



**MEETING AGENDA**  
The City of Beaufort  
**HISTORIC DISTRICT REVIEW BOARD**  
Wednesday, September 10, 2025, 2:00 P.M.  
City Hall, Council Chambers, 2<sup>nd</sup> Floor – 1911 Boundary Street, Beaufort, SC

Please click the link below to access the webinar:

<https://us02web.zoom.us/j/82837710964?pwd=94IBeHFR4LhnP07Tgk1yrDg67gHsMK.1>

Password: 472352      Meeting ID: 828 3771 0964      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.*

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**I. Call to Order:**

**II. Review of Minutes:**

**A. August 13, 2025 Meeting Minutes**

**III. Applications:**

**A. 811 Congress Street, PIN R120 004 000 0104 0000, sketch approval**

Applicant: Larry Holman, owner

The applicant is requesting conceptual approval for a new construction duplex at 811 Congress Street.

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

Applicant: Benjie Morillo, Architect, Frederick + Frederick Architects

The applicant is requesting final approval for various alterations & additions to exterior & interior, including interior addition of a bedroom (front), expansion of kitchen/dining areas, new front porch (unscreened), new side porch (screened) as well as new terrace at the rear of dwelling and a new driveway.

**IV. Discussion**

**V. Adjournment**



# Historic District Review Board Meeting Minutes – August 13, 2025

## CALL TO ORDER

1:10

A meeting of the Historic District Review Board was held in-person on Wednesday, August 13, 2025 at 2:00 pm.

## ATTENDEES

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

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

## REVIEW OF MINUTES OF MAY 14, 2025

1:18

Mr. Sutton abstained from voting since he was absent from the May 14, 2025 meeting.

**Motion:** Mr. Berman approved the minutes as presented. Mr. Woods 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>.*

## REVIEW OF MINUTES OF JUNE 11, 2025

2:00

Mr. Berman abstained from voting since he was absent from the June 11, 2025 meeting.

**Motion:** Mr. Woods approved the minutes as presented. 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>.*

## REVIEW OF MINUTES OF JULY 9, 2025

2:42

Ms. Wilson abstained from voting since she was absent from the July 9, 2025 meeting.

**Motion:** Mr. Berman approved the minutes as presented. Mr. Woods 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

3:14

- A. **404 Scott Street, PIN R120 004 000 0809 0000**, addition  
Applicant: Thomas Rhodes, Architect

The applicant is requesting approval for an addition of a covered porch, with a brick walkway leading out to the sidewalk, new shutters, new siding, and new living fence. Existing windows and single roof to remain; porch roof to be a standing seam metal roof that will tie into existing shingle roof.

Nick Navia presented his staff report.

Public Comment:

**Lise Sundrla, Historic Beaufort Foundation (HBF) Director**, said we are in agreement with these changes. Ms. Sundrla talked about *false narratives*. She commented that it is very important for everyone to be thinking about this and how we go forward protecting the integrity of our historic district is making sure that where every possible to follow the Secretary of Interior Standards, so what changes are made are reversible. Ms. Sundrla believes the changes proposed are reversible. Ms. Sundrla prefers for the applicant to keep the CMU structure because it is the architectural character of the building when it was done. She doesn't mind the green for the roof.

Public comment closed.

**Motion:** Mr. Berman made a motion to approve the project as presented with removing the comment about changing the roof color, but leave all other staff recommendations in place. Ms. Wilson seconded the motion. The motion passed unanimously.

Mr. Berman left the meeting at this point

35:10

Mr. Sutton stated at this point that the Board had a discussion as part of their training dialogue and not an agenda item. Ms. Sundrla passed out documents to the board members giving them an update on what is happening with 1001 Greene Street property that HBF purchased.

35:36

## ADJOURNMENT

:

Mr. Woods made a motion seconded by Mr. Woods to adjourn. The meeting ended at 2:40 pm.

## **811 CONGRESS STREET**

---

**The applicant is requesting conceptual approval for a new construction duplex at 811 Congress Street**



**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

**PAID**  
8/26/25  
check

**Application Fee:**  
see attached schedule

**OFFICE USE ONLY:** Date Filed: 8/26/25 Application #: 29290  
Zoning District: T4-HN

- HAS PROJECT ATTENDED HTRC MEETING? (REQUIRED)  YES  NO
- IS PROJECT A CONTRIBUTING STRUCTURE? 
  - OR NON-CONTRIBUTING STRUCTURE:

FOR A LIST OF CONTRIBUTING OR NON-CONTRIBUTING STRUCTURES, PLEASE SEE:

<https://cityofbeaufort.org/350/Beaufort-County-Historic-Sites-Survey>

**APPLICABILITY FOR HISTORIC REVIEW BOARD:** Major discretionary review board (HDRB) approval shall apply to applications for Certification of Appropriateness per Section 9.10.2 for the following requests (please check all that apply):

- New building(s) in Historic District
- Changes to exterior materials of Contributing Structures
- Additions to Contributing Structures
- Non-similar roof replacement on Contributing Structures (roof with different materials)
- Window replacements on Contributing Structures
- Major changes to a Contributing or Non-contributing Site
- Demolition
- Other changes to exterior of Contributing Structures

**SUBMITTAL REQUIREMENTS:** All forms and information shall be submitted digitally + 5 hard copies of all documents. In addition to a complete application form, applicants shall submit the required items according to the checklists on the subsequent page.

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this application?  Yes  No

**APPLICANT, PROPERTY, AND PROJECT INFORMATION:**

APPLICANT NAME: Lary Holman

APPLICANT ADDRESS: 3 Petigru Drive

APPLICANT E-MAIL: holmantriplex@gmail.com APPLICANT PHONE NUMBER: 8432527188

APPLICANT TITLE:  Homeowner  Tenant  Architect  Engineer  Developer



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Email: [development@cityofbeaufort.org](mailto:development@cityofbeaufort.org) / Website: [www.cityofbeaufort.org](http://www.cityofbeaufort.org)

**Application Fee:**  
*see attached schedule*

OWNER (IF OTHER THAN THE APPLICANT): \_\_\_\_\_

OWNER ADDRESS: \_\_\_\_\_

PROPERTY ADDRESS: 811 Congress Street

PROPERTY IDENTIFICATION NUMBER (TAX MAP & PARCEL NUMBER): \_\_\_\_\_

**PROVIDE A BRIEF PROJECT NARRATIVE:** (Attach any necessary documentation, spec sheets, pictures, paint swatches, etc.):  
New build at 811 Congress Street

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

**APPLICANT'S SIGNATURE:** Larry Holman **DATE:** 8/18/2025

**OWNER'S SIGNATURE:** Larry Holman **DATE:** 8/18/2025

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

**SCHEDULE:**

The Historic Review Board (HRB) typically meets the 2<sup>nd</sup> 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](mailto:development@cityofbeaufort.org) | Phone: (843) 525-7011 | Fax: (843) 986-5606

**CODE ANALYSIS: 2021 IRC & ASCE 07-16**

OCCUPANCY GROUP: R (RESIDENTIAL)  
WIND LOAD: 145 MPH (3 SECOND GUST)  
ROOF LOADS: 20 PSF LIVE LOAD  
10 PSF DEAD LOAD  
FLOOR LOADS: RESIDENTIAL LIVING AREAS:  
40 PSF LIVE LOAD  
10 PSF DEAD LOAD  
RESIDENTIAL SLEEPING AREAS:  
30 PSF LIVE LOAD  
10 PSF DEAD LOAD

ALL WINDOWS AND EXTERIOR DOORS SHALL  
HAVE A DP RATING OF 55 OR AS OTHERWISE  
PERMITTED BY BUILDING OFFICIAL.

**SQUARE FOOTAGE:**

Heated & Cooled:

FIRST FLOOR: 1,391 SQ. FT.  
SECOND FLOOR: 661 SQ. FT.  
SECOND FLOOR APARTMENT: 647 SQ. FT.  
TOTAL HEATED & COOLED: 2,699 SQ. FT.

Non-Heated & Cooled:

FIRST FLOOR FRONT PORCH: 248 SQ. FT.  
FIRST FLOOR SIDE PORCH: 160 SQ. FT.  
SECOND FLOOR DECK PORCH: 66 SQ. FT.  
SECOND FLOOR FRONT PORCH: 248 SQ. FT.  
SECOND FLOOR SIDE PORCH: 160 SQ. FT.  
TOTAL NON-HEATED & COOLED: 882 SQ. FT.

TOTAL SQUARE FOOTAGE: 3,581 SQ. FT.

**SHEET INDEX:**

- C1: COVER PAGE
- SITE: SITE PLAN
- A1: FIRST FLOOR PLAN
- A2: SECOND FLOOR PLAN
- A3: ROOF PLAN
- A4: ELEVATIONS
- A5: ELEVATIONS
- E1: FIRST FLOOR ELECTRICAL PLAN
- E2: SECOND FLOOR ELECTRICAL PLAN

# Holman Residence Main House

811 Congress Street, Beaufort, SC 29902



FRAYSSE LYLE, OWNER, LEED AP  
Office Address: 9A Rue Du Bois Road • Lady's Island, SC 29907  
Mailing Address: P.O. Box 6602 • Beaufort, SC 29903  
843.575.0299 • cpdrd@outlook.com  
www.coastalplainsresidentialdesign.com

**REVISION SET:**

- 04.23.2025: DESIGN REVIEW SET 1
- 05.05.2025: REVISED DESIGN REVIEW SET 1
- 05.16.2025: DESIGN REVIEW SET 2
- 07.16.2025: DESIGN REVIEW SET 3

Holman Residence  
811 Congress Street  
Beaufort, SC 29902

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**SHEET TITLE:**

Cover Sheet

PREVIOUSLY DESIGNED BY  
SUSAN S. GLASNER,  
PROFESSIONAL RESIDENTIAL  
DESIGNER, LLC

DATE:  
DRAWN:

**C1**

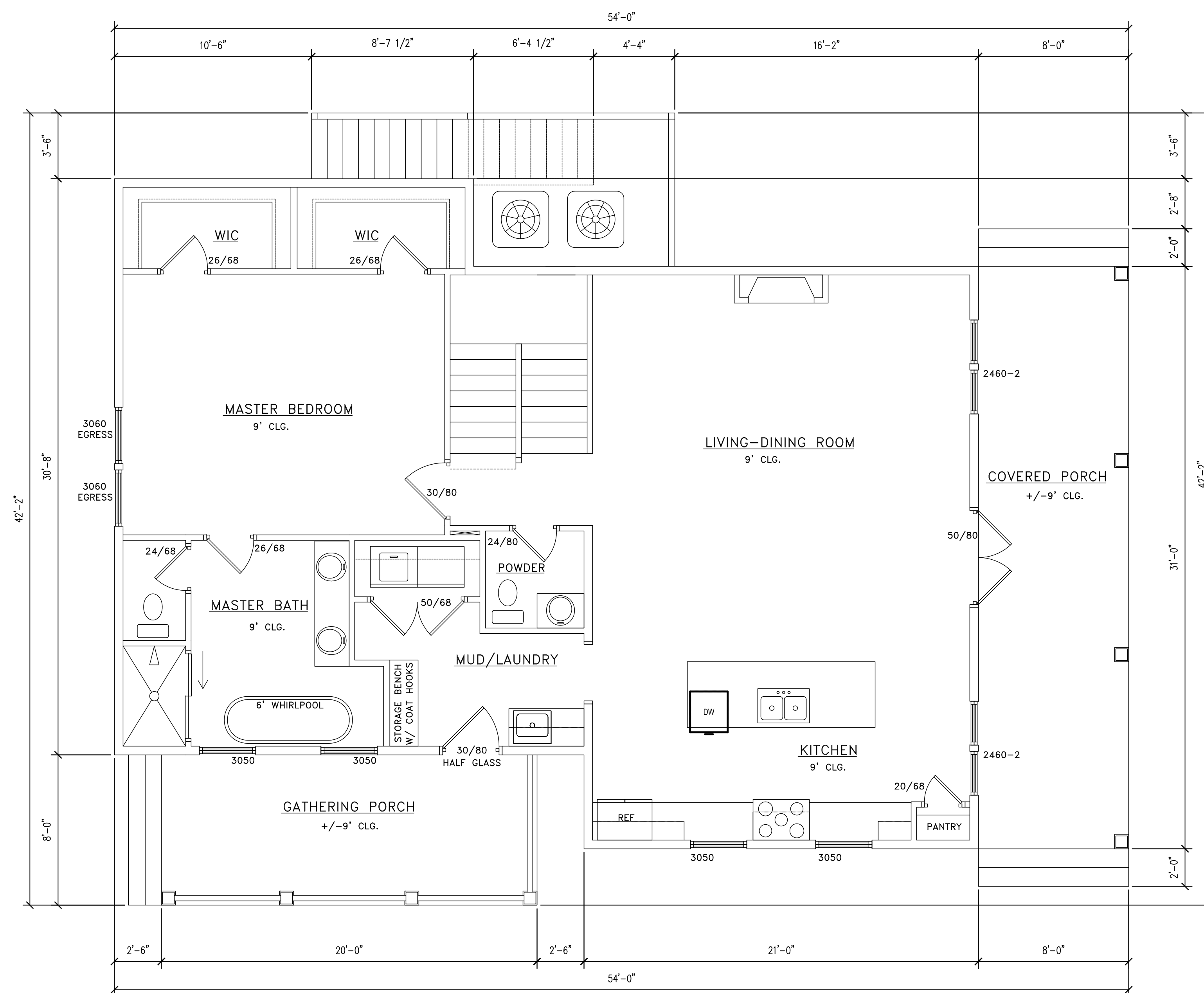




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**FIRST FLOOR PLAN**

SCALE 1/4" = 1'-0"

PREVIOUSLY DESIGNED BY  
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 PROFESSIONAL RESIDENTIAL  
 DESIGNER, LLC

**Holman Residence**  
**811 Congress Street**  
**Beaufort, SC 29902**

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**SHEET TITLE:**  
**Main House**  
**First Floor Plan**

DATE:  
 DRAWN:

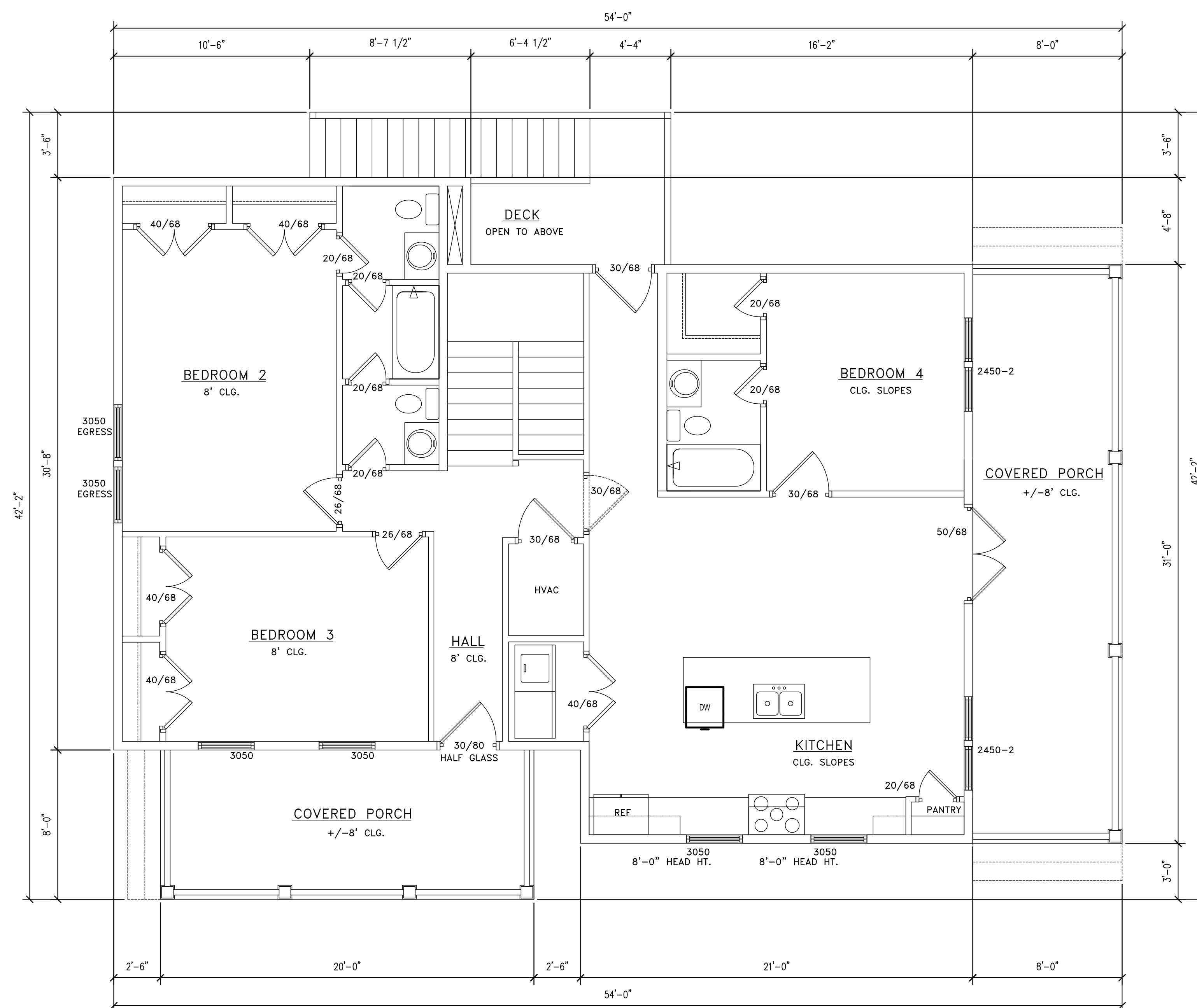
**A1**



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**SECOND FLOOR PLAN**

SCALE 1/4" = 1'-0"

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 Beaufort, SC 29902

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**SHEET TITLE:**  
 Main House  
 Second Floor Plan

DATE:  
 DRAWN:

**A2**



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**SOUTH ELEVATION**

SCALE 1/4" = 1'-0"



**EAST ELEVATION**

SCALE 1/4" = 1'-0"

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**SHEET TITLE:**

Main House Elevations

DATE:  
 DRAWN:

**A4**



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- 05.16.2025: DESIGN REVIEW SET 2
- 07.16.2025: DESIGN REVIEW SET 3



**NORTH ELEVATION**  
 SCALE 1/4" = 1'-0"



**WEST ELEVATION**  
 SCALE 1/4" = 1'-0"

**PREVIOUSLY DESIGNED BY**  
**SUSAN S. GLASNER,**  
**PROFESSIONAL RESIDENTIAL**  
**DESIGNER, LLC**

**Holman Residence**  
**811 Congress Street**  
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**SHEET TITLE:**  
**Main House**  
**Elevations**

DATE:  
 DRAWN:

**A5**



# STAFF REPORT: Historic District Review Board (HRB)

## 811 CONGRESS STREET

DATE: September 10, 2025

### GENERAL INFORMATION

Applicant:	Larry Holman (Architect)
Site Address / Tax PIN:	<b>811 Congress Street</b> ; R120 004 000 0104 0000
Applicant's Request:	Applicant is requesting conceptual approval of a new construction duplex at 811 Congress Street.
Current Zoning:	<b>T4-HISTORIC NEIGHBORHOOD DISTRICT (T4-HN)</b>
Contributing/Neighborhood	Vacant lot – Old Commons
Flood Zone/Base Flood	Flood Zone: X, Elevation: 16 ft – 18 ft
Existing Trees	No Specimen/Landmark trees are affected by this request.

### ZONING DISTRICT INFORMATION

#### T4-HISTORIC NEIGHBORHOOD DISTRICT (T4-HN)

Lot Width at Setback:	40 ft min
Minimum Lot Size:	4,000 sqft min
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)
Frontage Build Out	75% max
Front Setback	Average Prevailing Setback on Block
Side Setback	Corner/Alley: 5 ft min Interior: 6 ft min
Rear Setback	15 ft min; from alley: 0 ft.
Building Height:	Primary Structures: 3 stories max Accessory Structures: 2 stories or 30 ft max

### SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS

<u>Adjacent Zoning</u>	<u>Adjacent Land Uses</u>	<u>Setbacks for Adjacent Zoning /Buffer required if rezoned</u>
North: T4-HN	<b>1107 West St</b> (Noncontributing, ca. 1920)	N/A
South: T4-HN	<b>812 Congress St</b> (Contributing, ca. 1900)	N/A
East: T4-HN	<b>807 Congress St</b> (Noncontributing, ca. 1930)	N/A
West: T4-N	<b>1102 West St</b> (Contributing, ca. 1930)	N/A

**Background:** The applicant is requesting conceptual approval for a new construction duplex located at the north-east corner of Congress and West Street. The site is currently vacant after the approved (in 2014) demolition of a 1950s noncontributing 1-story frame dwelling. **The applicant has been to four (4) HTRC Meetings.**

**Project timeline**

Jan. 2024	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.
				<u>5/1:</u> 1 <sup>st</sup> HTRC Meeting		<u>7/24:</u> 2 <sup>nd</sup> HTRC Meeting					

Jan. 2025	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.
				<u>5/28:</u> 3 <sup>rd</sup> HTRC Meeting			<u>8/6:</u> 4 <sup>th</sup> HTRC Meeting  <u>8/18:</u> HRB Meeting Request	<u>9/10:</u> HRB			

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## **Summary of the 8/6/2025 HTRC Meeting Comments:**

### **1. *Planning and Zoning:***

- Zoned T4-HN

### **2. *Architecture:***

- Staff is supportive of the changes to the front façade and believes it is a better representation of the architecture found in the Beaufort historic district.
- Staff is unsure why the gable at the back of the structure is taller than the gable on the front of the structure. Staff recommends lowering the rear gable so that it aligns with the top of the main gable.
- The rear façade (north) appears to be very wide with only one set of ganged windows on each floor. Staff believes more windows may be added to this façade based on the current interior configuration, or with slight modifications to the interior configuration. Staff also recommends reducing the width of the front gabled portion on the north façade.
- Staff has questions about the deck on the east elevation. Staff believes it creates an awkward roof form above it. Is this structure a duplex? The plan is that of a duplex, but there is an interior staircase that appears to communicate between the first and second floors. Without the kitchen upstairs, the plans read as a typical four-bedroom single-family house.
- Staff recommends spacing the windows on the west elevation in the kitchen farther apart. They appear to crowd each other. Staff would be supportive of reducing the width of these windows.
- Staff is supportive of the side porch design on the west elevation.
- There is no garage floor plan, but staff is generally supportive of the design. Staff recommends adding more fenestration above the garage doors – the set of ganged windows appears small on this wall with large expanses of siding on either side of it.
- Provide a site plan that shows the lot coverage. For a T4-HN property, the maximum lot coverage (coverage by roofs) is 55%.

### **3. *Historic Beaufort Foundation (HBF):***

- Front (south) façade:
  - Much improved – design is much more in keeping with historic district.
  - Concerned that rear roof height appears taller than front gable.
- East elevation:
  - Was removing the windows intentional?
    - If so, suggest they be added back.
  - Purpose of railing on first level?
  - Roof height appears taller than front gable. From the design, it is visible from the South elevation.
- North Elevation:
  - Ganged windows don't match the rest of the house fenestration. Consider separating the windows.
- West elevation:
  - Much improved!
- Garage:
  - West elevation is much improved.
  - Roof height appears the same as the main house. Suggest lowering the garage roof. (Also suggest lowering the height of the rear roof of the main house.)

## **Tree Removal Proposed:**

No Specimen/Landmark trees are affected by this request.

**Surrounding Area:**

Located in the Old Commons neighborhood, the lot lies on the north-east corner of Congress and West Street. The surrounding properties mostly date from 1900-1930 and are a 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), the compatibility of new infill construction as well as major renovations within the 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.

<b><u>4.7.2 Integrity Guidelines (as per Beaufort Development Code)</u></b>	<b><u>Rationale Present</u></b>	<b><u>Staff Analysis of Rationale</u></b>
<b>1. Location:</b> This is the relationship between the property and its historical context.	<b>YES</b>	✓ 811 Congress Street is located within the Old Commons neighborhood of the Historic District. Staff believes the proposal would not negatively impact the relationship between the property and its historical context within the area.
<b>2. Design:</b> 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.	<b>YES</b>	✓ Staff believes that after multiple revisions through the various HTRC meetings, the design has reached an acceptable level for Conceptual Approval by the HRB. Staff believes the proposal will not negatively alter the streetscape, nearby site elements, or the spatial relationship with nearby buildings.
<b>3. Setting:</b> 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.	<b>YES</b>	✓ Staff believes the relationship between the house and the historic setting of the neighborhood are not negatively impacted by the proposal.
<b>4. Materials:</b> These are the physical elements that make up a property or district.	<b>YES</b>	✓ A full material list has not yet been provided. Staff believes this is fine for Conceptual Approval. Of the materials shown within the plans (Horizontal Concrete Board Siding & Stucco Foundation), staff finds these acceptable.

<p><b>5. Workmanship:</b> This is the physical evidence of the crafts of a particular culture or time period. This particularly applies to rehabilitation projects, but for new infill projects, workmanship of surrounding structures should be considered and respected.</p>	<p><b>YES</b></p>	<p>✓ Staff believes the workmanship of the surrounding structures will not be negatively impacted by the proposal.</p>
<p><b>6. Feeling:</b> This is the property's expression of the aesthetic or historic sense of a particular period of time. This particularly applies to rehabilitation projects, but for new infill projects, the feeling of surrounding structures should be considered and respected.</p>	<p><b>YES</b></p>	<p>✓ Staff believes the feeling of the surrounding structures will not be negatively impacted by the proposal.</p>
<p><b>7. Association:</b> This is the direct link between an important historic event or person and a property.</p>	<p><b>YES</b></p>	<p>✓ N/A</p>

## FINDINGS AND RECOMMENDATIONS

**Staff Recommendation:** Staff recommends **CONCEPTUAL APPROVAL** of the new construction duplex at 811 Congress Street, in that it satisfies the intent of the Beaufort Preservation Manual and requirements of the Beaufort Code, with the following changes being made to obtain final approval:

1. The rear gable, as currently shown, creates an odd connection with the main side-gabled form since it is taller than the side gable, so a small portion of it is visible from the front façade. Staff recommends lowering the rear gable so that it aligns with the top of the main gable.
2. On the east elevation, the main side-gable form lacks a corner adjacent to the door, so the gable does not protrude from the wall as is shown on the west elevation. This is an odd detail and should be resolved. Refer to the east elevation on sheet A4, and the second-floor plan on sheet A2 at the deck.
3. The rear façade (north) appears to be very wide with only one set of ganged windows on each floor. Staff believes more windows may be added to this façade based on the current interior configuration, or with slight modifications to the interior configuration. Staff also recommends reducing the width of the front gabled portion on the north façade.
4. Staff recommends spacing the windows on the west elevation in the kitchen farther apart. They appear to crowd each other. Staff would be supportive of reducing the width of these windows.
5. There are currently no windows proposed on the east elevation. Staff believes the applicant should add fenestration to break up the blank expanses of wall.
6. Applicant to provide drawings for the garage. Only the west elevation has been shown at this time.

- 
- 
- 7. Staff recommends adding more fenestration above the garage doors – the set of ganged windows appears small on this wall with large expanses of siding on either side of it.**
  - 8. Staff requests the applicant to provide an accurate site plan that includes the proposed lot coverage.**

## **1107 PRINCE STREET**

---

**The applicant is requesting final approval for various alterations & additions to exterior & interior, including interior addition of a bedroom (front), expansion of kitchen/dining areas, new front porch (unscreened), new side porch (screened) as well as new terrace at the rear of dwelling and a new driveway**



**HISTORIC REVIEW APPLICATION  
MAJOR REVIEW (HISTORIC REVIEW BOARD)**

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

**Application Fee:**  
*see attached schedule*

**OFFICE USE ONLY:** Date Filed: 9/2/2025 Application #: 29320  
Zoning District: T4-N

- HAS PROJECT ATTENDED HTRC MEETING? (REQUIRED)  YES  NO
- IS PROJECT A CONTRIBUTING STRUCTURE? 
  - OR NON-CONTRIBUTING STRUCTURE:

FOR A LIST OF CONTRIBUTING OR NON-CONTRIBUTING STRUCTURES, PLEASE SEE:  
<https://cityofbeaufort.org/350/Beaufort-County-Historic-Sites-Survey>

**APPLICABILITY FOR HISTORIC REVIEW BOARD:** Major discretionary review board (HDRB) approval shall apply to applications for Certification of Appropriateness per Section 9.10.2 for the following requests (please check all that apply):

- New building(s) in Historic District
- Changes to exterior materials of Contributing Structures
- Additions to Contributing Structures
- Non-similar roof replacement on Contributing Structures (roof with different materials)
- Window replacements on Contributing Structures
- Major changes to a Contributing or Non-contributing Site
- Demolition
- Other changes to exterior of Contributing Structures

**SUBMITTAL REQUIREMENTS:** All forms and information shall be submitted digitally + 5 hard copies of all documents. In addition to a complete application form, applicants shall submit the required items according to the checklists on the subsequent page.

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this application?  Yes  No

**APPLICANT, PROPERTY, AND PROJECT INFORMATION:**

APPLICANT NAME: Benjie Morillo

APPLICANT ADDRESS: 38 Meridian Road, Beaufort, SC 29907

APPLICANT E-MAIL: benjie@f-farchitects.com APPLICANT PHONE NUMBER: (843) 522-8422

APPLICANT TITLE:  Homeowner  Tenant  Architect  Engineer  Developer



**HISTORIC REVIEW APPLICATION  
MAJOR REVIEW (HISTORIC REVIEW BOARD)**

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

**Application Fee:**  
*see attached schedule*

OWNER (IF OTHER THAN THE APPLICANT): Jane Savage

OWNER ADDRESS: \_\_\_\_\_

PROPERTY ADDRESS: 1107 Prince Street, Beaufort, SC 29902

PROPERTY IDENTIFICATION NUMBER (TAX MAP & PARCEL NUMBER): R120 004 000 0503 0000 ✓

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

- 1. Partial demolition per demolition plan
- 2. Enclose existing screen porch
- 3. Extend Main House footprint at the front
- 4. New screen porch
- 5. New terrace

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

**APPLICANT'S SIGNATURE:**  **DATE:** 8/28/2025

**OWNER'S SIGNATURE:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

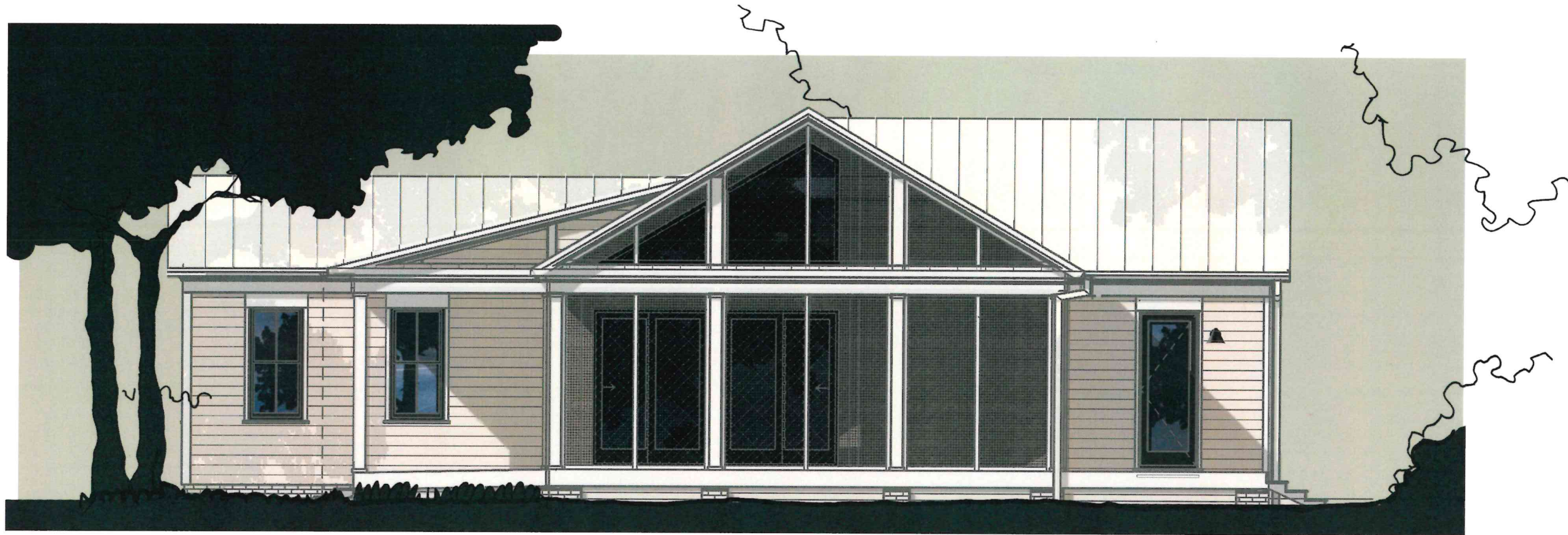
(The owner's signature is required if the applicant is not the owner.)

**SCHEDULE:**

The Historic Review Board (HRB) typically meets the 2<sup>nd</sup> 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](mailto:development@cityofbeaufort.org) | Phone: (843) 525-7011 | Fax: (843) 986-5606



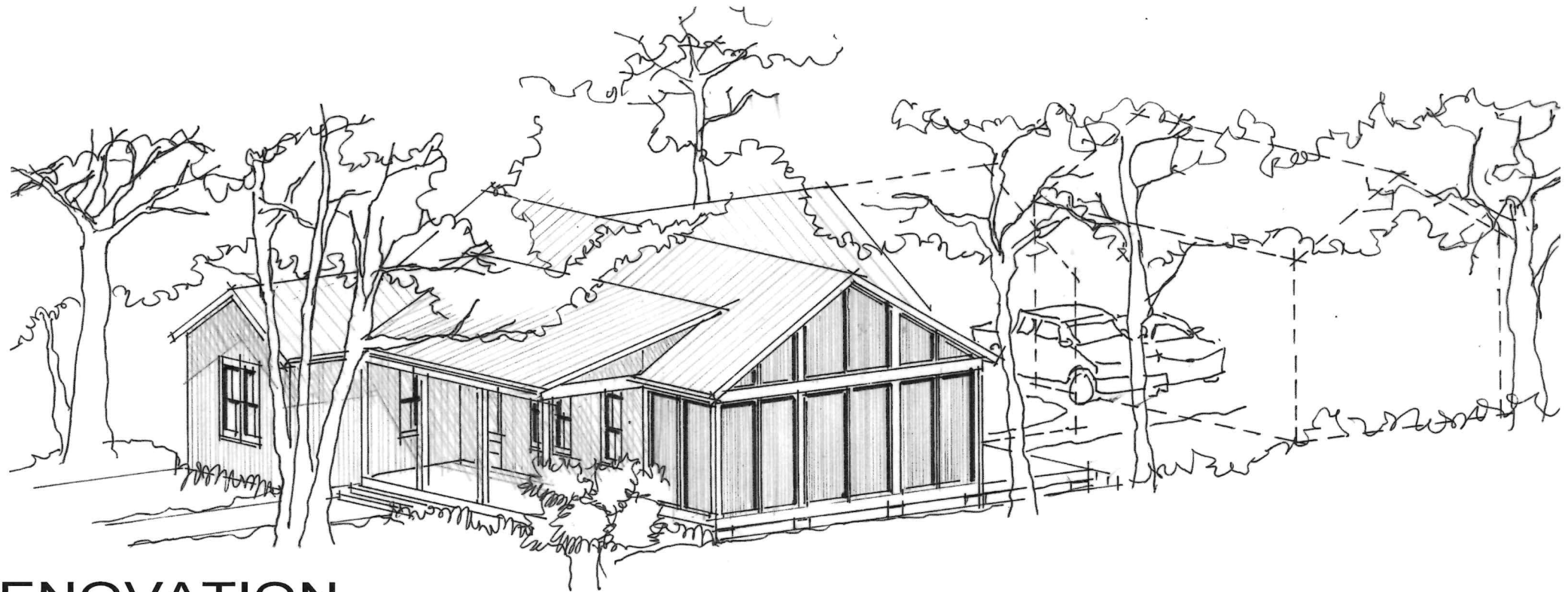
EAST ELEVATION  
3/16" = 1'-0"

  
FREDERICK + FREDERICK

1107  
Prince  
Street



FRONT ELEVATION  
3/16" = 1'-0"



# 1107 PRINCE RENOVATION

1107 Prince St. Beaufort, SC

Residential Architects  
**FREDERICK + FREDERICK**  
 BEAUFORT, SC 29907  
 38 MERIDIAN ROAD

## TITLE SHEET 1107 PRINCE RENOVATION

1107 Prince St. Beaufort, SC

08/29/2025  
 HRB FINAL

NOT FOR CONSTRUCTION

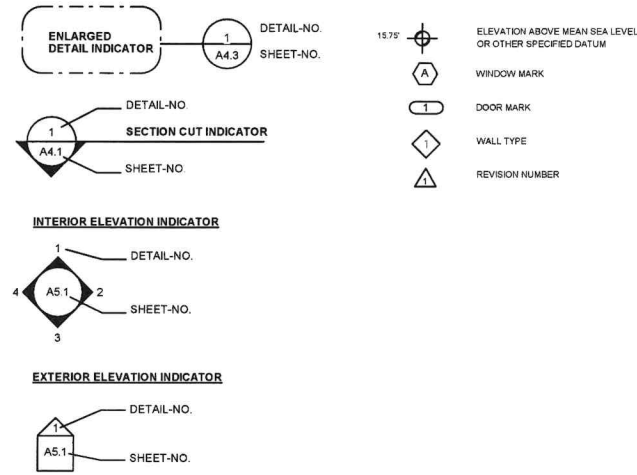
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### ABBREVIATIONS

ABV. Above	ADJ. Adjacent	A.F.F. Above Finish Floor	ALUM. Aluminum	ALT. Alternate	ANG. Angle	APPROX. Approximate	BD. Board	BLDG. Building	BLKG. Blanking	BM. Beam	BSMT. Basement	BOT. Bottom	CAB. Cabinet	CL. Center Line	C.T. Ceramic Tile	CM. Centimeter	CMU. Concrete Masonry Unit	C.O. Cased Opening	COL. Column	CONC. Concrete	CONT. Continuous	DEPT. Department	DTL. Detail	D.F. Drinking Fountain	DM. Diameter	DN. Down	DS. Down Spout	DWG. Drawing	EA. Each	E.J. Expansion Joint	EL. Elevation	ELEC. Electrical	EMER. Emergency	EQ. Equal	EQUIP. Equipment	E.W. Each Way	EXIST. Existing	E.XT. Exterior	F.D. Floor Drain	FL. Floor	F.J. Floor Joist	FROG. Finished Room Over Garage	FT. Foot	GA. Gauge	GALV. Galvanized	GYP.BD. Gypsum Board	H.B. Hose Bib	H.C.W.D. Hollow Core Wood	H.M. Hollow Metal	HORIZ. Horizontal	HGT. Height	KIT. Kitchen	LAM. Laminata	LAV. Lavatory	LT. Light	L.M. Masonry	M.A.S. Maximum	M.E.C.H. Mechanical	M.E.M.B. Membrane	MET. Metal	MFR. Manufacturer	MIN. Minimum	MISC. Miscellaneous	M.O. Masonry Opening	N.I.C. Not In Contact	N.T.S. Not To Scale	O.C. On Center	O.D. Outside Diameter	OPNG. Opening	OPT. Optional	P.C. Precast	PL. Plate	P.L.A.M. Plastic Laminate	P.P. Pressure Treated	PLYWOOD. Plywood	PR. Pair	P.S.F. Pounds Per Square Foot	P.S.I. Pounds Per Square Inch	P.T.D. Painted	P.V.C. Polyvinyl Chloride	QTY. Quantity	R. Raiser	RAD. Radius	R.D. Roof Drain	REF. Refrigerator	REIN. Reinforcing	REV. Revision	REQD. Required	R.J. Roof Joist	R.M. Room	R.O. Rough Opening	SCHED. Schedule	S.C.W.D. Solid Core Wood	S.F. Square Foot	SH. Shelf	SHIT. Street	SIM. Similar	S.M.P. Solid Masonry Pier	SPEC. Specification	SQ. Square	S.S. Stainless Steel	STD. Standard	STL. Steel	SUSP. Suspended	T. Tread	TEL. Telephone	THK. Thick	THRES. Threshold	THRU. Through	T.O.P. Top of Plate	T.O.S. Top of Steel	T.O.S.L. Top of Sheathing	T.O.S.L. Top of Slab	TYP. Typical	U.N. Unless Otherwise Noted	V.C.T. Vinyl Composition Tile	VERT. Vertical	V.I.F. Vents in Field	W. With	WO. Wood	W.O. Without	WP. Waterproofing	WT. Weight	WWF. Welded Wire Fabric
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### SYMBOLS



### SPECIFICATIONS

### INDEX OF DRAWINGS

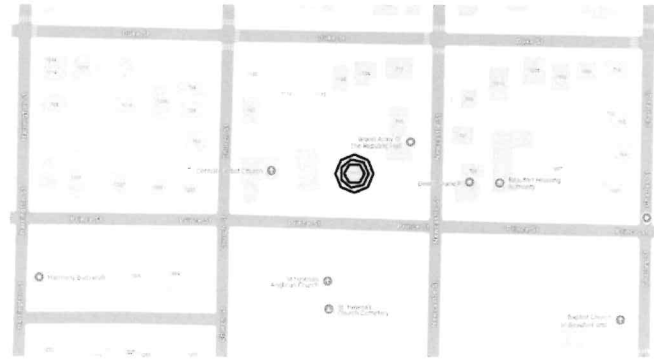
Sheet Number	Sheet Name
.0.0	TITLE SHEET
.D2.1	DEMOLITION PLAN
A1.0	SITE PLAN AND EXISTING SURVEY
A2.1	FLOOR & FOUNDATION PLAN
A2.2	REFLECTED CEILING & ROOF PLAN
A3.1	EXTERIOR ELEVATIONS, WINDOW & DOOR SCHEDULES
A3.2	3D VIEWS
A3.3	3D VIEWS
A4.1	BUILDING SECTIONS
A4.2	WALL SECTIONS
A5.1	INTERIOR ELEVATIONS
A5.3	INTERIOR DETAILS
A5.4	WINDOW & DOOR DETAILS
E.1	FIRST FLOOR ELECTRICAL

**SCOPE NARRATIVE:**  
 1. PARTIAL DEMOLITION PER DEMOLITION PLAN  
 2. ENCLOSE EXISTING SCREENED PORCH  
 3. EXTEND THE MAIN HOUSE FOOTPRINT AT THE FRONT  
 4. NEW SCREENED PORCH  
 5. NEW TERRACE

### MATERIALS

	EARTH		ROUGH LUMBER CONTINUOUS		GYP.SUM WALLBOARD (LARGE SCALE)
	GRAVEL		ROUGH LUMBER BLANKING		ACOUSTIC TILE
	CONCRETE		FINISH WOOD		CARPET & PAD
	C.M.U.		INSULATION BATTS		WATERPROOFING, FELT, FLASHING, ETC.
	BRICK		RIGID INSULATION		GYP.SUM WALL BOARD (ELEVATION)
	STEEL		PLYWOOD (LARGE SCALE)		BRICK (ELEVATION)
			PLYWOOD (SMALL SCALE)		HORIZONTAL SIDING (ELEVATION)
			ROOF SHINGLES		ROOF SHINGLES (ELEVATION)

### LOCATOR MAP



### BUILDING INFORMATION

**MAIN HOUSE**

EXISTING FIRST FLOOR	1,224 S.F.
NEW FIRST FLOOR	287 S.F.
<b>TOTAL CONDITIONED</b>	<b>1,511 S.F.</b>

**NEW SCREENED PORCH**

NEW FRONT PORCH	310 S.F.
NEW BACK TERRACE	254 S.F.
	283 S.F.

**SITE INFORMATION**

TOTAL LOT AREA	10,055 S.F.
TOTAL IMPERVIOUS AREA	2,298 S.F.

COVERAGE: 23%

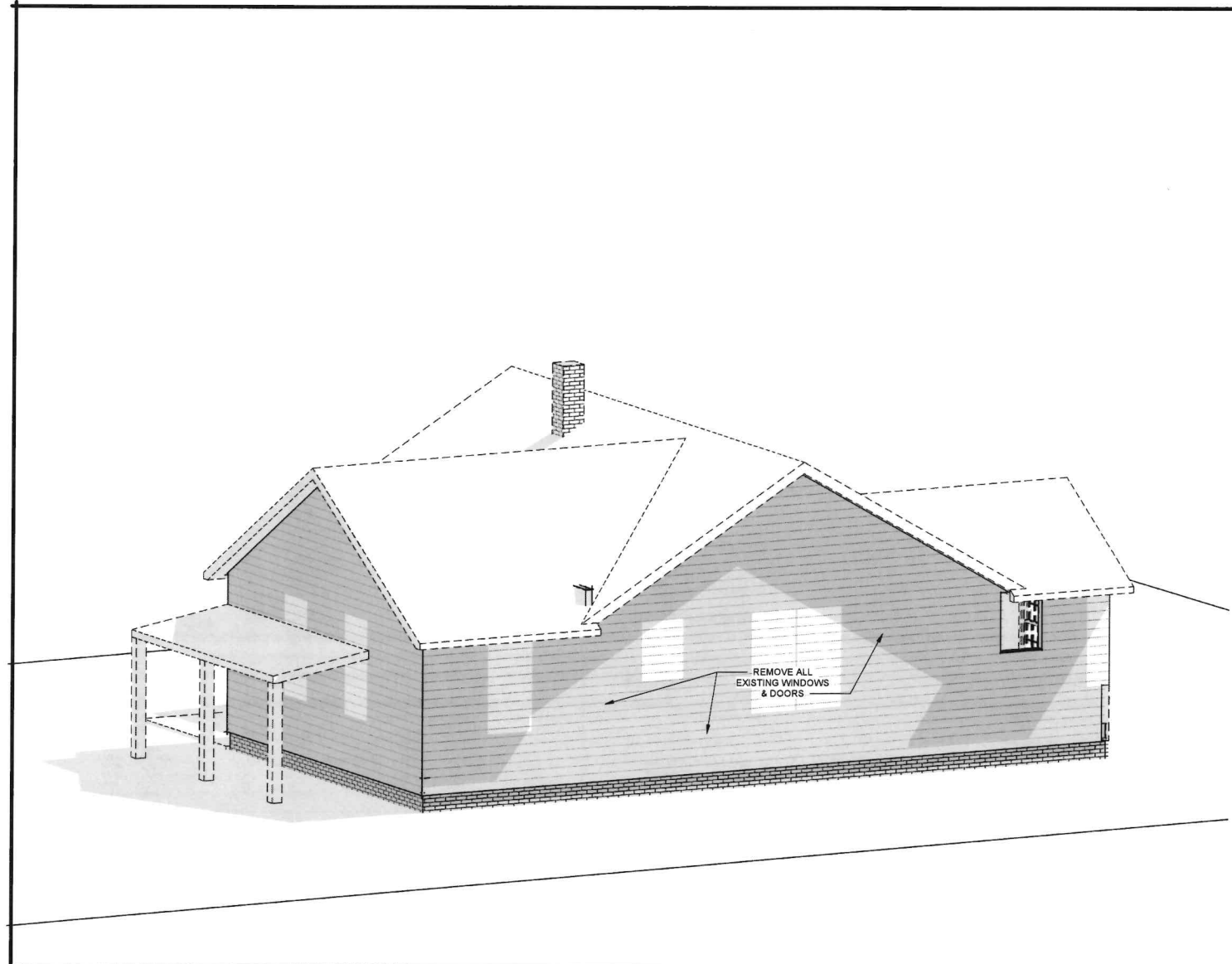
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DEMOLITION PLAN  
**1107 PRINCE RENOVATION**  
 1107 Prince St. Beaufort, SC

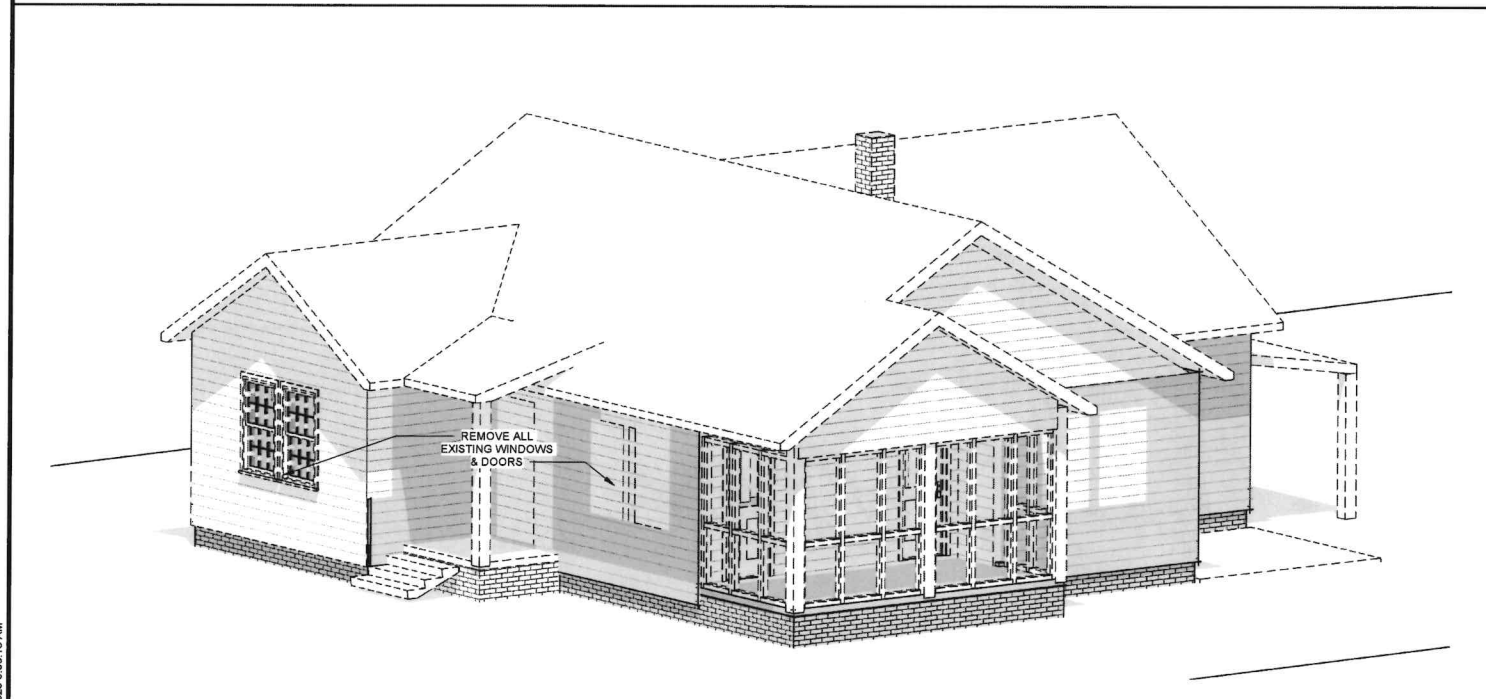
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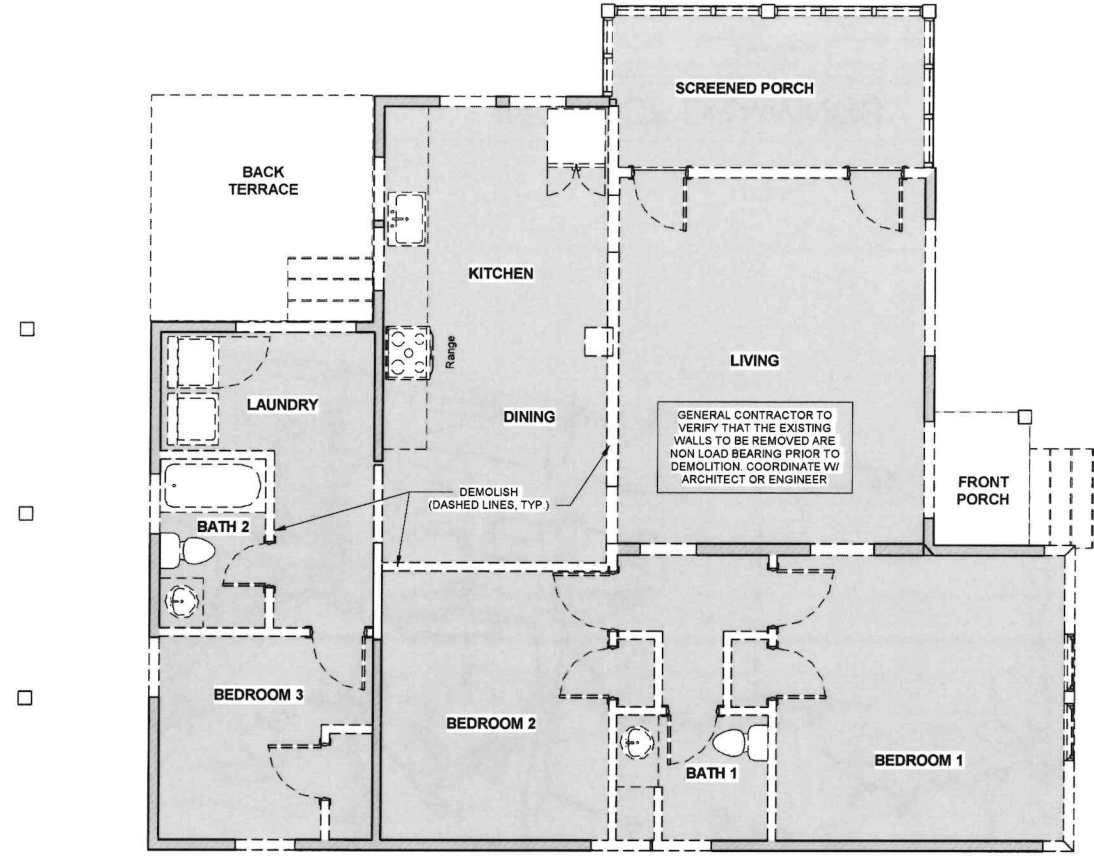


3 EXISTING + DEMO 3D NORTH WEST



2 EXISTING + DEMO 3D SOUTH EAST

- DEMOLITION & FRAMING NOTES:**
- KEEP THE EXISTING FOUNDATION WALLS. SEAL AND INSULATE PER THE DRAWINGS.
  - KEEP THE EXISTING FLOOR FRAMING AND FLOOR SHEATHING. PATCH AND REPAIR AS NECESSARY.
  - KEEP THE EXTERIOR FRAMING AND EXTERIOR WALL SHEATHING.
    - FRAME THE NEW TOP WALL OVER THE EXISTING TOP PLATE AND TIE THE TOP WALL TO THE BOTTOM WALL BY LAPPING THE NEW WALL SHEATHING OVER BOTH. REMOVE PORTIONS OF THE EXISTING WALL SHEATHING TO ALLOW FOR A FULL HORIZONTAL BOARD LAP.
    - KEEP THE EXISTING SHEATHING WHERE POSSIBLE. NEW PLYWOOD SHEATHING TO MATCH THE EXISTING SHEATHING THICKNESS. EXISTING SHEATHING IS LIKELY 1X BOARDS IN SOME AREAS.
    - NEW AND EXISTING WINDOW AND DOOR OPENINGS TO HAVE FULL-HEIGHT KING STUDS. NEW (ALL OPENINGS HAVE NEW HEAD HEIGHTS)
    - REMOVE ALL EXISTING HOUSEWRAP. INSTALL HYDROGAP® SELF-ADHERED DRAINABLE HOUSEWRAP THROUGHOUT. HYDROFLASH LA OPENINGS
  - REMOVE EXISTING ROOF AND CEILING FRAMING



1 DEMOLITION PLAN  
 1/4" = 1'-0"

SITE PLAN AND EXISTING SURVEY  
**1107 PRINCE RENOVATION**  
 1107 Prince St. Beaufort, SC

08/29/2025  
 HRB FINAL

NOT FOR CONSTRUCTION

**A1.0**

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**6 RAIN CHAIN**  
 3/4" = 1'-0"

**5 PLANTATION MIX SURFACE & BORDER**  
 1" = 1'-0"

**4 RAIN GARDEN DETAIL**  
 1" = 1'-0"

**3 TREE PROTECTION FENCE DETAIL**  
 1" = 1'-0"

**2 EXTERIOR WOOD STAIR**  
 1/2" = 1'-0"

**1 SITE PLAN**  
 1/8" = 1'-0"

**NOTE:**  
 ALL SURVEY RELATED INFORMATION INDICATED IN THESE DOCUMENTS, INCLUDING BUT NOT LIMITED TO ELEVATION CONTOURS, TREE SIZE, SPECIES AND LOCATION, WERE PROVIDED BY A THIRD PARTY LICENSED SURVEYOR. ELEVATION CONTOURS ARE BASED ON NAVD88 DATUM. IT IS THE BUILDER'S RESPONSIBILITY TO CONSULT WITH A LICENSED SURVEYOR FOR INSTALLATION OF A TEMPORARY ELEVATION BENCHMARK FOR USE IN DETERMINING THE REQUIRED FLOOR ELEVATIONS INDICATED IN THESE DOCUMENTS. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BETWEEN EXISTING SITE CONDITIONS AND THE INFORMATION PROVIDED IN THESE DOCUMENTS.

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FLOOR & FOUNDATION PLAN  
**1107 PRINCE RENOVATION**  
 1107 Prince St. Beaufort, SC

08/29/2025  
 HRB FINAL

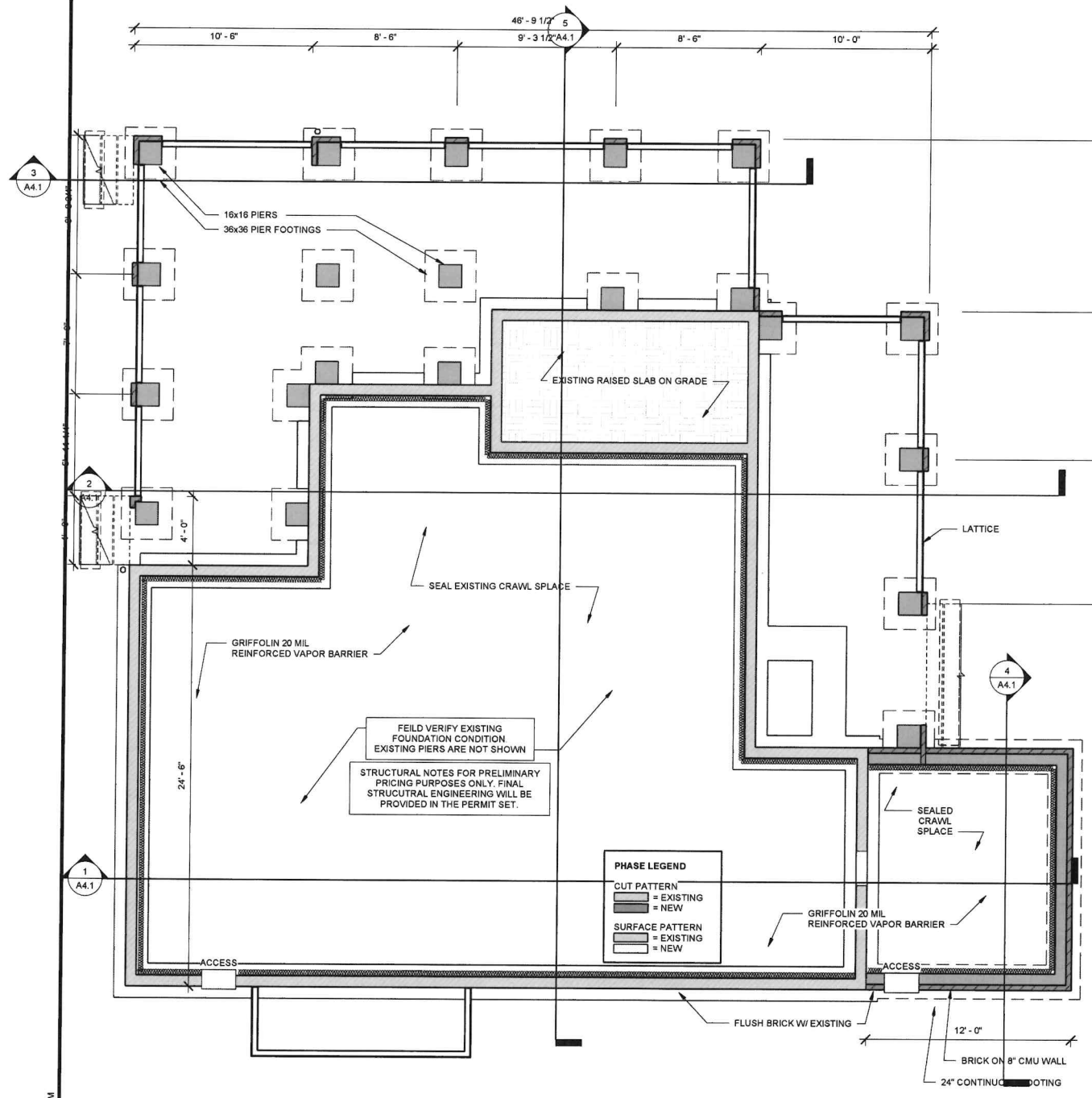
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**A2.1**

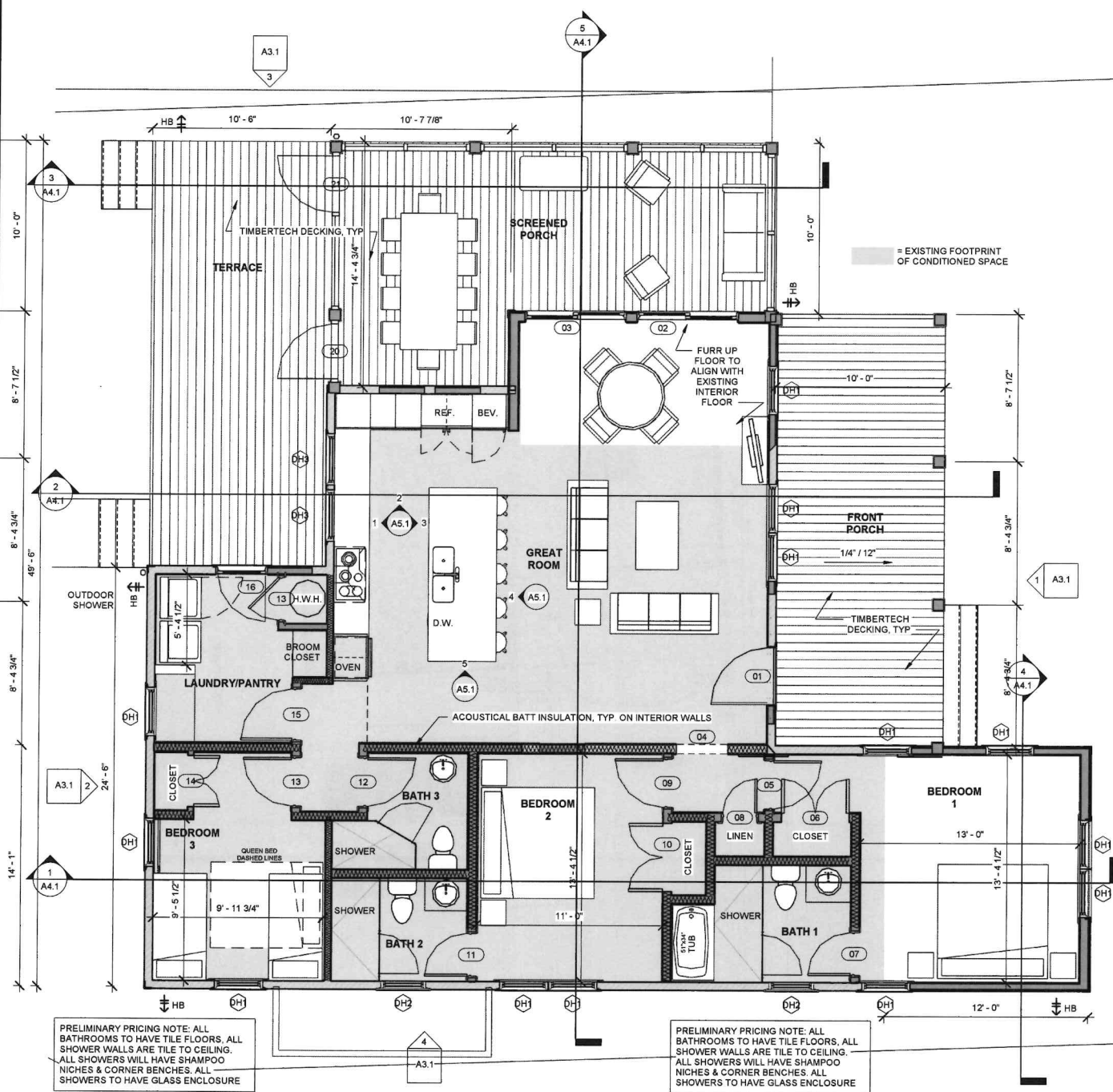
Room Finish Schedule								
Room Name	Floor	Base	Wall	Finish Ceiling	Countertop	Cabinets	Shower/Tub surround	Comments
BATH 1	TILE	WOOD	DRYWALL	DRYWALL	QUARTZ	PAINTED	TILE	
BATH 2	TILE	WOOD	DRYWALL	DRYWALL	QUARTZ	PAINTED	TILE	
BATH 3	TILE	WOOD	DRYWALL	DRYWALL	QUARTZ	PAINTED	TILE	
BEDROOM 1	WOOD	WOOD	DRYWALL	DRYWALL				
BEDROOM 2	WOOD	WOOD	DRYWALL	DRYWALL				
BEDROOM 3	WOOD	WOOD	DRYWALL	DRYWALL		PAINTED		
COURTYARD	PLANTATION MIX							
FRONT PORCH	TIMBERTECH			T&G WOOD				
GREAT ROOM	WOOD	WOOD	DRYWALL	DRYWALL	QUARTZ	PAINTED		
LAUNDRY/PANTRY	TILE	WOOD	DRYWALL	DRYWALL		PAINTED		
SCREENED PORCH	TIMBERTECH			T&G WOOD				
TERRACE	TIMBERTECH							

**PRELIMINARY HVAC NOTES:**

- AIR HANDLER LOCATED IN ATTIC.
- (1) 2.5 TON AHU, (2) ZONES: BEDROOMS ZONE & GREAT ROOM ZONE
- (1) DEHUMIDIFIER
- (1) ERV



2 FOUNDATION  
 1/4" = 1'-0"



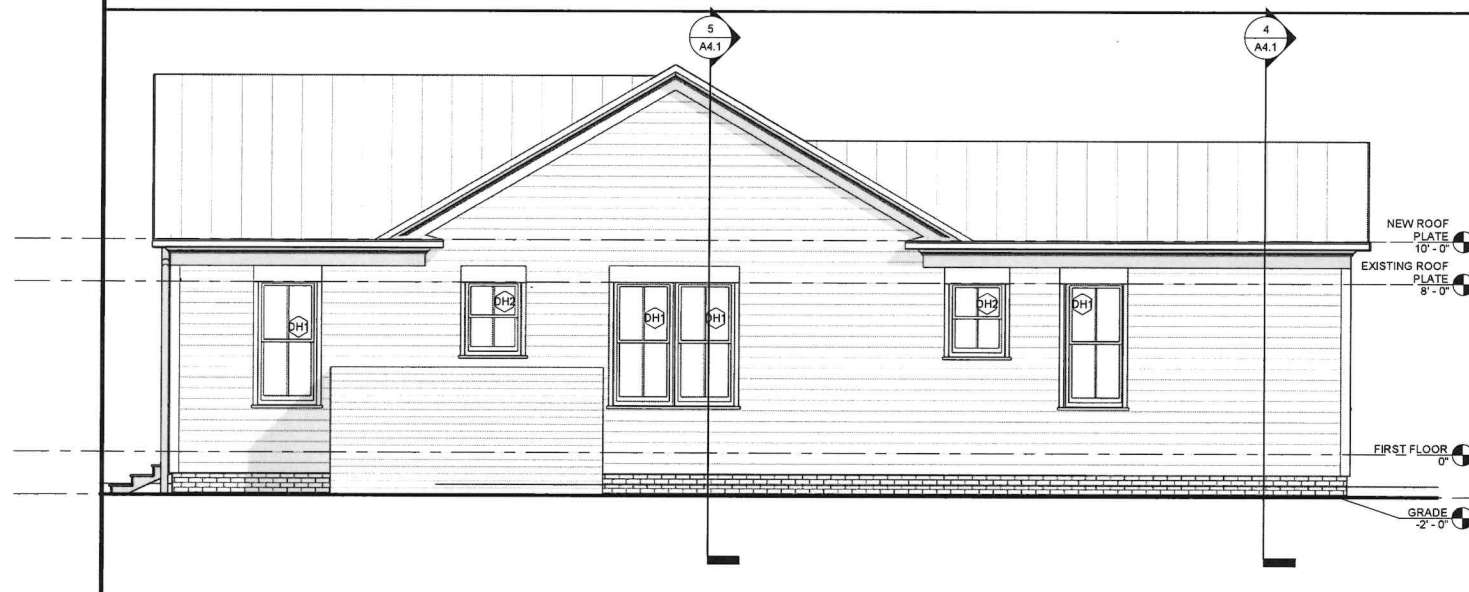
1 FIRST FLOOR  
 1/4" = 1'-0"

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Door Number	Unit Size		Elevation	Manufacturer	Model	Finish
	Width	Height				
01	3'-4"	8'-0"		CUSTOM	SAPELE	
02	5'-11 1/4"	7'-11 1/2"		MARVIN	ELEVATE	
03	5'-11 1/4"	7'-11 1/2"		MARVIN	ELEVATE	
04	3'-0"	8'-0"				
05	2'-10"	8'-0"				
06	4'-0"	8'-0"				
07	2'-6"	8'-0"				
08	2'-0"	8'-0"				
09	2'-10"	8'-0"				
10	4'-0"	8'-0"				
11	2'-6"	8'-0"				
12	2'-10"	8'-0"				
13	2'-6"	8'-0"				
13	2'-10"	8'-0"				
14	3'-0"	8'-0"				
15	3'-0"	8'-0"				
16	3'-0 1/8"	7'-11 1/2"		MARVIN	ELEVATE	
20	3'-2 1/2"	8'-9"				
21	3'-3 5/8"	8'-6"				

Type Mark	Size		Manufacturer	Model	Comments	Count
	Width	Height				
DH1	2'-9 5/8"	5'-8 7/8"	MARVIN	ELEVATE		13
DH2	2'-7 5/8"	3'-4 7/8"	MARVIN	ELEVATE		2
DH3	2'-11 5/8"	5'-0 7/8"	MARVIN	ELEVATE		2
T1			MARVIN	ELEVATE	SEE INTERIOR ELEVATIONS FOR DIMENSIONS	1
T2			MARVIN	ELEVATE	SEE INTERIOR ELEVATIONS FOR DIMENSIONS	1

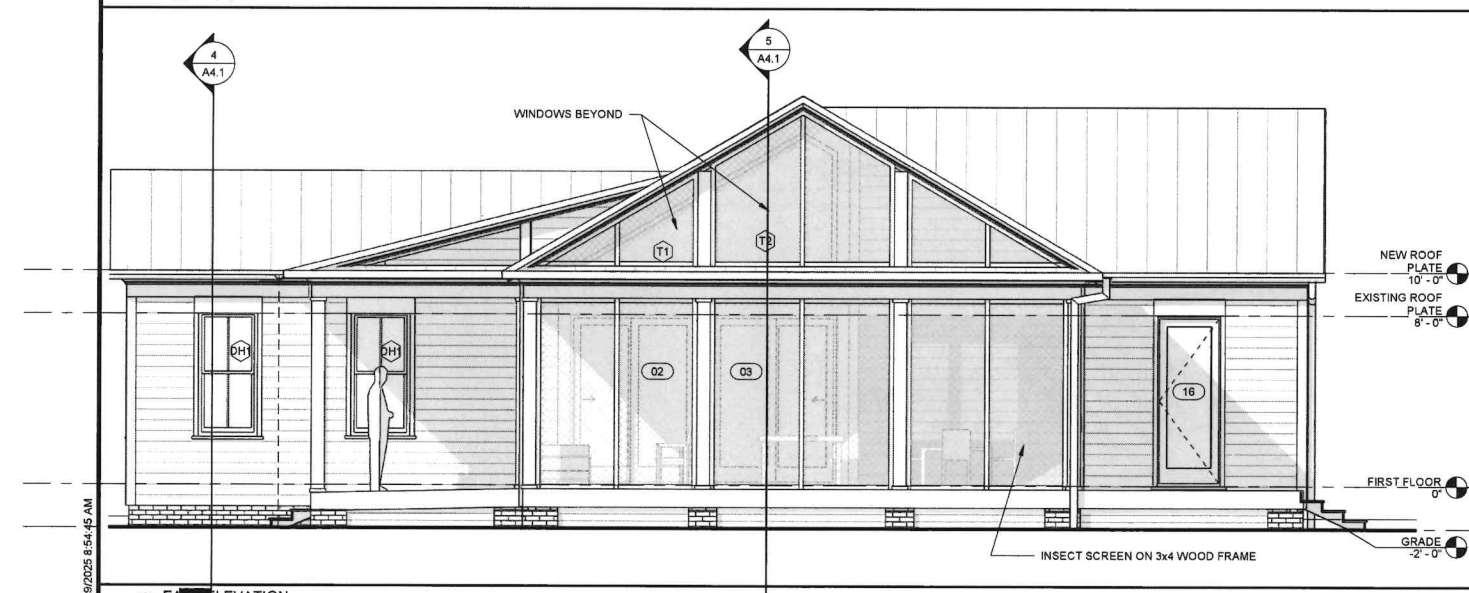
ALL WINDOWS TO BE IMPACT RATED  
 MARVIN ELEVATE. USE SIMULATED DIVIDED LITE (SEE CUT SHEET).



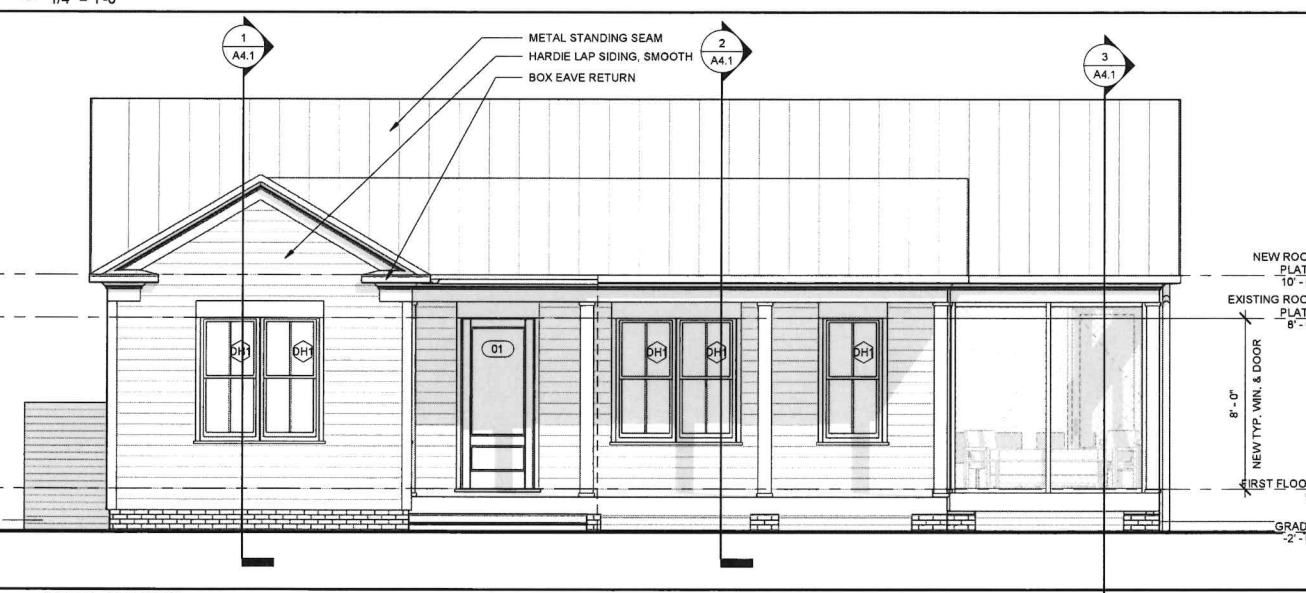
4 WEST ELEVATION  
 1/4" = 1'-0"



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

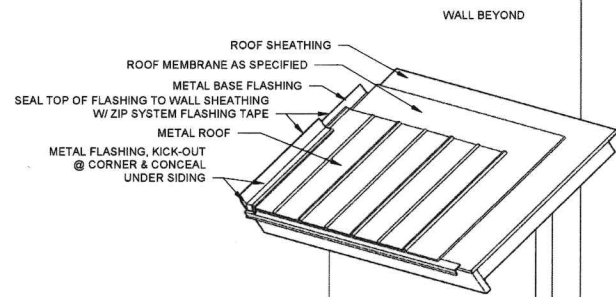


3 EAST ELEVATION  
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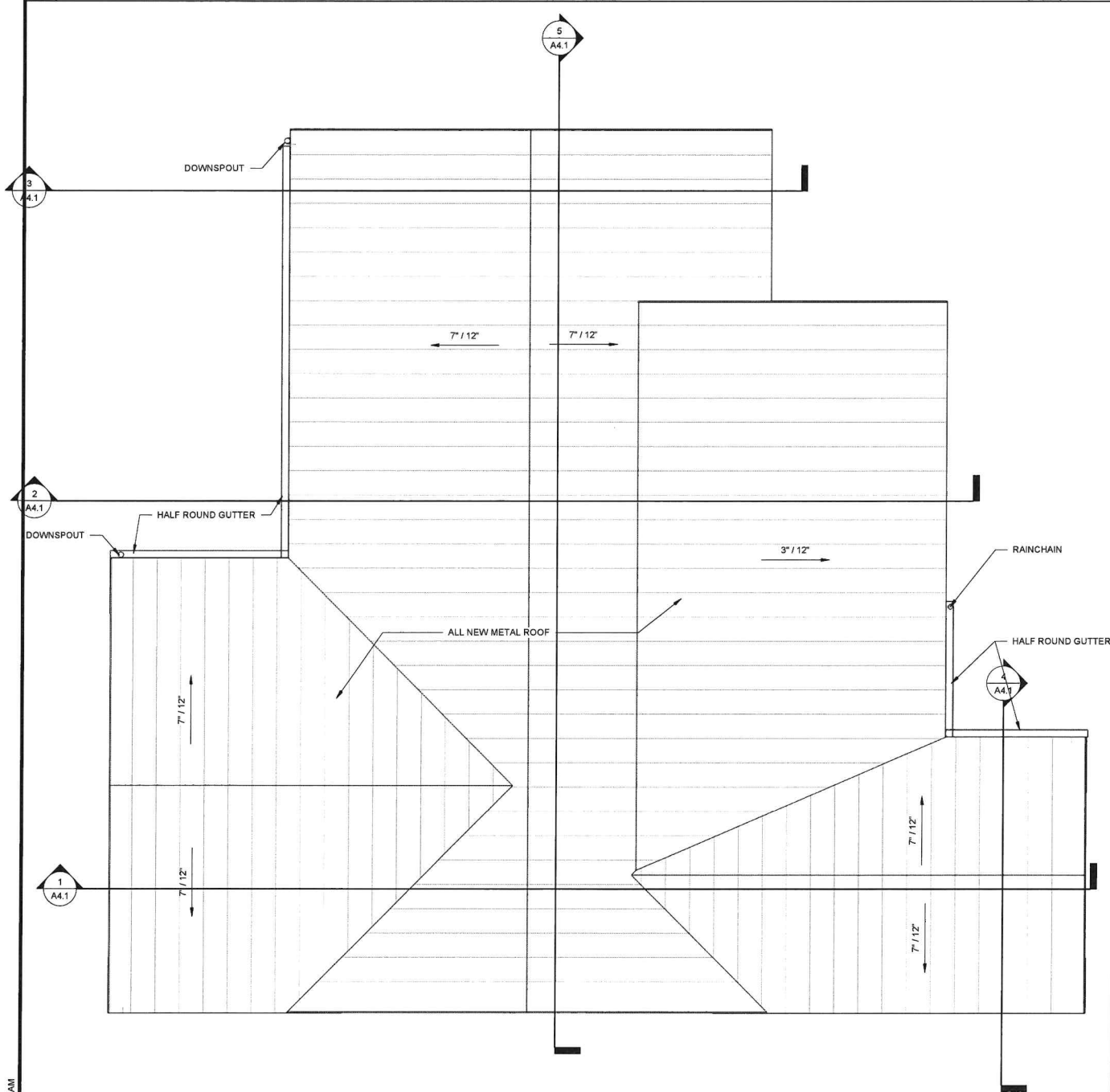


1 SOUTH ELEVATION  
 1/4" = 1'-0"

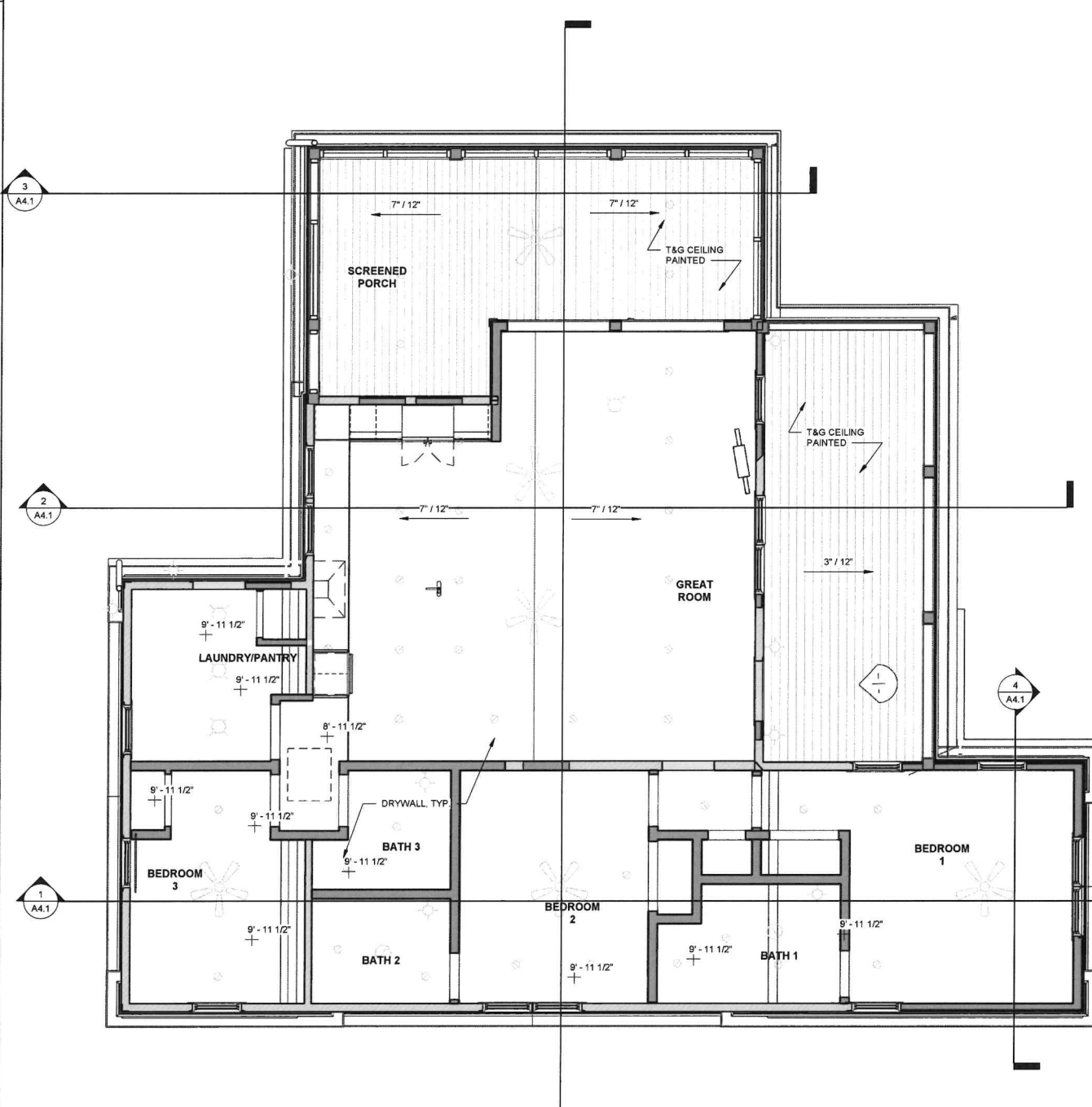
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3 WALL TO METAL ROOF  
1/2" = 1'-0"



2 ROOF PLAN  
1/4" = 1'-0"



1 FIRST FLOOR  
1/4" = 1'-0"

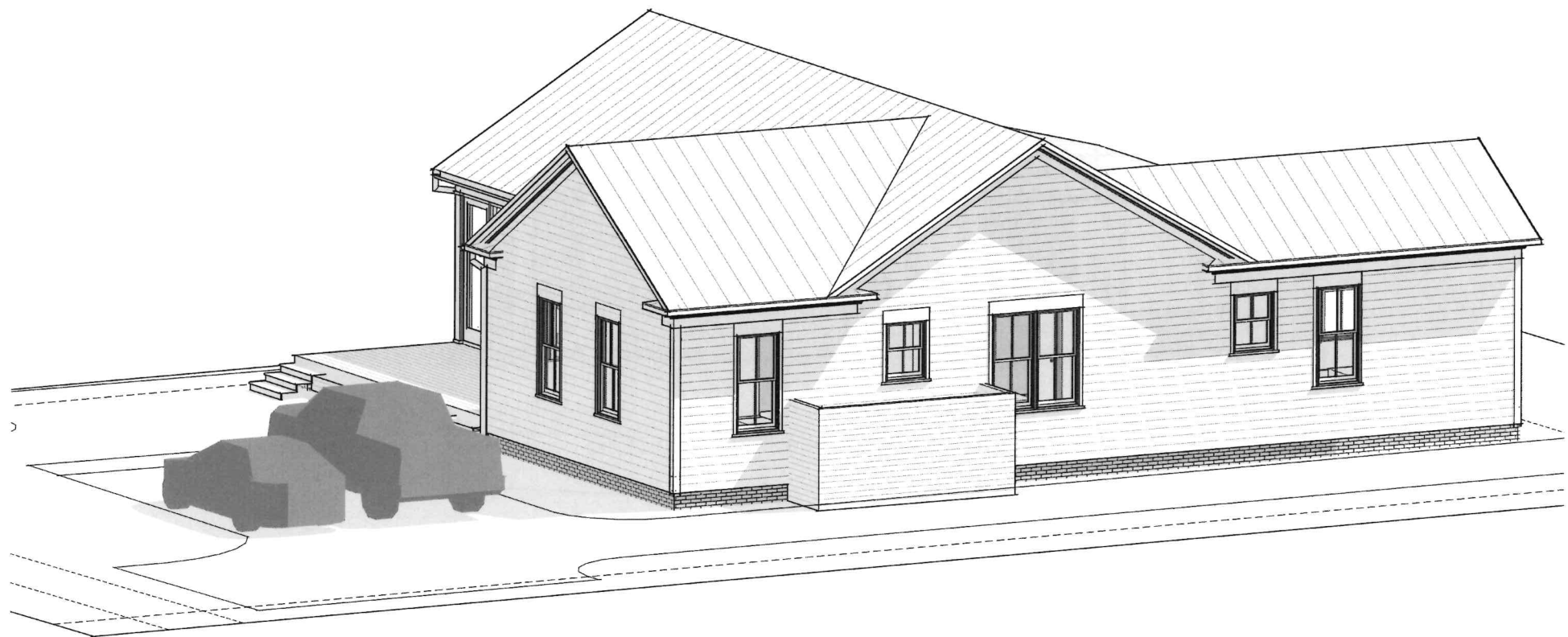
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REFLECTED CEILING & ROOF PLAN  
**1107 PRINCE RENOVATION**  
 1107 Prince St. Beaufort, SC

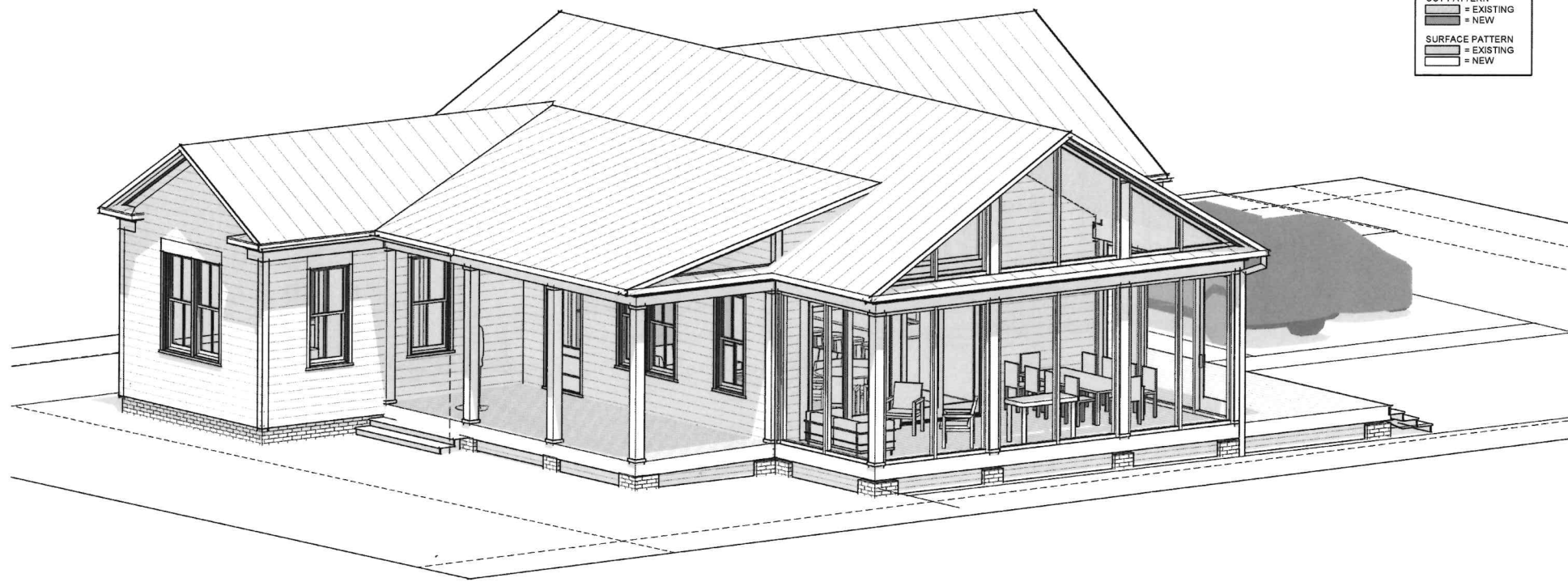
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 HRB FINAL

NOT FOR  
 CONSTRUCTION

**A2.2**



② 3D NORTH WEST



PHASE LEGEND	
CUT PATTERN	= EXISTING
	= NEW
SURFACE PATTERN	= EXISTING
	= NEW

① 3D SOUTH EAST

8/27/2025 9:06:18 AM

*Residential Architects*  
**FREDERICK + FREDERICK**  
 38 MERIDIAN ROAD BEAUFORT, SC 29907 843 522 8422

**3D VIEWS**  
**1107 PRINCE RENOVATION**  
 1107 Prince St. Beaufort, SC

08/29/2025  
 HRB FINAL

NOT FOR  
 CONSTRUCTION

**A3.2**

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① 3D View 4 Copy 1



② 3D View 4

8/27/2025 9:08:19 AM

*Residential Architects*  
**FREDERICK + FREDERICK**  
 38 MERIDIAN ROAD BEAUFORT, SC 29907 843 522 8422

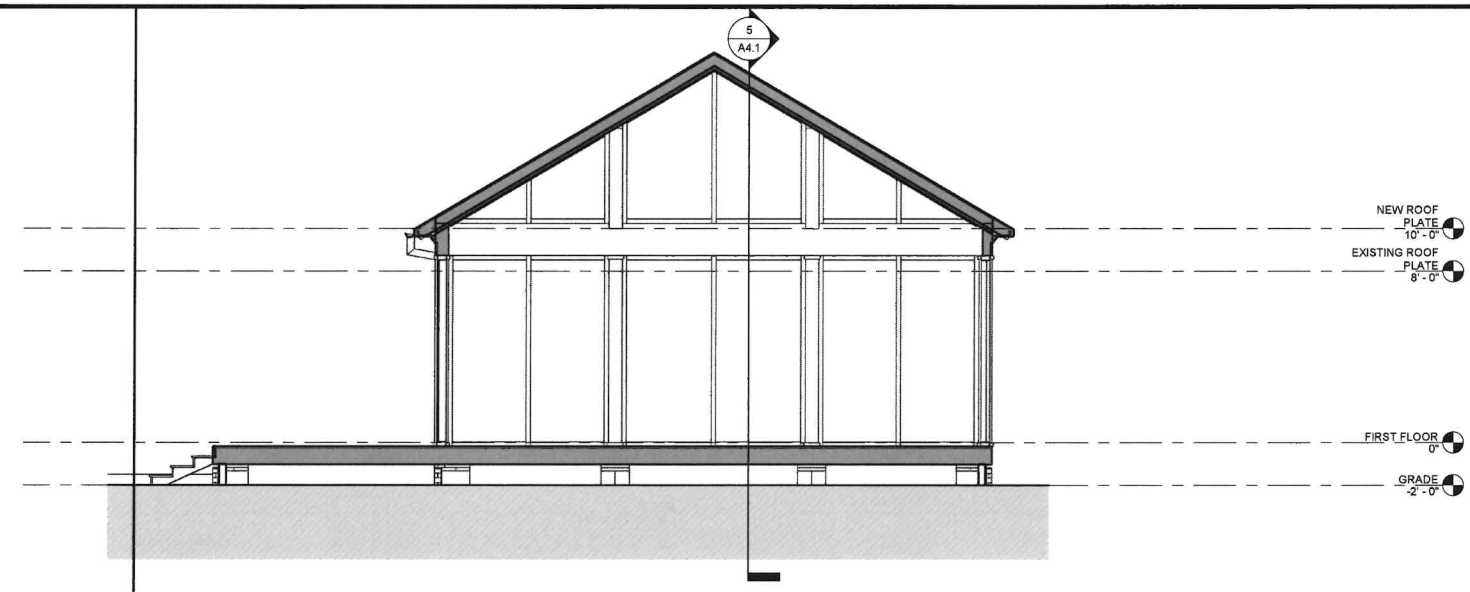
3D VIEWS  
**1107 PRINCE RENOVATION**  
 1107 Prince St. Beaufort, SC

08/29/2025  
 HRB FINAL

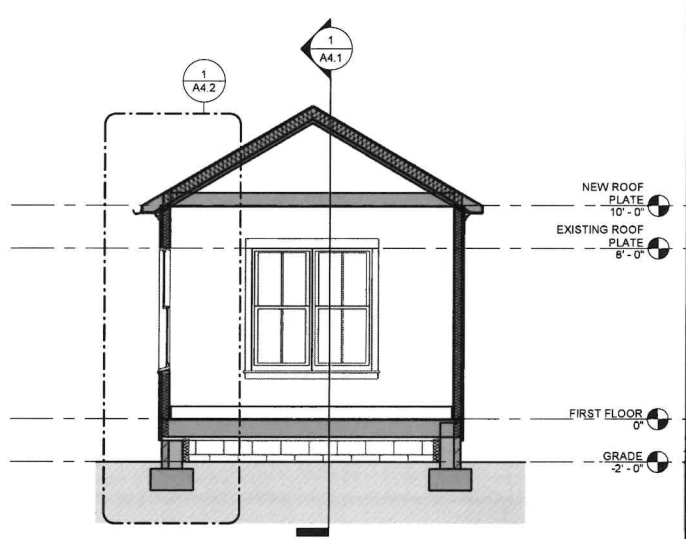
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**A3.3**

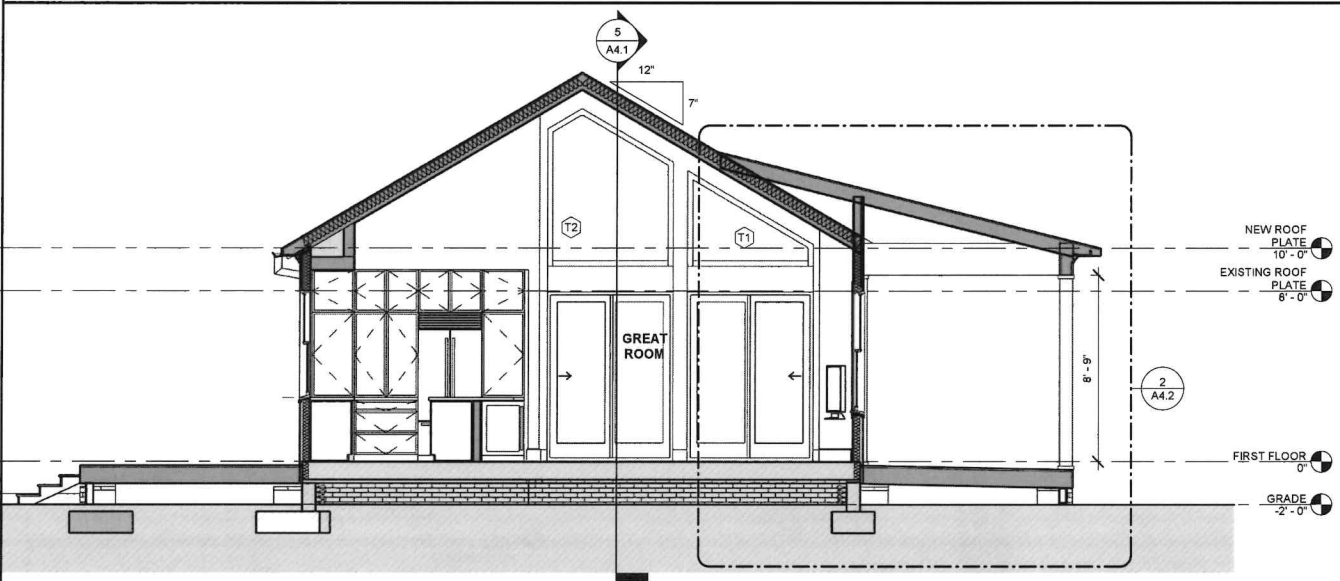
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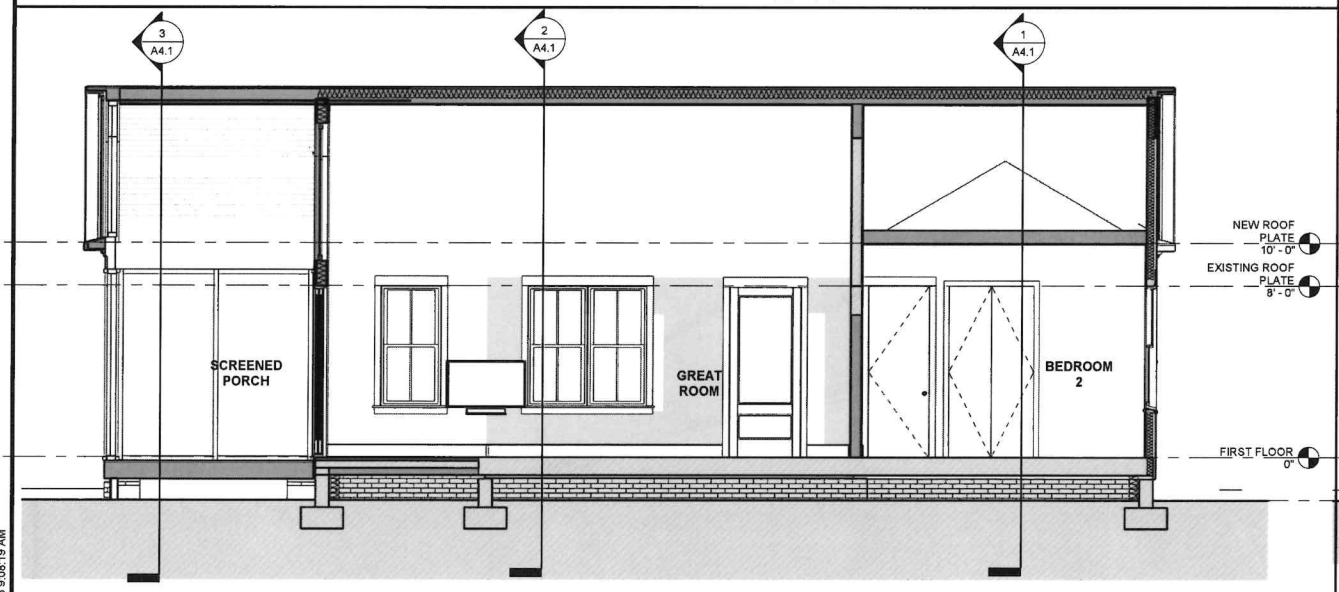
③ BUILDING SECTION - SCREENED PORCH  
 1/4" = 1'-0"



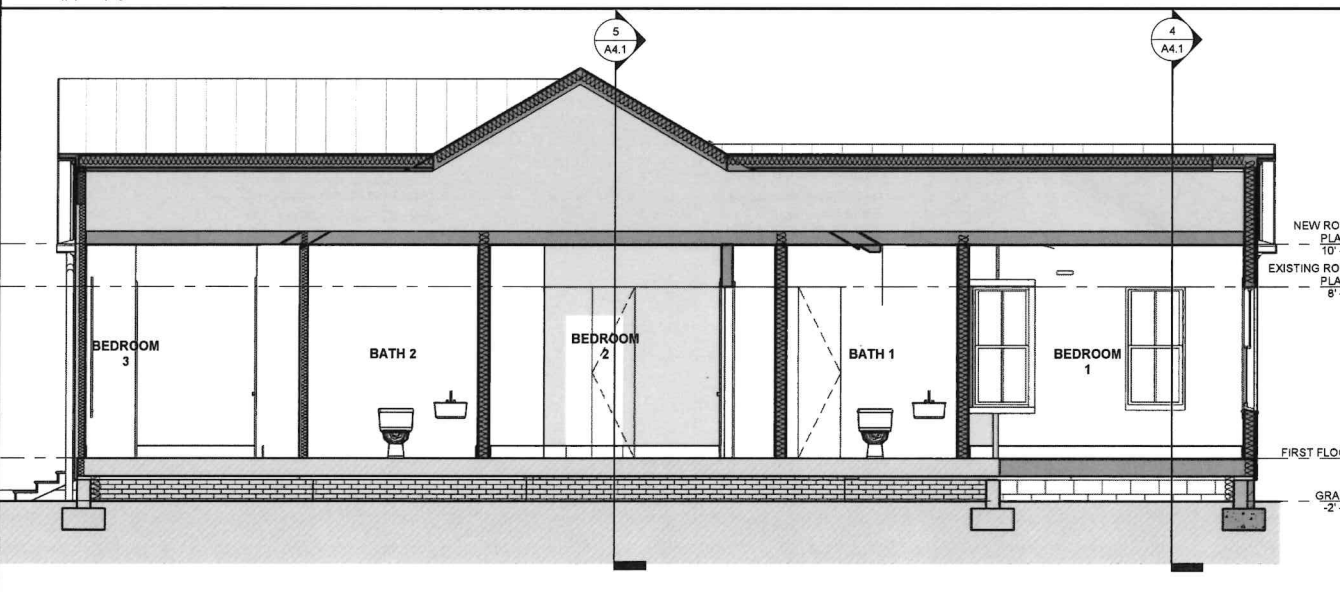
④ BUILDING SECTION - BEDROOM 1  
 1/4" = 1'-0"



② BUILDING SECTION - GREAT ROOM 1  
 1/4" = 1'-0"



⑤ BUILDING SECTION - GREAT ROOM 2  
 1/4" = 1'-0"



① BUILDING SECTION - BEDROOMS  
 1/4" = 1'-0"

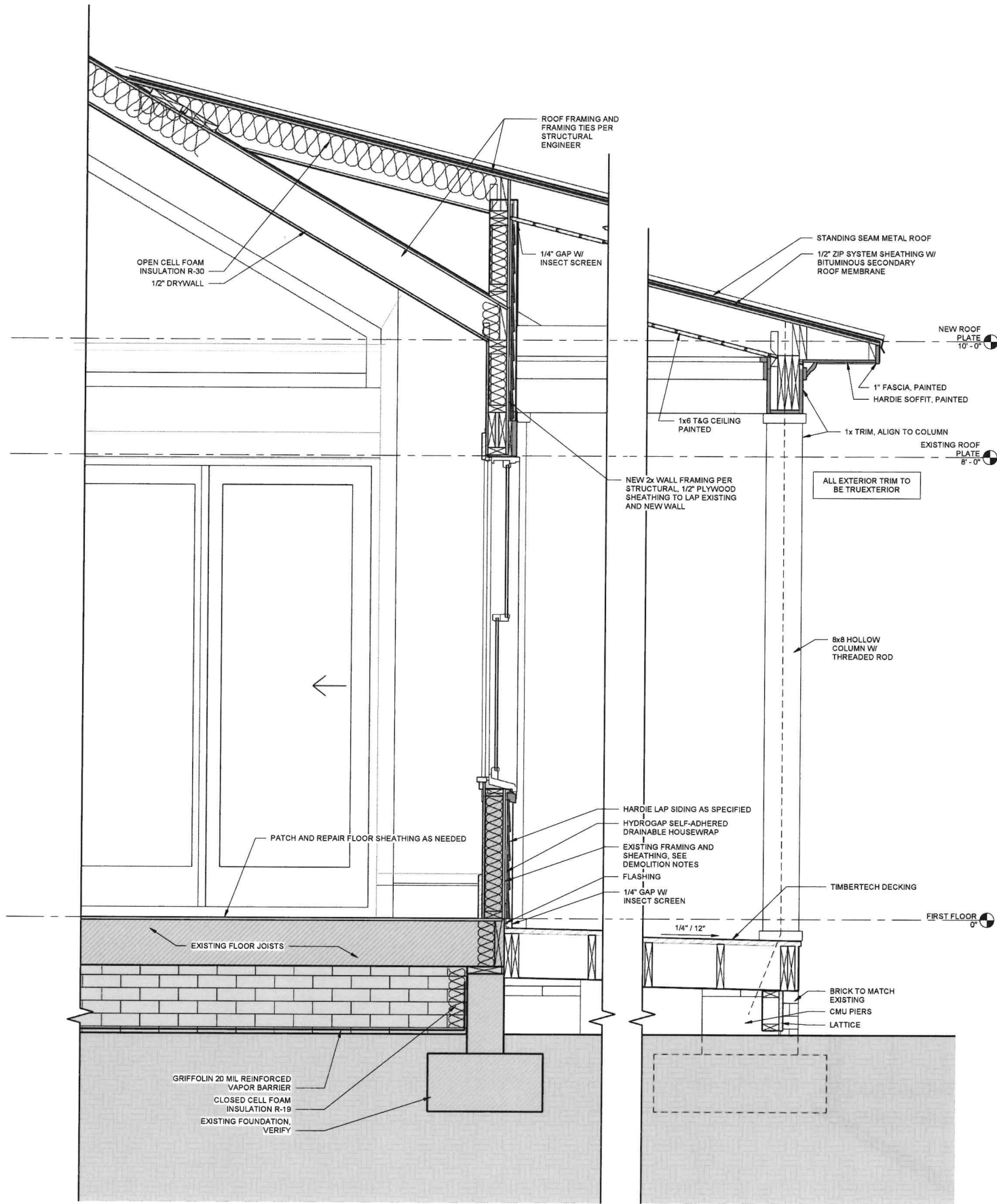
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WALL SECTIONS  
**1107 PRINCE RENOVATION**  
 1107 Prince St. Beaufort, SC

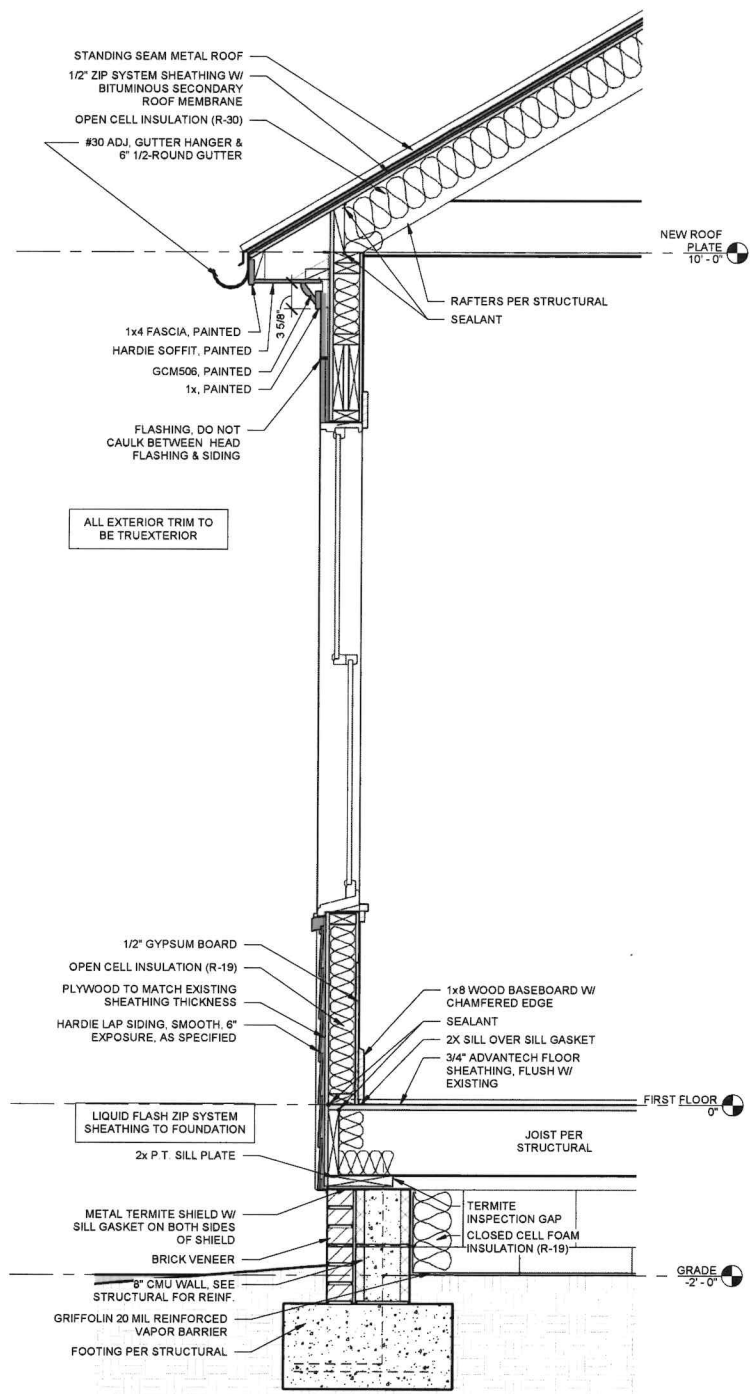
08/29/2025  
 HRB FINAL

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**A4.2**



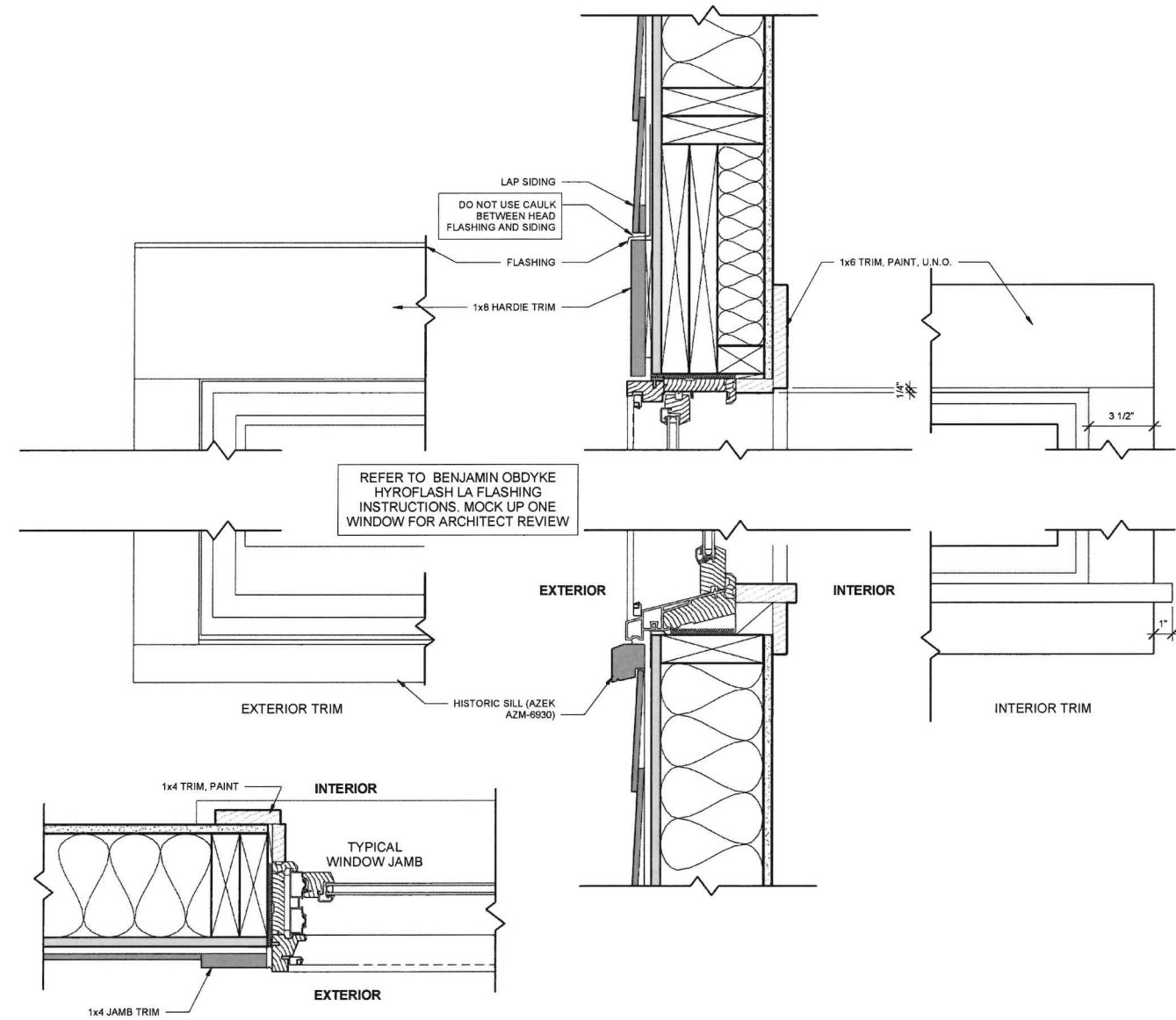
② WALL SECTION - EXISTING & NEW  
 1" = 1'-0"



① WALL SECTION - NEW WALL  
 1" = 1'-0"

8/27/2025 9:06:20 AM

8/27/2025 9:08:21 AM



1 WINDOW AND DOOR DETAILS  
3" = 1'-0"

08/29/2025  
HRB FINAL

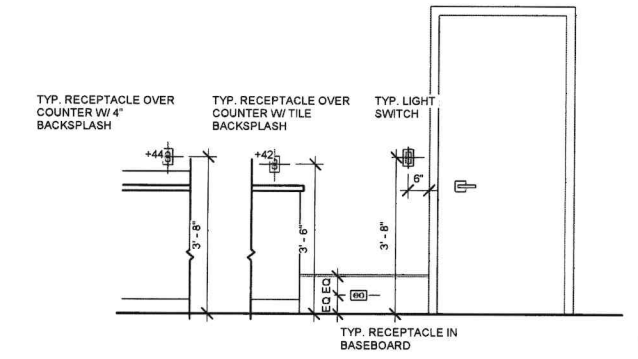
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**A5.4**

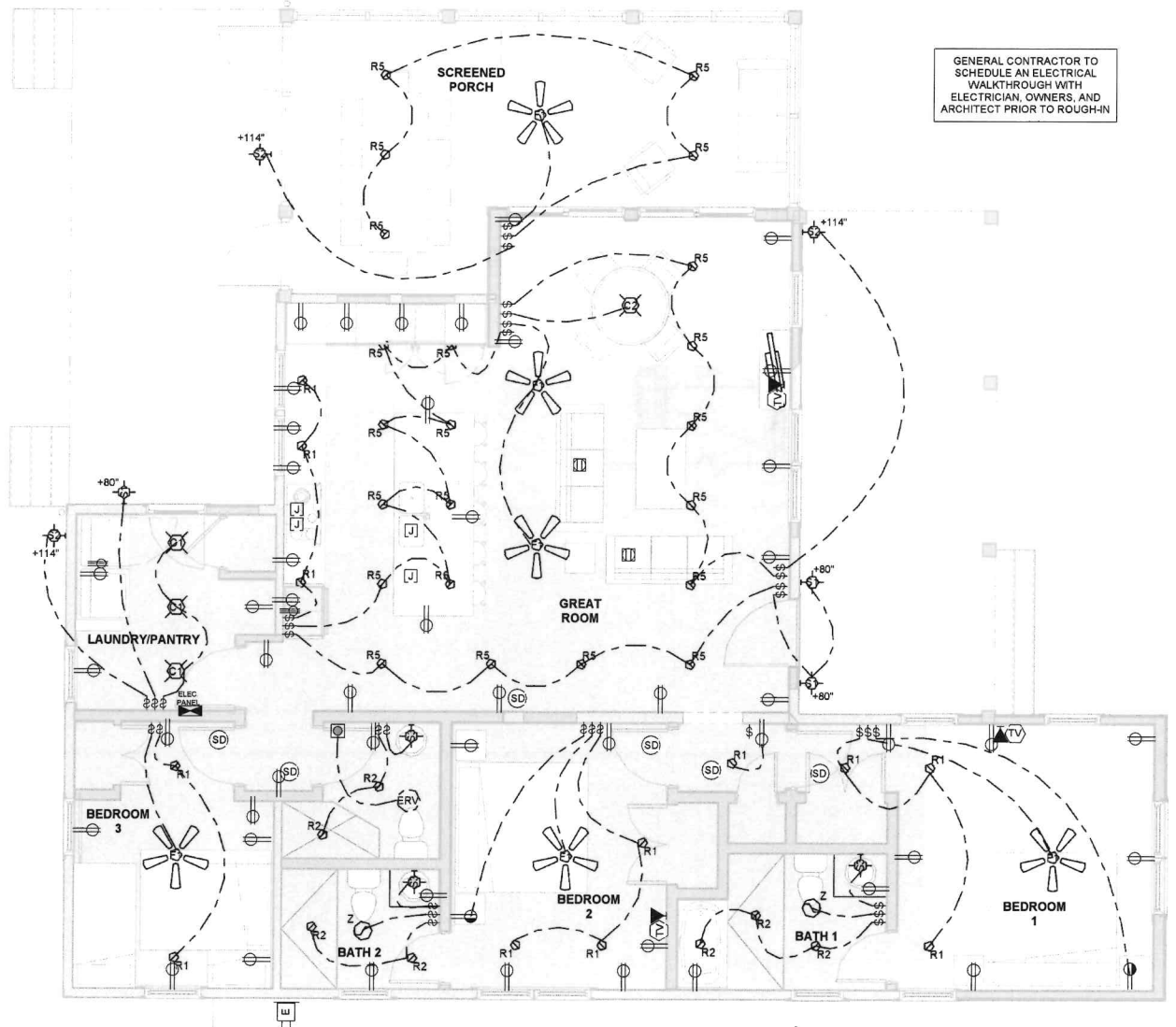
Light Fixture Schedule						
Fixture Tag	Fixture Type	Count	Manufacturer	Model	Lamp	Comments
C1	CEILING MOUNTED FIXTURE	3			3000 LED	UTILITY LIGHT
C2	CEILING MOUNTED FIXTURE	1		PROVIDED BY OWNER	3000 LED	DINING CHANDELIER
F1	CEILING FAN	6		PROVIDED BY OWNER		
R1	RECESSED CAN	12	NORA LIGHTING	NHIOICD-48	3000 LED	TYPICAL CAN LIGHT
R2	RECESSED CAN	7	NORA LIGHTING	NHIOICD-48	3000 LED	TYPICAL WET CAN LIGHT
R5	RECESSED CAN	22	NORA LIGHTING		3000 LED	SLOPED CEILING
S1	WALL MOUNTED	3	VISUAL COMFORT	CRITTENDED MEDIUM	3000 LED	TYPICAL EXTERIOR SCONCE
S2	WALL MOUNTED	3			3000 LED	FLOOD LIGHTS
S3	WALL MOUNTED	3		PROVIDED BY OWNER	3000 LED	TYPICAL BATHROOM SCONCE
Z	EXHAUST FAN	2				

	DUPLEX ELECTRICAL OUTLET G.F.C.I. AS NOTED		INTERCOM
	WEATHERPROOF OUTLET, G.F.C.I.		TELEPHONE (SEE SPECS FOR BUNDLED STRUCTURE WIRING REQUIREMENTS)
	QUADPLEX OUTLET		TELEVISION (SEE SPECS FOR BUNDLED STRUCTURE WIRING REQUIREMENTS)
	FLUSH, FLOOR TYPE, ELEC. OUTLET, (LOCATED BY OWNER)		DOOR CHIME
	DUPLEX ELECTRICAL OUTLET MOUNTED @ SPECIFIED HEIGHT		DOOR CHIME BUTTON
	DUPLEX ELECTRICAL OUTLET SPLIT WIRED		VACUUM OUTLET
	220 VOLT ELECTRICAL OUTLET		SMOKE DETECTOR, WIRED IN SERIES
	ELECTRICAL WALL SWITCH		UTILITY LED LIGHT FIXTURE
	3-WAY ELECTRICAL WALL SWITCH		ELECTRIC PANEL
	ELECTRICAL WALL SWITCH WITH DIMMER (POLE, AS NOTED)		ELECTRIC METER
	JUNCTION BOX		CEILING FAN
	EXHAUST VENT (SEE SPECS.)		
	EXHAUST FAN W/ LIGHT		
	CEILING MOUNTED LIGHT FIXTURE		
	WALL MOUNTED LIGHT FIXTURE		
	RECESSED CAN LIGHT		
	OCCUPANCY SENSOR (ERV)		

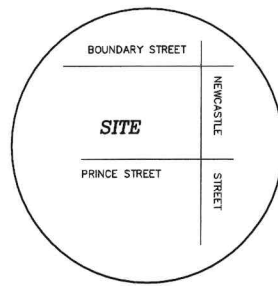
1 ELECTRICAL SYMBOLS  
1/4" = 1'-0"



2 ELEC. FIXTURE DIAGRAM  
1/2" = 1'-0"



1 FIRST FLOOR ELECTRICAL  
1/4" = 1'-0"



LOCATION MAP (Not To Scale)

**LEGEND**

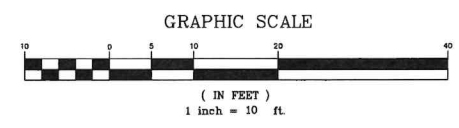
- IP(O) = OLD IRON PIPE FOUND
- CM(O) = OLD CONCRETE MONUMENT FOUND
- RB(N) = NEW REBAR SET 1/2" DIA.
- CI(O) = OLD CRIMP TOP IRON PIPE
- OE(O) = OLD OPEN END IRON PIPE FOUND
- RB(O) = OLD REBAR FOUND
- P.P. = POWER POLE
- O.H.P. = OVERHEAD POWER LINES
- ▲ = CALCULATED POINT
- ⊗ = TREE TO BE REMOVED

**GENERAL NOTES:**

- 1.) PRESENT OWNER OF PROPERTY SHOWN HEREON: AMY S. SCHOLL
- 2.) TOTAL ACRES SURVEYED AND SHOWN HEREON: AS SHOWN
- 3.) ACREAGE DETERMINED BY RECTANGULAR COORDINATES.
- 4.) TMN # 120-04-503
- 5.) IT IS EXPRESSLY UNDERSTOOD THAT CHRISTENSEN SURVEYING CO. DOES NOT CERTIFY TO THE EXISTENCE OR ABSENCE OF ANY FRESHWATER WETLANDS ON THE PROPERTY SHOWN HEREON.
- 6.) THE BEARINGS SHOWN HEREON ARE MAGNETIC AND AS SUCH SUBJECT TO LOCAL ATTRACTION.
- 7.) PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" (N/A) PER FEMA MAP PANEL 45013C-0166G DATED: MARCH 23, 2021

**REFERENCE PLATS & DEEDS**

- 1.) DEED 2843/1650



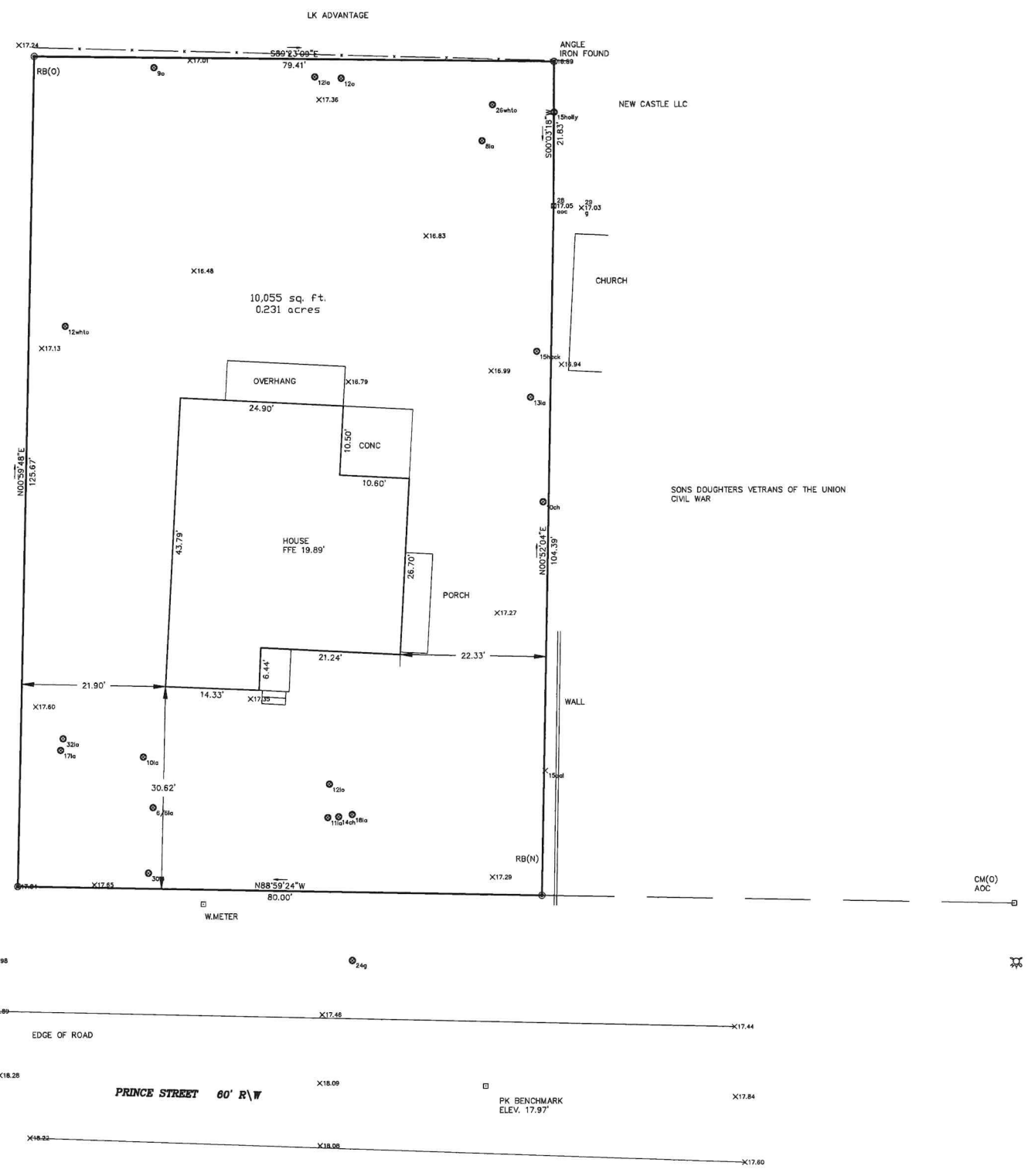
**CERTIFICATION:**

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

ZYAD A. KHALIL RLS  
S.C. REG. NO. 15176



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



TREE LEGEND		
CODE	COMMON NAME	BOTANICAL NAME
LOB	LOBLOLLY PINE	PINUS TAEDA
LP	LONGLEAF PINE	PINUS PALUSTRIS
SLP	SLASH PINE	PINUS ELIOTTE
BCY	BOLD CYPRESS	TAXODIUM DISTICHAM
PAL	GABBANE PALMETTO	SABAL PALMETTO
WTD	WHITE OAK	QUERCUS ALBA
LO	LIVE OAK	QUERCUS VIRGINIANA
SRO	SOUTHERN RED OAK	QUERCUS FALCATA
NRO	NORTHERN RED OAK	QUERCUS RUBRA
D	WATER OAK	QUERCUS NIGRA
WLO	WILLOW OAK	QUERCUS PIGLLOS
LA	LARGO OAK	QUERCUS LAURIFOLIA
C	SWEET GUM	LIQUIDAMBAR STRYACIFLUA
SM	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA
FW	FLOWERING DOGWOOD	CORNUS FLORIDA
WN	BLACK WALNUT	JUGLANS NIGRA
SH	SHAGBARK HICKORY	CARYA OVATA
WH	MOCHERUT HICKORY	CARYA TOMENTOSA
PH	PINK BERRY	CARYA GLABRA
RM	RED MAPLE	ACER RUBRUM
ALM	AMERICAN ELM	ULMUS AMERICANA
AWS	AMERICAN SYCAMORE	PLATANUS OCCIDENTALIS
SB	SUGARBERRY	CELTIS LACYNATA
SCR	BLACK CHERRY	PRUNUS SEROTINA
SAS	SASSPARILLA	SASSAPARILLA ALBIDUM

PLAT SHOWING  
R120 004 000 0503 0000  
A PORTION OF BLOCK 87  
PREPARED FOR:  
AMY S. SCHOLL  
CITY OF BEAUFORT,  
BEAUFORT COUNTY, SOUTH CAROLINA  
DATED: MAY 14, 2024  
SCALE: 1"=10'

CHRISTENSEN ~ KHALIL SURVEYORS, INC.

3 FACULTY DRIVE, BEAUFORT SC 29907  
(843) 524-4148

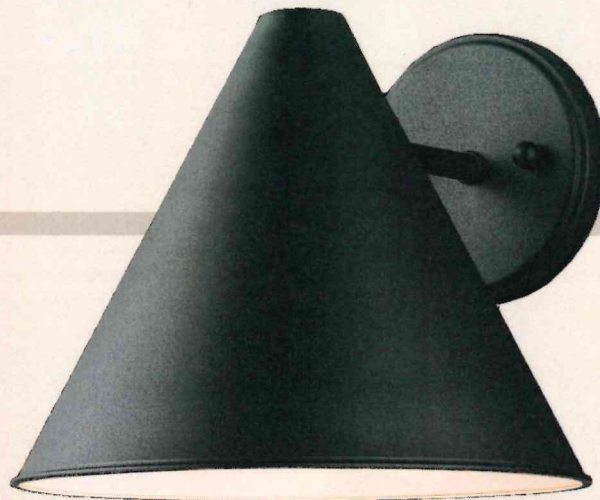
EX-11472

ROOF  
SOLAR WHITE

TRIM  
BENJAMIN MOORE OC-17  
WHITE DOVE

WINDOWS & EXTERIOR DOORS  
MARVIN ELEVATE  
BLACK

FRONT DOOR  
SAPELE W/ DARK STAIN



EXTERIOR SCONCE  
CRITTENDEN MEDIUM  
BLACK

PORCH CEILING  
SW 6506  
ATMOSPHERIC

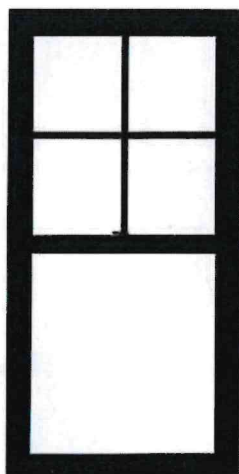
SIDING  
BENJAMIN MOORE HC-84  
ELMIRA WHITE



Double Hung window in White with White hardware

## DOUBLE HUNG

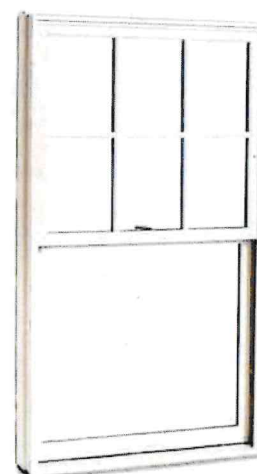
- Equipped with a standard full screen; optional half screen is available.
- Tilt latches are ergonomically designed and easy to operate, making tilting and cleaning effortless.
- Sash lock provides a positive detent, reassuring the user that the window is either locked or unlocked.
- Up to PG50 performance rating.
- Equal, Cottage, and Reverse Cottage sash provide a variety of looks and checkrail heights.
- Available in standard and special sizes up to 4 feet 6 inches wide by 7 feet high.
- Coordinating Picture and Transom windows also available.
- Double Hung Insert option features  $\frac{3}{4}$  inch insert replacement frame with through jamb installation and up to PG40 performance rating.



DOUBLE HUNG



DOUBLE HUNG INSERT



Available with IZ3  
(Excludes Insert option)

## ROUND TOP + SPECIALTY SHAPES

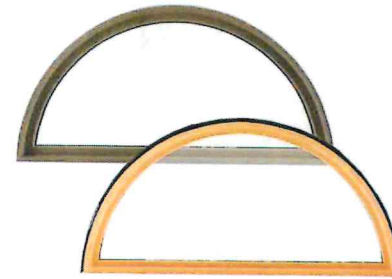


Elevate Specialty Shapes window, Casement window, and Picture window

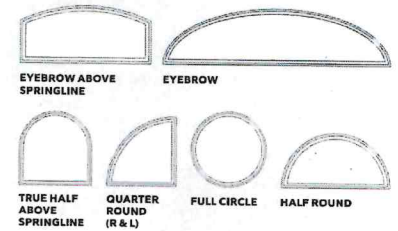
### ROUND TOP

- Extruded aluminum exterior finish.
- Available nailing fin, installation bracket, and through jamb installation.
- Perforated folding radius nailing fin provides for simple installation and proper water management.

- Available factory and field mulling options.
- Standard and special sizes up to 8 feet wide and up to 6 feet high depending on the shape.
- Up to PG50 performance rating.



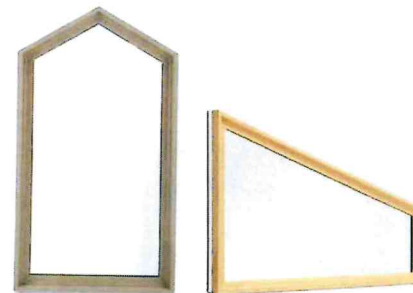
EXTERIOR + INTERIOR



### SPECIALTY SHAPES

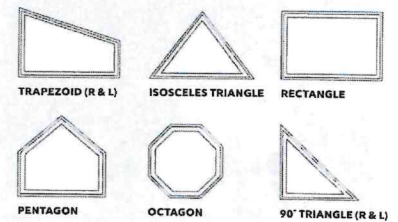
- Standard jambs of 4 1/8 inch, 6 3/8 inch, and 6 13/16 inch are available factory applied or as an extension kit.
- Consistent, fast delivery applies to even the most unique products.
- ENERGY STAR® certified and available with Low E1, Low E2, Low E3, and Low E3/ERS insulated glass

- Up to PG55 performance rating.
- Factory, reinforced, and field mulling kits available.
- Use as sidelights or transoms, or combine for a breathtaking wall of windows.
- Available in sizes up to 49 square feet. Longest leg may not exceed 9 feet.



EXTERIOR PENTAGON

INTERIOR TRAPEZOID





Bi-parting Sliding French door in Stone White with Northfield hardware in Oil Rubbed Bronze

## SLIDING FRENCH DOOR

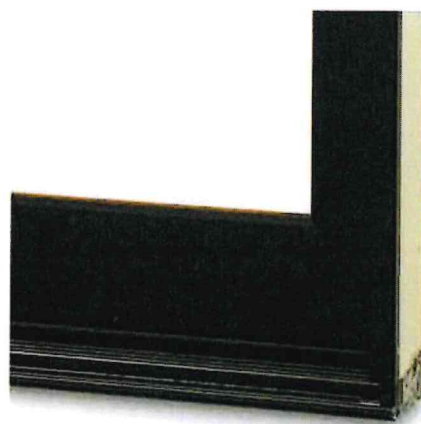
- Wide stile and rail construction showcases the rich wood interior.
- Low-maintenance fiberglass exteriors and rich pine interiors with a variety of finish options.
- Configurations of 2-, 3-, or 4-panels, up to approximately 16 feet wide by 8 feet high.
- Up to PG40 performance rating.
- Optional PG50 performance rating on 2- and 3-panel configurations up to 9 feet wide by 8 feet high.
- Dual ball-bearing rollers for smooth operation.
- Bronze or Beige sill available.



INTERIOR



EXTERIOR



SILL DETAIL SHOWN IN BRONZE



Available with IZ3

# DESIGN OPTIONS

## INTERIOR AND EXTERIOR FINISHES

Elevate windows and doors features rich pine interiors and a durable, strong, and fully paintable Ultrex® fiberglass exterior, featuring our AAMA-verified acrylic finish for low-maintenance and superior aesthetics. Elevate Round Tops include the extruded aluminum exterior finished in commercial-grade paint for superior resistance to fading and chalking.

### WOOD INTERIOR FINISHES

#### BARE PINE

Wood comes bare and ready to be painted or stained

#### CLEAR COAT

Wood is finished in the factory with a clear coat

#### PAINTED WHITE

Factory painted

#### PAINTED DESIGNER BLACK

Factory painted

### FIBERGLASS EXTERIOR COLORS

#### STONE WHITE

#### CASHMERE

#### PEBBLE GRAY

#### BRONZE

#### GUNMETAL

#### EBONY

## DIVIDED LITES

### GRILLES-BETWEEN-THE-GLASS (GBG)

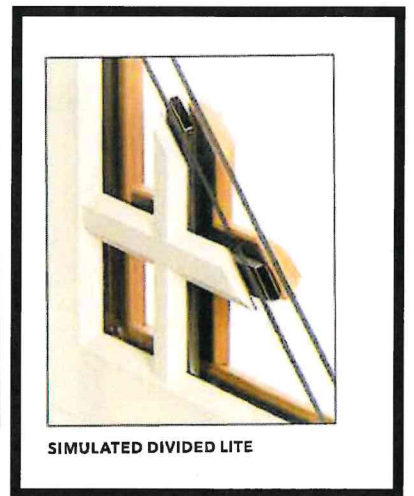
Available in several popular lite cut options for a classic divided lite look and easy glass cleaning. Available in Stone White, Bronze, and Ebony interior and Stone White, Cashmere, Pebble Gray, Bronze, Gunmetal or Ebony exterior.\*

### SIMULATED DIVIDED LITE (SDL)

Bars permanently adhered to both sides of the glass for a more authentic look. Available with or without spacer bar and in several lite cut options.



GRILLES-BETWEEN-THE-GLASS



SIMULATED DIVIDED LITE



# STAFF REPORT: Historic District Review Board (HRB)

## 1107 PRINCE STREET

DATE: September 10, 2025

<u>GENERAL INFORMATION</u>		
Applicant:	Benjie Morillo (Architect)	
Site Address / Tax PIN:	1107 Prince Street / PIN: R120 004 000 0503 0000	
Applicant's Request:	<p><u>Applicant is requesting final approval for the following:</u></p> <ul style="list-style-type: none"> <li>• Partial demolition (exterior &amp; interior) per demolition plan (sheet D2.1);</li> <li>• Enclosure of existing screened porch;</li> <li>• Addition/extension of building footprint towards front (add. Bedroom &amp; front porch), east side (extension of current kitchen/dining area &amp; installation of new screened porch) as well as the rear (new terrace);</li> <li>• New driveway</li> </ul>	
Current Zoning:	T4-NEIGHBORHOOD (T4-N)	
Contributing/Neighborhood	Non-Contributing - The Northwest Quadrant (c. 1960)	
Flood Zone/Base Flood	Flood Zone "X", Elevation: 17' - 18'	
Lot size / Square footage of building / lot coverage	10,055 sq. ft. (0.23 ac.) / 1,224 sq. ft. (existing); 1,511 sq. ft. (new - conditioned); 2,338 sq. ft. (new - unconditioned) / = 12% roofed footprint coverage (existing); = 23% roofed footprint coverage (new)	
<u>ZONING DISTRICT INFORMATION</u>		
<b><u>T4-NEIGHBORHOOD (T4-N)</u></b>		
Lot Width at Setback:	n/a	
Minimum Lot Size:	n/a	
Max Lot Coverage:	70% [This percentage indicates maximum lot coverage by roofs; <b>total impervious coverage may be an additional 10%</b> . 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	Corner: 0 ft. - 10 ft.; Interior: 5 ft. min., 0 ft. if attached	
Rear Setback	10 ft. min; from alley: 0 ft.	
Building Height:	Primary: 4 stories max; 3.5 stories max in & fronting Historic District Accessory: 2 stories / 30 ft max	
<u>SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS</u>		
<u>Adjacent Zoning</u>	<u>Adjacent Land Uses</u>	<u>Setbacks for Adjacent Zoning /Buffer required if rezoned</u>
North: T4-HN	1106 Duke St (SFH, contributing, ca. 1920)	N/A

	<b>1108 Duke St (SFH, noncontributing, ca. 1945)</b>	
South: T1	<b>St. Helena's Anglican Church &amp; Cemetery (600 Newcastle St)</b>	N/A
East: T4-N	<b>Grand Army of the Republic Hall (706 Newcastle St, ca. 1896)</b>	N/A
West: T4-N	<b>House of God Church (1109 Prince St., noncontributing, ca. 1900)</b>	N/A

❖ **Background:** The applicant is requesting final approval for various exterior & interior alterations/additions to a non-contributing single-family residential dwelling, built c. 1960, including: **a.) Partial demolition of interior walls, enclosure of existing screened porch, removal of existing doors and windows; b.) Addition of conditioned space in the front in form of an additional bedroom, enlarged kitchen/dining area; c.) Addition of a roofed (unscreened) front porch; d.) Installation of a new screened porch (east side); e.) Addition of a terrace (back of house); f.) Placement of a new driveway.**

- Applicant has been to one (1) HTRC Meeting on September 11<sup>th</sup>, 2024
- Applicant has also already been to one (1) HRB Meeting on May 14<sup>th</sup>, 2025

**Project timeline**

Jan. 2024	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.
								9/11: HTRC Meeting			

Jan. 2025	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.
				5/5: HRB – 1 <sup>st</sup> application  5/14: 1 <sup>st</sup> HRB Meeting			8/29: HRB – 2 <sup>nd</sup> application	9/10: 2 <sup>nd</sup> HRB Meeting			

---

❖ **Summary of HTRC Meeting on September 11, 2024 – Main discussion points:**

1. ***Planning and Zoning:***

- Need to obtain a curb cut approval from SCDOT
- ADU design approval ideally to be submitted with the property

2. ***Building Codes:***

- All setbacks seem to be met
- Flood Zone: X

3. ***Architecture (Meadors):***

- Zoned T4-N
- Non-contributing, circa 1960
- Provide the pervious and impervious coverage information
- Staff supports proposed changes and additions
- Pay attention to Beaufort Code Section 4.7 for seven integrities for infill.
- Staff supports proposal to raise roof by 2 but concerned with how this impacts the scale of the portion that faces the street. Could the roof pitch be steeper with plate height minimally changing?
- Staff does not support the use of the transom window as they are not typical of Beaufort Historic District. Staff supports window sizes being slightly larger than typical to create a differentiated yet compatible aesthetic. Possibly keep windows similar in scale on the front elevation and switch to larger windows down the sides and rear.
- Since the existing windows are 6/6, can a different configuration other than 1/1 be used? Maybe 2/2?
- Consider the cladding material as it wraps the building. There may be moments where the cladding changes at intersections of old and new
- Recommend adding simple cap and base to all columns

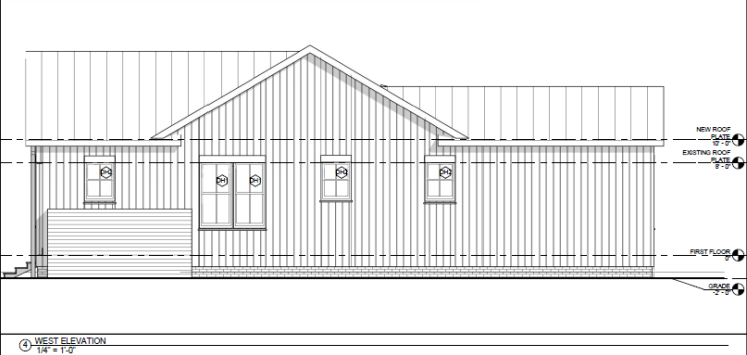

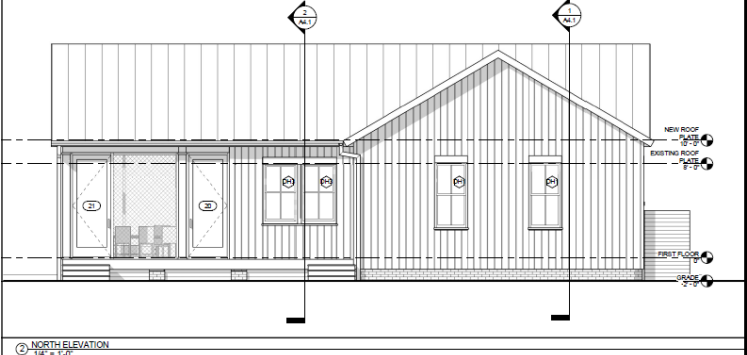

4. ***Historic Beaufort Foundation (HBF):***

- 1960's building, still in shape and form to the district and neighborhood
- Agree with staff architects on not having transom over the windows
- Suggest trying to stick to the original form of the 1960's design
- Important to differentiate the original form from the additions
- 2/2 windows are preferred by HBF on the existing structure

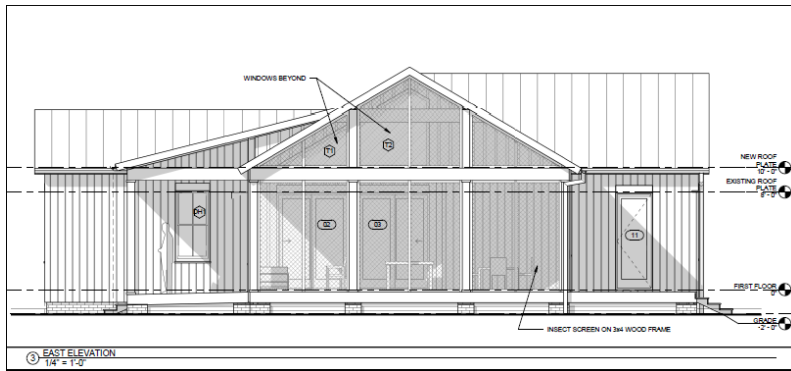
❖ **Summary of Historic District Review Board (HDRB) Meeting on May 14, 2025 – Main discussion points:**

1. Applicant to note that all windows and doors must have external grilles with internal spacer bars;
2. Staff recommends the applicant add one or two windows on the west façade at Bedroom 1 to break up the continuous stretch of blank wall. Staff would be supportive of either of the window sizes already shown on the west façade;
3. Applicant restudy the siding (horizontal vs. vertical clapboard siding) and windows (fiberglass composite vs. pure vinyl);
4. Consider a gable return for the front addition; and
5. That the applicant's submission excludes the future addition and future ADU.

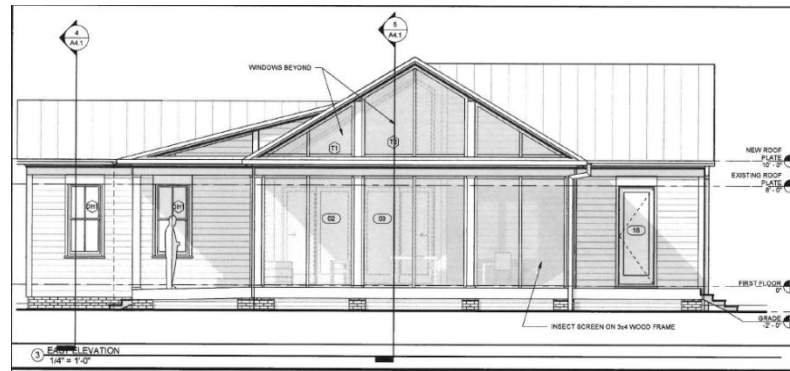
❖ ***Comparison between last and this HDRB Meeting request:***

HDRB Meeting - 5/14:	HDRB Meeting - 9/10:	Changes
<p><b><u>West elevation:</u></b></p>  <p>➤ <b>Before:</b> 2 x "DH1" windows (W: 2' - 9 5/8"; H: 5' - 8 7/8"); 3 x "DH2" windows (W: 2' - 7 5/8"; H: 3' - 4 7/8")</p>	 <p>➤ <b>After:</b> 4 x "DH1" windows (W: 2' - 9 5/8"; H: 5' - 8 7/8"); 2 x "DH2" windows (W: 2' - 7 5/8"; H: 3' - 4 7/8")</p>	<p>➤ More windows have been added</p>
<p><b><u>North elevation:</u></b></p>  <p>➤ <b>Before:</b> 1<sup>st</sup> back door (W: 3' - 3 3/4"; H: 8' - 9"); 2<sup>nd</sup> back door (W: 3' - 3 5/8"; H: 8' - 9"); 2 x "DH1" windows (W: 2' - 9 5/8"; H: 5' - 8 7/8"); 2 x "DH3" windows (W: 2' - 11 5/8"; H: 5' - 0 7/8")</p>	 <p>➤ <b>After:</b> 1<sup>st</sup> back door (W: 3' - 2 1/2"; H: 8' - 9"); 2<sup>nd</sup> back door (W: 3' - 3 5/8"; H: 8' - 6"); 2 x "DH1" windows (W: 2' - 9 5/8"; H: 5' - 8 7/8"); 2 x "DH3" windows (W: 2' - 11 5/8"; H: 5' - 0 7/8")</p>	<p>➤ Same quantity, but somewhat different sizes of windows &amp; manufacturer of windows and doors has changed (Marvin vs. Andersen → see spec sheet)</p>

**East elevation:**



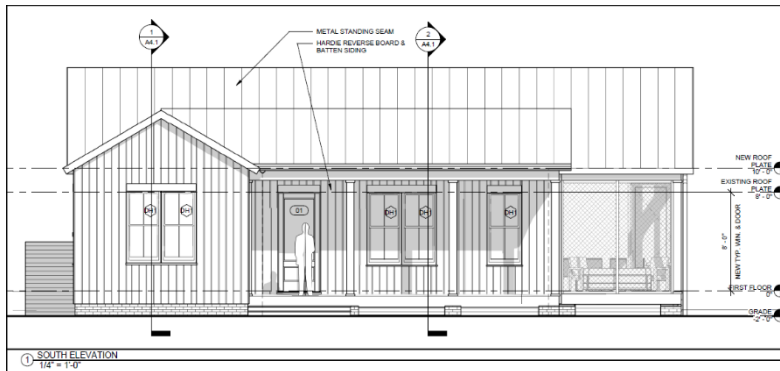
- **Before:** 1 x regular back door (W: 3' - 0 1/8"; H: 7' - 11 1/2"); 1st slider door (W: 5' - 11 1/4"; H: 7' 11 1/2"); 2nd slider door (W: 5' - 11 1/4"; H: 7' 11 1/2"); 1 x "DH1" windows (W: 2' - 9 5/8"; H: 5' - 8 7/8"); 2 x gable windows (special fits)



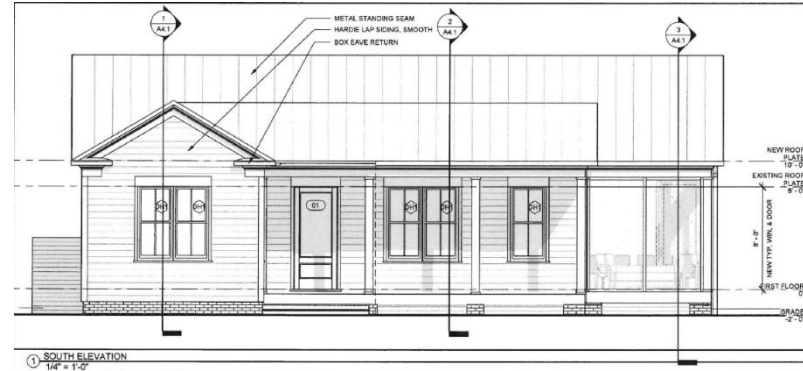
- **After:** 1 x regular back door (W: 3' - 0 1/8"; H: 7' - 11 1/2"); 1st slider door (W: 5' - 11 1/4"; H: 7' 11 1/2"); 2nd slider door (W: 5' - 11 1/4"; H: 7' 11 1/2"); 2 x "DH1" windows (W: 2' - 9 5/8"; H: 5' - 8 7/8"); 2 x gable windows (special fits)

- One (1) more "DH1" - window has been added

**South elevation:**



- **Before:** 1 x front door (W: 3' - 4"; H: 8' - 0"); 5 x "DH1" windows (W: 2' - 9 5/8"; H: 5' - 8 7/8");



- **After:** 1 x front door (W: 3' - 4"; H: 8' - 0"); 5 x "DH1" windows (W: 2' - 9 5/8"; H: 5' - 8 7/8");

- Front door: made of Sapele wood;
- Generally: Change from Hardie Reverse Board & Batten Siding to Hardie Lap Siding, Smooth
- Added: Box Eave Return

❖ **Tree Removal Proposed:**

No Specimen/Landmark trees will be affected.

❖ **Surrounding Area:**

This property lies within the Northwest Quadrant neighborhood of the Historic District. While this property itself is classified as noncontributing, many of the surrounding properties are classified as contributing structures. With the cemetery immediately to the south, and the multitude of churches all within a single block, this immediate area of Prince Street is of no doubt significant importance to the district.

❖ **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.

<b><u>4.7.2 Integrity Guidelines (as per Beaufort Development Code)</u></b>	<b><u>Rationale Present</u></b>	<b><u>Staff Analysis of Rationale</u></b>
<b>1. Location:</b> This is the relationship between the property and its historical context.	<b>YES</b>	✓ 1107 Prince Street is in an area of the Northwest Quadrant that features many cemeteries and churches. The proposed renovations respect the sensitive historic context of the area, and do not detract or pull influence or attention away from the more prominent structures and sites in the immediate area.
<b>2. Design:</b> 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.	<b>YES</b>	✓ The proposed design of the renovation maintains the overall feeling of the Northwest Quadrant. The newly renovated house will not alter the streetscape, nearby site elements, or the spatial relationship with nearby buildings.
<b>3. Setting:</b> 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.	<b>YES</b>	✓ The relationship between the house and the historic setting of the neighborhood are well respected by the proposed design, materials and dimensions.

<b>4. Materials:</b> These are the physical elements that make up a property or district.	<b>YES</b>	✓ The proposed materials are all acceptable within the Historic District for a noncontributing structure.
<b>5. Workmanship:</b> 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.	<b>YES</b>	✓ The proposed renovation respects the workmanship of the existing house as well as the surrounding structures.
<b>6. Feeling:</b> 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.	<b>YES</b>	✓ The proposed aesthetics respect the feeling of surrounding structures, and promotes the feeling in regard to historic sense, composition and architecture.
<b>7. Association:</b> This is the direct link between an important historic event or person and a property.	<b>YES</b>	✓ The proposed renovation is in keeping of the architectural integrity and preservation standards and thus respects the historic importance the house has to the Beaufort Historic District.

## FINDINGS AND RECOMMENDATIONS

**Staff Recommendation:** **Staff recommends Final Approval** for the proposed alterations/additions, in that it satisfies the intent of the Beaufort Preservation Manual and requirements of the Beaufort Code.

1. Applicant to clarify the color of the windows and doors. The material sample sheet noted that the doors and windows will be black, but the color appears to be dark green. The colored renderings also make the doors and windows appear green. Staff is in support of either a black or a dark green but requests clarification.
2. Applicant is proposing to use 1x8 Hardie trim for the window heads. This appears to be too large in comparison with the smaller 1x4 trim on the sides – refer to 3D renderings on sheets A3.2 and A3.3. Staff recommends reducing the window head trim to 1x6.
3. There appears to be a small portion of metal roof between the porch beam and porch roof on the west side, which is best seen on rendering 1/A3.2. This appears to be an odd detail. Staff recommends this section of standing seam metal roof be removed and left as a simple porch beam.
4. Staff recommends the applicant select a different roof color than the “Solar White” and would recommend a light or dark gray color instead.
5. Applicant to provide a cutsheet for the metal roof.
6. Applicant to clarify the design and height of the screening system for the HVAC service yard on the west façade.

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**In addition, the previously discussed recommendations have been implemented and staff is in support.**

- 7. Applicant has removed previously shown future addition and garage from the site plan. A label for a “future courtyard” is shown. Applicant to note that this courtyard is not part of any approval for the proposed work to the main house.**
- 8. Applicant has changed cladding material from board and batten to lap siding.**
- 9. Applicant has circled the simulated divided lite selection on the window cutsheets - see sheet 4 of the cutsheet pages.**
- 10. Applicant has added two (2) additional windows on the west façade - one (1) in bathroom #1 and another in bedroom #1.**