



509

APP# 10298

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 #: HRM-33 Date Received: 7-29-14 Zoning District: OC

Property Address: 509 Harrington Street, Beaufort, South Carolina

Applicant: Manuel Studio, LLC Phone: 843.726.3480

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

Beaufort County 1997 Historic Sites Survey listing: U-13-1151

Property Owner: John and Celeste Cherol Phone: 330.397.9375

Owner's Address: 509 Harrington Street, Beaufort, South Carolina 29902

Architect: applicant Phone: _____

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: _____

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 interior renovations to kitchen
② rear addition of master 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) 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: John Manuel, Architect DATE: 28 July 2014

- OVER FOR FEE SCHEDULE -



July 24, 2014

To: Ansley Manuel
Architect

Mr. and Mrs. John Cherol
Homeowners

From: Maxine Lutz
Executive Director

Re: Proposed Addition at 509 Harrington Street

Thank you on behalf of Historic Beaufort Foundation's Preservation Committee for sharing your plans with us and allowing us the time to study the proposal.

As you know, HBF holds an easement on 509 Harrington Street that compels us to use as our standards for review as outlined in the easement *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historical Buildings* and/or state or local standards, in this case, the *Beaufort Preservation Manual*. Both of these guidelines were written specifically to ensure properties listed on, or eligible for listing, on the National Register of Historic Places may be altered and added to without compromising the integrity of the historic building or the designation of National Register listing.

The easement further states:

#2. Grantor's Covenants

(b) Without the prior express written permission of the Grantee... Grantor shall not undertake any of the following actions:

(vi) erect, construct, or move anything on the Premises that would encroach on the open land area surrounding the Building and interfere with a view of the Facades or be incompatible with the historic or architectural character of the Building or the Facades.

(f) There shall be no removal or cutting down of trees, shrubs, or other vegetation on the Premises; provided, however, that Grantor may with prior written approval from and in the sole discretion of Grantee, undertake such landscaping of the Premises as is compatible with the preservation and conservation purposes of this easement and which may involve removal or alteration of present landscaping, including trees, shrubs, or other vegetation.

The guidelines tell us:

"In general, to conform to the Secretary of the Interior's Standards #9 and #10, an addition to a building ... should be subordinate to the original building, and should read clearly as an addition.

Standard #9 states contemporary design and additions to existing properties should not destroy significant architectural fabric and should be compatible with the design of the property. Standard #10 states ... additions ...shall be done so that future removal will leave unimpaired the essential form and integrity of the historic structure."

Specific guidelines in the Beaufort Preservation Manual state:

“Scale: *An addition should be smaller than the original building.”*

“Orientation: *The addition should be located, planned and detailed so as not to confuse the dominant historic orientation of the original building. The addition should not assert itself visually, but should be screened from the street as much as possible.*

Proportions: *The proportions of the addition should be complementary to the proportions of the original house. ... Ideally, the addition should not exceed approximately half of the original buildings total floor area or footprint.*

Siting: *Additions should be sited to have least visual impact from the street.*

Conclusion:

1. The Single-House style is generally defined with the main house and two story piazzas projecting forward of all the “support” buildings that follow to the rear of the main house. Ideally the “support” buildings step back enough from the plane of the main house so that the absolute size of the prominent main house does not read as one long continuous structure. It is important that the proposed addition be stepped back from the plane of the first addition which was inappropriately pushed forward to the line of the piazza when it was constructed. The Preservation Committee asks that the setback from the main façade be two feet. This will help the two additions read as additions made at separate times and reduce the front massing.
2. The south edge (front Elevation) of the rear stoop should be recessed enough from the plane of the new addition as to NOT be visible at all from the street.
3. The cedar tree slated for removal at the southeast corner of the proposed addition appears to be fairly old. If the size of the addition is reduced by stepping it back several feet from the front elevation it would reduce the inappropriate massing along the façade and possibly save the cedar tree. This is a very large addition in the first place for a house of this scale that already has a large addition from the late 20th century. We therefore ask that the cedar tree be saved if possible. If the design changes requested still do not allow the tree to be saved, please contact me before making a decision about the tree.
4. The addition needs to be more subservient and respect the proportion of solids to voids (percentage of windows to walls). The first floor windows of the current addition accomplishes a subtle differentiation from new to old and if this addition had been stepped back slightly from the plane of the main house would be an ideal example of Standard 9 of the Secretary’s Standards as well as the Beaufort Preservation Manual. The fenestration proposed is busy and could draw the eye away from the main building. We request that it be simplified.
5. We would like to see renderings that include the above recommendations as well as one that illustrates the rooflines of the east façade. The goal of an addition should be to respect the historic pitch and overhang.

Thank you very much for working with us to ensure the integrity of this very important building in Beaufort’s National Historic Landmark District.

CC: Joel Newman
Lauren Kelly

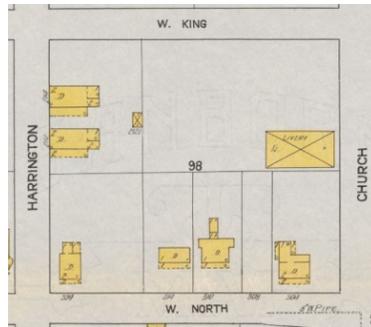
CITY OF BEAUFORT
Historic District Review
Board Full Board
Staff Report
Meeting of August 13, 2014

Case Number: HR14-33
Property Address: 509 Harrington Street
Applicant: Manuel Studio
Type of Request: Alterations and Additions - Preliminary
Zoning: OC – Office Commercial (The Bluff Neighborhood)

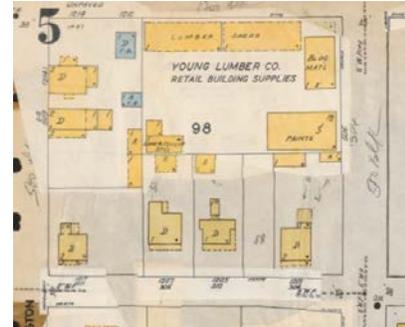
Historical: 509 Harrington Street is listed on the *1997 Beaufort County Above Ground Historic Sites Survey* as “Contributing to the listed district.” It is also listed on the *1969 Feiss Wright Survey*, the *1979 Milner Inventory*, and the *1995 A Guide to Historic Beaufort*. It’s estimated that this building is c. 1860 and it first appears on the 1899 Sanborn Map. The rear of the building has evolved over time, with the existing two-story form added in the 1990s, according to the survey sheet.



1899



1905-1912



1958

Request: The applicant is proposing a rear addition with a porch, along with an interior kitchen renovation.

Background: The project came before the HRB in July as a discussion item. Ideas for the configuration and articulation of the building were discussed. Historic Beaufort Foundation has a façade easement on the building and must approve any modifications to the structure.

Zoning: OC: single family standards should be the same as R-4
Front: prevailing; existing 0'
Rear: 15'; proposed: 10'* this will require a Development Design Exception
Side: 6'; existing/proposed: 2', >6'
Continuing non-conforming setbacks: UDO Section 9.2.E: “In cases where the primary building on a lot is nonconforming solely as a result of a setback

encroachment, additions to the structure can be allowed provided the new addition does not project into the setback. If a proposed addition would encroach into the same setback that already had been encroached upon, the addition can be allowed, provided that it projects no further into the setback than the existing structure.”

Size: 540 SF of enclosed space and an additional 32 SF for a covered porch for 572 SF total additional foot print.

Synopsis of Applicable Guidelines:

- The Secretary of the Interior Standards, #9, discusses exterior alterations.
- The Preservation Manual Supplement, p. 18-19 discusses additions to historic buildings. 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.
- With regards to siting, the supplement states “Additions should be sited to have least visual impact from the street...Rear additions are most appropriate.”

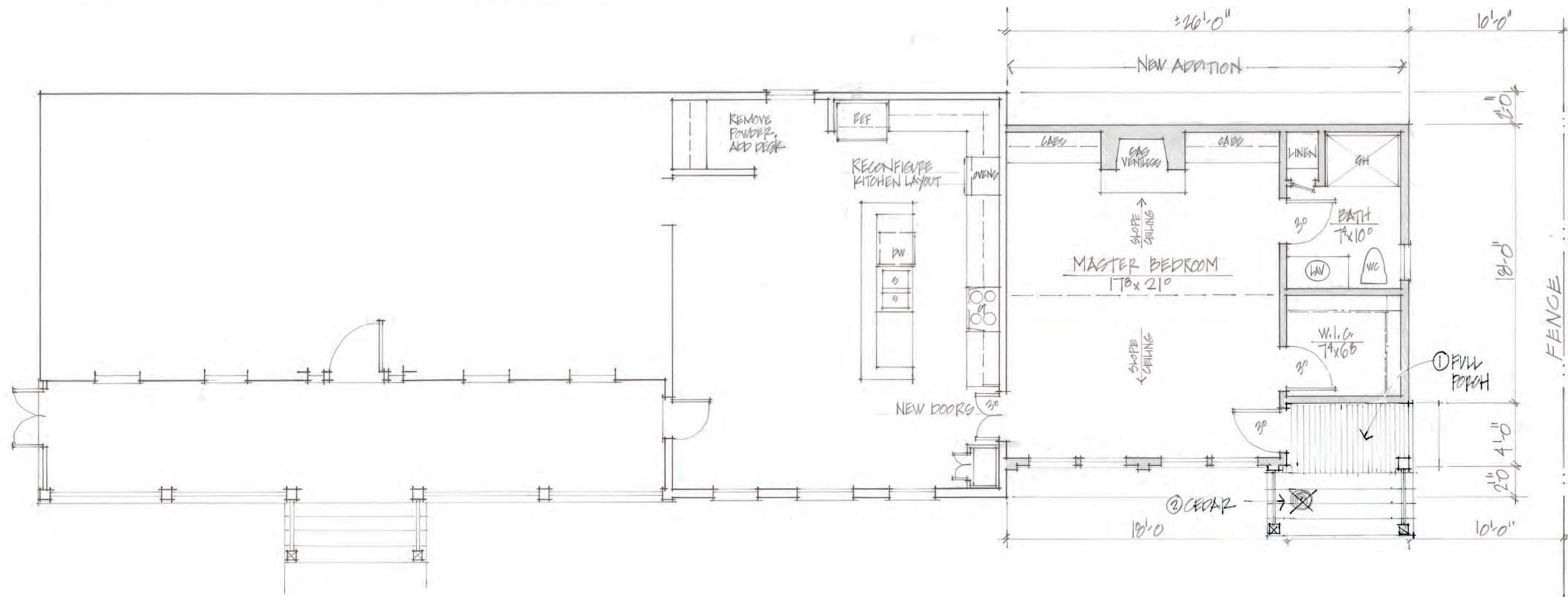
Staff Questions, Comments & Suggestions:

- **Siting:**
 - The proposed addition is located on the rear of the building. It steps back from the exterior walls 2’ on each side. This is an appropriate location, and meets the requests of the Historic Beaufort Foundation letter.
 - The rear setback has been reduced to 10’ as was discussed as a possibility at the previous board discussion. This will require a Development Design Exception by the HRB which includes a public hearing. The deadline for September submission is August 15.
 - Has the planting date of the cedar tree been determined? And has the removal of this tree been approved by HBF as per their letter?
- **Building:**
 - In general these modifications seem to be in character with the historic fabric of the building, and do not destroy the spatial relationships that characterize the property. The rear of the building has evolved over time, from a partial 1-story wing, to a full 1 story wing, to a 2-story wing with 1-story addition, as it currently exists today.
 - The comments heard at the discussion in July have been addressed.

Staff Recommendation: Staff recommends preliminary approval to this request, as submitted, on the condition that a development design exception is approved by the HRB to permit the rear setback reduction. This requires an additional HRB application and public hearing.



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



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:
 JOHN AND CELESTE CHEROL
 509 HARRISON STREET
 BEAUFORT, SOUTH CAROLINA

SHEET
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