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APP# 13432

See back of application
for fees

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

Application #: HR16-23 Date Received: 6-27-16 Zoning District: GR

Property Address: 707 Church St Beaufort SC 29902

Applicant: Labi Phone: 951-349-7823

Applicant's Address: 53 Mroz Rd Beaufort SC 29906

Beaufort County 1997 Historic Sites Survey listing: _____

Property Owner: Labinot Kryeziu Phone: 951-349-7823

Owner's Address: 53 Mroz Rd Beaufort SC 29906

Architect: Thomas Michaels Phone: 843-252-2454

Architect's Address: PO Box 58 Port Royal SC 29935

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:

Building of new house

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: [Signature] DATE: 6.27.16

APPLICANT'S SIGNATURE: [Signature] DATE: 6.27.16

CITY OF BEAUFORT
Historic District Review
Board Full Board
Staff Report
Meeting of July 13, 2016

Case Number: HR16-23
Property Address: 707 Church Street
Applicant: Labi Kryeziv
Type of Request: New Construction / Subdivision Recommendation
Zoning: GR – General Residential (NWQ)

Historical: 707 Church Street is not listed on the *1997 Beaufort County Above Ground Historic Sites Survey*. A building in its approximate location is listed on the 1924 and 1958 Sanborn Maps. The tax records list the structure c. 1920 which is consistent with those maps. The structure, particularly the porch, has been altered since its original 1920s form.

Request: **The applicant is requesting:**

- **recommendation from the HRB for a variance from the ZBOA to subdivide the lot into two parcels – 1 containing the existing structure, and another at the corner of Church and Duke Streets.**
- **Conceptual approval for the proposed structure, contingent on that variance approval.**

Background: This request came to the HRB in May, but the applicant was not in attendance. The board had concerns about the small lot size, as well as the type of home that was envisioned to be built. No motion was made on this project.

This property has historically had one cottage set back on the lot. This creates a streetscape along this portion of Duke Street that is not consistent with the rest of the pattern or rhythm of the street. The parcel is adjacent to two vacant lots on the east, and two lots with unusually large front setbacks on the west. Directly across the street, on either corner, are Beaufort Housing Authority structures that don't match the historic prevailing setback for this area.

Zoning: **GR – General Residential – NWQ**

- **Setbacks:**
 - *Front Setback:* prevailing
 - *Rear:* 15'
 - *Side:* 6'; a variance would be required for the stoop encroachment into the interior side setback.

- *Side & Rear for Accessory Uses: 5' – n/a*
- *Impervious Surface Coverage: 50% max.*
- *Lot Size: 40' wide, 4,000 square feet – the 4,000 square feet is what would require the variance. The proposed lot is 40' wide by 62' deep.*
- *Parking – on-site parking would be required for the existing cottage. The lot on Duke Street would not require parking on-site since formalized on-street parking exists.*

Size: **The applicant is proposing to construct a new 1.5 story cottage. It would have a footprint of approximately 980 SF (including 132 SF of engaged porch), and a total of about 1,361 heated SF.**

Synopsis of Applicable Guidelines:

- The Northwest Quadrant Design Principles discuss appropriate new construction.

Staff Questions, Comments & Suggestions:

Subdivision Request:

- This particular corner, the intersection of Church and Duke Streets, is uncharacteristic. None of the buildings come close to the street. This may be due to the former pond that was located in the block now comprised of Duke, Church, Harrington and Washington Streets. The two northern corners are Beaufort Housing Authority properties. The southwestern corner contains a contributing structure, with a non-contributing one built later, closer to Duke Street but facing Church Street.
- Staff is supportive of this subdivision if an appropriately sized cottage can be placed on the front-most parcel. It will set a good example for other buildings if/when the late 20th century ones closest to the corners redevelop. The cottage should be scaled to fit the small lot and should meet the setback and % pervious requirements for the area. The 1 – 1.5 story size seems most appropriate for this area.
- As a comparison, the proposed lot at 40'x62' has the following similarly-sized lots within 2 blocks:
 - 810 Newcastle – 58'x50'
 - 814 Newcastle – 53'x50'
 - 1208 Duke – 48'x61'
 - 905 Church – 55'x46'

So while this request results in a lot that is non-conforming with the General Residential zoning, hence the need for the variance, it would not result in a lot that was out of character with the neighborhood.

- What are the plans for the existing structure? It is not contributing but is fairly old. Staff would like a plan to restore/renovate this structure to accompany any final HRB approval for new construction on the northern-most lot.

New Construction Request:

- If the variance for the subdivision is approved, staff supports the proposed building, or one of a similar size, mass and scale, for this property.
- The proposed structure is appropriate for this district. Staff recommends divisions of the windows such as 2/2 or 4/4

- Drawing 3/A201 should be labeled “South Elevation”
- The bedrooms show single windows in plan but double in elevation. The plan should be updated to coordinate with the elevation.

Staff Recommendations:

1. Staff recommends the HRB give a favorable recommendation to the ZBOA with the following conditions:
 - The house proposed, or one similar in size, mass and scale and no greater than 1.5 stories, be approved by the HRB.
 - The rest of the zoning requirements, except for the encroachment of the stoop into the interior side setback, should be met without any further adjustments.
 - In addition, a plan and timeframe to restore/renovate the existing structure should be provided prior to final approval of a structure for this parcel.
2. Staff recommends the HRB give conceptual approval to the house submitted, with final approval contingent on variance approval from the ZBOA, and modifications of the window divisions.

← Duke St
Beaufort, South Carolina
Street View - Jun 2013



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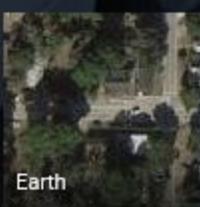
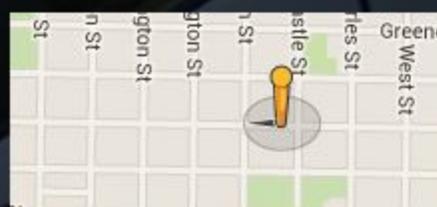
Duke St
Beaufort, South Carolina



Street View - Apr 2016



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Back to Map

Church St

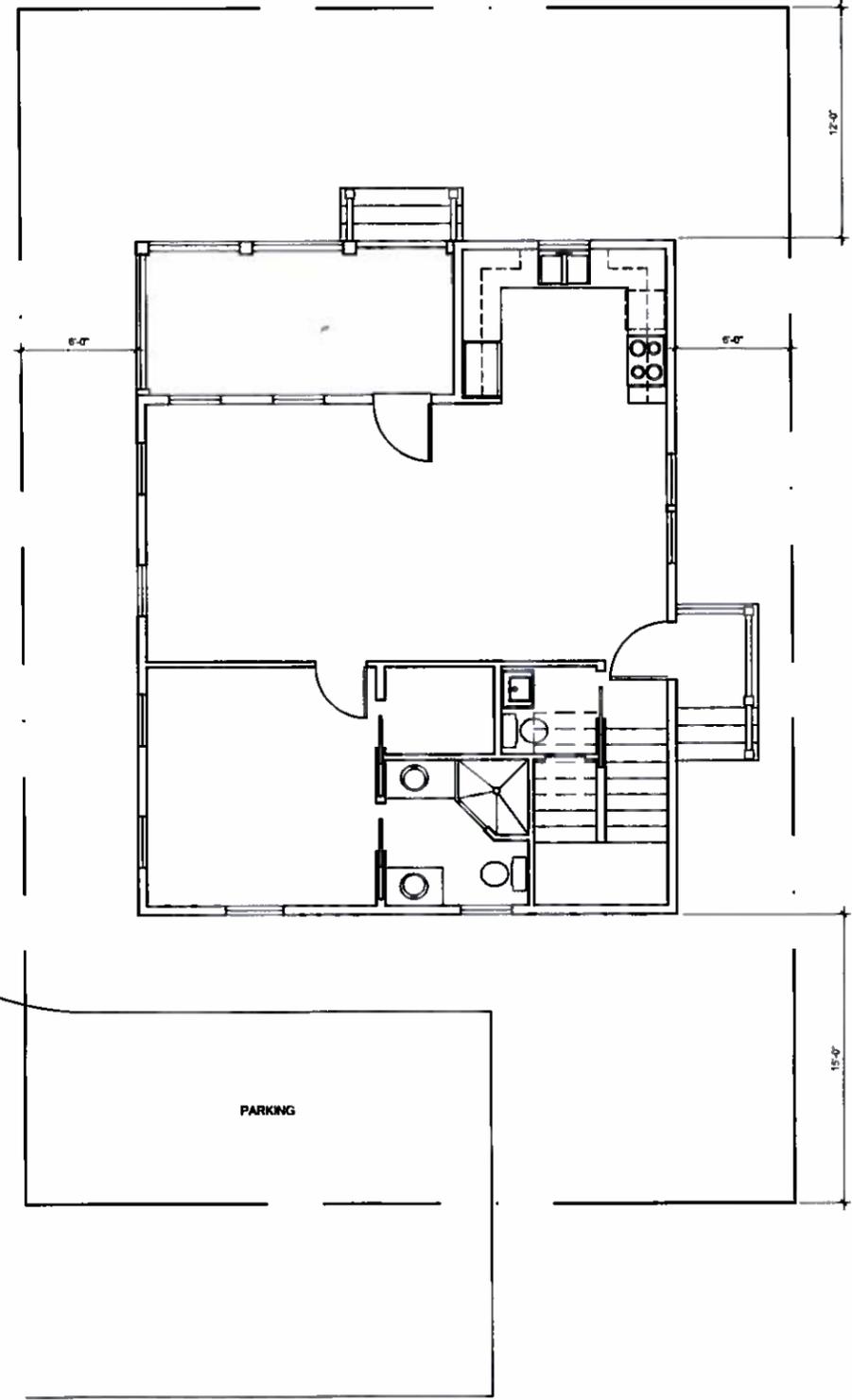
Beaufort, South Carolina

Street View - May 2012



DUKE STREET

CHURCH STREET



PARKING

1 SITE PLAN
SCALE: 1/4" = 1'-0"

RELEASED FOR CONSTRUCTION
NOT FOR CONSTRUCTION



T. MICHAELS - ARCHITECT
PORT ROYAL, SC
843.252.2454

NEW RESIDENCE:
CHURCH AND DUKE
BEAUFORT, SOUTH CAROLINA

No.	Issue / Revision Description	Date
1	IRB SUBMITTAL	08-27-18

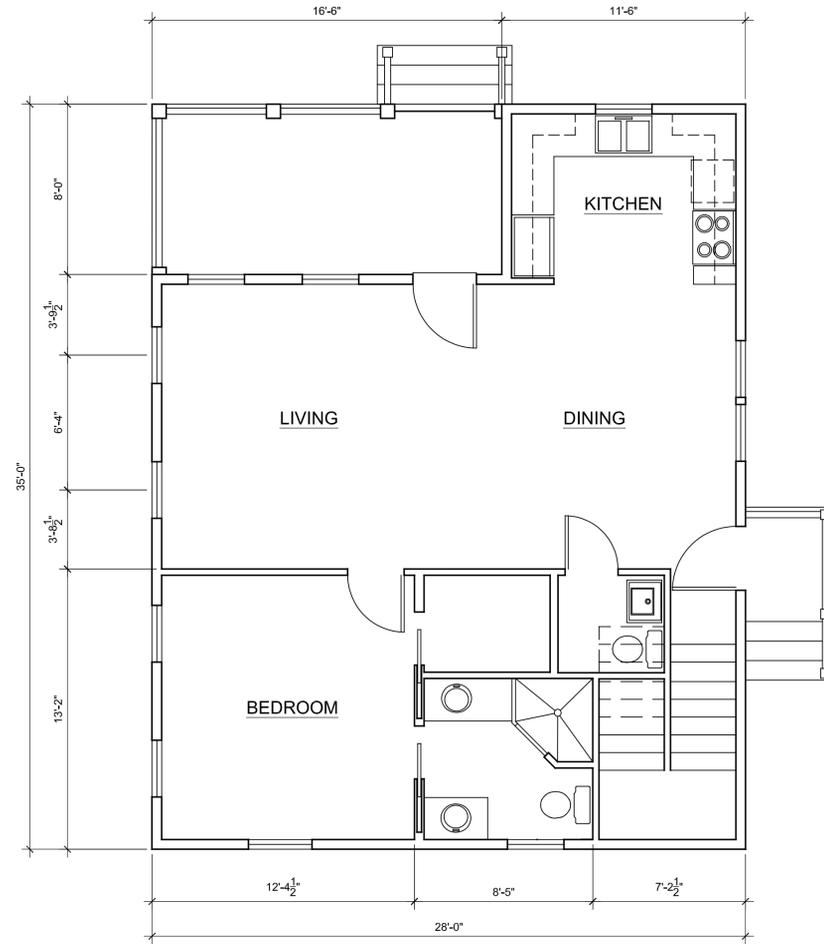
Sheet Title
SITE PLAN

Drawn By: T. Michaels
Chk'd By: T. Michaels
Project ID: 18028

Sheet No.
A101

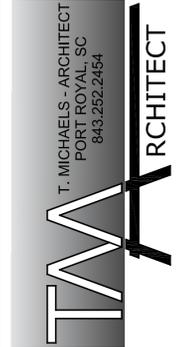


2 SECOND FLOOR
A102 SCALE: 1/4" = 1'-0"



1 FIRST FLOOR
A102 SCALE: 1/4" = 1'-0"

RELEASED FOR CONSTRUCTION
 NOT FOR CONSTRUCTION



**NEW RESIDENCE:
CHURCH AND DUKE
BEAUFORT, SOUTH CAROLINA**

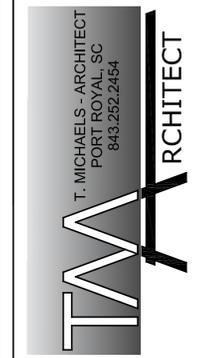
No.	Issue / Revision Description	Date
HRB SUBMITTAL		06.27.16

Sheet Title
PLANS

Drawn By: T. Michaels
Chk'd By: T. Michaels
Project ID: 16028

Sheet No.
A102

RELEASED FOR CONSTRUCTION
 NOT FOR CONSTRUCTION



NEW RESIDENCE:
 CHURCH AND DUKE
 BEAUFORT, SOUTH CAROLINA



3 NORTH ELEVATION
 A201 SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
 A201 SCALE: 1/4" = 1'-0"



3 NORTH ELEVATION
 A201 SCALE: 1/4" = 1'-0"



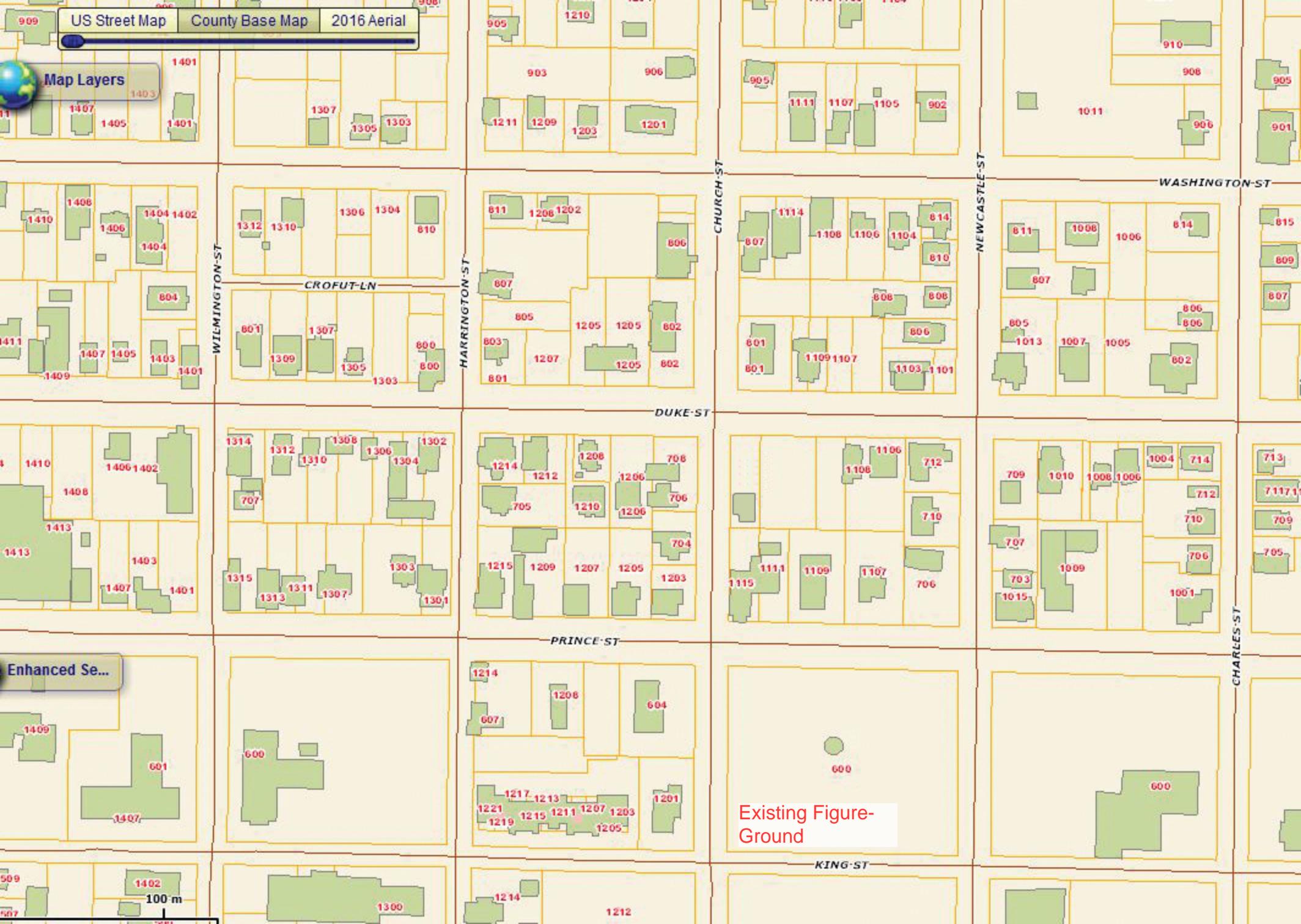
1 WEST ELEVATION
 A201 SCALE: 1/4" = 1'-0"

No.	Issue / Revision Description	Date
HRB SUBMITTAL		06.27.16

Sheet Title
ELEVATIONS

Drawn By: T. Michaels
 Chk'd By: T. Michaels
 Project ID: 16028

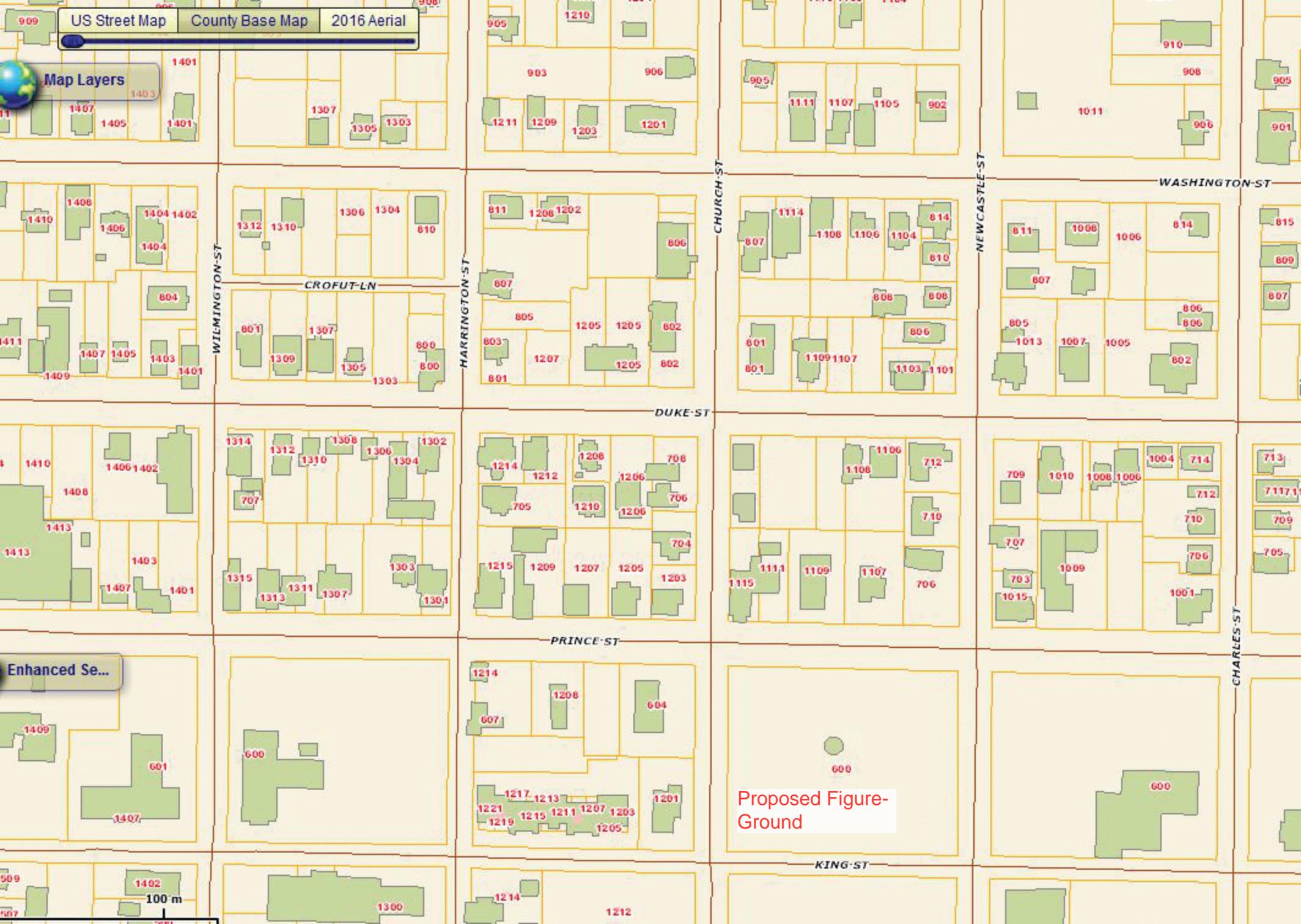
Sheet No.
A201



Enhanced Se...

Existing Figure-Ground

100 m



Enhanced Se...

Proposed Figure-Ground

100 m