the rear of the property, no trees will be impacted by the development	
ZONING DISTRICT INFORMATION		
	T4-HN	
Lot Width at Setback:	40 ft min. 60 ft min. in The Point	
Max Lot Coverage:	55% of lot area	
Min. Frontage Build Out	75% max	
Front Setback	Average Prevailing Setback on Block	
Side Setback	6 ft min.	
Rear Setback	10 ft min. in The Point (Does not apply to 909 Washington St) 5 ft min. corner/alley (Does not apply to 909 Washington St)	
Building Height:	15 ft min. No minimum; 3 stories max	
SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS		
Adjacent Zoning	Adjacent Land Uses	Setbacks for Adjacent Zoning /Buffer required if rezoned
North: T4-HN	Single Family Residential	N/A
South: T4-HN	Single Family Residential	N/A
East: T4-HN	Single Family Residential	N/A
West: T4-HN	Single Family Residential	N/A

Background: The applicant has attended multiple rounds of HTRC meetings and is ready for a meeting with the Historic District Review Board (HRB) to present the construction of an ADU in the rear of the property, behind the pre-existing non-contributing (ca. 1960) main house at **909 Washington Street**. By doing so, the applicant also wants to modify and extend the existing driveway to access the ADU and to provide parking.

The lot is an 8,052.62 sqft (0.18 Acres) lot with a 1,256 sqft pre-existing home. The proposed ADU + driveway is in compliance with the 55% max lot coverage requirement. The existing house, as well as the ADU, are both 1-story structures.

Tree Removal Proposed:

No trees are proposed to be removed.

Surrounding Area:

This property is in the Old Commons neighborhood. The buildings on the block and surrounding area are made up mostly of 1-story single-family residential houses, with a few 2-story houses nearby. The surrounding houses are a relatively even mix of contributing and noncontributing structures.

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), new infill construction as well as major renovations to existing structures must be conducted in consideration to the architectural fabric of the community. This can be successfully achieved by adhering to the following principles: **1. Location, 2. Design, 3. Setting, 4. Materials, 5. Workmanship, 6. Feeling and 7. Association**. As per these guidelines, the following staff analysis determines the integrity of this major renovation request.

<p>4.7.2 Integrity Guidelines (as per the Beaufort Development Code)</p>	<p><u>Rationale Present (yes/no)</u></p>	<p><u>Staff Analysis of Rationale</u></p>
<p>1. Location: This is the relationship between the property and its historical context.</p>	<p>Yes</p>	<p>✓ 909 Washington Street is a slightly above average sized residential lot with a relatively small, pre-existing noncontributing home, making it an ideal location for an ADU.</p>
<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>✓ The proposed design of the ADU will complement the pre-existing home and will be subordinate in size and scale to the main house.</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>✓ The setting is residential, with surrounding properties being dwellings of similar size and scale to the preexisting home at 909 Washington St. This ADU complies with its surroundings in use and scale.</p>
<p>4. Materials: These are the physical elements that make up a property or district.</p>	<p>Yes</p>	<p>✓ The proposed materials are appropriate for a new construction ADU of a noncontributing main house.</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. 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</p>	<p>Yes</p>	<p>✓ The proposed ADU has typical Beaufort architectural details that respects the historic fabric of the area.</p>

structures and the district as a whole.	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.	Yes	✓ This is an above-average sized lot, well suited with ample space for an ADU in the rear.
7. 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 considered.	N/A	✓ Staff has not found any relevant history or persons directly linked to this specific property.	

Synopsis of staff comments from last Historic District Technical Review Committee (HTRC) Meeting on March 05, 2025:

• Planning and zoning:

- T4-HN, non-contributing
- 610 SF ADU
- Gravel driveway for existing house extended to accommodate the ADU

• Architecture:

- Verify that the proposed carriage house/ADU is less than 50% of the footprint of the main house.
 - The main house must be greater than 1220 SF to allow the 610 SF ADU.
- Height, scale, and mass of the proposed conceptual design seems appropriate.
- Next steps:
 - provide fenestration to the proposed building
 - illustrate materiality of the proposed building
 - demonstrate compliance with lot coverage requirements and total impervious surface requirements
 - show setbacks on the site plan

FINDINGS AND RECOMMENDATIONS

Staff Recommendation:

Staff recommends Final Approval for the proposed ADU + driveway, in that it satisfies the intent of the Beaufort Preservation Manual and requirements of the Beaufort Code, with the following conditions:

1. Staff does not support the window selection of 6/6 windows with internal grilles only. 6/6 windows are common on historic structures, but not new ADUs where the existing main house does not have these windows. Staff recommends these be a simpler lite pattern such as 2/2 and note that exterior grilles are required on windows within the historic district.
2. Applicant to clarify if all siding, windows, fascia, columns, beams, etc. will match the existing structure. If not, applicant to provide color selections.
3. Applicant to provide typical details for window head/sills, eave detail, and building sections. These have not been provided at this time.
4. The United 1800 Series windows appear to be vinyl. These are not permitted in the historic district. Applicant to select a different window that is not vinyl.
5. Applicant to reduce the square footage of the ADU to meet compliance with Code Section 4.5.3.B.7. - The footprint shall not exceed 50% of the footprint of the primary building. The ADU, when not accounting for the front & rear porches, meets this requirement, but when you include the porch square footages, the footprint of the ADU reaches 56.77% of the main house. A reduction of 6.77% of the total square footage of the ADU is required.

701 GREENE STREET

Request for approval of brick wall, hedge
and staircase from existing rear porch

(Contributing, c. 1785)



DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW BOARD APPLICATION

Community & Economic Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
www.cityofbeaufort.org

- Staff Review
 Board Review

Application Fee:
see attached schedule

OFFICE USE ONLY: **Date Filed:** _____ **Application #:** _____ **Zoning District:** _____
BCAGHS Survey: Yes No

Schedule: The Historic Review Board (HRB) typically meets the 2nd Wednesday of each month at 2pm. The complete schedule, along with the list of deadlines, may be found here - <http://www.cityofbeaufort.org/historic-review-board.aspx>

Submittal Requirements: All forms and information shall be submitted digitally. In addition to a complete application form, applicants shall submit the required items according to the checklists on the subsequent page.

Review Request: Conceptual Preliminary Final Bailey Bill Approval* Change After Certification
**Requires a Bailey Bill – Part A Preliminary Review Application Form*

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: Jeremiah Smith, Allison Ramsey Architects

Applicant Address: 1003 Charles St

Applicant E-mail: jeremiah@allisonramseyarchitect.com **Applicant Phone Number:** 843-986-0559

Applicant Title: Homeowner Tenant Architect Engineer Developer

Owner (if other than the Applicant): Richard Callari

Owner Address: 212 Hickory St, Charleston, SC 29407

Project Name: 701 Greene

Property Address: 701 Greene St

Property Identification Number (Tax Map & Parcel Number): R120 004 000 1042 0000

Date Submitted: 3-28-25

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

Applicant's Signature:  **Date:** 3-28-25

Owner's Signature: _____ **Date:** _____

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



DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW BOARD APPLICATION

Community & Economic Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
www.cityofbeaufort.org

Project Name: 701 Greene
Property Size in Acres: .21 Proposed Building Use: existing hotel

Nature of Work (check all that apply):

- New Construction, Primary Structure New Construction, Primary Structure Alterations / Additions
 Demolition* Relocation* *Demolition and Relocation requires a public hearing

Building Square Footage (if multiple buildings, please list each one and their square footage by floor):

Is this project a redevelopment project: Y N
Are there existing buildings on the site? Y N if yes, will they remain? Y N

Provide a brief Project Narrative (if requesting Bailey Bill Approval, this section may be left blank):
We are proposing a brick wall and hedge at the property line/ sidewalk & street on Greene and Carteret. We are also proposing a stair down from the existing rear porch for access to the walled garden.

CONTACT INFORMATION –

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



Zoning Classification

CobData

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

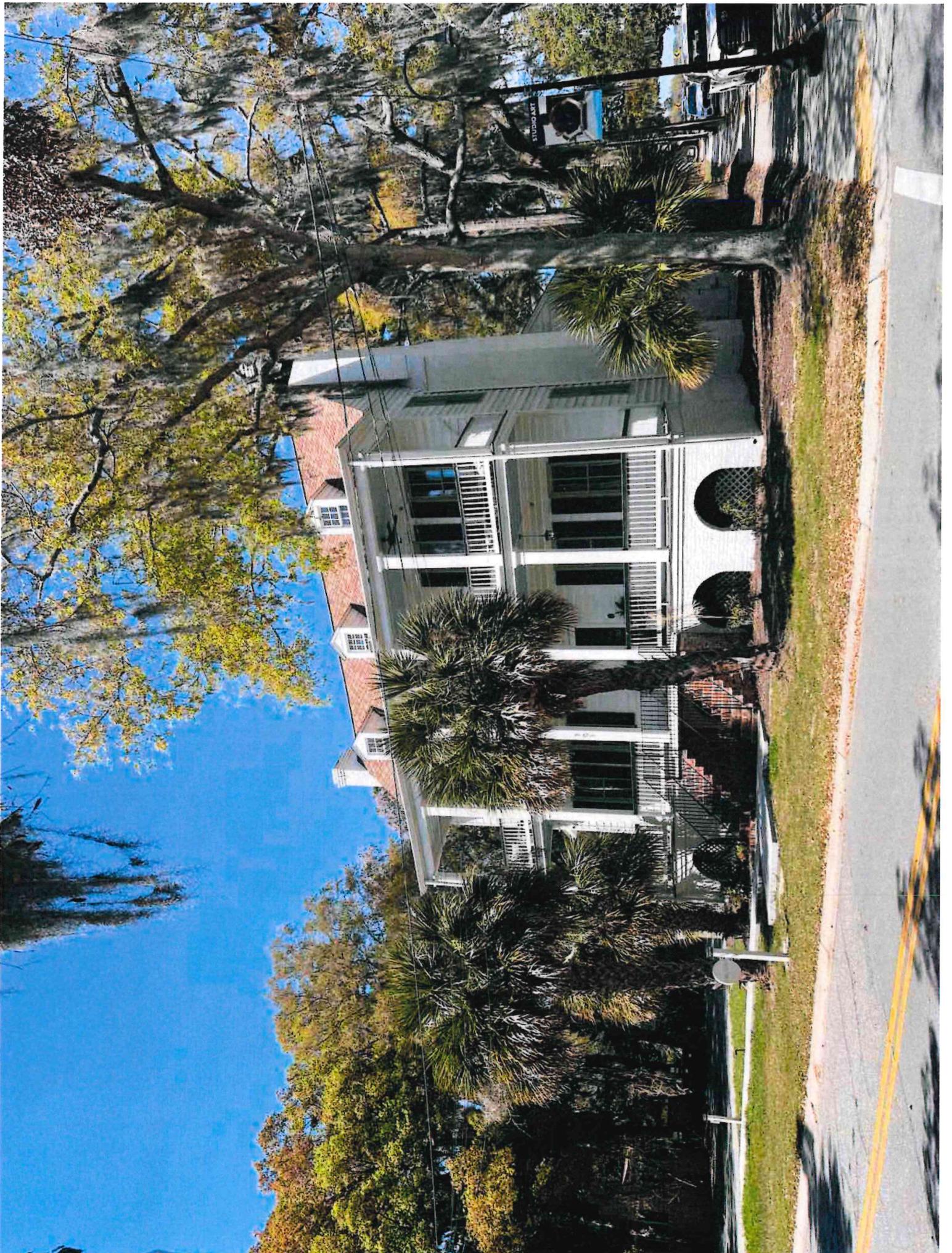
Zoning Districts

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

Map navigation controls including a search bar, a list icon, a home icon, a refresh icon, and zoom in (+) and zoom out (-) buttons.

Map navigation controls including a search bar, a list icon, a home icon, a refresh icon, and zoom in (+) and zoom out (-) buttons.





United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetBeaufort Historic District
Beaufort County, SCSection number 7 Page 23

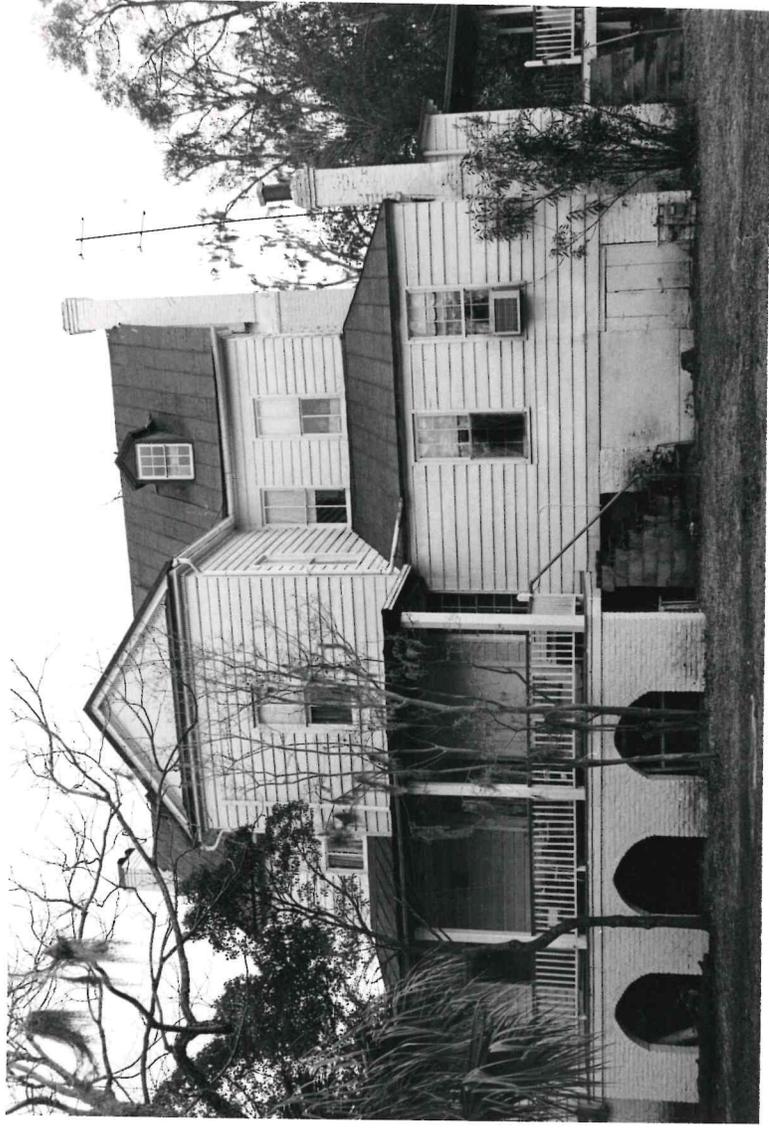
List of Contributing Resources, Continued

Address	Historic Use / Name	Date	Description	Block	Site Number
Duke St., 1609	single dwelling	1910	1-story frame dwelling	127	1250
Duke St., 1703	single dwelling	1890	1-story frame dwelling	135	1346
East St., 306	single dwelling	1950 ca.	1-story frame dwelling; altered	27	833
East St., 406	single dwelling	1886 ca.	2-story frame dwelling	26	823
East St., 409	single dwelling	1870 ca.	1-story frame dwelling	16	788
East St., 412	single dwelling Henry Farmer House	1800 ca.	2-story frame dwelling	26	822
East St., 611	single dwelling	1910 ca.	2-story frame dwelling	17	789
East St., 702	single dwelling	1928 ca.	1-story frame dwelling	23	811
East St., 704	single dwelling	1928 ca.	1-story frame dwelling	23	810
East St., 706	single dwelling	1920 ca.	2-story frame dwelling	23	809
East St., 707	multiple dwelling	1825 ca.	2-story frame dwelling	16	784
Elton Ln., 1509	single dwelling	1940	1-story frame dwelling	121	1243
Elton Ln., 1511	single dwelling	1940	1-story frame dwelling	121	1242
Federal St., 302	single dwelling William Fripp House	1830 ca.	2-story frame dwelling	13	778
Federal St., 303	single dwelling James Rhett House	1884 ca.	2-story frame dwelling	12	776
Federal St., 309	single dwelling Burns House	1902 ca.	2-story frame dwelling	12	775
Federal St., 310	single dwelling	1900 ca.	2-story frame dwelling	13	779
Federal St., 315	single dwelling	1840	2-story frame dwelling	12	774
Federal St., 409	single dwelling Joseph Hazel House	1840 ca.	2-story frame dwelling	18	795
Federal St., NW, corner Hamilton	mill pond Tidal basin		Former mill pond	18	794
* Greene St., 701	single dwelling	1785 ca.	2-story frame dwelling	41	880
Greene St., 705	multiple dwelling	1892 ca.	2-story frame dwelling	41	881
Greene St., 708	single dwelling	1890 ca.	2-story frame dwelling	42	883
Greene St., 801	single dwelling	1893	1-1/2 story frame dwelling	52	926
Greene St., 806	single dwelling	1930 ca.	1-story frame dwelling	53	1407
Greene St., 809	single dwelling	1930 ca.	1-story frame dwelling	52	928
Greene St., 907	single dwelling	1920 ca.	1-story frame dwelling	63	993

701 GREENE STREET
EAST ELEVATION



701 GILVINE STREET
NORTH ELEVATION



701 GAYNE STREET
THE DE TREVILLE HOUSE
SOUTH ELEVATION

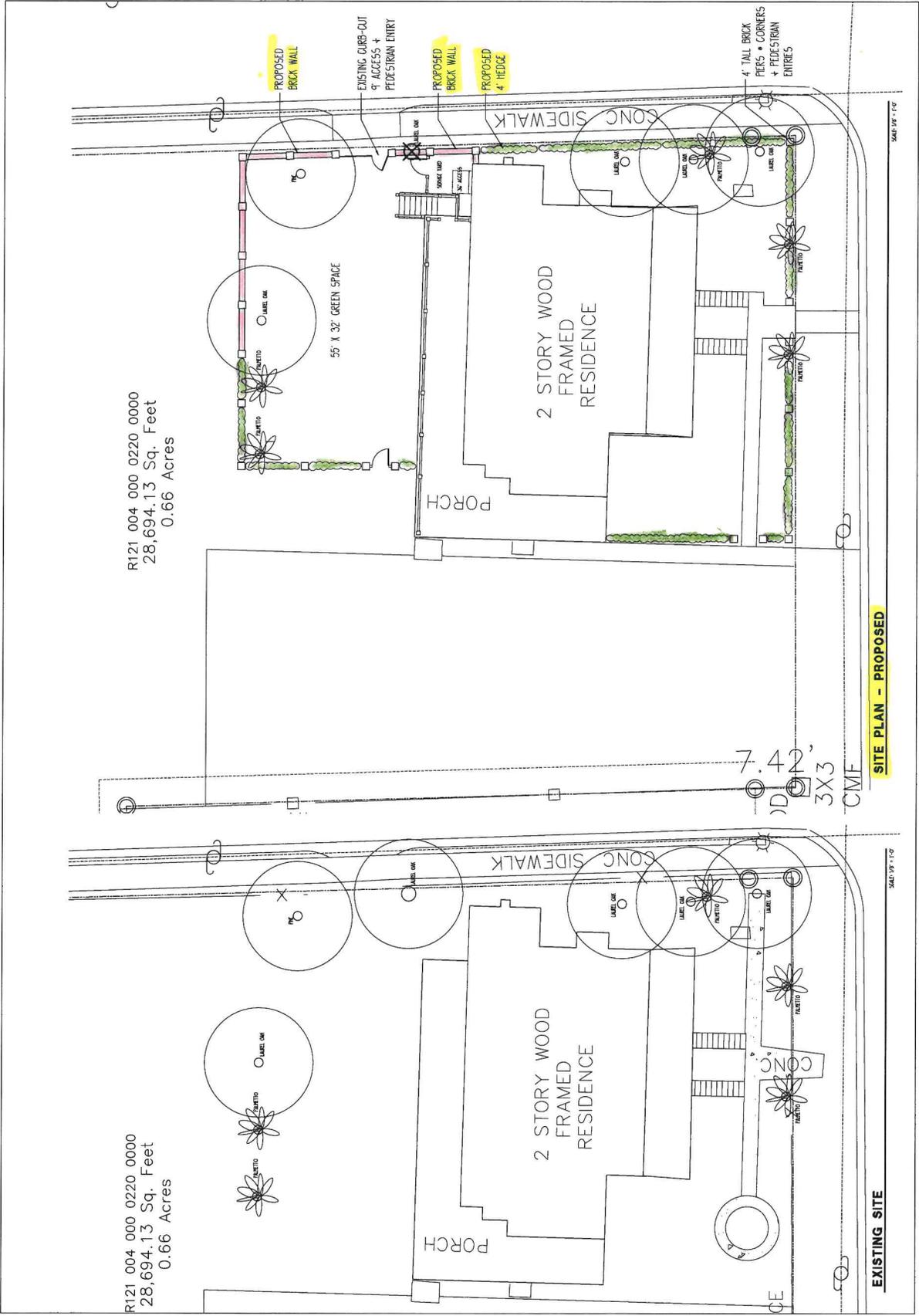


701 GREENE STREET
WEST ELEVATION



R121 004 000 0220 0000
28,694.13 Sq. Feet
0.66 Acres

R121 004 000 0220 0000
28,694.13 Sq. Feet
0.66 Acres



EXISTING SITE

SITE PLAN - PROPOSED

SCALE 1/8" = 1'-0"

SCALE 1/8" = 1'-0"

S

DATE:	02/28/2025
DRAWN BY:	JMS
CHECKED BY:	JMS
DATE:	02/28/2025

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701 GREENE STREET - 25101
701 GREENE STREET, CITY OF BEAUFORT, SC

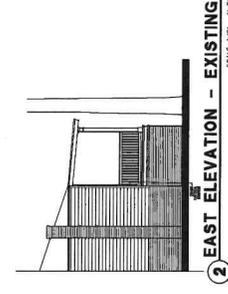
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OWNER:	JAMES
PROJECT:	701 GREENE STREET

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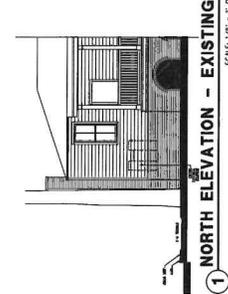
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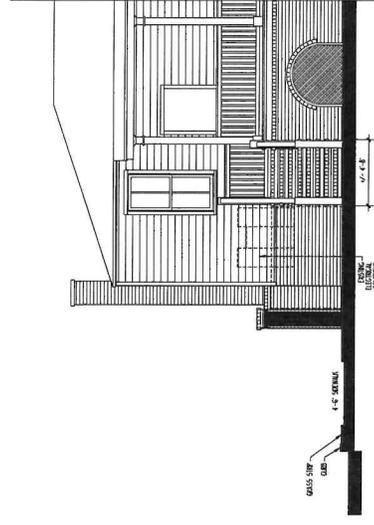
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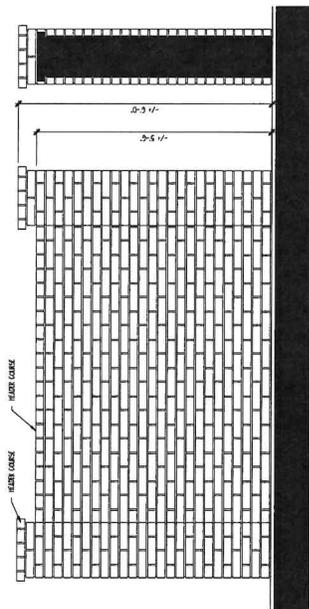
2 EAST ELEVATION - EXISTING
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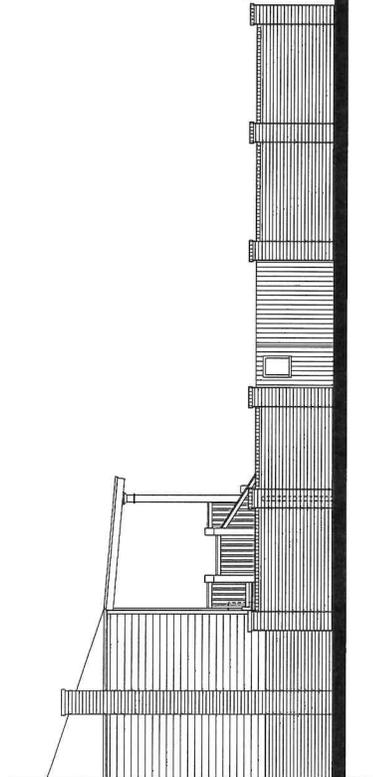
1 NORTH ELEVATION - EXISTING
 SCALE: 1/8" = 1'-0"



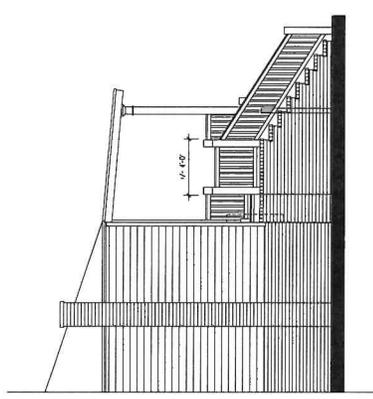
3 NORTH ELEVATION - PROPOSED STAIR
 SCALE: 1/4" = 1'-0"



6 TYPICAL BRICK WALL DETAIL
 SCALE: 3/4" = 1'-0"

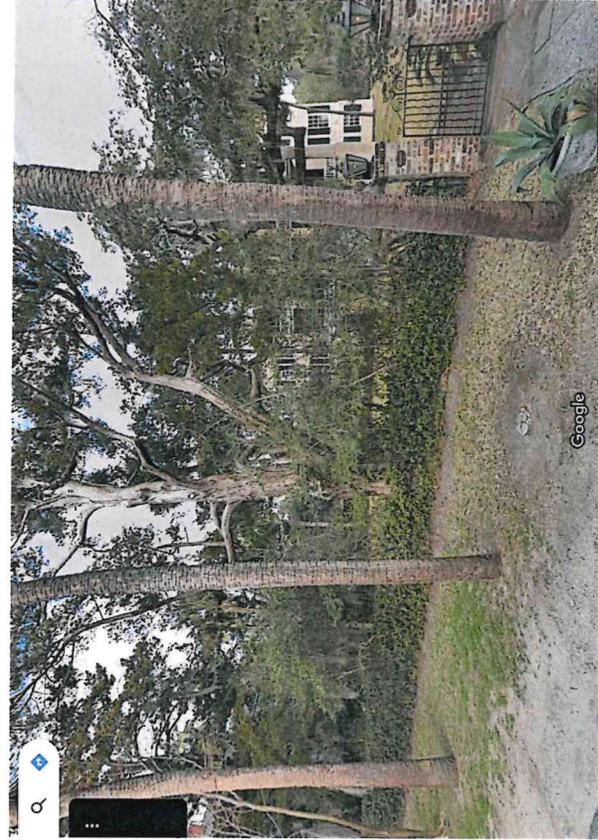


5 EAST ELEVATION - SHOWING PROPOSED WALL
 SCALE: 1/4" = 1'-0"



4 EAST ELEVATION - PROPOSED STAIR
 SCALE: 1/8" = 1'-0"

Examples of walls, fences and hedges in the Beaufort Hist. District



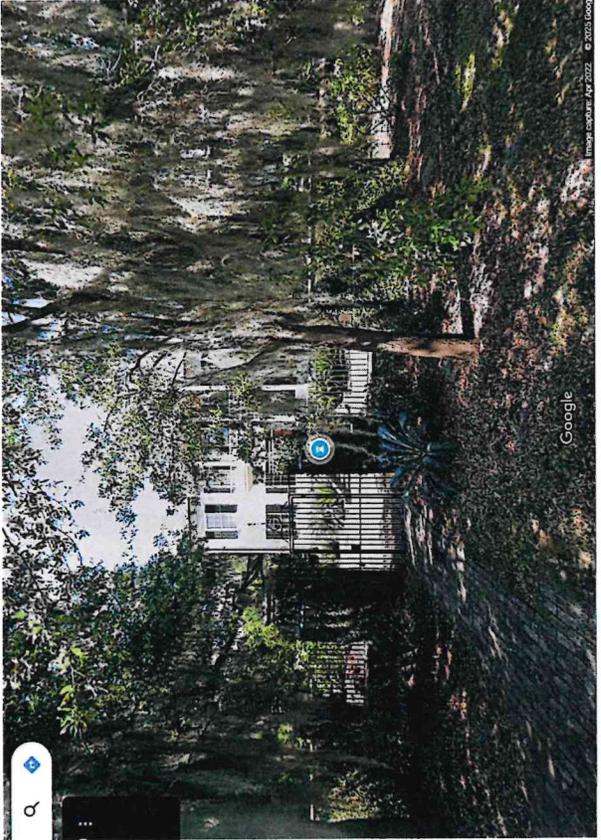
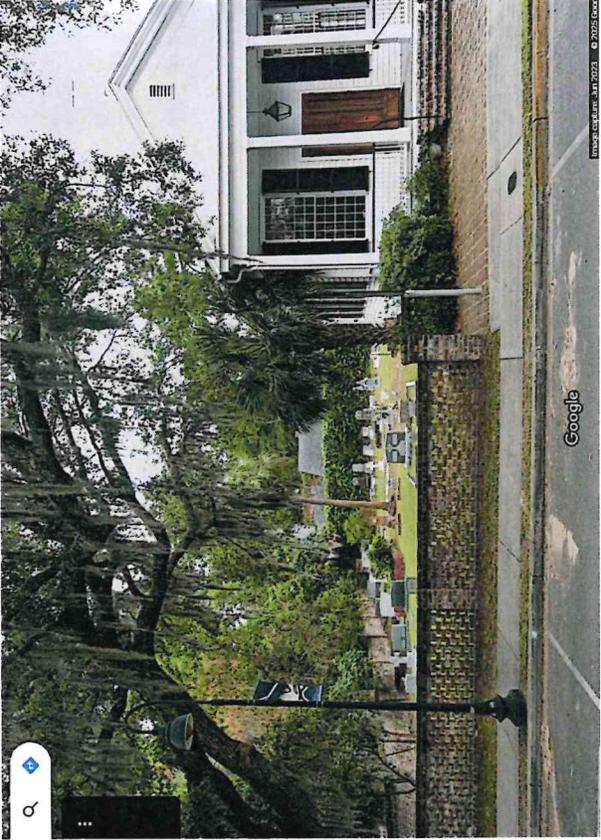
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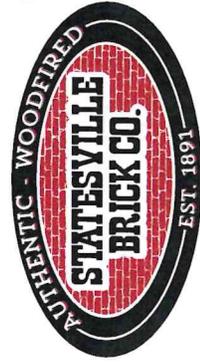


Examples (cont'd)



-2-





(INDEX.ASP)

[Gallery \(brickgallery.asp\)](#) [Thin Brick \(thinbrick.asp\)](#) [Shapes \(brickshapes.asp\)](#)

[Home & Projects \(portfolio.asp\)](#) [Custom Projects \(custommade.asp\)](#)

[Distributors \(dist](#)

[Jobs \(employmen](#)

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[https://www.linkedin](https://www.linkedin.com/company/statesville-brick-co)

[https://www.youtube](https://www.youtube.com/channel/UCd=100063271025254)



C

**Authentic Tu
Information**



(homes/sher



CONTACT US (CONTACT.ASP)

(homes/sherwoodforest0497.jpg)

If this brick style or any other brick that may not be listed on our website.



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: 2/5/2025

Project Address: 701 Greene Street

Project Narrative: Request for adding hedges, brick wall, and a staircase from rear porch to garden.

Applicant: Jeremiah Smith

Synopsis of staff comments:

- **Planning and Zoning:**
 - Contributing Structure (ca. 1785)
 - T4-N Zoning District
- **Transportation:**
- **Fire:**
- **Building Codes:**
 - Stairs will need to comply with 2021 Residential Code risers, treads, handrails, etc.)
 - Wall: if staying at 6ft wall, no building codes issue.
- **Architecture:**
 - Request to add brick and hedge wall around property and new stair at rear porch
 - Staff is supportive of both options 1 and 2, but could be more amenable to option 1 as it has a more simple form which helps the visual impact on the structure and has the least impact on the garden.
 - For option 2, staff believes the laurel oak should either be removed to allow the garden wall to continue or set the garden wall behind the laurel oak. See the next comment.
 - Provide a drawing for the wall – wall cannot be taller than 4’ along Carteret Street if it is within the 5’ side setback. It can be 6’ tall outside of this setback.
- **HBF:**
 - This is a significant structure. Does the applicant have photos don’t showing a brick fence wall previously. A low hedge would be appropriate. For the rear

porch- do photos exist of how the rear stair and porch looked previously? It was more than likely not a grand stair. Also, will this be a single-family home again? It has been listed online as a short-term rental.

Applicant's Next Steps: Apply for the next HRB meeting (March 12th), provide cutsheets and materials, preferred options for the brick wall, etc. Have documentation ready by February 28th to meet the March 12th deadline.

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: Historic District Review Board (HRB)

701 GREENE STREET

DATE: April 09, 2025

GENERAL INFORMATION	
Applicant:	Jeremiah Smith (Architect) for Mr. Richard Callari (Owner)
Site Address / Tax PIN:	701 Greene Street; R120 004 000 1042 0000
Applicant's Request:	Addition of a brick wall and hedge along Carteret & Greene St.; furthermore, addition of stairs from rear porch into walled garden.
Current Zoning:	T4-N
Contributing/Neighborhood	Contributing (c. 1785)
Flood Zone/Base Flood	Flood Zone X, Elevation: 14'/15'
Existing Trees	Some Laurel Oaks along Carteret Street
ZONING DISTRICT INFORMATION	
T4-N	
Lot Width at Setback:	N/A
Minimum Lot Size:	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)
Min. Frontage Build Out	60% min., 85% max.
Front Setback	0 ft. min. / 15 ft. max.
Side Setback	Interior: 5 ft. min. or 0 ft. if attached; Corner/ <u>from alley</u> : 0 ft min., 10 ft. max.
Rear Setback	10 ft min. / 0 ft. from alley
Building Height:	3.5 stories max. (in & fronting Historic District)
SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS	
Adjacent Zoning	Adjacent Land Uses Setbacks for Adjacent Zoning <u>/Buffer required if rezoned</u>
North: T4-N	Historic home (1010 Carteret St., c. 1920) N/A
South: T4-N	Insurance Bldg. (non-contributing) N/A
East: IC	USCB N/A
West: T4-HN	Historic house (705 Greene St., c. 1892) N/A

Background: Addition of a brick wall and hedge along Carteret & Greene St.; furthermore, addition of stairs from rear porch into walled garden.

Applicant has been to the HTRC Meeting on February 5, 2025 and has been presented with following comments:

Regarding Architecture (by Meadors Architects, Charleston):

1. Staff is supportive of both rear staircase options 1 and 2, but would be more amenable to option 1 as it has a more simple form which helps the visual impact on the structure and has the least impact on the garden.
2. Regarding the presented brick wall options, staff believes the laurel oak should either be removed to allow the garden wall to continue or set the garden wall behind the laurel oak. See the next comment.
3. Provide a drawing for the wall – wall cannot be taller than 4’ along Carteret Street if it is within the 5’ side setback. It can be 6’ tall outside of this setback.

Historic Beaufort Foundation (HBF) remarks:

This is a significant structure. Does the applicant have photos don’t showing a brick fence wall previously. A low hedge would be appropriate. For the rear porch- do photos exist of how the rear stair and porch looked previously? It was more than likely not a grand stair. Also, will this be a single-family home again? It has been listed online as a short-term rental.

Tree Removal Proposed:

Largest of the existing Laurel Oaks (which currently are not considered a protected Specimen/Landmark tree), at the rear corner of the house along Carteret St. would be felled as it would fall in line with proposed brick wall.

Surrounding Area:

This property is located in The Old Commons. It sits at the corner of Carteret Street, on the side, and faces Greene Street. The main Center of the Arts Building of USCB sits caddy-corner across Carteret St.

Other adjacent historic homes include 705 Greene St. to the West, and 1010 Carteret St. to the north.

Determination of adequate historic integrity:

There are many historic examples of both solid and laced brick walls in the Beaufort Historic District (see pictures provided by applicant). The proposed brick wall for 701 Greene Street, which should visually be very similar to the existing brick wall at 701 Washington St., would fit into the historic setting of both the building as well as the Historic District overall.

However, as per the Beaufort Preservation Manual (Chapter 6 – Brick and Chimeys, page 95), the following is recommended: “(...) *modern ‘antiqued’ brick for new construction shall not be used. It is too regular in its contrived variability, and easily distinguished by the discriminating eye.*”

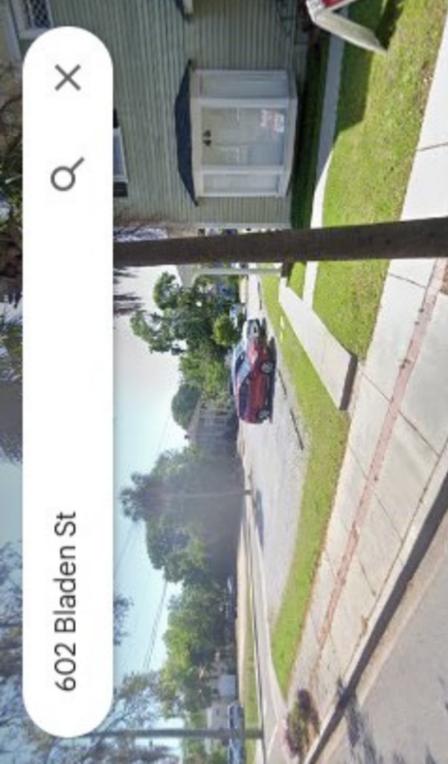
FINDINGS AND RECOMMENDATIONS

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. Per Section 2.5.6. of the Beaufort Code, fences and garden walls may encroach into the side setback, but the height of such may only be 4 feet. The side setback for a T4-N property is 5' (interior) or 0' (corner/alley).
 - If not encroaching, the maximum height for fences within transect-based districts is: 6ft.
2. Staff is supportive of the proposed brick wall and stairs. Applicant to provide paint colors for the gate portion and a photo or cutsheet of the proposed brick. Applicant to also note if the colors for the new stairs and railings are to match the existing porch.

602 BLADEN STREET

Request for approval of new single-family house (infill development)



602 Bladen St



602 Bladen St

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

602 Bladen St, Beaufort, SC 29902

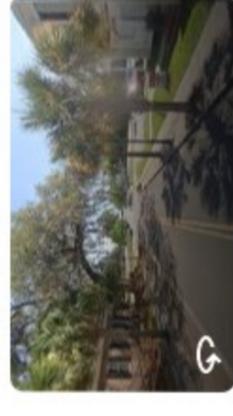
Confirm or fix this location
The location shown is not precise

Suggest an edit on 602 Bladen St

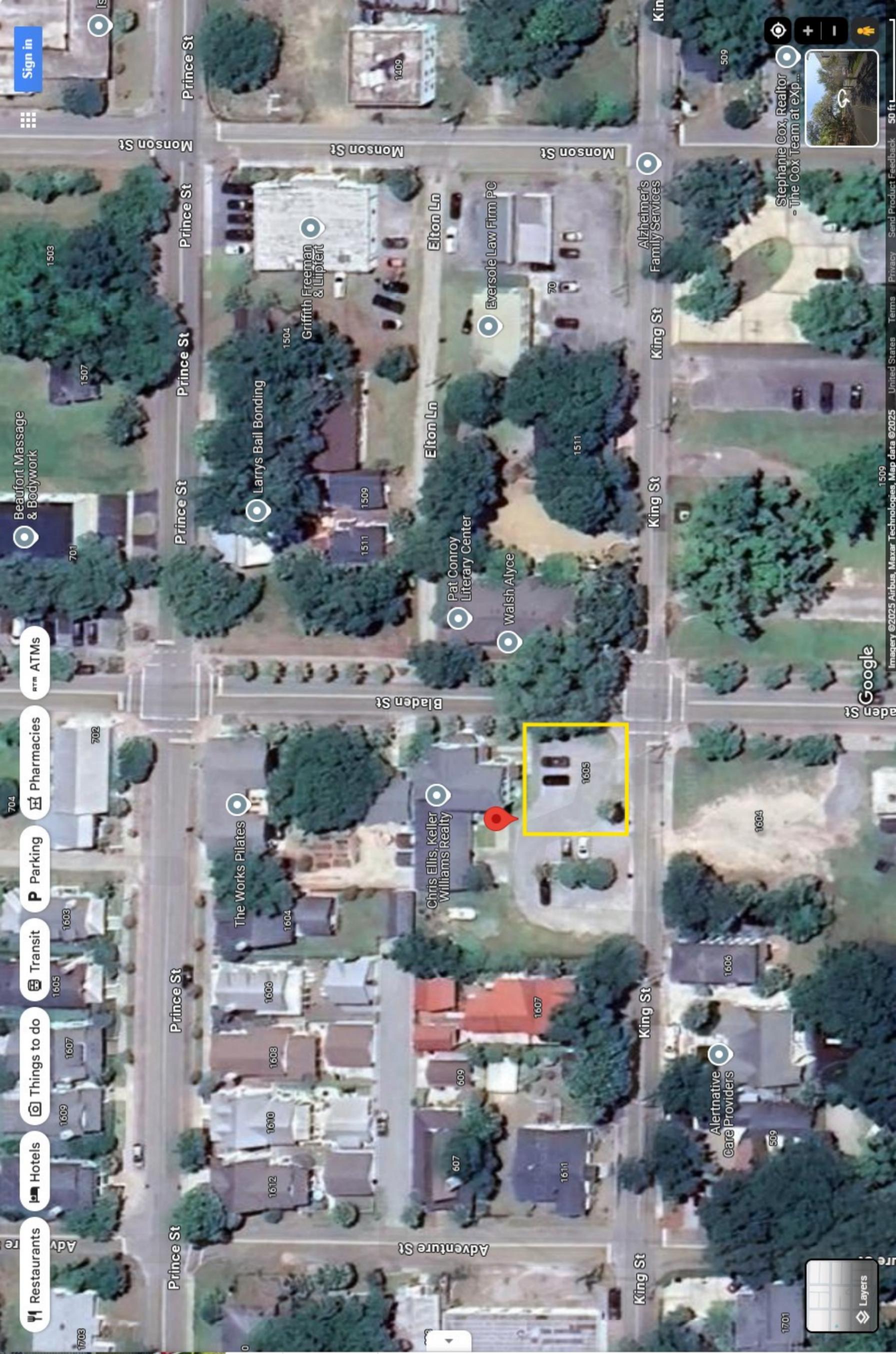
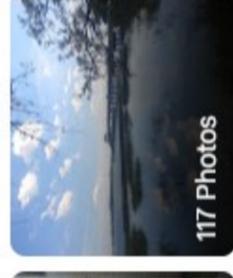
Add a missing place

Add your business

Photos



117 Photos



Sign in

Beaufort Massage & Bodywork

ATMs

Pharmacies

Parking

Transit

Things to do

Hotels

Restaurants

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Share

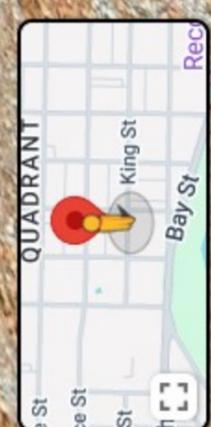


602 Bladen St

1604 King St
 Beaufort, South Carolina

Google Street View

Apr 2022 [See more dates](#)



Google

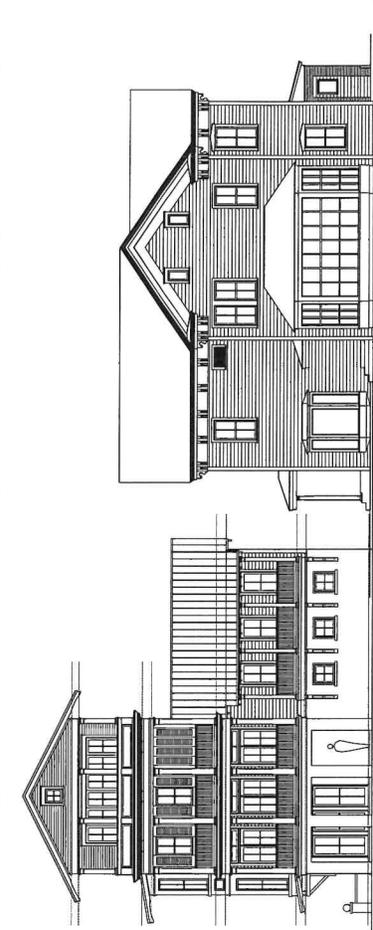




Flood Zones

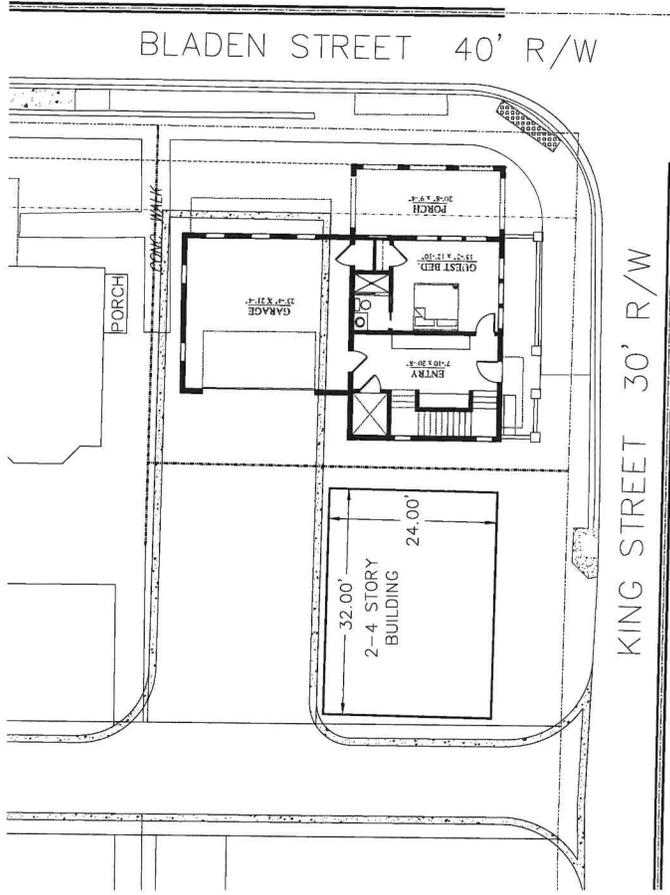
Flood Zones

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



① STREETSCAPE - BLADEN STREET

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



SITE DIAGRAM

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

602 BLADEN ST.
BEAUFORT, SOUTH CAROLINA

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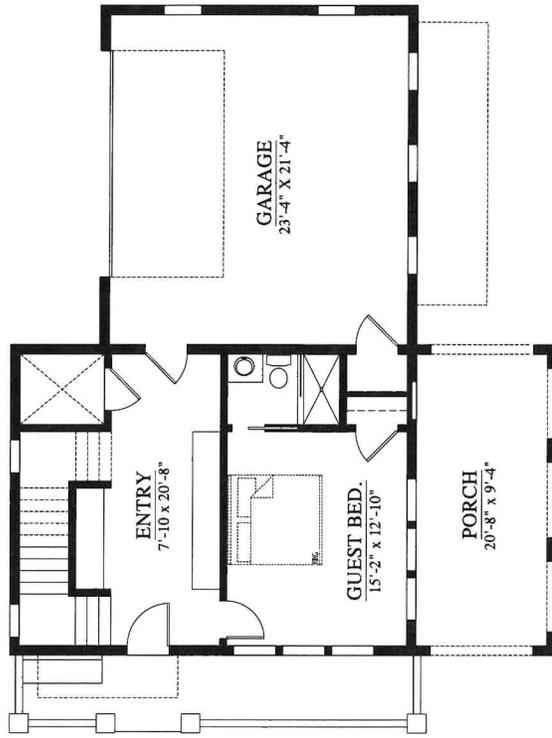
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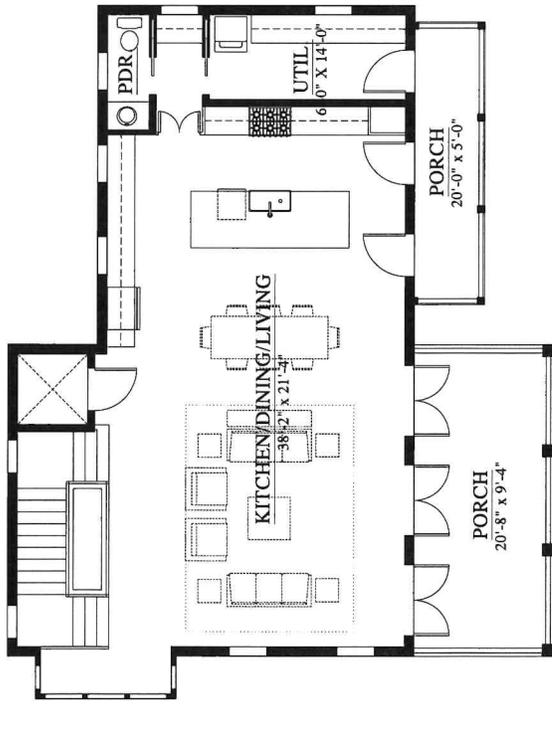
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602 BLADEN ST.
BEAUFORT, SOUTH CAROLINA

GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"



MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

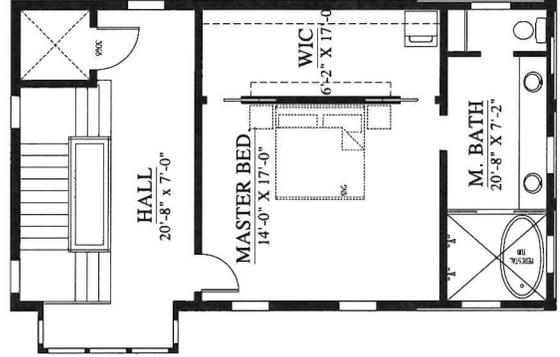


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PROJECT:	2315/23

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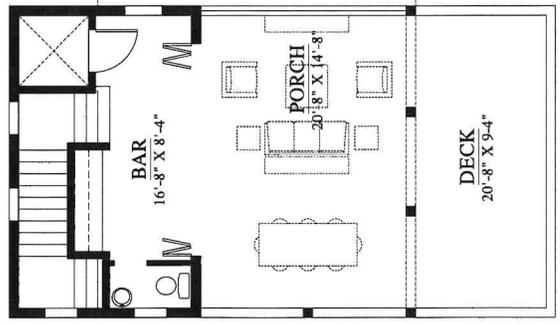
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602 BLADEN ST.
 BEAUFORT, SOUTH CAROLINA



UPPER LEVEL PLAN

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



ROOF TOP LEVEL

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

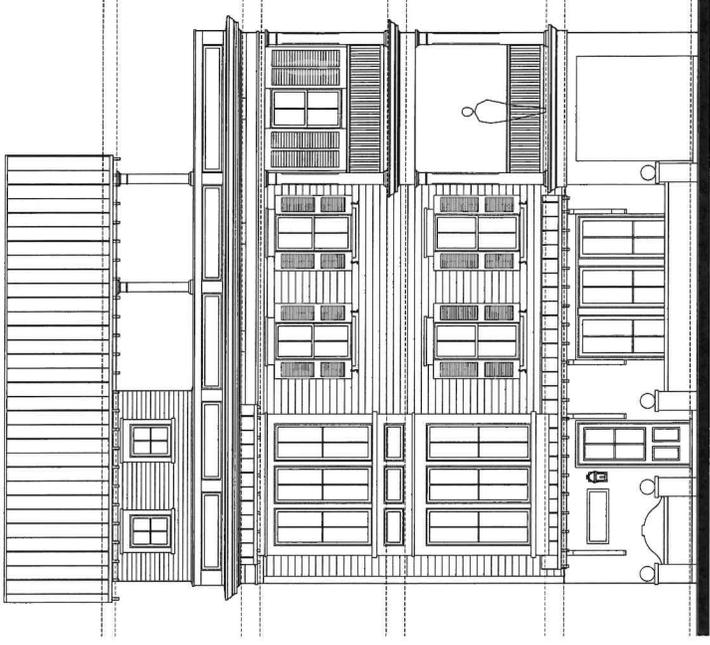
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DATE:	02/22/2025
DATE:	02/22/2025

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 1002 CYPRESS ST
 BEAUFORT, SC 29502
 (843) 964-0559
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602 BLADEN ST.
 BEAUFORT, SOUTH CAROLINA

1 SOUTH ELEVATION



2 EAST ELEVATION



9

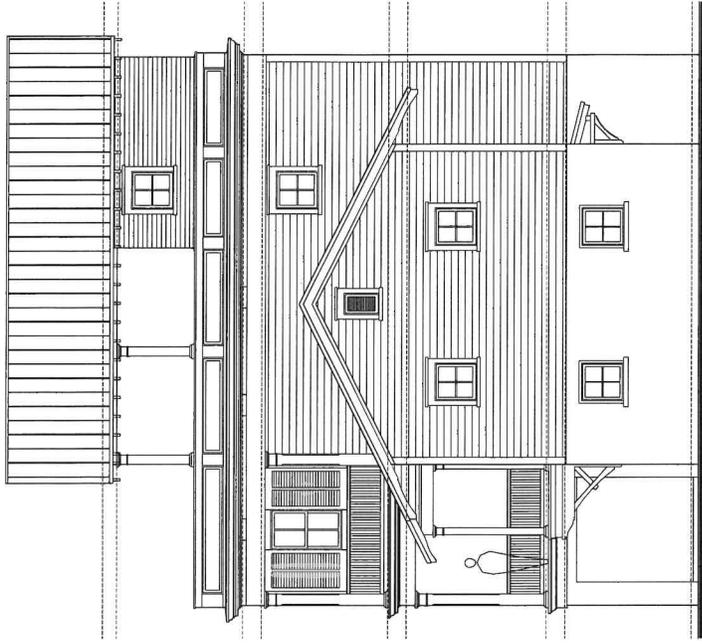
DATE: 02/27/2025
 PLAN NO: 23435
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602 BLADEN ST.
 BEAUFORT, SOUTH CAROLINA

2.1 - 1/4" = 1'-0"
 NORTH ELEVATION



2.1 - 1/4" = 1'-0"
 WEST ELEVATION

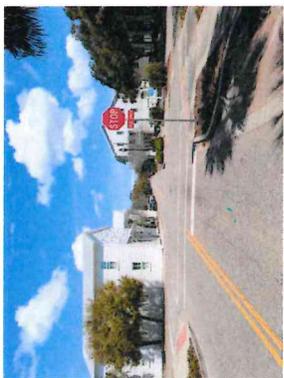


DATE:	02/27/2025
JOB NO:	23415
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CHECKED BY:	MM

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602 BLADEN ST.
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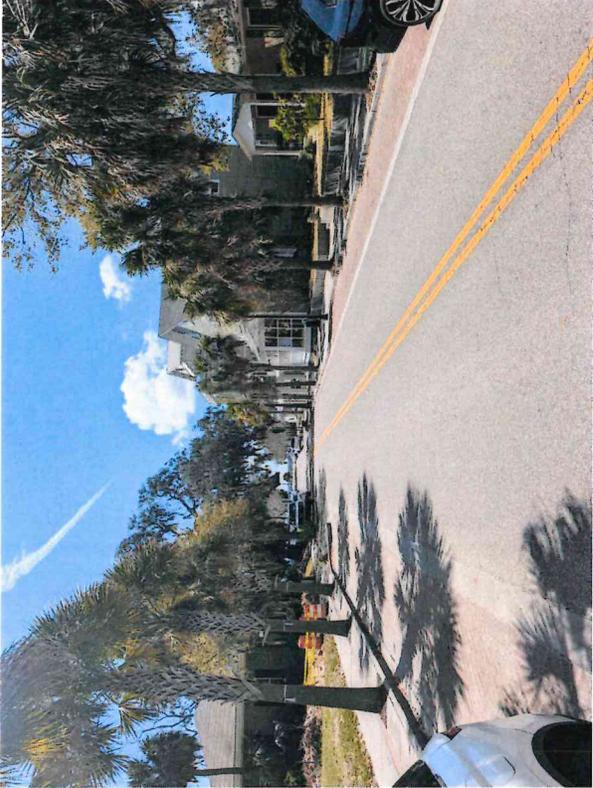


DATE:	02/22/2013
JOB NO.:	23412
OWNER:	KRM
DATE PLOT:	2/21/2013

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602 BLADEN ST.
 BEAUFORT, SOUTH CAROLINA









CITY OF BEAUFORT

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

Meeting Summary

Date: 3/5/2025

Project Address: 602 Bladen Street

Project Narrative: Discussion on conceptual design for new construction of single-family dwelling

Applicant: R. Wayne Ramsey, Jr. with Allison Ramsey Architects (Designer)

Synopsis of staff comments:

- **Planning and Zoning:**
 - ~2842 SF proposed SFH
 - T4-N
 - Curb cut on bladen st would need to be turned into a curb
 - Keeping columns out of sidewalk would be good
- **Building Codes:**
 - X flood zone
 - 200 SF enclosed on upper level
 - Accordion type sliding glass door
- **Architecture:**
 - Property is not in the Bladen Street Redevelopment – will require HRB review
 - Overall, staff believes the four-story portion of the building is too tall. There are no precedents for four-story structures along Bladen Street, and this portion seems out of scale compared to the other buildings on the street, both historic and new structures. Staff recommends removing the top floor (porch and bar) and capping the building at three stories.
 - Staff believes that the ground floor fenestration should be altered to appear more “commercial” in nature, in keeping with the other new buildings on the street, such as 709 Bladen and 711 Bladen Street.
 - Staff recommends removing the shutters from the project, but especially on the ground floor.

- Staff recommends enlarging the windows on the ground floor facing Bladen Street (east façade). The smaller windows in the garage should be enlarged to match the other windows on the ground floor of this façade.
- The faux window is not an appropriate detail, but particularly not on the Bladen Street façade (east façade). There is one faux window on the ground floor and another on the third floor, which are governed by the interior layouts. Applicant to note that all shutters must also be operable, so these areas cannot have faux “fixed” shutters. Staff recommends the interiors be adjusted so that true windows can be accommodated in these areas.
- Staff recommends enlarging the windows on the south façade (King Street) to match the sizes of the windows above. These windows should also be aligned with the ones above.
- Applicant to provide site pervious/impervious coverage. Per Section 2.4.1.A, the maximum lot coverage is 70% (total lot coverage by roofs). An additional 10% is allowed for pervious coverage.
- Applicant to provide frontage buildout. Per Section 2.4.1.A, the frontage buildout is 60% min., 85% max.
- Applicant to demonstrate compliance with setbacks per Section 2.4.1.B.
- **HBF:**
 - The proposed project is too tall and vertical for the historic patterns and rhythms of the Bladen Street corridor or King Street.
 - The immediately adjacent structure at 604 Bladen (ca. 1880s) was relocated to that site from North Street in the late 1970s and had double wrap a round piazzas added in the 1930s which were too fragile to move with the house. When moved the building was placed on the lot with the front door facing South rather than facing East.
 - New construction on the adjacent lot (602) should respect the height, massing and scale of 604 Bladen so as not to disrupt the historic patterns and rhythm of the street and adjacent structures.

Applicant’s Next Steps: Conceptual HRB meeting (bring docs in by March 28th to meet the deadline for the April 9th HRB meeting).

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: Historic District Review Board (HRB)

602 Bladen Street – Approval

DATE: April 9, 2025

GENERAL INFORMATION	
Applicant:	Cooter Ramsay, agent for Chandler Trask/Trask Development Co.
Site Location/Address:	602 Bladen Street; R R120 003 000 0215 0000
Applicant's Request:	The applicant is requesting Conceptual approval for a new single-family house at 602 Bladen Street.
Current Zoning:	T4-N
Contributing/Neighborhood	Non-Contributing/Vacant Lot
Flood Zone/Base Flood	Flood Zone X
Existing Trees	No tree survey submitted or required (one palmetto tree on ROW)
ZONING DISTRICT INFORMATION	
Lot Width at Setback:	<u>T4-N</u> N/A
Max Lot Coverage:	70% of lot area
Min. Frontage Build Out	60% min, 85% max.
Front Setback	0' min/15' max.
Side Setback	0' min, 10' max. alley
Rear Setback	10' min.
Building Height:	2 stories min. 3.5 stories max in historic district
SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS	
Adjacent Zoning	Adjacent Land Uses Setbacks for Adjacent Zoning /Buffer required if rezoned
North: T4-N	2-story historic building N/A
South: T4-N	Parking Lot/Herban Market N/A
East: T4-HN	Pat Conroy Center N/A
West: T4-N	Historic Homes/Law Office N/A

Background: The applicant has made a conceptual application for a ~2842 sq. ft. proposed single family house at 602 Bladen Street. The lot is just out of the Bladen Street overlay district, in which requests are administratively approved. The building is potentially four stories, with a 200 square foot enclosed upper level and rooftop deck. The applicant is proposing an overhang with columns which do not extend into the public sidewalk.

Current Site

The lot is vacant on the corner of Bladen and King Street. The lot is 0.06 acres, and ~50'x 60' large, accessed by a private alley and drive off King Street. There is a portion of an attached sidewalk along King Street and a detached sidewalk on Bladen. In addition, there is an existing curb cut on King Street, which would need to be closed should this plan be developed.

Exterior Materials

	Material	Color
Exterior Cladding	Stucco first floor; clapboard upper stories	To be provided
Doors:	Glass	To be provided
Windows:	2 over 2	To be provided
Shutters	On third floor North Elevation and second floor East Elevation	To be provided
Roof	Standing seam metal on upper story and East elevation, flat with parapet on remainder	To be provided
Existing Trees on Site:	No existing trees on site	
Flood Ordinance:	All structures are well above the 13' flood requirement.	

Tree Removal Proposed:

No trees are proposed to be removed.

Surrounding Area:

This property is located in the Northwest Quadrant and the Bladen Street redevelopment district. The buildings on the block and surrounding area are made up of a mix of historic structures, several of which have been converted into commercial spaces. A collection of building heights are found on Bladen Street, from three stories, to many two and one story structures.

Building Height

The proposed building height, as there is 200 sq. ft. of conditioned space, would be considered 4 stories as per Section 2.6.1 found below. In addition, as per the development standards of the underlying zoning district, only three and a half stories are permitted.

- A. Building height is measured as the number of stories (syn. floors) in a building. A story is a habitable level in a building of no more than 15 feet in height from finished floor to finished ceiling.
- B. Where a maximum height is also provided in feet, that height shall be taken from the average sidewalk or site grade at the front facade of the building to the mean roof height or top of the parapet. Where the building is located in a flood zone, the height shall be taken from the first finished floor above the base flood elevation.
- C. Under-roof areas with dormers shall be counted as half-stories.
- D. Mezzanines shall be counted as stories, unless they are within a floor-to-ceiling volume that is no more than 15 feet in height.
- E. Unoccupied attics less than 7 feet in height to the ridge beam or collar tie (whichever is lower) and raised basements less than 6 feet above the adjacent grade shall not be calculated as stories.

HTRC March 5, 2025 Meeting Comments

The applicant attended a March 5th HTRC meeting. Comments from the HTRC panel which included the Community Development Director, Planner III, Code Enforcement Officer, Building Official, Staff Architect and the Deputy Director of the Historic Beaufort Foundation. The comments made and given to the applicant are as follows:

- Overall, staff believes the four-story portion of the building is too tall. There are no precedents for four-story structures along Bladen Street, and this portion seems out of scale compared to the other buildings on the street, both historic and new structures. Staff recommends removing the top floor (porch and bar) and capping the building at three stories.

-
- Staff believes that the ground floor fenestration should be altered to appear more “commercial” in nature, in keeping with the other new buildings on the street, such as 709 Bladen and 711 Bladen Street.
 - Staff recommends removing the shutters from the project, but especially on the ground floor.
 - Staff recommends enlarging the windows on the ground floor facing Bladen Street (east façade). The smaller windows in the garage should be enlarged to match the other windows on the ground floor of this façade.
 - The faux window is not an appropriate detail, but particularly not on the Bladen Street façade (east façade). There is one faux window on the ground floor and another on the third floor, which are governed by the interior layouts. Applicant to note that all shutters must also be operable, so these areas cannot have faux “fixed” shutters. Staff recommends the interiors be adjusted so that true windows can be accommodated in these areas.
 - Staff recommends enlarging the windows on the south façade (King Street) to match the sizes of the windows above. These windows should also be aligned with the ones above.
 - Applicant to provide site pervious/impervious coverage. Per Section 2.4.1.A, the maximum lot coverage is 70% (total lot coverage by roofs). An additional 10% is allowed for pervious coverage.
 - Applicant to provide frontage buildout. Per Section 2.4.1.A, the frontage buildout is 60% min., 85% max.
 - Curb cut on Bladen would need to be turned into a curb
 - Keeping columns out of sidewalk would be good
 - Applicant to demonstrate compliance with setbacks per Section 2.4.1.B.
 - HBF: The proposed project is too tall and vertical for the historic patterns and rhythms of the Bladen Street corridor or King Street.
 - The immediately adjacent structure at 604 Bladen (ca. 1880s) was relocated to that site from North Street in the late 1970s and had double wrap a round piazzas added in the 1930s which were too fragile to move with the house. When moved the building was placed on the lot with the front door facing South rather than facing East.

- New construction on the adjacent lot (602) should respect the height, massing and scale of 604 Bladen so as not to disrupt the historic patterns and rhythm of the street and adjacent structures.
- Applicant’s Next Steps: Conceptual HRB meeting (bring docs in by March 28th to meet the deadline for the April 9th HRB meeting).

Findings for New Historic Infill

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

<u>4.7.2 Integrity Guidelines</u>	<u>Rationale Present (yes/no)</u>	<u>Staff Analysis of Rationale</u>
1. Location: This is the relationship between the property and its historical context.	Yes	<ul style="list-style-type: none"> ✓ This is a vacant lot with no historic structure. ✓ The lot takes up a prominent corner in the area, and any structure should honor this fact.
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	Yes/ condition	<ul style="list-style-type: none"> ▪ The height is out of scale with the surrounding area and should be reduced to 3 stories. ▪ The lower windows should be expanded to match the more commercialized larger window patterns found in the surrounding

<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/ Condition</p>	<p>area.</p> <ul style="list-style-type: none"> ✓ The surrounding properties are a mix of residential and commercial spaces. The lower floor should reflect the more commercial pattern even if it is not utilized as such. ✓ As stated, the height is out of scale with the surrounding neighborhood.
<p>4. Materials: These are the physical elements that make up a property or district.</p>	<p>Yes/ condition</p>	<ul style="list-style-type: none"> ✓ The building has typical Beaufort architectural details and materials that are seen in other commercial buildings in the historic district constructed around the same time. ✓ The lower windows should be expanded to match the more commercialized larger window patterns found in the surrounding
<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. Retaining the details of the original craft and craftsman (i.e., wood, masonry, tabby etc.) of the original building ensures the historic fabric is retained and serves as an important component of the integrity and the patina of age of individual structures and the district as a whole.</p>	<p>Yes</p>	<ul style="list-style-type: none"> ✓ The building shares common architectural details and materials found in several other buildings in Beaufort, such as the front parapet wall, windows, stucco first floor and upper story clapboard .
<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</p>	<p>Yes/ Cond.</p>	<ul style="list-style-type: none"> ✓ New construction on the adjacent lot (602) should respect the height, massing and scale of 604 Bladen so

<p>projects, but for new infill projects, the feeling of surrounding structures should be considered and respected.</p>		<p>as not to disrupt the historic patterns and rhythm of the street and adjacent structures</p>
<p>7. 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 considered.</p>	<p>N/A</p>	<p>✓ Staff has not found any relevant history or persons directly linked to this specific property.</p>

FINDINGS AND RECOMMENDATIONS

Staff Recommendation

Staff recommends tabling the current request as submitted with the following recommendations for future resubmittal: :

- 1) The four-story portion of the building is too tall and not allowed per the Development Code. There are no precedents for four-story structures along Bladen Street, and this portion seems out of scale compared to the other buildings on the street, both historic and new structures. While an overall building height has not been provided, staff measured this building height at approximately 49'-6". Staff recommends removing the top floor (porch and bar) and capping the building at three stories as per Code requirements.
- 2) Staff believes that the ground floor fenestration should be altered to appear more "commercial" in nature, in keeping with the other new buildings on the street, such as 709 Bladen and 711 Bladen Street.
- 3) Staff recommends removing the shutters from the project, but especially on the ground floor.
- 4) The faux shutter is not an appropriate detail, but particularly not on the Bladen Street façade (east façade). There is one faux window on the ground floor and another on the third floor, which are governed by the interior layouts. Applicant to note that all shutters must also be operable, so these areas cannot have faux "fixed" shutters. While staff does not have purview over the interior of any building, staff recommends the interiors be adjusted so that true windows can be accommodated in these areas.
- 5) Staff is not in support of the faux railings and shutters on the third floor facing Bladen Street. This give the false impression of an infilled porch, and staff recommends the railings be removed and replaced with sensitively designed paneling between the columns. Staff is also not in support of the shutters that are covering a solid wall on the third floor (master bathroom). Staff recommends this be converted into a true window. This is particularly important since this façade faces the primary road.
- 6) Staff recommends enlarging the windows on the east façade (Bladen Street).
- 7) Applicant to provide site pervious/impervious coverage. Per Section 2.4.1.A, the maximum lot coverage is 70% (total lot coverage by roofs). An additional 10% is allowed for pervious coverage.
- 8) Applicant to provide frontage buildout. Per Section 2.4.1.A, the frontage buildout is 60% min., 85%

max.

9) Staff recommends reducing the depth of the eaves on all gabled and shed roof portions of the structure. Staff measured the depth of the eaves at approximately 4' deep.

10) Applicant to provide typical sections, pertinent details, and materials at a later submission.