

12120-004-000-0031

City of Beaufort Department of Planning and Community Development

PAID 3/3/14 CC

Post Office Drawer 1167
1911 Boundary Street
Beaufort, South Carolina 29902
Phone (843) 525-7011 / Fax (843) 986-5606
Website: www.cityofbeaufort.org

See back of application for fees

APR # 9718

CITY OF BEAUFORT HISTORIC DISTRICT REVIEW BOARD PROJECT APPLICATION (Revised - 01/31/2014)

Application #: HRM-19 Date Received: 3/31/14 Zoning District: TBR
Beaufort County 1997 Historic Survey Listing: 12120-004-000-0031

Property Address: 411 New Street
Applicant: Ansley Hester Manuel Phone: 843.726.3480 or 338.8932 cell
Applicant's Address: 104 Pritchard Street Bluffton, SC 29910
Property Owner: Barbara Cochran Phone: 307.763.3610
Owner's Address: P.O. Box 643 Big Horn WY. 82833
Architect: applicant Phone: btaylorcochran@gmail.com
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 ( ) Other:
( ) Signage, Awnings ( ) New Construction
( ) Legal Plat ( ) Minor/Major Demolition or Relocation

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:

Although mostly interior renovations, there are a few exterior renovations. These include the removal of an exterior wall closet, the changing of windows to door and doors to windows and a rear fireplace addition.

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) which the applicants are strongly encouraged to purchase. Office copies are available for reference. In order that meetings are not 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: Barbara Cochran DATE: 3/31/14
APPLICANT'S SIGNATURE: Ansley Hester Manuel DATE: 31 March 2014

OVER FOR FEE SCHEDULE -

8031

**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 - 821  
Access County Site #  
USGS Quad: 025 Beaufort  
Doc. Level: Intensive Level-Building

Historic name(s): Lauretta Chaplin Cunningham House Map Ref.: BFT 09 (BR) Tax Number: R120.004.000.0831.0000  
Common name(s): \_\_\_\_\_ City Block Ref.: 26 .01 Island: Port Royal Is.  
Address/location: 411 New St. City/Vicinity of (vic.): Beaufort  
Date: 1886 ca. Alteration date: 1910 ca.  
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): single dwelling Current uses: single dwelling

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:
<input type="checkbox"/> H.A.B.S.	<input type="checkbox"/> Other	
<input checked="" type="checkbox"/> Feiss-Wright (1969)	<u>026 - 831</u>	<u>4 Worthy of Mention</u>
<input checked="" type="checkbox"/> Historic Resources of the Lowcountry (1979)	<u>38 BU 1025</u>	<u>The Point</u>
<input checked="" type="checkbox"/> Milner Historic District Inventory (1979)	<u>026 (831) -7</u>	<u>Vol. 14; full form; as Henry Cunningham</u>
<input checked="" type="checkbox"/> A Guide to Historic Beaufort (1995 ed.)	<u>49</u>	

Photograph:



Photographs:

- prints
- slides
- negatives

Date: 9-1-97  
Recorder: C. Brooker, Brooker Arch. Cons.

Roll # Neg. View of:  
B-10 31 West facade

Style: Victorian Cottage Commercial Form: \_\_\_\_\_

Core Shape: rectangular Stories: 1 story Construction: frame

Roof: Shape: gable (lateral) Material: composition shingle

Chimney: Type: interior Material: stuccoed brick

Exterior Walls: weatherboard

Windows: double Type: double hung Pane 6/6  
Config.: \_\_\_\_\_

Doors: single Foundation: stuccoed masonry  
brick piers

Porch Height: 1 story Porch Width: facade & right elevation Porch Roof Shape: engaged

Porch Details: columns Decorative wood  
posts Elements: \_\_\_\_\_

Outbuildings: none Interior  
notable vegetation Features: \_\_\_\_\_

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

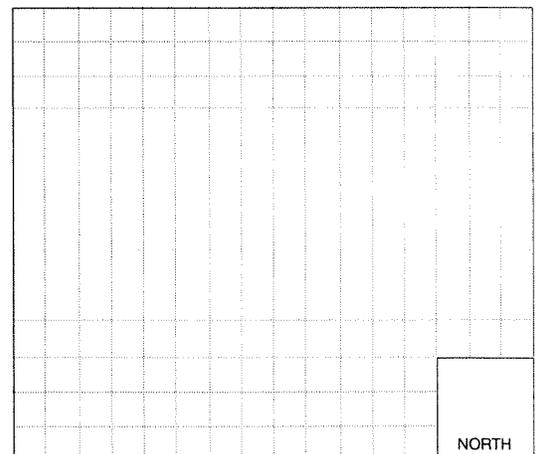
Surroundings: residential Acreage: Less than one Quadrangle: Beaufort

Alterations: Alteration date: 1910 ca. Integrity: good Condition: good

Description: Single story framed structure with gable roof aligned east/west and wing extending south linked by "L" shaped porch. Supports fronting south wing have bracket capitals.

Historical Data: Site owned by T. O. Barnwell at opening of Civil War, who filed a claim for compensation after its forced sale at Direct Tax auction. Present house originally two structures, one a dwelling, the other a school house joined by porch before 1912. Said to have been built by Mrs. Henry Cunningham who advertised music lessons "given in her home" here, May 1887.

Sketch:



Site Number: U - 13 - 821

Informant/ Bibliography: National Archives RG 58, Direct Tax Claims. General George Crist.

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

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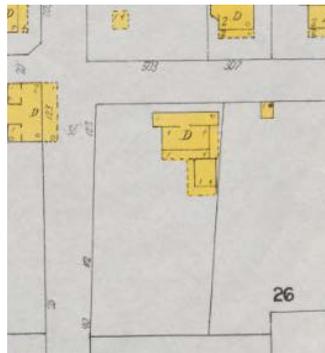
**Case Number:** HR14-19  
**Property Address:** 411 New Street  
**Applicant:** Ansley Hester Manuel for Barbara Cochran  
**Type of Request:** Alterations and Additions  
**Zoning:** TBR – Traditional Beaufort Residential - The Point

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**Historical:** 411 New Street, the Laretta Chaplin Cunningham House, is listed on the *1997 Beaufort County Above Ground Historic Sites Survey* as “Contributing to the listed district.” It is also in all of the other historic inventories that the city has done. It’s estimated that this building is c. 1886 and first appears on the 1899 Sanborn Map. The building has evolved over time, with a rear addition connected by a porch, and eventually expanded and infilled as it exists today. The use has also evolved, from a single family house, to a school, and back to a residence.



1899



1905-1912



1952

**Request:** The applicant is proposing modifications to the rear, early 1900s addition and porch infill. These modifications include:

- Removing a exterior closet projection and adding a window behind
- Swapping a window with a door
- Adding a fireplace on the southeast portion of the rear wing.

**Background:** This is the first time this project has appeared before the HRB

**Zoning:** *Setbacks: 10' from the side; chimneys may encroach up to 2' into side setbacks; Shown at greater than 20' setback from east side.*  
The size and location meet all zoning requirements.

**Size:**                           **There will be no change to height, or square footage.**

**Synopsis of Applicable Guidelines:**

- The Secretary of the Interior Standards, #9, discusses exterior alterations. Standard #4 discusses historic additions and their preservation.

**Staff Questions, Comments & Suggestions:**

- It is tricky to discern the original historic footprint, with what exists today and how that relates to the proposed alterations and additions. Staff has provided a diagram to that effect in the packets. It appears that post-1952 there was an extension east of the North Street/North Elevation (the current kitchen) as well as an infill of a porch to create the existing Dining, Laundry and part of the Bath 1.

- **Siting:**

- The proposed alterations/fire place addition are located on the rear and side of the building.

- **Building:**

- In general these modifications, particularly the removal of the exterior closet projection, and the addition of the chimney seem to be in character with the historic fabric of the building, and do not destroy the spatial relationships that characterize the property. The building has evolved significantly over time, and this continues this evolution and returns it to a functioning part of the historic downtown fabric.
- With regards to the window/door swap on the east elevation, have you considered retaining the existing door, and just replacing the vestibule window with a door?
- It appears that functionally, you can flip the Hall with the Foyer, add a new door to the new wall you're proposing behind the current closet projection, and not have to switch any windows.

**Staff Recommendation:** Staff recommends final approval to this request, on the condition that the swapping of the Hall and Foyer be considered to retain the existing window and door placement on the historic portion of the east elevation.



New Street/North Elevation



Rear View



East Elevation - building connection



Rear View



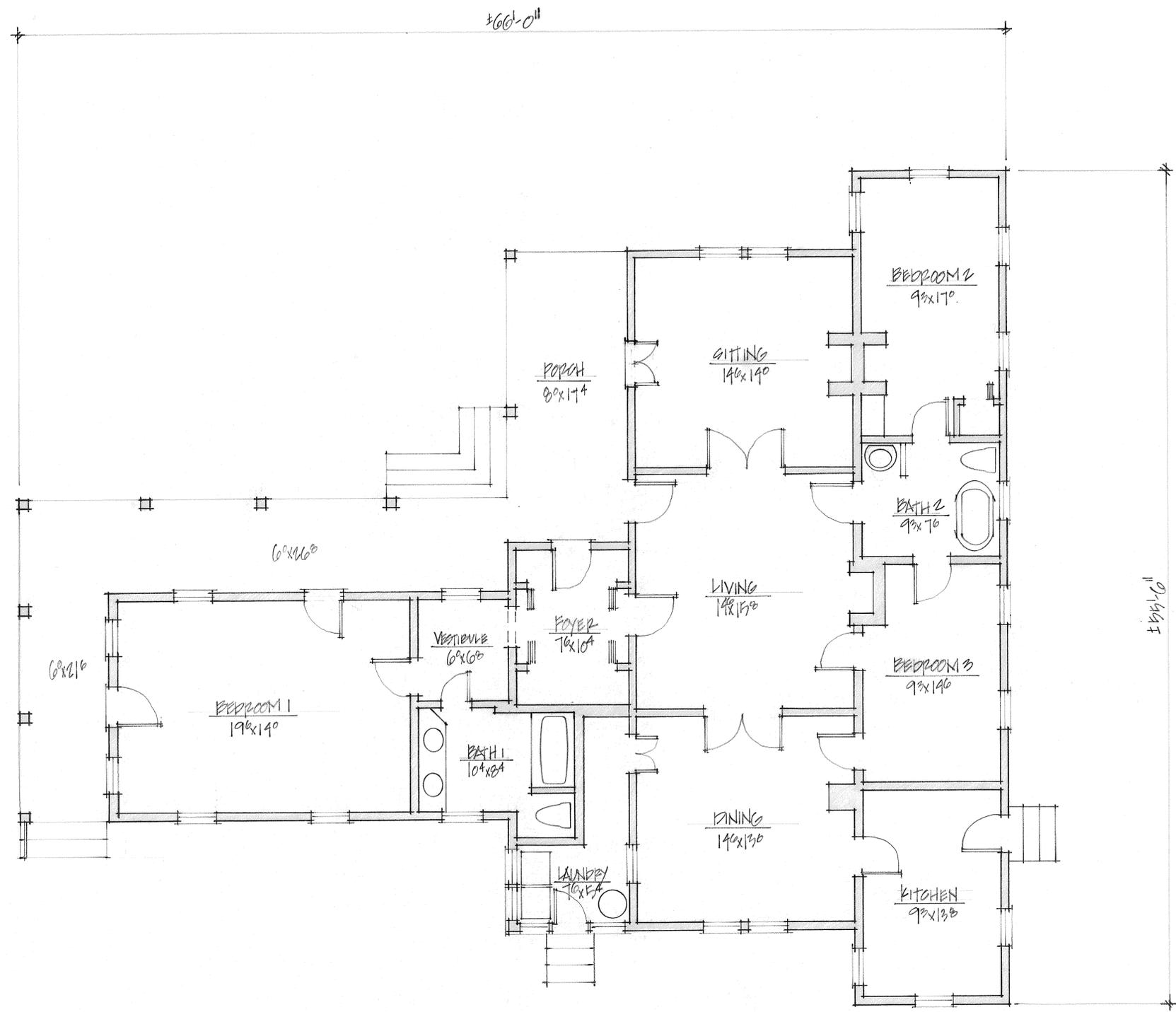
West Elevation



Exterior closet proposed to be removed



East Elevation



EXISTING FLOOR PLAN SCALE OF  $\frac{1}{4}'' = 1'-0''$



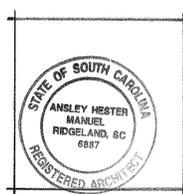
31 MARCH 2014  
HDR

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ADDITIONS AND RENOVATIONS TO  
THE COCHRAN RESIDENCE  
411 NEW STREET (CORNER OF NEW & NORTH STREETS)  
BEAUFORT, SOUTH CAROLINA



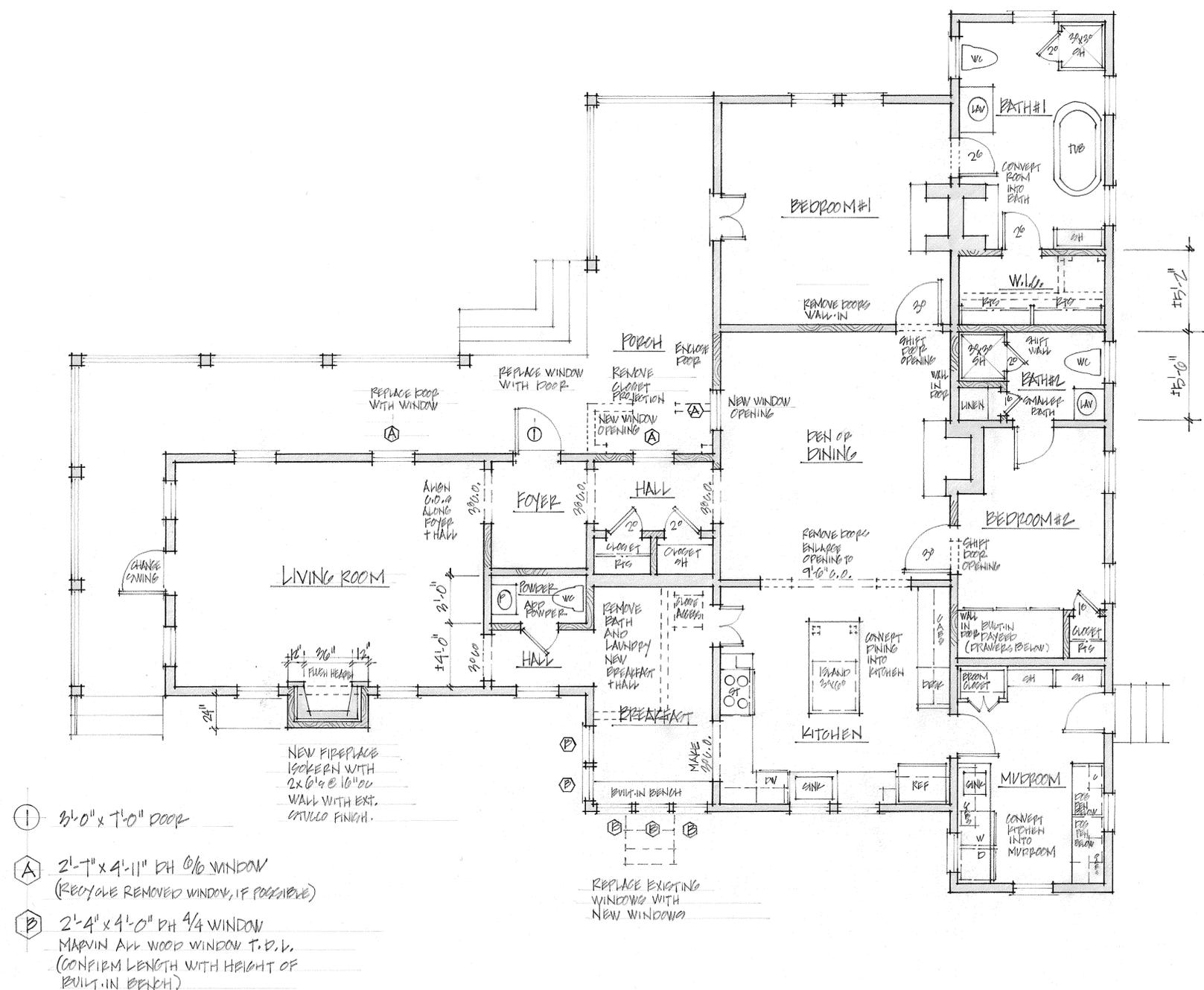




5/18/2014  
HFB

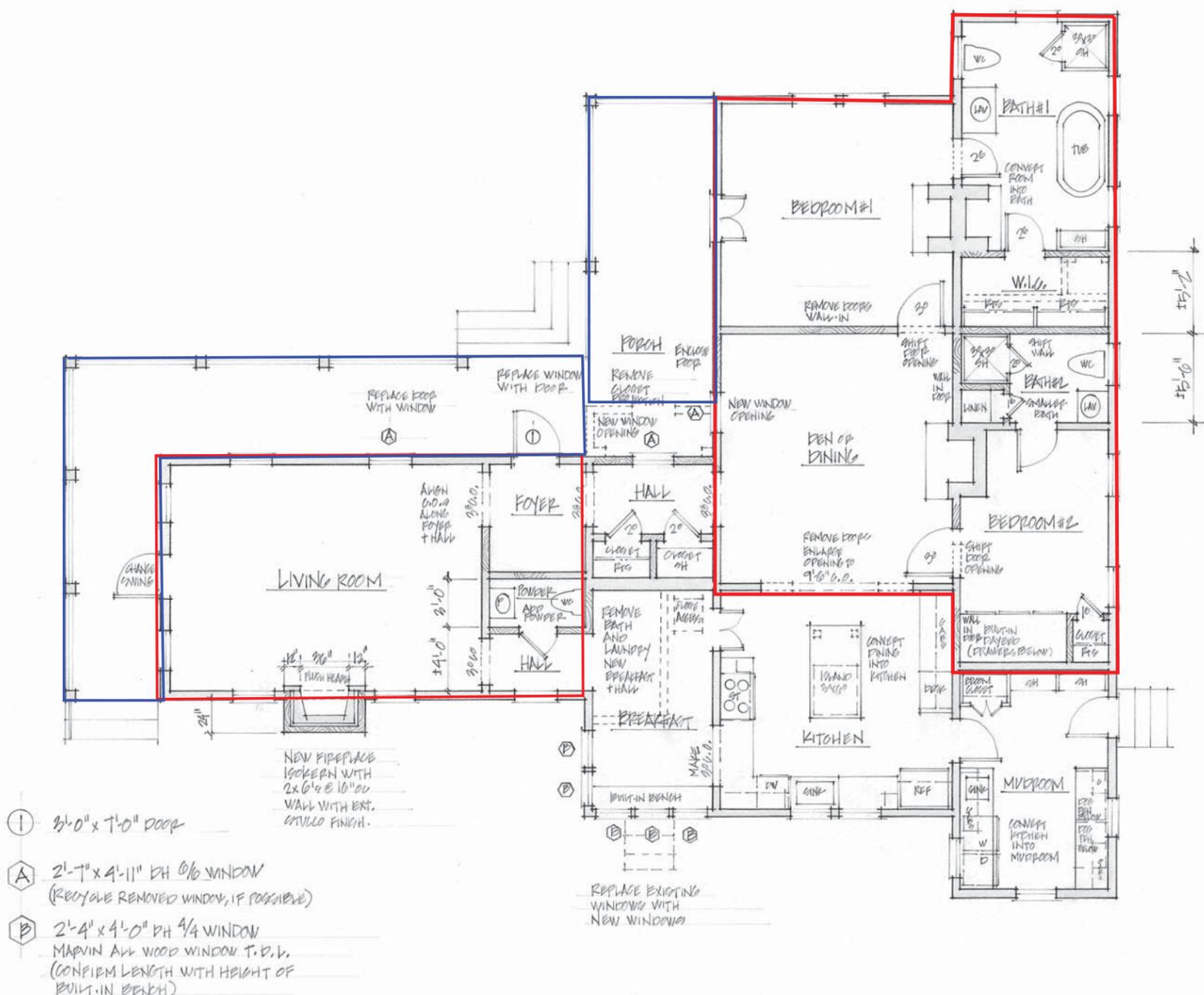
MANUEL STUDIO, LLC  
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ADDITIONS AND RENOVATIONS TO  
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PROPOSED FLOOR PLAN SCALE OF 1/4" = 1'-0"

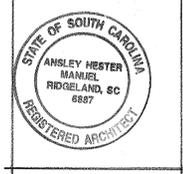
Diagram showing existing historic building (red) and porch(blue) footprint



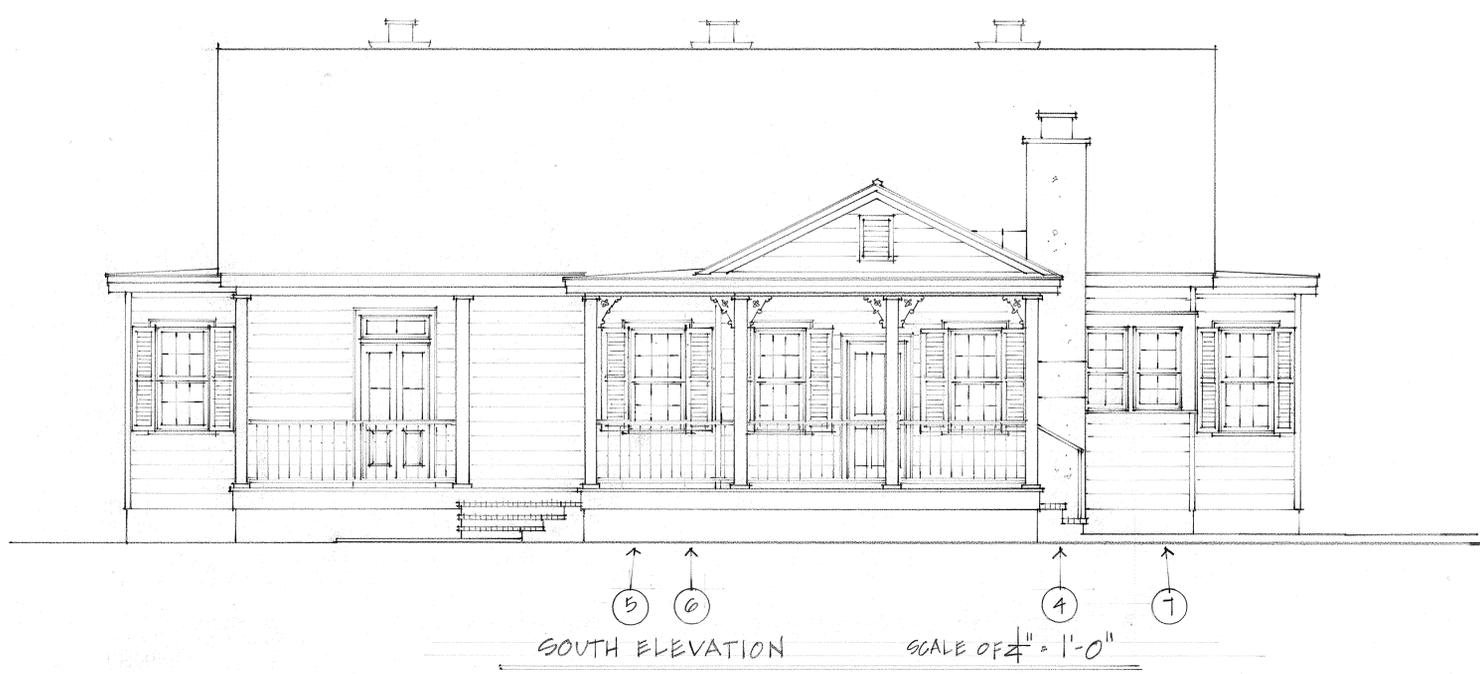
- 1 3'-0" x 7'-0" DOOR
- A 2'-7" x 4'-11" DH 0/6 WINDOW  
(RECYCLE REMOVED WINDOW, IF POSSIBLE)
- B 2'-4" x 4'-0" DH 4/4 WINDOW  
MAPIN ALL WOOD WINDOW T.P.V.  
(CONFIRM LENGTH WITH HEIGHT OF  
BUILT-IN BENCH)

PROPOSED FLOOR PLAN SCALE OF 1/4" = 1'-0"

- KEEP EXISTING WALL
- ADD NEW WALL
- REMOVE EXISTING WALL

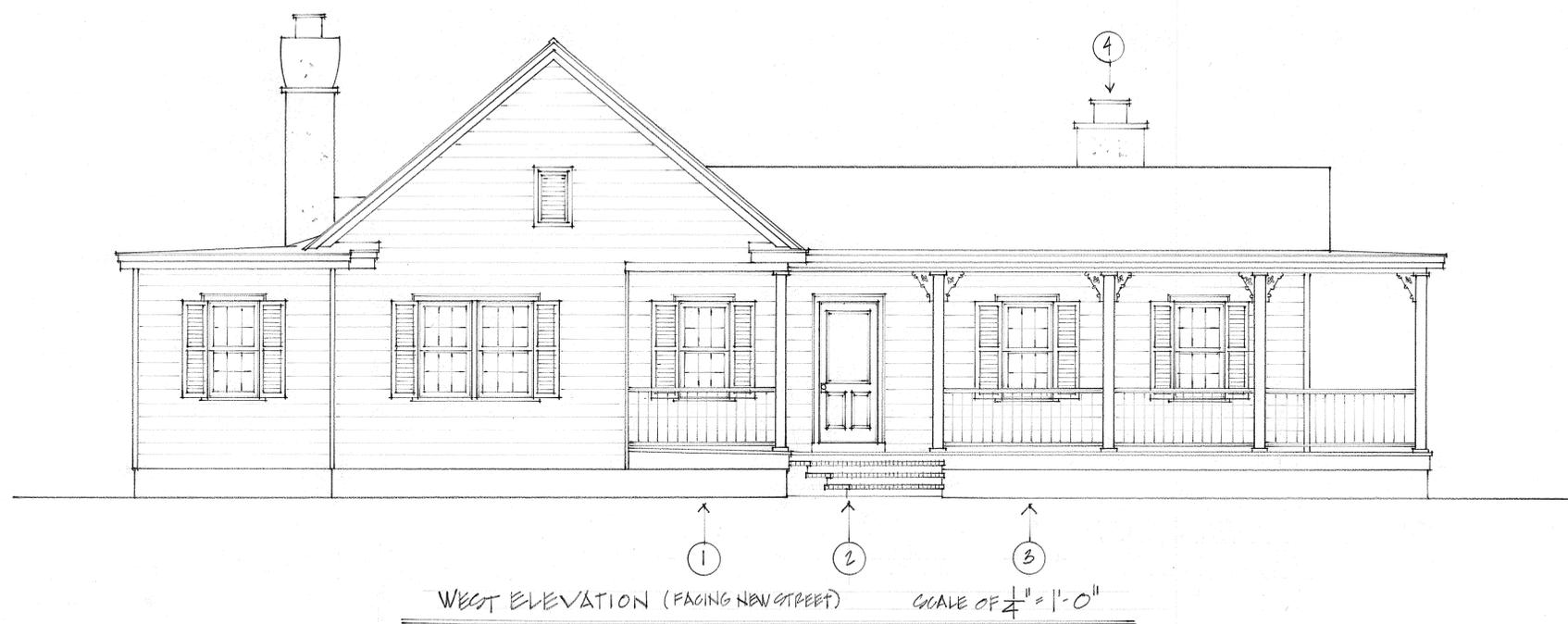


21 MARCH 2014  
HDRB



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

- 5 NEW WINDOW
- 6 REMOVE WALL PROJECTION
- 7 NEW WINDOW REPLACEMENT

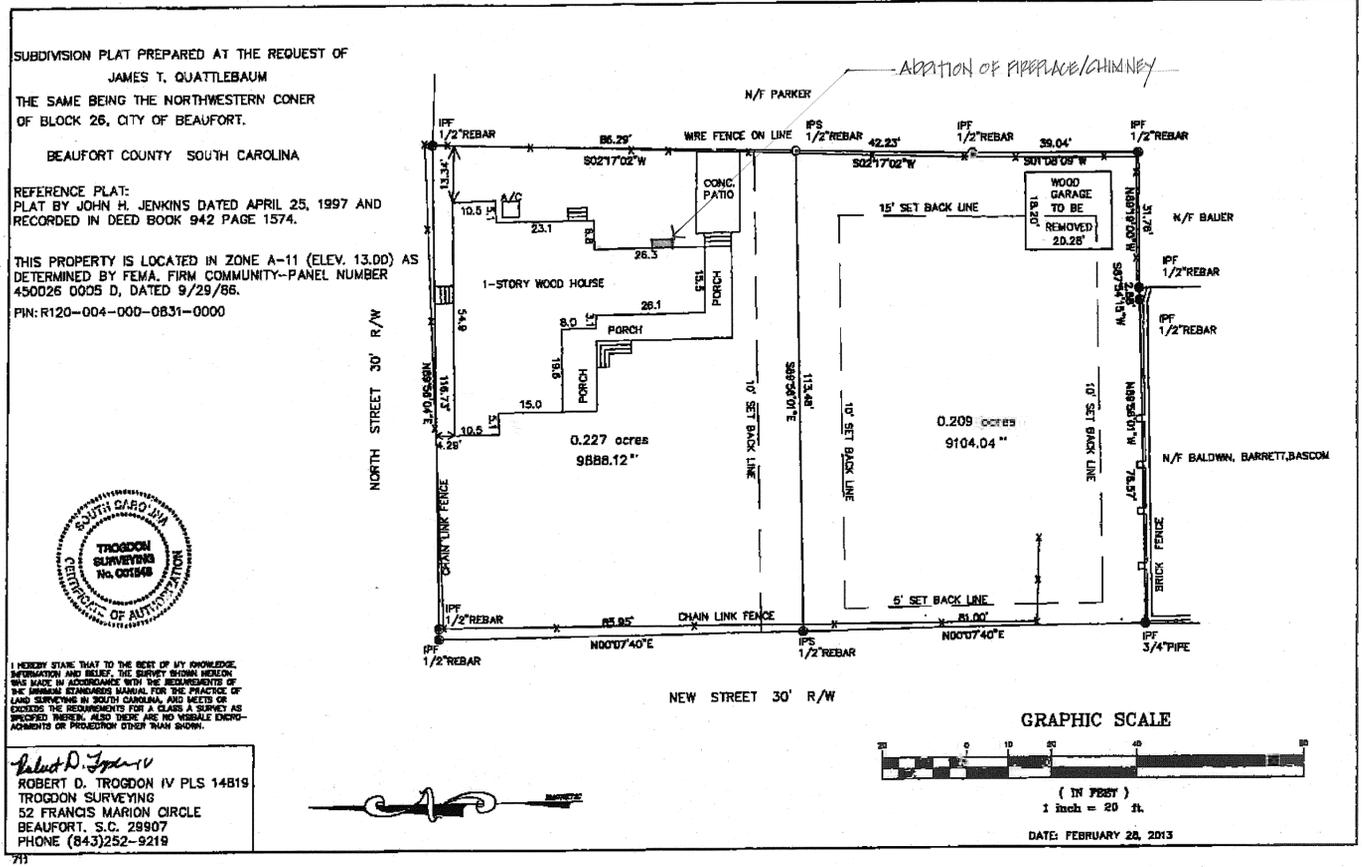


WEST ELEVATION (FACING NEW STREET) SCALE OF 1/4" = 1'-0"

- 1 REPLACE DOOR WITH WINDOW.
- 2 REPLACE WINDOW WITH DOOR.
- 3 REPLACE DOOR WITH WINDOW.
- 4 NEW CHIMNEY (STUCCO FINISH)

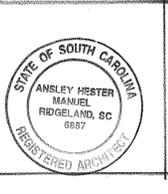
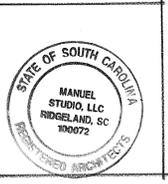
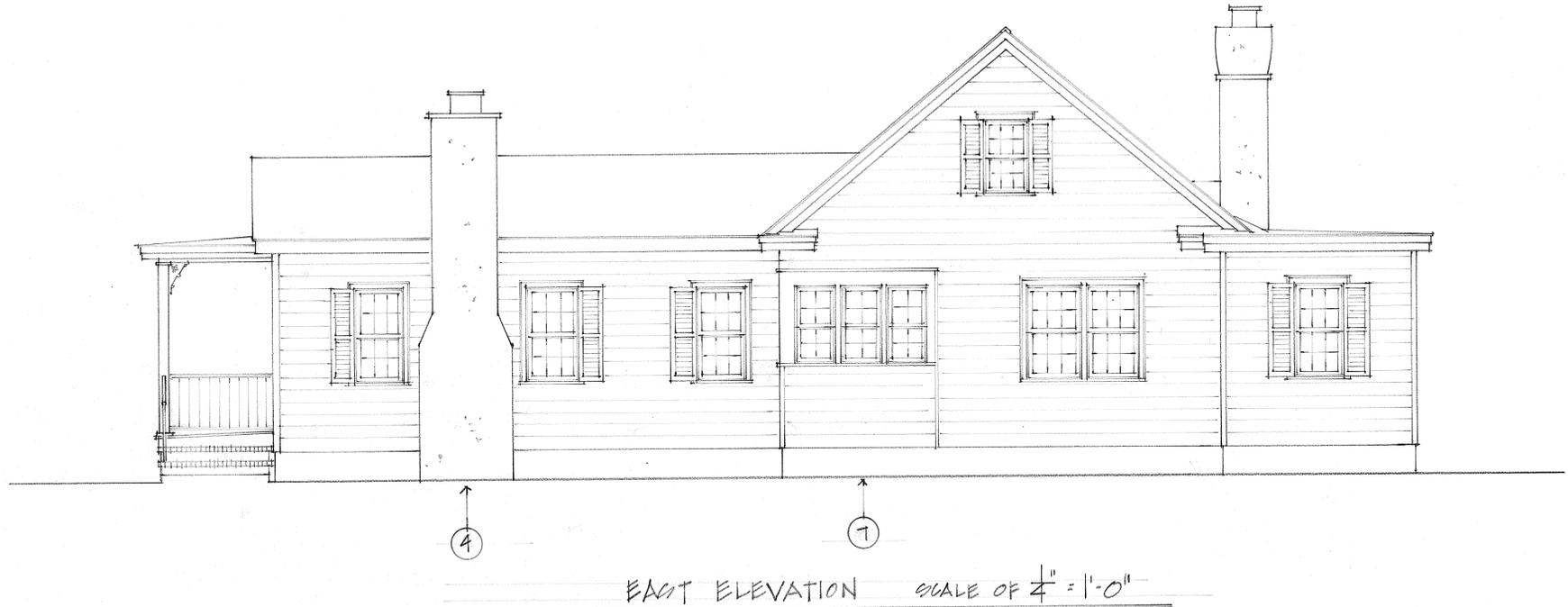
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I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE,  
 INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON  
 WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF  
 THE GEODESIC SURVEYING MANUAL FOR THE PRACTICE OF  
 LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR  
 EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS  
 SPECIFIED THEREIN, AND THERE ARE NO UNUSUAL ENCUM-  
 BRANCES OR PROVISIONS OTHER THAN SHOWN.

*Robert D. Trogdon*  
 ROBERT D. TROGDON IV PLS 14819  
 TROGDON SURVEYING  
 52 FRANCIS MARION CIRCLE  
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 PHONE (843)252-9219



21MARCH2014  
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