

NO FEES  
APP# 9678

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 #: HR14-78 Date Received: 3-24-14 Zoning District: GC

Property Address: 1401 Duke Street

Applicant: Charles Ferguson Phone: 3124/14

Applicant's Address: 2735 Depot rd Beaufort 29902

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

Property Owner: FERGUSON/MALKOVICH Phone: 843.575.9494

Owner's Address: 100 Papken Ln Seabrook SC

Architect: Applicant Phone: 843.575.9494

Architect's Address: \_\_\_\_\_

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: Adaptive Reuse

**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:**

Remodel of existing shack to a  
fine 2 unit suite

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: [Signature] DATE: 3/24/14  
APPLICANT'S SIGNATURE: [Signature] DATE: \_\_\_\_\_

1533

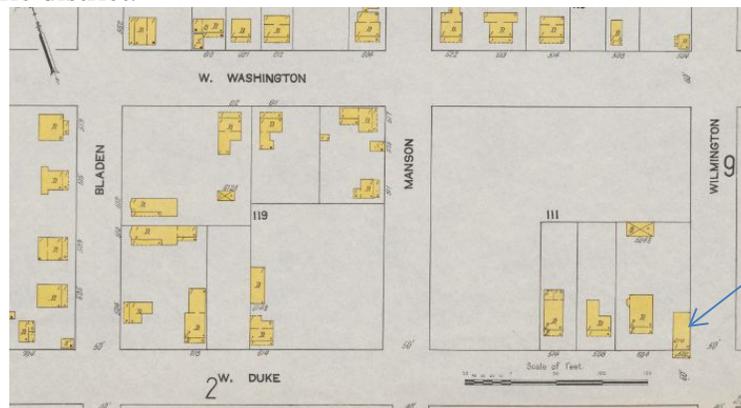
**CITY OF BEAUFORT**  
**Historic District Review Board**  
**Full Board**  
**Staff Report**  
**Meeting of April 09, 2014**

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**Case Number:** HR14-18  
**Property Address:** 1401 Duke Street  
**Applicant:** Charles Ferguson  
**Type of Request:** Alterations/Additions  
**Zoning:** GC – General Commercial

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**Historical:** This building located at 1401 Duke Street is in the Northwest Quadrant neighborhood. It has been vacant for many years, and is listed c. 1910 as contributing on the 1997 Beaufort County Above Ground Historic Sites Survey. It appears on the 1912 Sanborn Map, which is the earliest map to depict this area of the city. It is the former J. & M. Grocery and Market, and is significant as it's one of the few remaining corner stores left in the historic district.



**Request:** The applicant wishes to restore and renovate the building into a duplex.

**Zoning:** GC – General Commercial

- Setbacks: this project does not change the current setbacks or height.
  - *Front: prevailing;*
  - *Side: 6’;*
  - *Rear: 15’;*
  - *Side & Rear for Accessory Buildings (Historic District): 5’; N/A*
- *Maximum Height: 35’;*
- *Impervious Surface Coverage, Max: 55%; shown at approx. 37%*

**Synopsis of Applicable Guidelines:**

- The Secretary of the Interior Standard #1 states: *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

- The Preservation Manual Supplement’s introduction discusses that one of the role’s of the Board, as provided in the Unified Development Ordinance, is to regulate the “exterior architectural character...as visible from a street or public thoroughfare.”

**Staff Questions, Comments & Suggestions:**

- **General Comments:** Staff is very excited to see plans to move forward with the restoration and reuse of this important building.
- **Siting:**
  - Where will the mechanical equipment for these units be located?
  - What materials are proposed for the carport area? How about the landing at the base of the stairs? Please provide an impervious surface calculation for the site.
- **Orientation:** Staff’s main concern with this application is the orientation of these units. They are internalized, with entrances from the interior side and rear, and do not address the corner, or most importantly, the shopfront façade on Duke Street at all. With a few minor modifications to the orientation of the entries and spaces, this project could work quite well on this site and be a great adaptive reuse for this building.
  - Staff recommends placing the bed area closet, and the bathroom, against the shared interior wall. That would allow the more public spaces (living/kitchen) to be open to the street. It would provide a natural entry from the street and the corner. Each unit could still have access to the internal courtyards.
- **Proportions:**
  - The proportions of the additional window and door are in keeping with the historic character of the building.

**Staff Recommendation:** Staff recommends preliminary approval to this request, on the condition that the interior configuration be rethought to better utilize the existing historic elements, particularly as they relate to Duke and Wilmington Street. This could be approved by staff, if the Board provides the applicant with enough direction.



Wilmington Street Side Elevation

1401 Duke Street - Existing Conditions Photos



Rear Elevation



Front Elevation

**BEAUFORT COUNTY  
HISTORIC SITES SURVEY - 1997**

**INTENSIVE LEVEL BUILDING INVENTORY FORM**

Statewide Survey Site Form  
State Historic Preservation Office  
South Carolina Department of Archives and History  
Columbia, SC

Site Number: U- 13 - 1205  
Access County Site #  
USGS Quad: 025 Beaufort  
Doc. Level: Intensive Level-Building

Historic name(s): \_\_\_\_\_ Map Ref.: BFT 09 (TL) Tax Number: R120 004 000 0347 0000  
Common name(s): J. & M. Grocery & Market City Block Ref.: 111 Island: Port Royal Is.  
Address/location: 1401 Duke St. City/Vicinity of (vic.): Beaufort  
Date: 1910 Alteration date: \_\_\_\_\_  
Ownership:  1. private  2. city  3. county  4. state  5. federal  6. unknown  
Category:  1. building  2. site  3. structure  4. object  
Historic use(s): commercial - store/shop Current uses: vacant

National Register Status: \_\_\_\_\_ Date: \_\_\_\_\_ Listing Name: \_\_\_\_\_ NRIS # \_\_\_\_\_  
National Register Historic District (NHL, 11/73) 12/17/69 Beaufort Historic District 69000159

SHPO National Register Evaluation: Contributes to listed district Name: Beaufort Historic District

Consultant Recommendation: \_\_\_\_\_ Name: \_\_\_\_\_

Previous Survey: \_\_\_\_\_ Reference: \_\_\_\_\_ Notes: \_\_\_\_\_  
 H.A.B.S.  Other \_\_\_\_\_  
 Feiss-Wright (1969) \_\_\_\_\_  
 Historic Resources of the Lowcountry (1979) 38 BU 1083 The Neighborhood  
 Milner Historic District Inventory (1979) \_\_\_\_\_  
 A Guide to Historic Beaufort (1995 ed.) \_\_\_\_\_

Photograph:



Photographs:

- prints
- slides
- negatives

Date: 8/1/97  
Recorder: D. Schneider, Historic Beaufort Fdn.

Roll # Neg. View of:  
S-13 25 S facade & E elev., fac. NW

Style: \_\_\_\_\_ Commercial Form: 1-part commercial block

Core Shape: rectangular \_\_\_\_\_ Stories: 1 story \_\_\_\_\_ Construction: frame \_\_\_\_\_  
 Roof: Shape: gable (end to front) \_\_\_\_\_ Material: raised seam metal \_\_\_\_\_

Chimney: Type: exterior \_\_\_\_\_ Material: brick \_\_\_\_\_

Exterior Walls: weatherboard \_\_\_\_\_

Windows: display \_\_\_\_\_ Type: fixed \_\_\_\_\_ Pane \_\_\_\_\_  
 Config.: \_\_\_\_\_

Doors: single \_\_\_\_\_ Foundation: brick piers \_\_\_\_\_  
 transom \_\_\_\_\_

Porch Height: \_\_\_\_\_ Porch Width: \_\_\_\_\_ Porch Roof Shape: \_\_\_\_\_  
 Porch Details: \_\_\_\_\_ Decorative Elements: wood \_\_\_\_\_

Outbuildings: none \_\_\_\_\_ Interior Features: \_\_\_\_\_

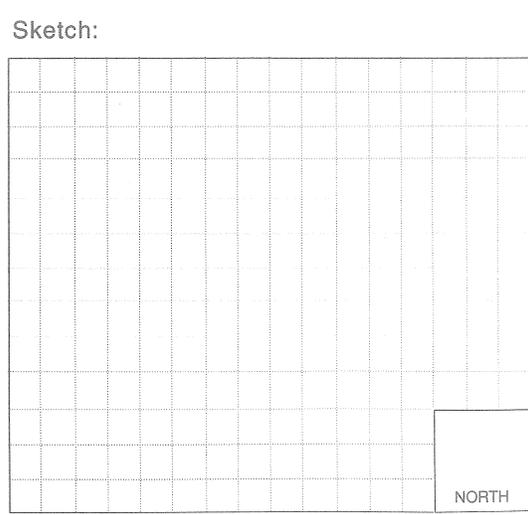
Number of Related Resources: \_\_\_\_\_

Surroundings: residential/commercial \_\_\_\_\_ Acreage: \_\_\_\_\_ Quadrangle: Beaufort \_\_\_\_\_

Alterations: Alteration date: \_\_\_\_\_ Integrity: good \_\_\_\_\_ Condition: good \_\_\_\_\_  
 replacement door & windows

Description: parapet wall w/slightly arched cap; boxed cornices at side elevs.; note shaped trim w/pendant at right end of parapet

Historical Data: Shown on the 1924 & 1914 Sanborn maps; area is not shown on earlier maps. The 1914 map indicates that the building once had a canopy.



Site Number: U - 13 - 1205

Informant/  
Bibliography:



EXIST'G WOOD LAP SIDING  
TO REMAIN, TYP.

EXIST'G OPERABLE DOOR AND  
WINDOWS, REMOVE AND  
CREATE FALSE DOOR AND  
WINDOWS TO MAINTAIN  
EXIST'G VISUAL CHARACTER

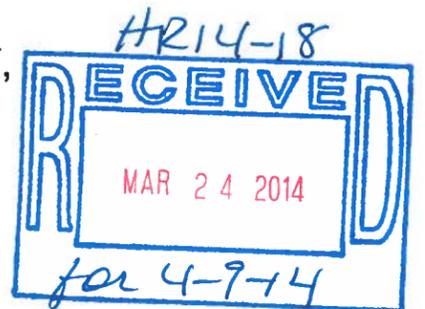
1 SOUTH ELEVATION / DUKE ST. SIDE  
1/8" = 1'

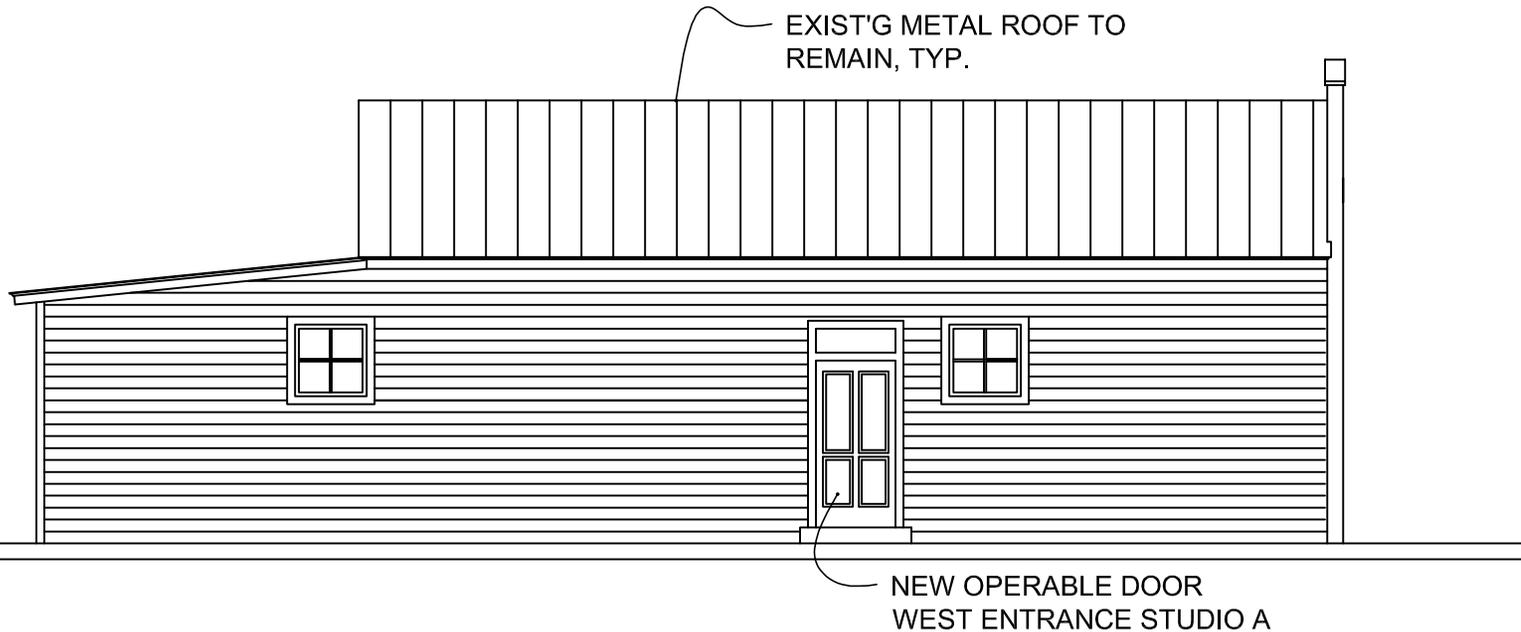


EXIST'G DOOR LOCATION  
NEW OPERABLE DOOR  
WEST ENTRANCE STUDIO B

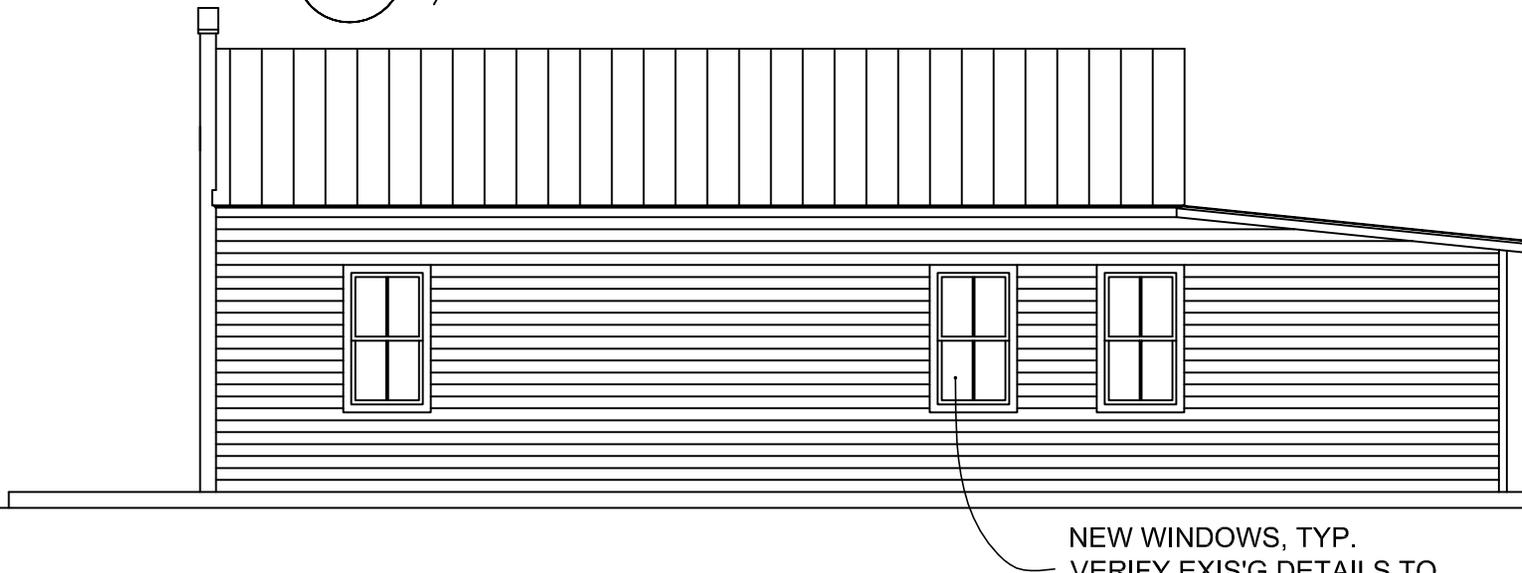
2 NORTH ELEVATION  
1/8" = 1'

PROPOSED  
RENOVATIONS  
BLOCK 111 DUKE ST,  
CITY OF BEAUFORT  
SHEET: A2



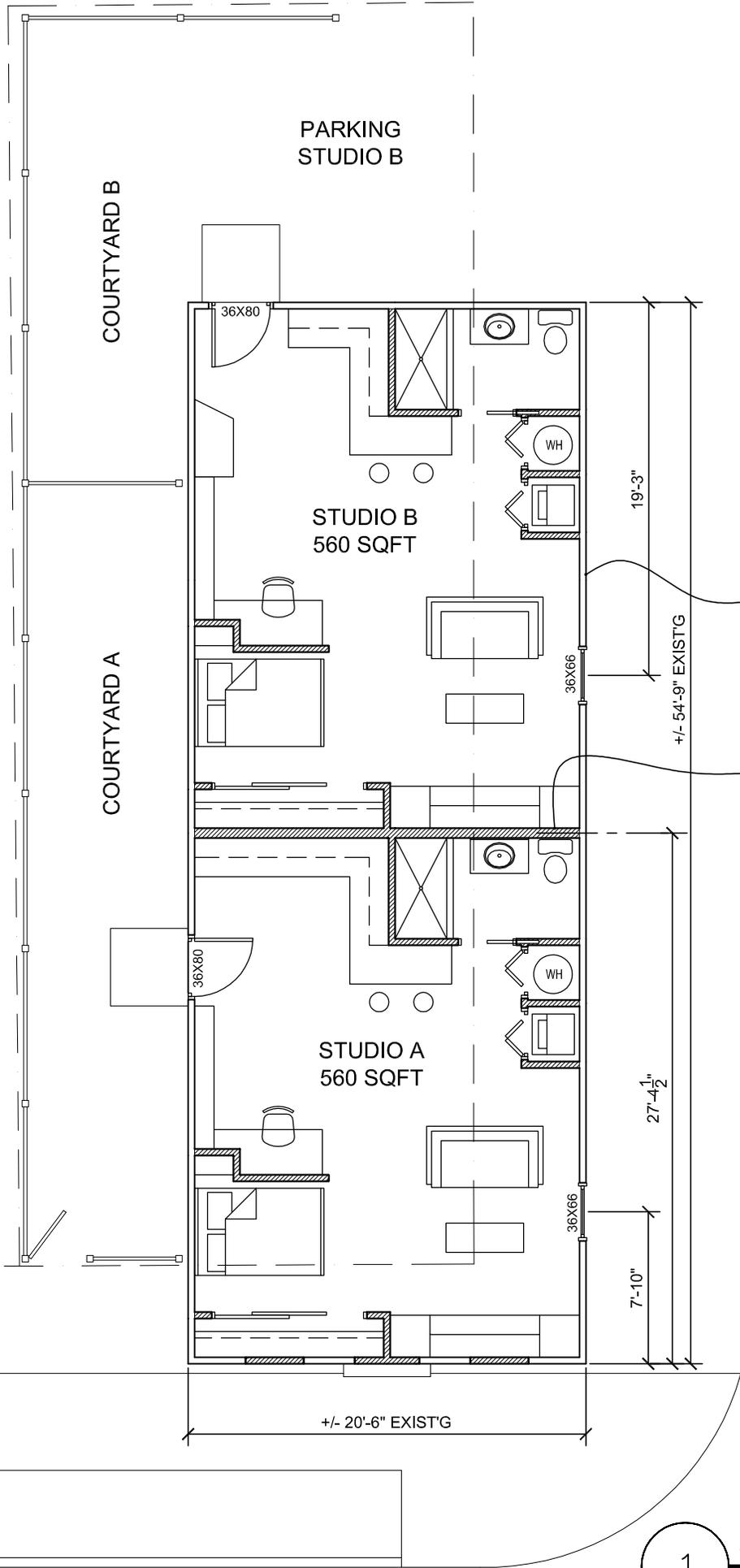


1 WEST ELEVATION  
 1/8" = 1'



2 EAST ELEVATION / WILMINGTON ST. SIDE  
 1/8" = 1'

PROPOSED  
 RENOVATIONS  
 BLOCK 111 DUKE ST,  
 CITY OF BEAUFORT  
 SHEET: A3



COURTYARD B

PARKING  
STUDIO B

STUDIO B  
560 SQFT

COURTYARD A

STUDIO A  
560 SQFT

WILMINGTON ST.

EXIST'G EXT. WALLS  
TO REMAIN, TYP.

NEW WALLS, TYP.

+/- 20'-6" EXIST'G

19'-3"

+/- 54'-9" EXIST'G

27'-4 1/2"

7'-10"

PROPOSED  
RENOVATIONS  
BLOCK 111 DUKE ST,  
CITY OF BEAUFORT  
SHEET: A1

**SITE / FLOOR PLAN**

1

1/8" = 1'

DUKE ST.