

R12-004-000-1024-0000

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

APP#9679

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

Application #: HRM-16 Date Received: 3-24-14 Zoning District: TBR

Property Address: 807 KING ST

Applicant: ASHLEY HEFNER Phone: 843 271 2567

Applicant's Address: 208 B WEST ST

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

Property Owner: ELIZABETH DISANO Phone: 732 673 5932

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

Architect: ASHLEY HEFNER Phone: 843 271 2567

Architect's Address: 208 B WEST ST

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

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

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

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

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

**EXPLANATION AND DESCRIPTION OF WORK:**

NEW SINGLE FAMILY RES.

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: [Signature] DATE: 3/24/14

9963



King Street looking West



King Street looking East



808 King Street

Surrounding Context Photos



813 King Street



811 King Street

**CITY OF BEAUFORT**  
**Historic District Review Board**  
**Full Board**  
**Staff Report**  
**Meeting of April 09, 2014**

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**Case Number:** HR14-16  
**Property Address:** 807 King Street (PIN R121 004 000 1024 0000)  
**Applicant:** Ashley Hefner for Elizabeth Pisano  
**Type of Request:** New Residential Construction  
**Zoning:** TBR – Traditional Beaufort Residential – Old Commons

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**Historical:** This parcel on King Street is located in the Old Commons Neighborhood. It is currently vacant. The 1954 Sanborn Maps show that there were two duplex buildings in this area, but they were demolished and the property has been vacant for at least the past decade.

**Request:** **The applicant wishes to construct a new single family residence. The total square footage is 1,889 SF heated, with an additional 470 SF of covered porches. It is approximately 23.5' from grade to the average median roof height.**

**Zoning:** TBR – Traditional Beaufort Residential – Old Commons

- Setbacks:
  - *Front: prevailing;* shown at 14'-6" to building form with porch encroachment.
  - *Side: 6';* shown at 6' on either side
  - *Rear: 15';* shown at 17'-6"
  - *Side & Rear for Accessory Buildings (Historic District): 5';* N/A
- *Maximum Height: 35';* shown at 23.5' to average median roof height
- *Impervious Surface Coverage, Max: 55%;* shown at approx. 53%

**Synopsis of Applicable Guidelines:**

- 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:**

- **Siting:**
  - What materials are proposed for the parking area? How about the walkways? Please provide an impervious surface calculation for the site.
  - There is a mechanical wall depicted in the site plan, however no units are drawn in. Mechanical equipment is not permitted to encroach into the required setbacks. Please specify where particularly the HVAC unit is to be placed.
- **Scale:** This specific block face is characterized by predominately two-story cottages with south facing porches. This Old Commons neighborhood has a mix of one and two story houses. Staff feels that the scale of building is appropriate for this

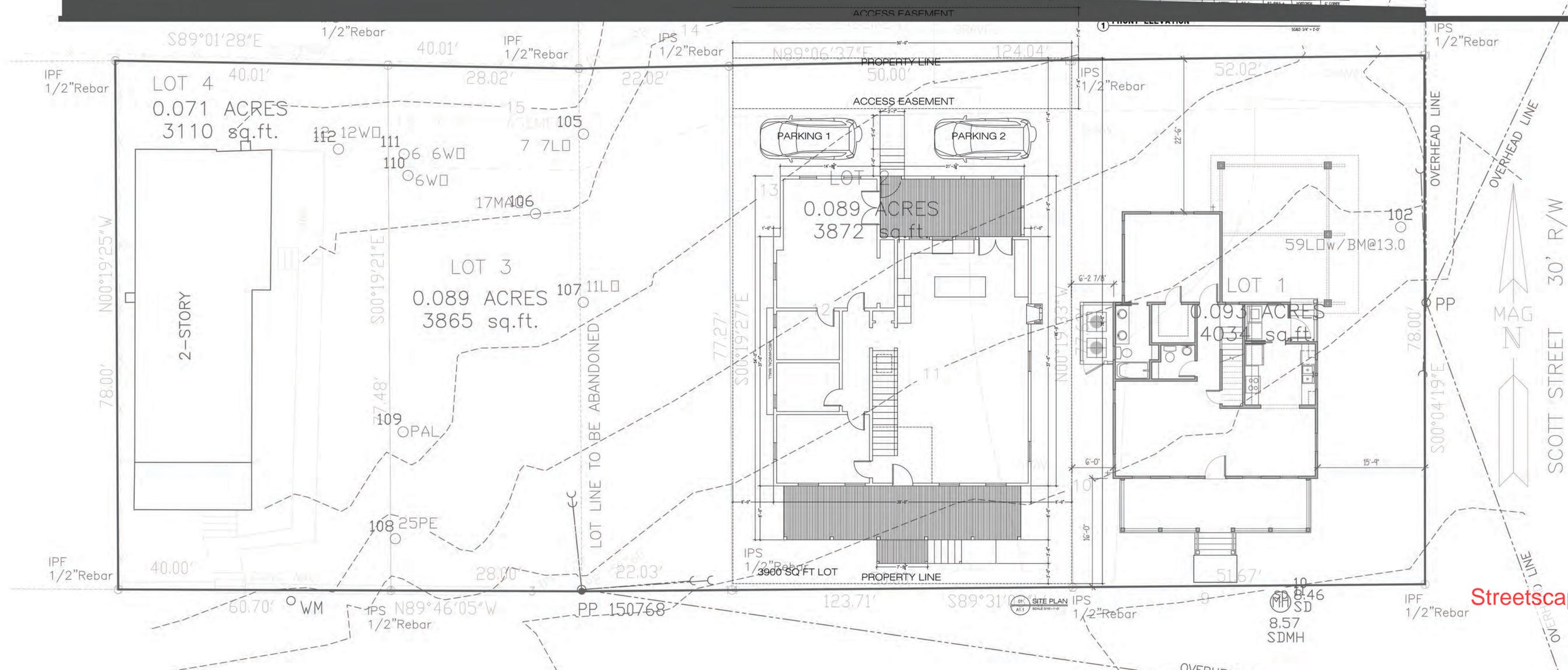
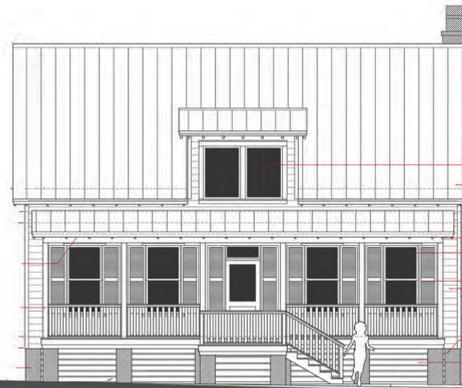
- neighborhood and meets the intent of the Preservation Manual Supplement.
- **Summary:** The 3' elevation of first floor off grade with prominent steps leading to the entry, 10' clear first floor height, 5-bay façade, vertical window and door proportions with consistent head heights, absolute size and massing, orientation towards the street, proportions, materials, and forms all are in keeping with the Preservation Manual Supplement.

**Staff Recommendation:** Staff recommends final approval to this request as submitted, with calculation of the impervious surface area, location of HVAC units, and details on parking paving materials to be provided with the building permit submission.



NEN

IPF 1/2" Rebar  
N00°47'27"W  
44.00'



Streetscape in Context for 805 & 807 King Street

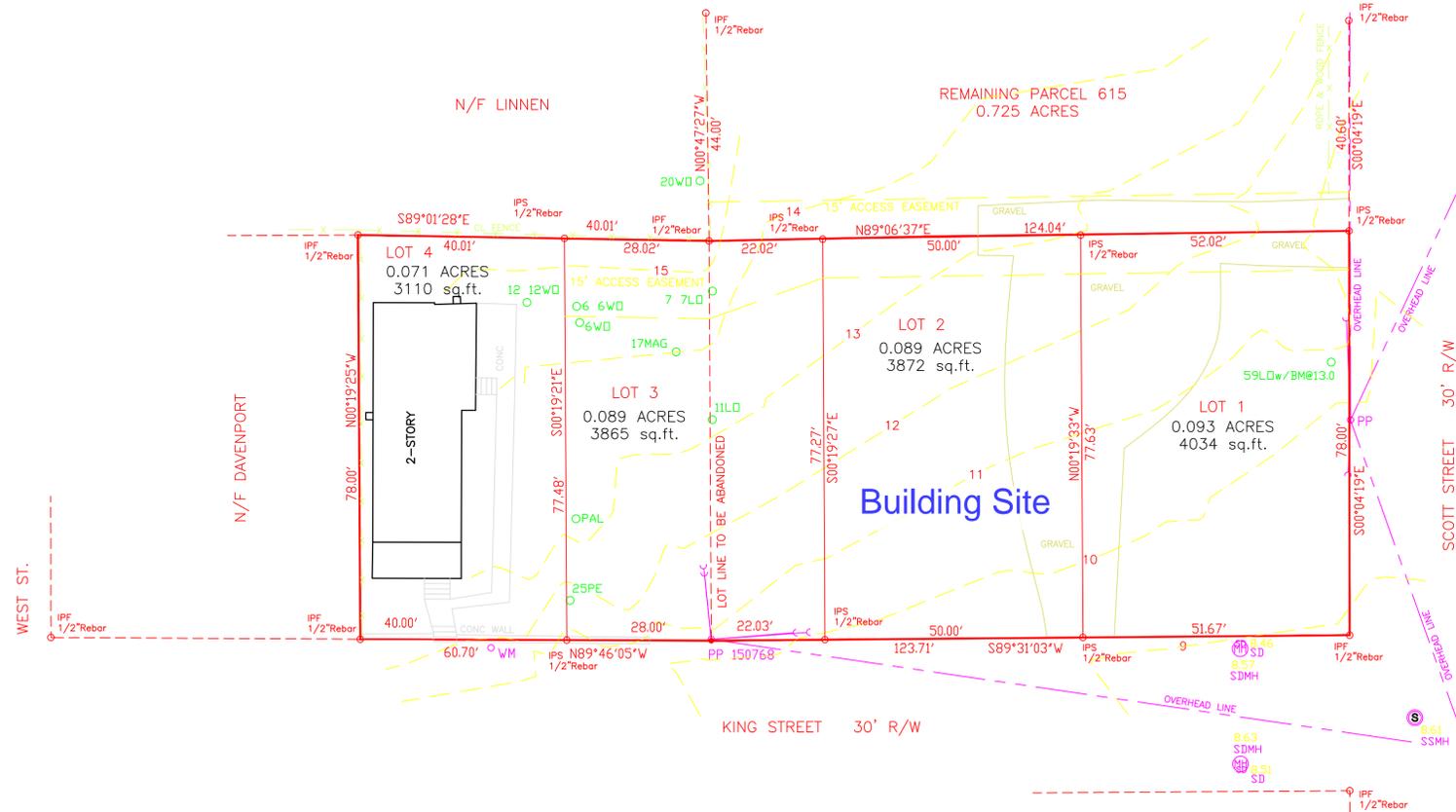
UNCONSOLIDATION & SUBDIVISION PLAT  
PREPARED FOR  
BAPTIST CHURCH OF BEAUFORT  
A PORTION OF BLOCK 56, CITY OF BEAUFORT  
BEAUFORT COUNTY, SOUTH CAROLINA

0.342 ACRES  
14894 sq.ft.

VICINITY MAP NOT TO SCALE



LEGEND:  
WM - WATER METER  
PP - POWER POLE  
SSMH - SEWER MANHOLE  
SD - STORM DRAIN  
SDMH - STORM MANHOLE



THIS PROPERTY IS LOCATED IN ZONE A-11 (EL 13.0)  
AS DETERMINED BY FEMA, FIRM COMMUNITY-PANEL  
NUMBER 450026 0005 D, DATED 9-29-86.

R121-004-000-0615-0000 (PORTION OF)  
R121-004-000-0619-0000



SCALE 1" = 20'  
JANUARY 14, 2014

P1492053/MMA

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE,  
INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON  
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.  
ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR  
PROJECTIONS OTHER THAN SHOWN.



DAVID S. YOUMANS RLS 9765  
BEAUFORT SURVEYING, INC.  
1613 PARIS AVENUE  
PORT ROYAL, S.C. 29935  
PHONE (843) 524-3261

P I S A N O R E S I D E N C E

807 KING ST.  
BEAUFORT S.C.

DATE	MAR 25, 2014
JOB NO.	2014.8
DRAWN	A.H.
SHEET NO.	

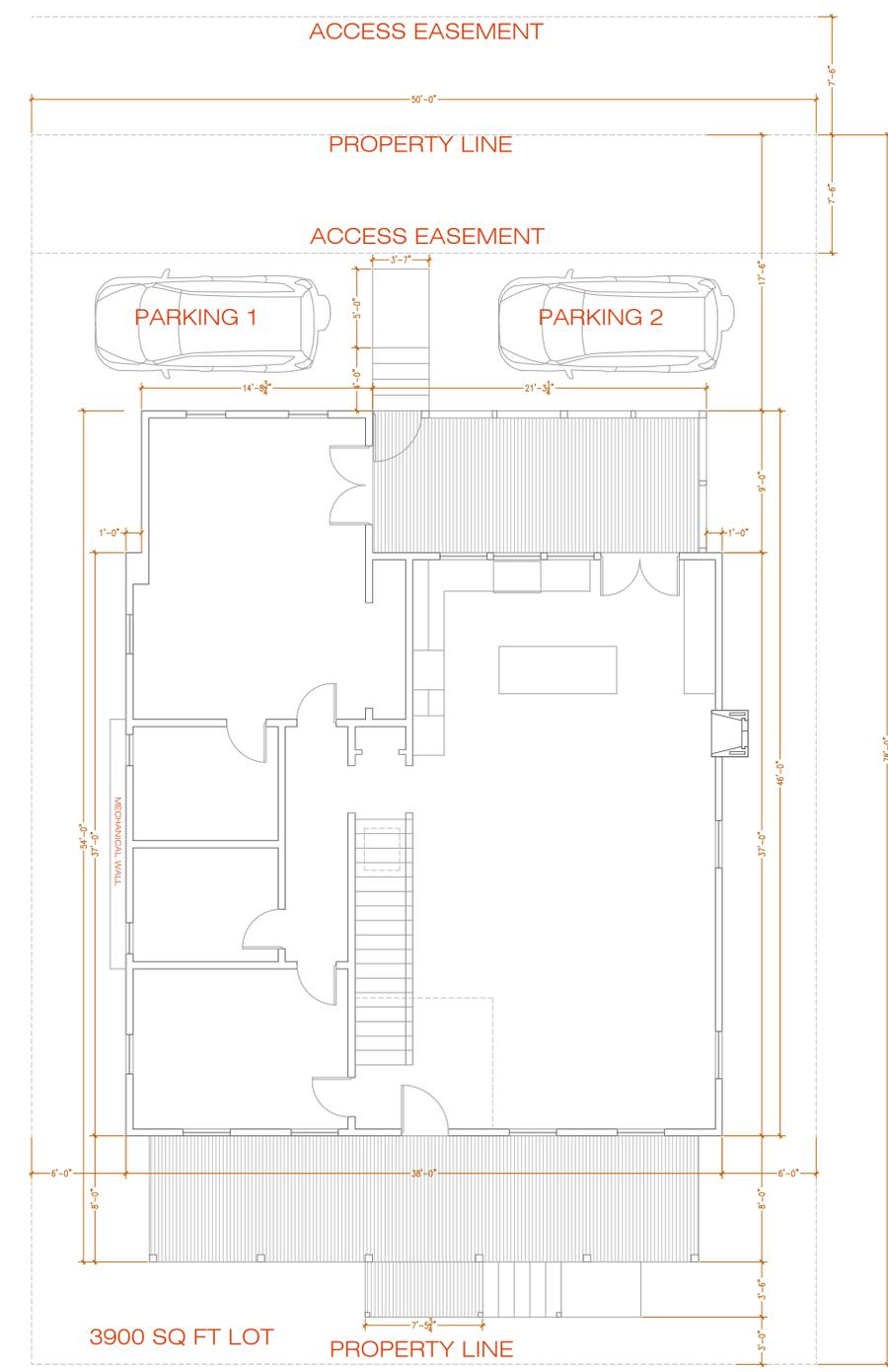
A1.2





# PISANO RESIDENCE

807 KING ST.  
BEAUFORT S.C.



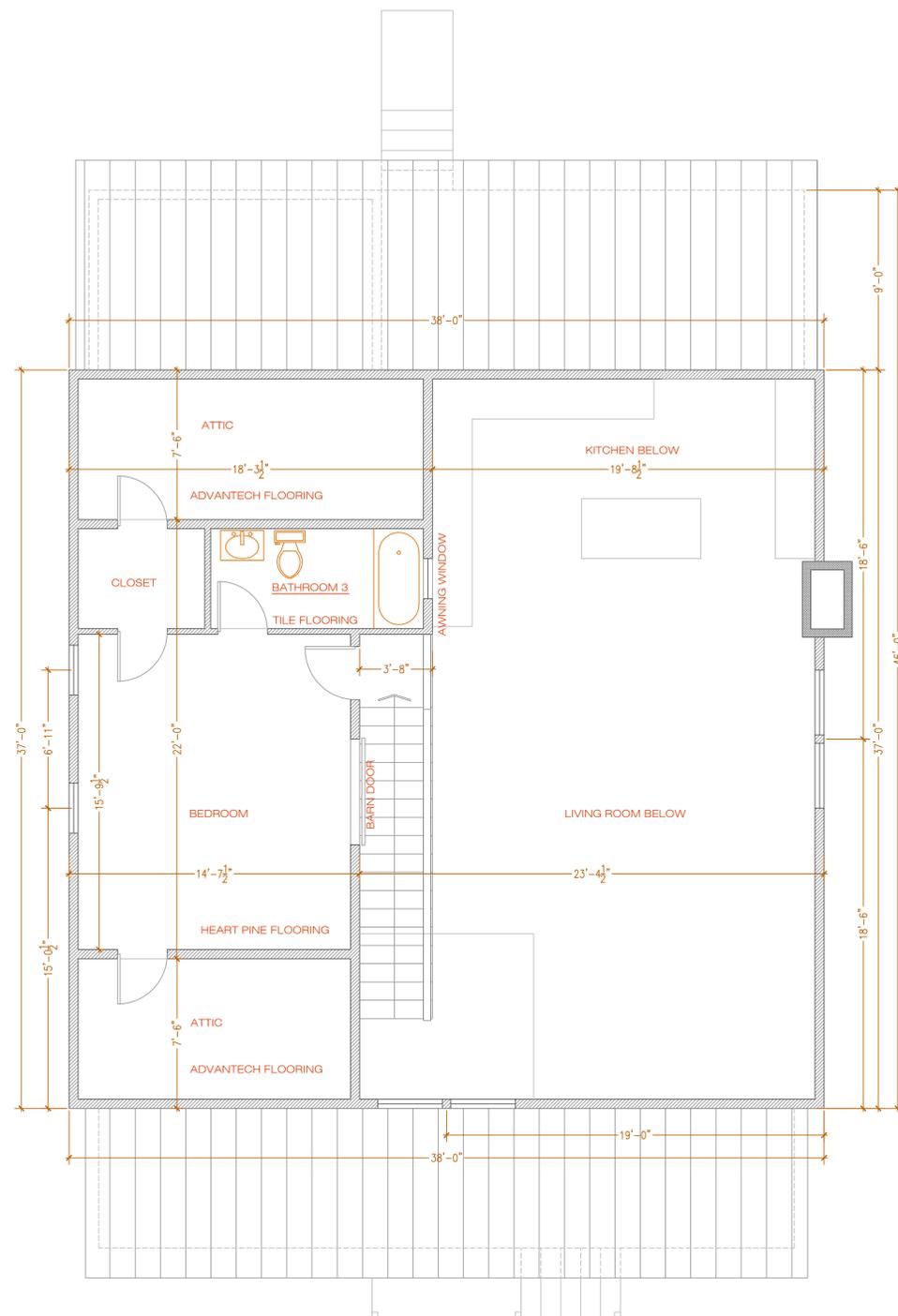
01 SITE PLAN  
A1.1 SCALE 3/16"=1'-0"



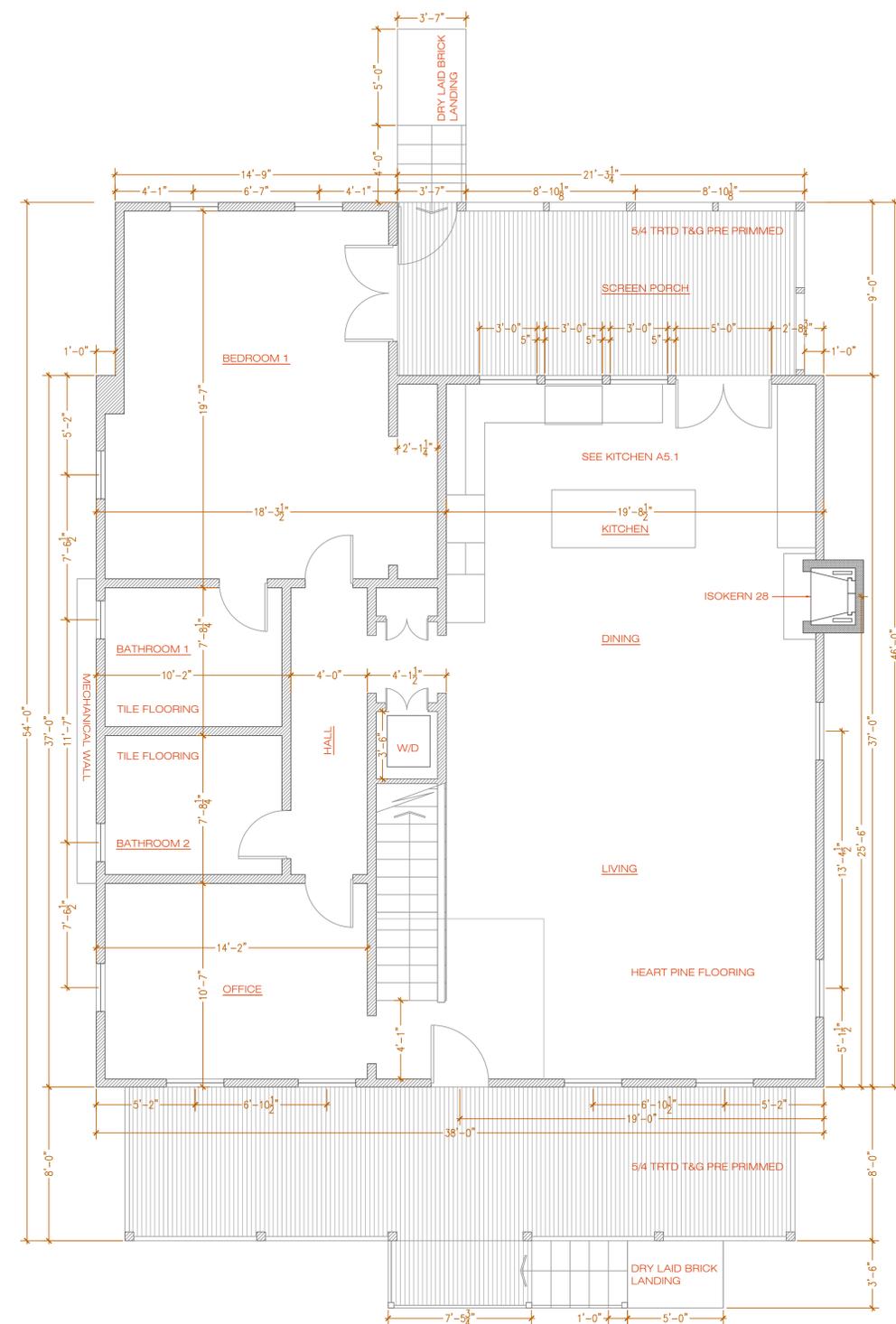
PISANO RESIDENCE  
807 KING ST.  
BEAUFORT S.C.

DATE	MAR 25, 2014
JOB NO.	2014.8
DRAWN	A.H.
SHEET NO.	

A1.1



02 2ND FLOOR PLAN  
A2.1 SCALE 1/4"=1'-0"  
351 SQ FT



01 1ST FLOOR PLAN  
A2.1 SCALE 1/4"=1'-0"  
1538 SQ FT

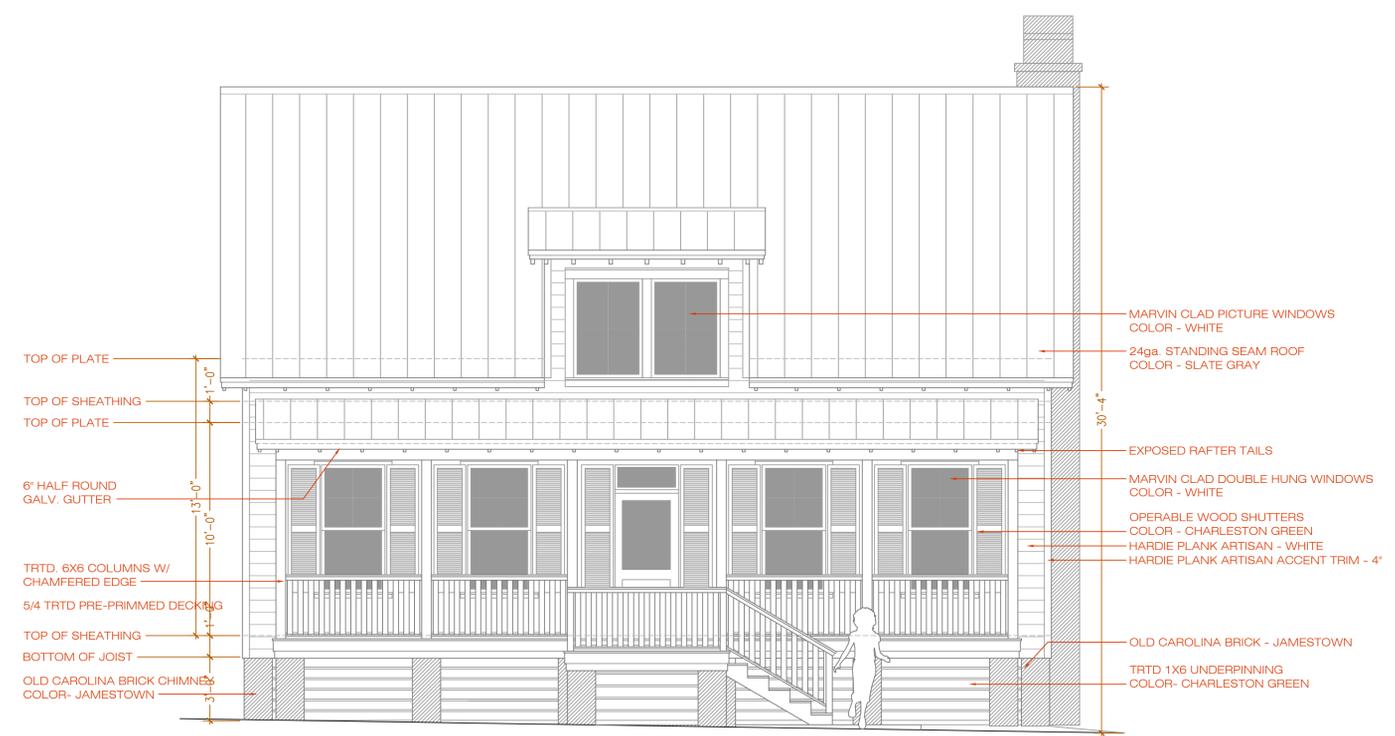
P I S A N O R E S I D E N C E  
807 KING ST.  
BEAUFORT S.C.

DATE	MAR 25, 2014
JOB NO.	2014.8
DRAWN	A.H.
SHEET NO.	

A2.1



02 NORTH ELEVATION  
A3.1 SCALE 1/4"=1'-0"



01 SOUTH ELEVATION  
A3.1 SCALE 1/4"=1'-0"

P I S A N O R E S I D E N C E  
807 KING ST.  
BEAUFORT S.C.

DATE	MAR 25, 2014
JOB NO.	2014.8
DRAWN	A.H.
SHEET NO.	

A3.1



02 EAST ELEVATION  
A3.2 SCALE 1/4"=1'-0"



01 WEST ELEVATION  
A3.2 SCALE 1/4"=1'-0"

P I S A N O R E S I D E N C E

807 KING ST.  
BEAUFORT S.C.

HEFNER DESIGN

DATE	MAR 25, 2014
JOB NO.	2014.8
DRAWN	A.H.
SHEET NO.	

A3.2