

**City of Beaufort Department of Planning and Community Development**  
**Post Office Drawer 1167**  
**1911 Boundary Street**  
**Beaufort, South Carolina 29902**  
**Phone (843) 525-7011 / Fax (843) 986-5606**  
**Website: [www.cityofbeaufort.org](http://www.cityofbeaufort.org)**

See back of application  
for fees

**CITY OF BEAUFORT HISTORIC DISTRICT REVIEW BOARD PROJECT APPLICATION (Revised – 07/15/2011)**

**Application #:** \_\_\_\_\_ **Date Received:** \_\_\_\_\_ **Zoning District:** \_\_\_\_\_

Property Address: 1402 Washington Street

Applicant: Carol Corbin Phone: 770-265-7630

Applicant's Address: PO Box 2272, Ridgeland, SC 29936

Beaufort County 1997 Historic Sites Survey listing: \_\_\_\_\_

Property Owner: Same as above (under contract) Phone: \_\_\_\_\_

Owner's Address: \_\_\_\_\_

Architect: Thomas Michaels Phone: 843.252.2454

Architect's Address: PO Box 58, Port Royal, SC 29935

**REQUEST FOR:**       Conceptual Review                       Preliminary Review  
                              Final Approval                               Change After Certification

**NATURE OF WORK:** (Check All That Apply)

Color changes     Alterations, Additions  
 Signage, Awnings     New Construction  
 Legal Plat     Minor/Major Demolition or Relocation  
 Other: \_\_\_\_\_

**DRAWINGS/MATERIALS ACCOMPANYING APPLICATION:** (Refer to Appropriate Checklists for Requirements)

Photographs       Floor/Roof Plans                       Color Sample                       Elevation Drawings  
 Site Plan/Plat       Detail Drawing                               Material Sample                       Model

**EXPLANATION AND DESCRIPTION OF WORK:**

New single family residence.

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

An Application is incomplete until all required information is submitted. Incomplete applications will not be placed on a Board agenda. Applications are reviewed based upon the *Beaufort Preservation Manual and Supplement*, or the *Northwest Quadrant Design Principles* (refer to [www.cityofbeaufort.org](http://www.cityofbeaufort.org)) which the applicants are strongly encouraged to purchase. Office copies are available for reference. In order that meetings not be excessively long, the Board maintains a strict policy that no more than ten applications are reviewed in any one meeting. If you are under a tight time frame, please be sure to submit your application early. **Submittal Requirements: 8 hardcopies of all documents + a digital copy of all the documents must be filed by 12:00 noon on the deadline date.** If the applicant or a representative is not present at the meeting, the application will not be reviewed.

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

APPLICANT'S SIGNATURE:  DATE: 3/27/16  
agent for owner

**CITY OF BEAUFORT**  
**Historic District Review Board**  
**Full Board**  
**Staff Report**  
**Meeting of April 13, 2016**

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**Case Number:** HR16-11  
**Property Address:** 1402 Washington Street  
**Applicant:** Carol Corbin  
**Type of Request:** New Residential Construction - NWQ  
**Zoning:** GC – General Commercial *\*note: this property is in the process of requesting a rezoning to General Residential in order to permit this single-family dwelling*

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**Historical:** This parcel on Washington Street is located in the Northwest Quadrant Neighborhood. Historically, it does not appear to ever have contained a structure.

**Request:** **The applicant wishes to construct a new house.**

**Background:** This project came before the HRB in March 2016 and received preliminary approval with conditions.

**Size:** **988 SF with an additional 309 SF screened porch. The total footprint is 1,297 SF.**

**The structure is 1-story, elevated about 24-30” above grade.**

**Zoning:** **assuming GR – General Residential – NWQ**

- **Setbacks:**
  - *Front: prevailing;* shown at 20’ to building form with 8’ porch encroachment. There is a large oak tree in the front dictating the placement of the building (see photos).
  - *Side: 6’;* shown at approx. 6’ on one side and 8’ on the other side
  - *Rear: 15’;* shown at over 50’
  - *Side & Rear for Accessory Buildings (Historic District):* n/a
- *Maximum Height: 35’;* shown at 18’ from grade to average median roof height
- *Impervious Surface Coverage, Max: 50%;* shown at 24%

**Synopsis of Applicable Guidelines:**

- The Northwest Quadrant Design Principles discuss appropriate new construction and details.
  - With regards to Accessory Structures, the Principles state: It is preferred that the character of the accessory building be very modest and reflect the building form of the primary structure.
  - With regards to Porches, the Principles state: Enclosing an open porch with screen material is acceptable.

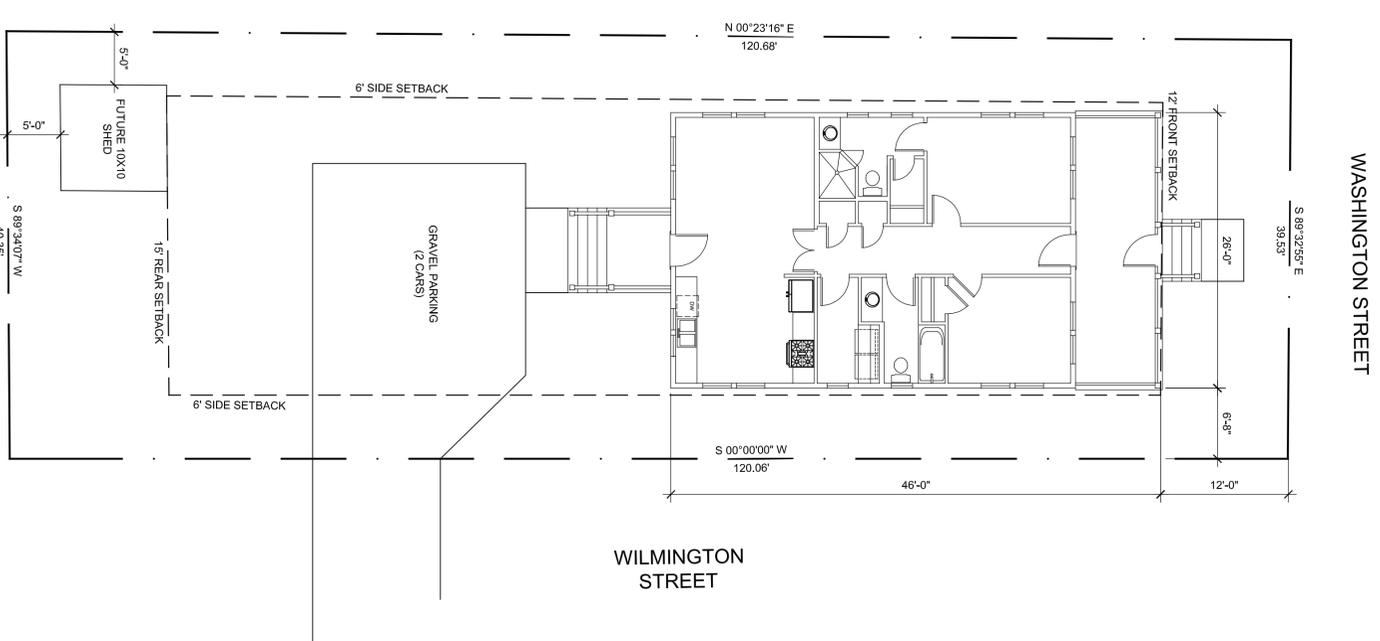
- The Preservation Manual Supplement, p. 13-15 discusses new construction. The following items to be considered: Scale, Elevation of First Floor, Floor-to-floor heights, Bays, windows and doors, Absolute size, Massing, Orientation, Proportions (Volumes and Openings), Materials, Forms and Siting.

**Staff Questions, Comments & Suggestions:**

- **General:** Staff commends the applicant for taking this project on and designing her own house. It general fits the size, mass and scale of the neighborhood. The majority of the comments heard at the previous HRB meeting have been addressed.
- **Proportions & Details:**
  - What is the detail over the front door?
  - Staff recommends lowering the dormer vent so it is not continuous with the top of the roof plane; this is not a typical condition.
  - This is beyond the purview of this board, but staff strongly recommends flipping the floor plan to put the public spaces in the front of the house, and the bedrooms (more private areas in the rear). Corners and streets are meant to be celebrated. The interior of this structure turns its back to the street and doesn't take advantage of this prime location. Also the separation between the public areas and the porch will make it more difficult to use.

**Staff Recommendation:** Staff recommends final approval on the condition that the two exterior comments from staff are addressed.

<b>SITE AREA:</b>	
EXISTING LOT AREA	4,807 SF
BUILDING COVERAGE	
HOUSE	988 SF
HEATED	309 SF
UNHEATED (PORCH / STOOP)	1,297 SF
TOTAL	27 %



1 SITE PLAN  
A101 SCALE: 1/8" = 1'-0"



RELEASED FOR CONSTRUCTION  
 NOT FOR CONSTRUCTION



CORBIN RESIDENCE  
1402 WASHINGTON STREET  
BEAUFORT, SC

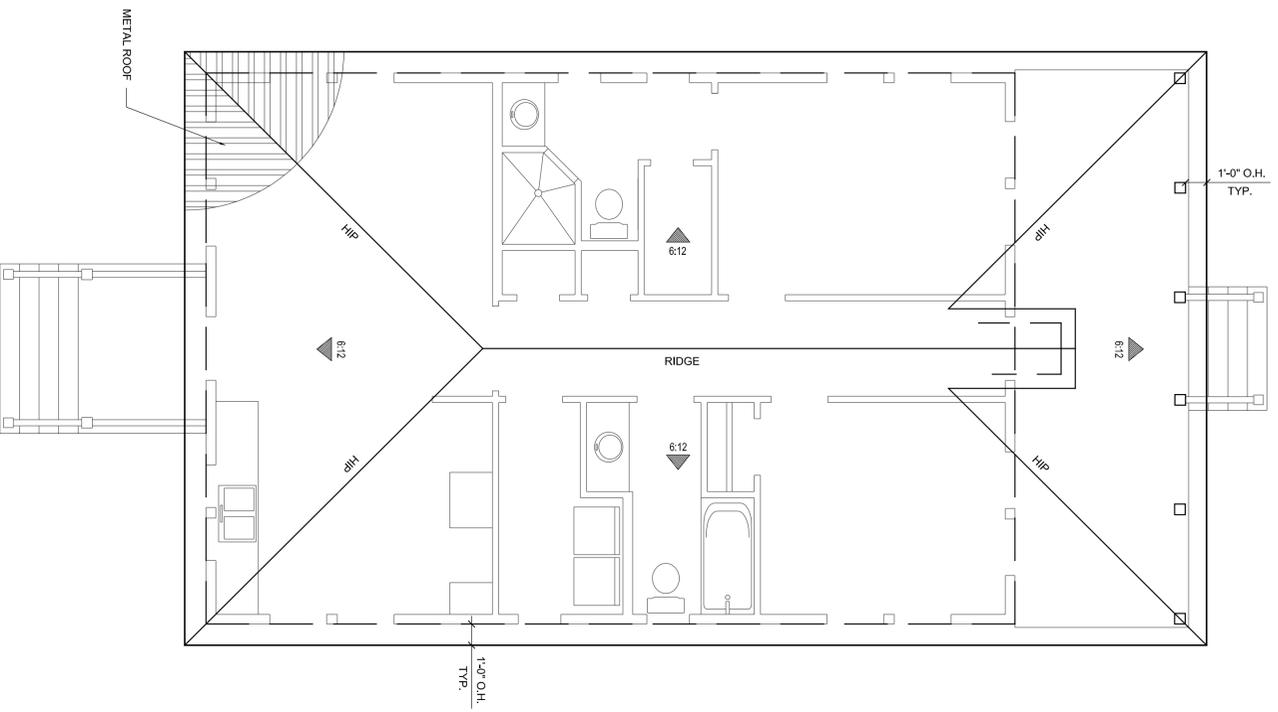
No.	Issue / Revision Description	Date
	HRB SUBMISSION	03.27.16

Sheet Title  
SITE PLAN

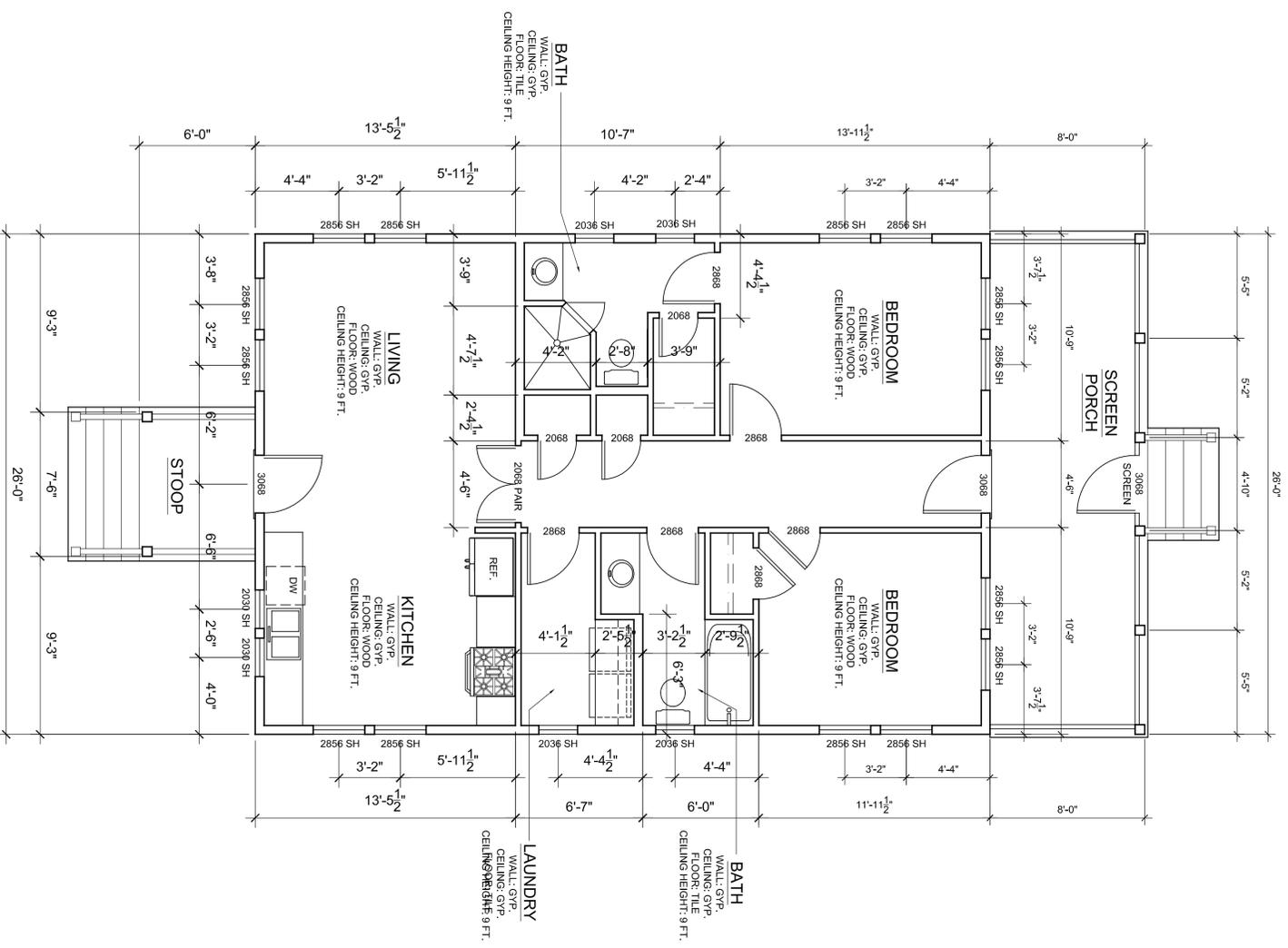
Drawn By: T. Michaels  
Checked By: T. Michaels  
Project ID: 180713

Sheet No.  
A101

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**2 FLOOR PLAN**  
 A102 SCALE: 1/4" = 1'-0"



**1 FLOOR PLAN**  
 A102 SCALE: 1/4" = 1'-0"



**CORBIN RESIDENCE**  
 1402 WASHINGTON STREET  
 BEAUFORT, SC



RELEASED FOR CONSTRUCTION  
 NOT FOR CONSTRUCTION

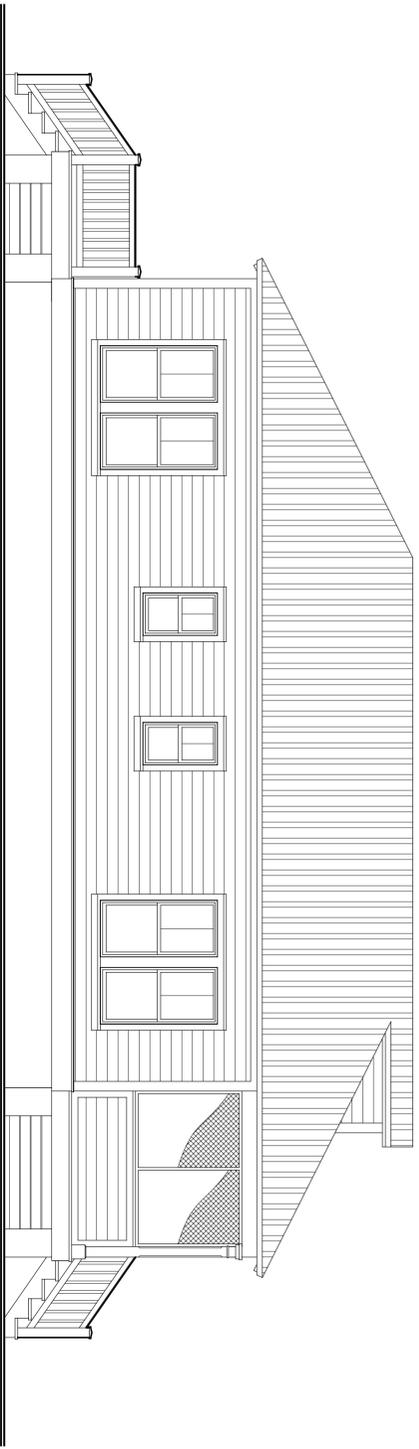
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	HRB SUBMISSION	03.27.16

Sheet Title  
**PLANS**

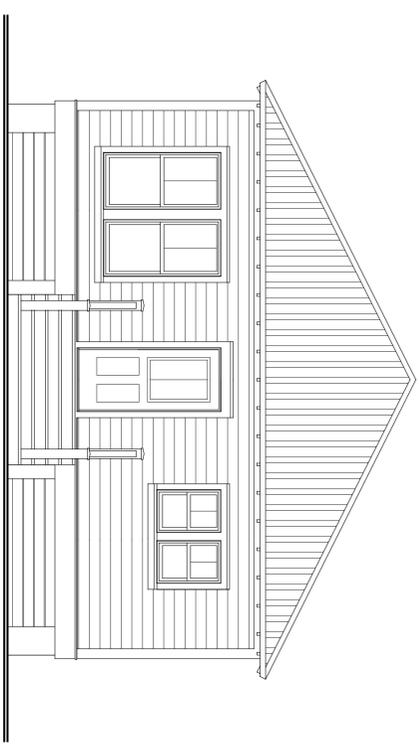
Drawn By: **T. Michaels**  
 Check'd By: **T. Michaels**  
 Project ID: **180713**

Sheet No.  
**A102**

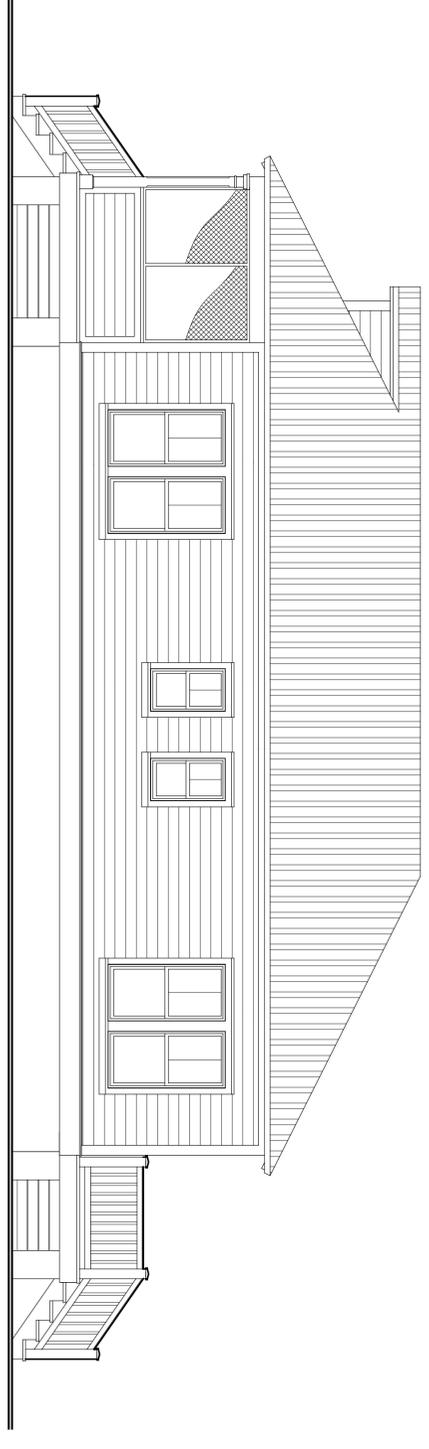
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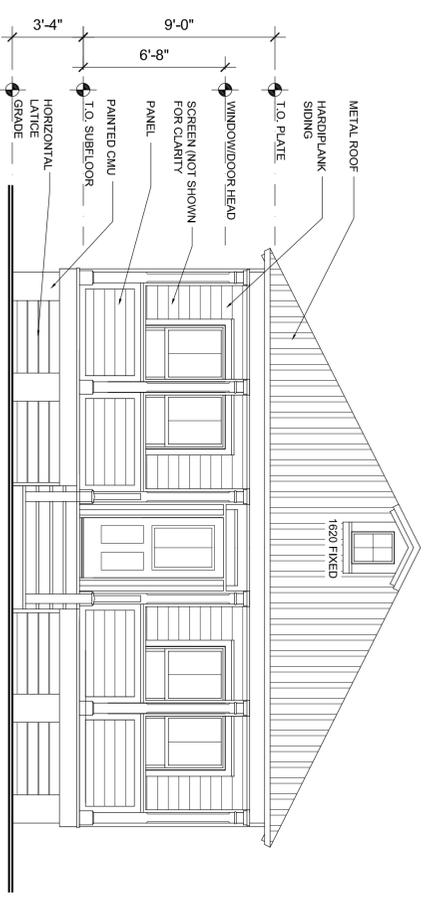
○ EAST ELEVATION (WILMINGTON)  
SCALE: 1/4" = 1'-0"



○ SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



○ WEST ELEVATION (SIDE)  
SCALE: 1/4" = 1'-0"



○ NORTH ELEVATION (WASHINGTON)  
SCALE: 1/4" = 1'-0"



PROJECT NORTH

CORBIN RESIDENCE  
1402 WASHINGTON STREET  
BEAUFORT, SC



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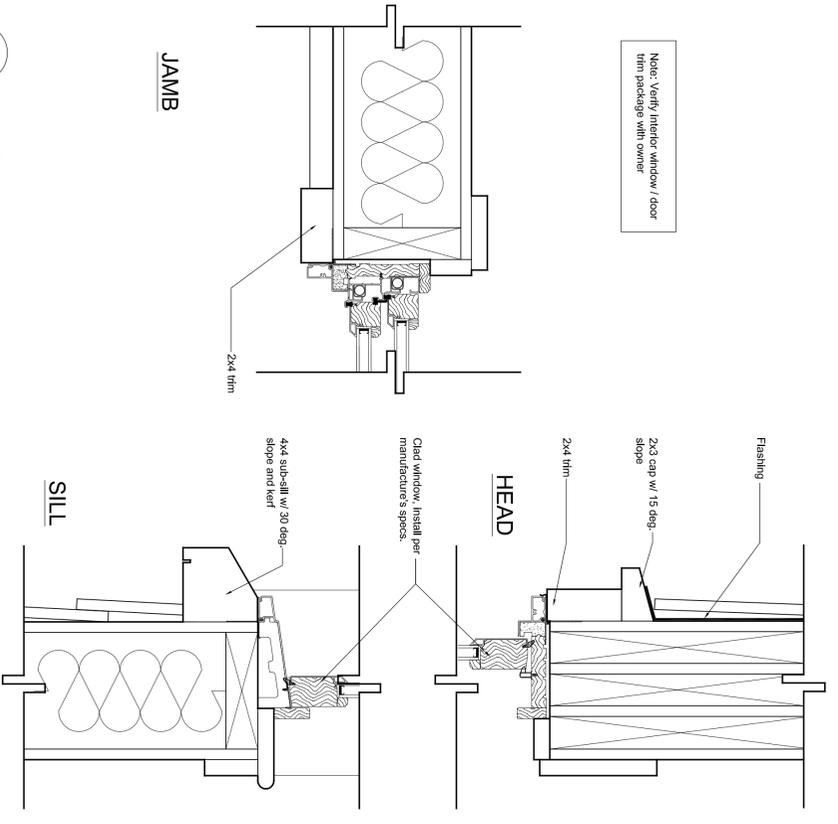
No.	Issue / Revision Description	Date
	HRB SUBMISSION	03.27.16

Sheet Title  
**ELEVATIONS**

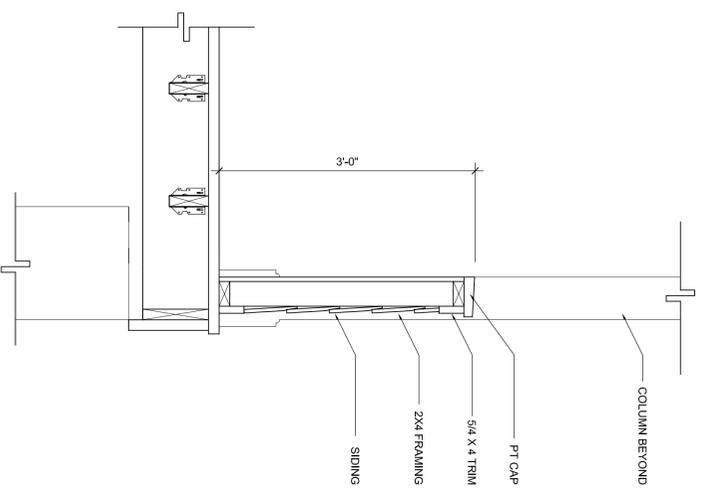
Drawn By: T. Michaels  
Checked By: T. Michaels  
Project ID: 18073

Sheet No.  
**A201**

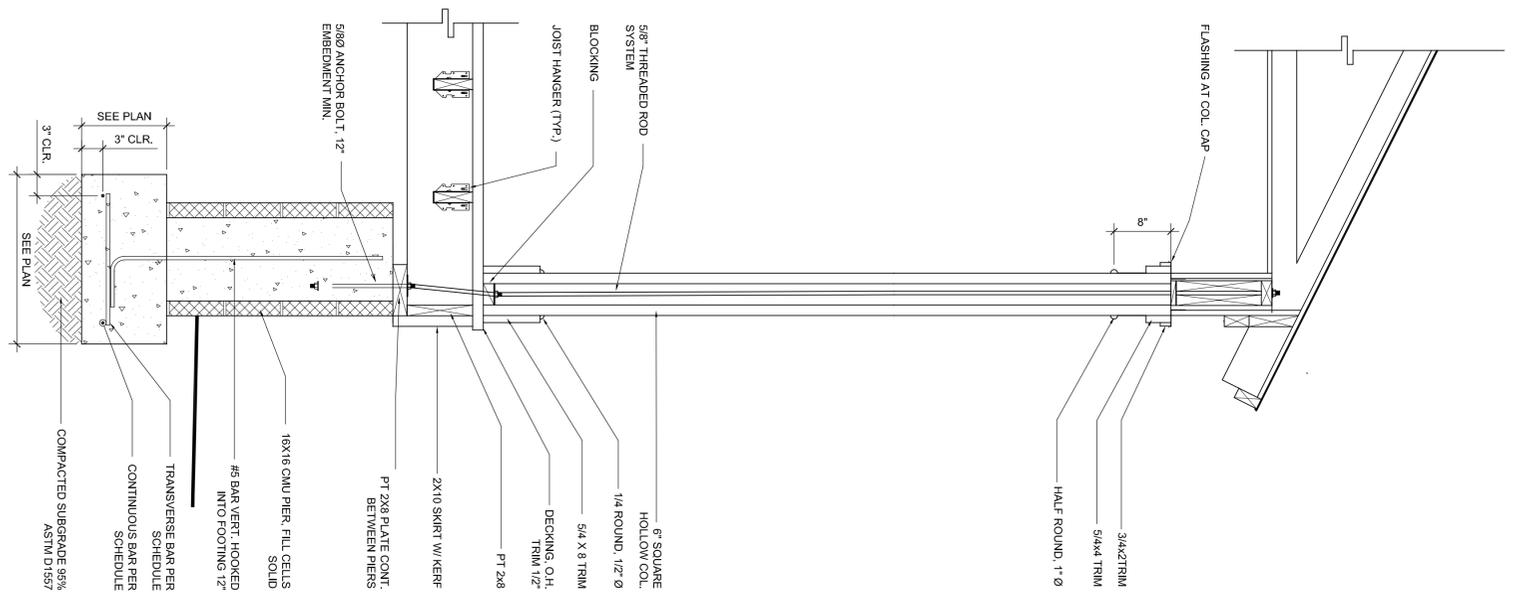
Note: Verify interior window / door trim package with owner



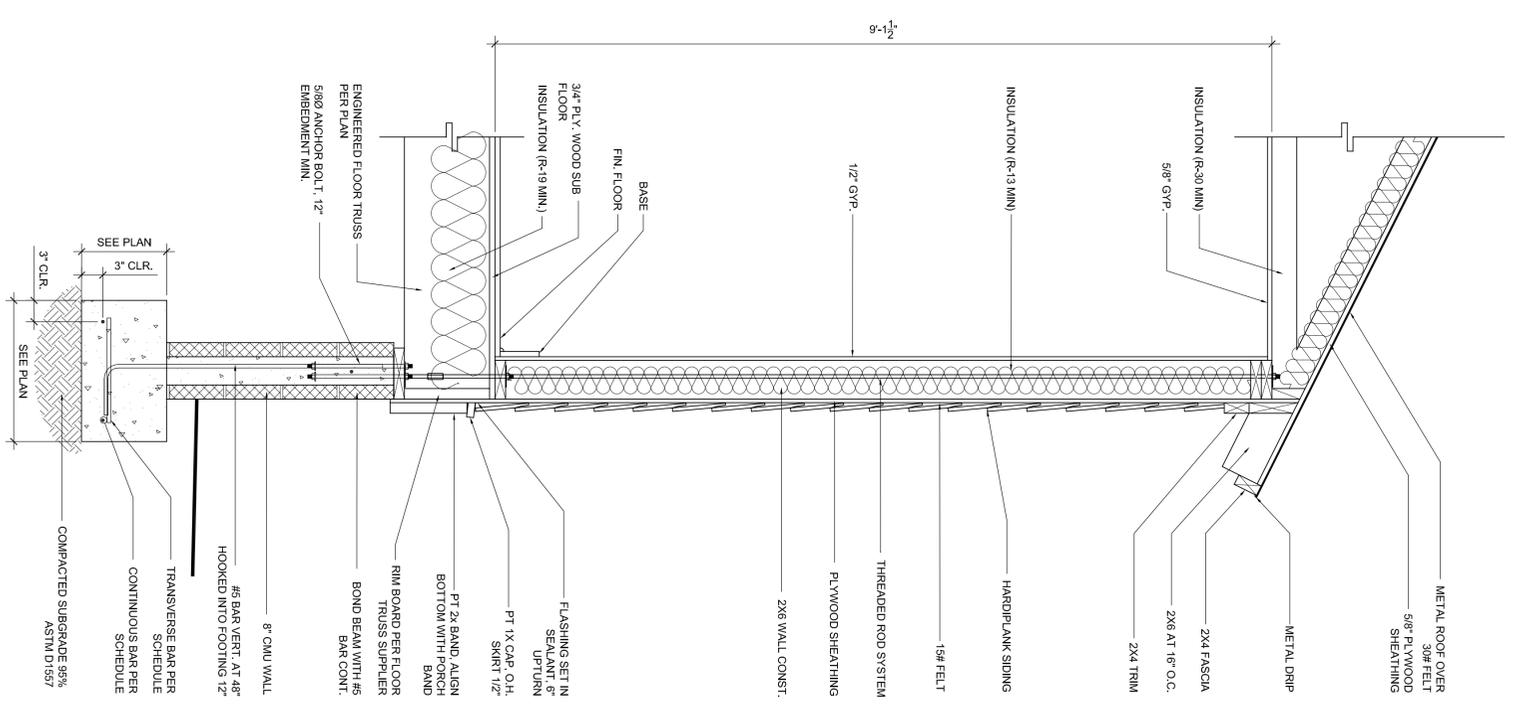
4 WINDOW TRIM DETAIL  
A301 SCALE: 1" = 1'-0"



3 TYPICAL PORCH SECTION  
A301 SCALE: 1" = 1'-0"



2 TYPICAL PORCH SECTION  
A301 SCALE: 1" = 1'-0"



1 TYPICAL WALL SECTION  
A301 SCALE: 1" = 1'-0"



CORBIN RESIDENCE  
1402 WASHINGTON STREET  
BEAUFORT, SC

No.	Issue / Revision Description	Date
	HRB SUBMISSION	03.27.16

Sheet Title  
DETAILS

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Project ID: 18073

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A301

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