

APP# 162853

PAID
7/28/14 CC

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

See back of application
for fees

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

Application #: HR14-32 Date Received: 7-28-14 Zoning District: TBR

Property Address: 711 Duke Street Beaufort, South Carolina

Applicant: Manuel Studio, LLC Phone: (843) 726.3480/338.8932 cell

Applicant's Address: 104 Pritchard Street Bluffton, South Carolina 29910

Beaufort County 1997 Historic Sites Survey listing: _____

Property Owner: Kenneth Bargman Phone: (260) 668-6135

Owner's Address: 711 Duke Street Beaufort, South Carolina 29902

Architect: Anstey Hester Manuel Phone: above

Architect's Address: above

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:

① remove existing front porch and add new double porch (3 bays ^{Δ from} ⇒ 5 bays)
② add rear porch and replace window with new door

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 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: See Attached DATE: _____

APPLICANT'S SIGNATURE: [Signature] DATE: 28 July 2014

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

Application #: _____ Date Received: _____ Zoning District: _____
Beaufort County 1997 Historic Survey Listing: _____

Property Address: 711 DUKE ST.
Applicant: KEN BERGMAN Phone: 260-668-6135
Applicant's Address: 711 DUKE ST.
Property Owner: KEN BERGMAN Phone: 260-668-6135
Owner's Address: 711 DUKE ST.
Architect: ANSLEY MANUEL Phone: 843-726-3480
Architect's Address: 104 PRITCHARD ST. BLUFFTON, SC. 29910

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

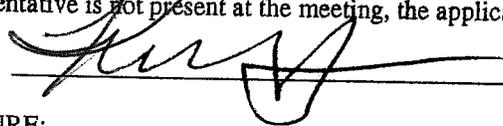
NATURE OF WORK: (Check All That Apply)
 Color changes Alterations, Additions Other: _____
 Signage, Awnings New Construction
 Legal Plat Minor/Major Demolition or Relocation

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:

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

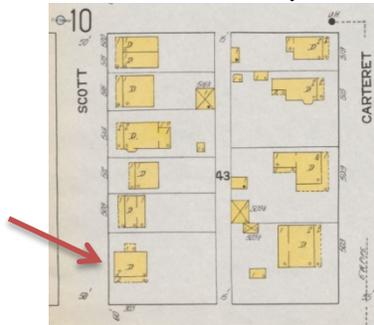
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OWNER'S SIGNATURE:  DATE: 7-29-14
APPLICANT'S SIGNATURE: _____ DATE: _____

CITY OF BEAUFORT
Historic District Review
Board Full Board
Staff Report
Meeting of August 13, 2014

Case Number: HR14-32
Property Address: 711 Duke
Applicant: Manuel Studio, LLC
Type of Request: Alterations and Additions - Final
Zoning: TBR – Old Commons

Historical: 711 Duke Street is listed on the *1997 Beaufort County Above Ground Historic Sites Survey* as “Contributing to the listed district.” It’s estimated that this building is c.1900 and it first appears on 1912 Sanborn Map (left). There was a substantial porch alteration c. 1940 that replaced the traditional double stacked porch, as indicated in the Sanborn Map, with a two-story exaggerated order porch.



1958

Request: **The applicant is proposing the following:**

- **Remove the front porch columns and the second-story balconette on the front façade and reconstruct a traditional, stacked, 5-bay front porch; and**
- **Add a small rear porch in the northwest corner. This requires a rear window to be replaced with an entry door.**

Background: **The project has not appeared before the board.**

Zoning: TBR-Old Commons:
Front Setback: prevailing;
Rear: 15’;
Side: 6’; *uncovered steps to a building entrance may encroach up to 5’ into a side setback.*
There are no zoning issues associated with this project.

Size: **The applicant proposes to add 62 SF of unheated area.**

Synopsis of Applicable Guidelines:

- The Secretary of the Interior Standards, #9, discusses exterior alterations.

- The *Preservation Manual Supplement*, p. 27-33 discusses porches. Page 27 states “If a porch restoration is to be undertaken where a porch once was, but where no fabric remains, every effort should be made to obtain photographs or other documentation of the buildings historic porch on which to base the design.” Pages 28-33 discuss specific details and elements.

Staff Questions, Comments & Suggestions:

- In general these modifications will be a significant improvement to the structure, and will restore the front façade back to its original historic condition.
- The modifications meet the intent of the SOI Standards, as well as the Preservation Manual Supplement guidelines.
- Have you considered a standing seam metal roof, as opposed to the 5V?
- Material samples/colors for the roof, stucco, foundation boards, door, and any other element planned to be modified from the existing conditions will be required.

Staff Recommendation: Staff recommends final approval to this request, as submitted, with consideration given to changing the roof material to standing seam. Color and material samples must be submitted for staff review.



Front and Side photos





Rear Corner



Front Porch Detail



Adjacent Buildings



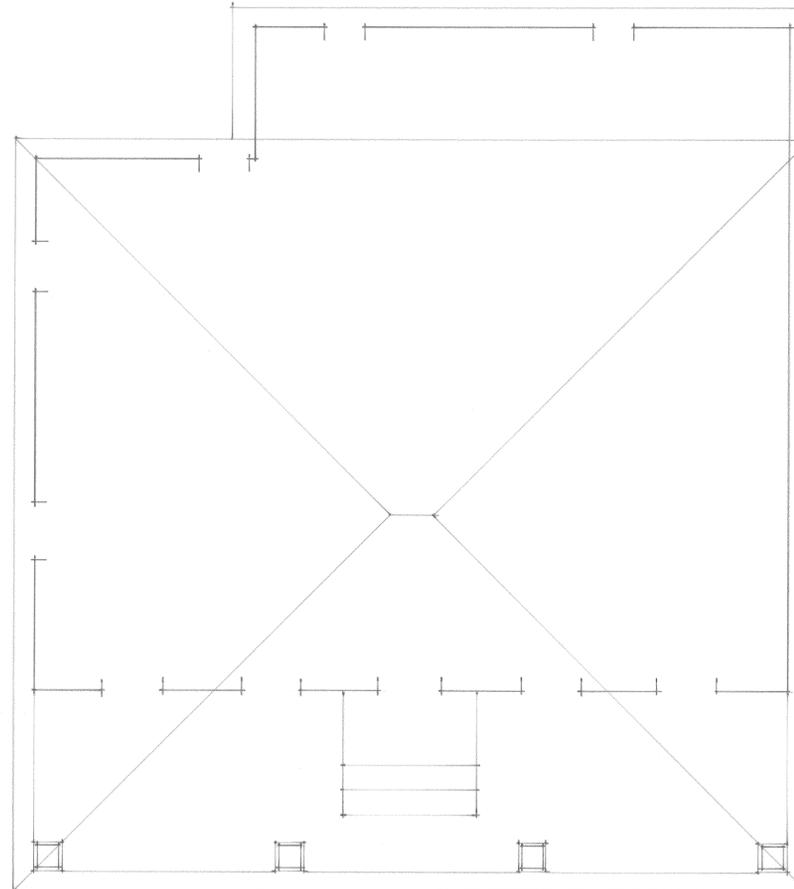
REAR ELEVATION SCALE OF $\frac{1}{4}'' = 1'-0''$



FRONT ELEVATION SCALE OF $\frac{1}{4}'' = 1'-0''$



LEFT ELEVATION SCALE OF $\frac{1}{4}'' = 1'-0''$



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



DATE: 28 JULY 2014

MANUEL STUDIO, LLC
 516 South Green Street • Ridgeland, South Carolina 29936
 (o) 843-726-3480
 ansleymanuel@embarqmail.com

Additions and Renovations for:

KENNETH BERGMAN
 711 DUKE STREET
 BEAUFORT, SOUTH CAROLINA

EXISTING PLAN AND ELEVATIONS

SHEET

2



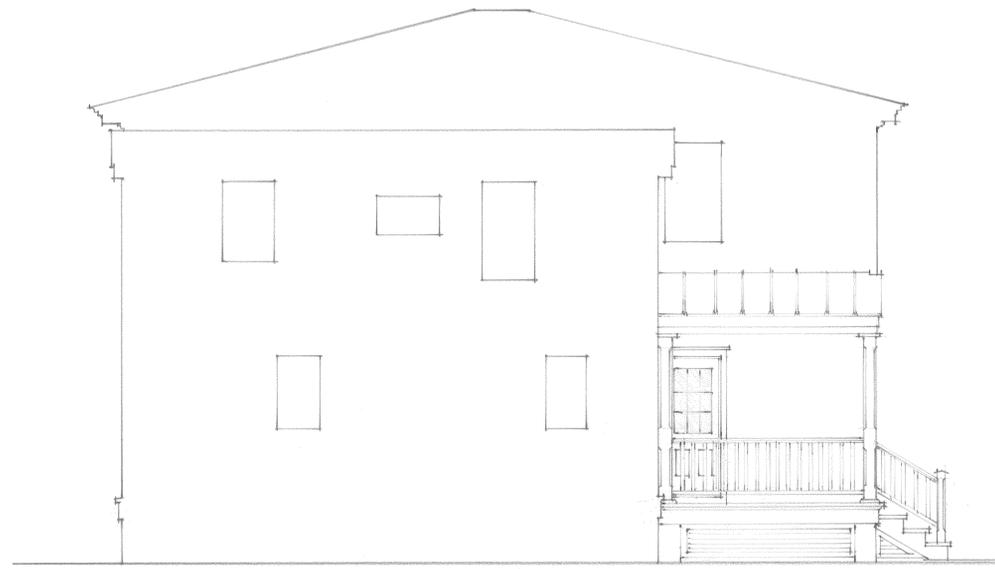
DATE: 18 JULY 2014

MANUEL STUDIO, LLC
516 South Green Street • Ridgeland, South Carolina 29936
(803) 843-726-3480
ansleymanuel@embarqmail.com

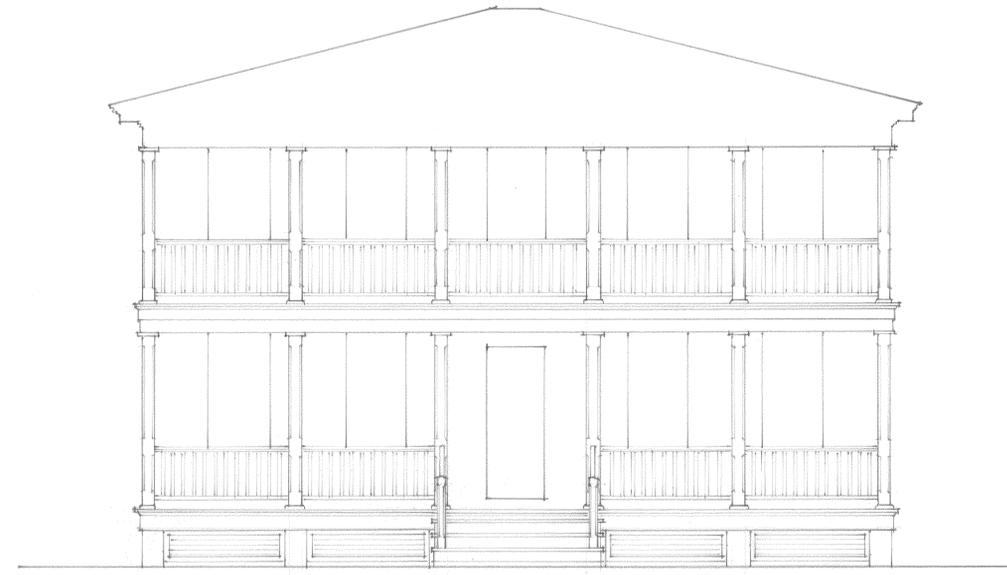
Additions and Renovations for:
KENNETH BERGMAN
711 DUKE STREET
BEAUFORT, SOUTH CAROLINA
PROPOSED PLAN AND ELEVATIONS

SHEET

3



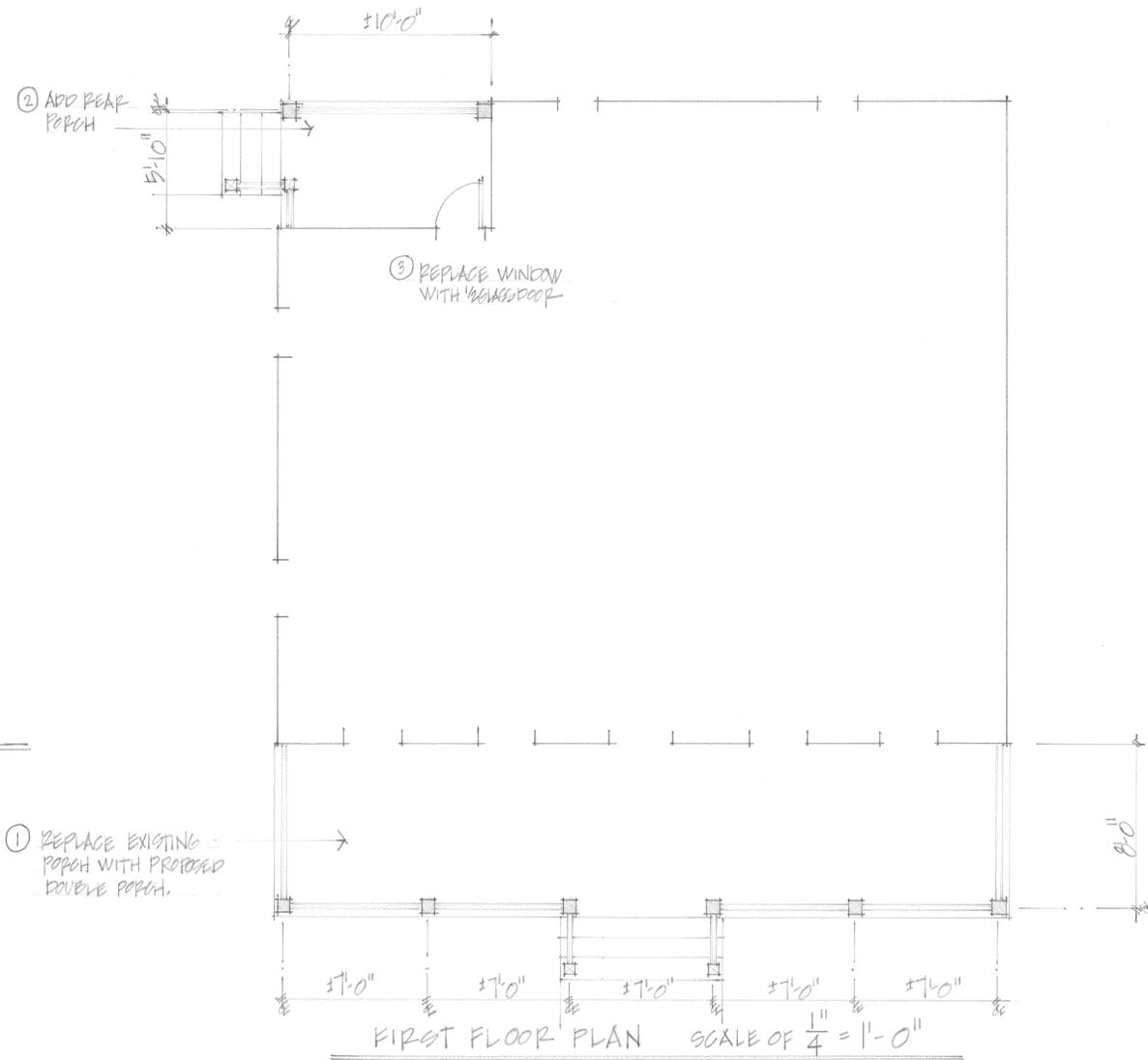
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DATE: 18 JULY 2014

MANUEL STUDIO, LLC
516 South Green Street • Ridgeland, South Carolina 29936
(803) 843-726-3480
ansleymanuel@embarqmail.com

Additions and Renovations for:
KENNETH BERGMAN
711 DUKE STREET
BEAUFORT, SOUTH CAROLINA
PORCH SECTION 101 - REAR + DOUBLE

SHEET

4

