

APP# 10115

See back of application for fees

PD
6/23/14
\$200

CITY OF BEAUFORT HISTORIC DISTRICT REVIEW BOARD PROJECT APPLICATION (Revised - 10/21/2010)

Application #: HPM-28 Date Received: 6/23/14 Zoning District: CC

Property Address: 808 Bay Street Beaufort, South Carolina

Applicant: Manuel Studio, LLC Phone: 843.726.3480 office

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

Beaufort County 1997 Historic Sites Survey listing: U-13-978 / NRIS # 69000159

Property Owner: 303 Associates, LLC Phone: 843.521.9000

Owner's Address: 2015 Boundary Street Beaufort, South Carolina 29902

Architect: Ansley H. Manuel / Manuel Studio, LLC Phone: 843.338.8932 cell / 843.726.3480 office

Architect's Address: above applicant

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

NATURE OF WORK: (Check All That Apply)

- Color changes
- Signage, Awnings
- Legal Plat
- Other: _____
- Alterations, Additions
- New Construction
- Minor/Major Demolition or Relocation

DRAWINGS/MATERIALS ACCOMPANYING APPLICATION: (Refer to Appropriate Checklists for Requirements)

- Photographs
- Site Plan/Plat
- Floor/Roof Plans
- Detail Drawing
- Color Sample
- Material Sample
- Elevation Drawings
- Model

PAID
MM 6/23/14

EXPLANATION AND DESCRIPTION OF WORK:

conversion of existing office @ 2nd floor into housing apartment.
① interior wall changes ② renovate existing stairs + deck into screened area
③ expand 2nd floor rear over existing 1st floor rear ④ add rear deck w/ parking below

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. A digital copy of all documents and 2 hardcopies of all documents must be filed by 12:00 noon on the deadline date. If digital copies cannot be provided, then 8 hardcopies of all documents are required. If the applicant or a representative is not present at the meeting, the application will not be reviewed.

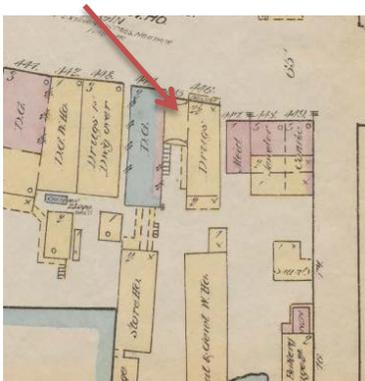
OWNER'S SIGNATURE: _____ DATE: July 18, 2014

APPLICANT'S SIGNATURE: [Signature] DATE: 17 June 2014

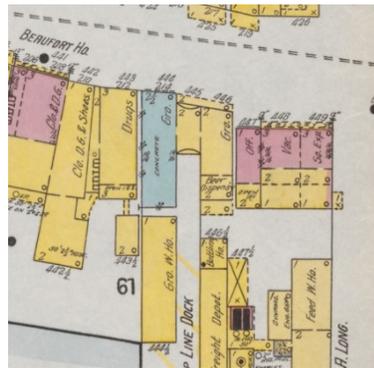
CITY OF BEAUFORT
Historic District Review
Board Full Board
Staff Report
Meeting of July 09, 2014

Case Number: HR14-28
Property Address: 808 Bay Street
Applicant: Manuel Studio
Type of Request: Alterations and Additions
Zoning: CC – Core Commercial

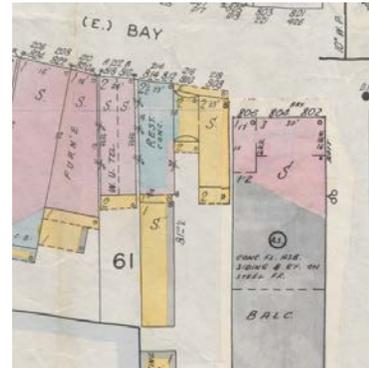
Historical: 808 Bay Street is listed on the *1997 Beaufort County Above Ground Historic Sites Survey* as “Contributing to the listed district.” It is also listed on the *1969 Feiss Wright Survey*, the *1979 Milner Inventory*, and the *1979 Historic Resources of the Lowcountry*. It’s estimated that this building is pre-1884, as it first appears on the 1884 Sanborn Map. It has been indicated that in 1907 this may have building burned and was replaced, but if so, it was replaced on an identical footprint. The existing 1-story addition on the rear is an extension of the building footprint that appears on the 1958 Sanborn Map.



1899



1905-1912



1958

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

1. Add an additional story over an existing 1-story rear addition;
2. Add a rear exterior stair and 2nd story deck and;
3. Add a shed roof to an existing 2nd story porch and screen it in.

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

Zoning: CC – Core Commercial
There are no setback requirements in this district.

Size: 122 SF of additional enclosed 2nd story space and an additional 340 SF of uncovered 2nd story deck
No additional building footprint is proposed, aside from covered porch.

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. This is the most appropriate location, and does not impact the streetscape. It is visible from Waterfront Park and staff believes it will have a positive impact on that view, as the existing rear deck will be improved, and the parking will be covered.
- **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.

Staff Recommendation: Staff recommends preliminary approval to this request, as submitted.

**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 - 978
Access County Site #
USGS Quad: 025 Beaufort
Doc. Level: Intensive Level-Building

Historic name(s): _____ Map Ref.: BFT 09 (BR) Tax Number: R120.004.000.0937.0000
Common name(s): Bay Street Trading Company City Block Ref.: .61 .05 Island: Port Royal Is.
Address/location: 808 Bay St. City/Vicinity of (vic.): Beaufort
Date: 1890 ca.? 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 Current uses: commercial

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) 061 - 936 4 Worthy of Mention
 Historic Resources of the Lowcountry (1979) 38 BU 1068 The Bay
 Milner Historic District Inventory (1979) 61 (937) - 2 Vol. 02; full form
 A Guide to Historic Beaufort (1995 ed.) _____

Photograph:



Photographs:

- prints
- slides
- negatives

Date: 8.1.97
Recorder: C. Brooker, Brooker Arch. Cons.

Roll # Neg. View of:
B-19 31 N facade, fac. S

Style: _____ Commercial Form: 2-part commercial block

Core Shape: L-front-right Stories: _____ Construction: _____
 Roof: Shape: flat Material: not visible

Chimney: Type: flue Material: stuccoed brick

Exterior Walls: weatherboard

Windows: single display Type: casement Pane Config.: _____

Doors: single Foundation: _____

Porch Height: 2 or more stories Porch Width: _____ Porch Roof Shape: engaged
 Porch Details: pillars decorative sawn balusters Decorative Elements: wood

Outbuildings: none Interior Features: _____

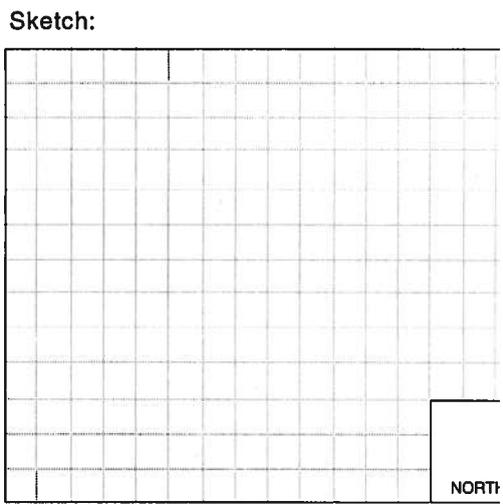
Number of Related Resources: _____

Surroundings: commercial, urban Acreage: less than 1 acre Quadrangle: Beaufort

Alterations: _____ Alteration date: _____ Integrity: _____ Condition: good

Description: 3 story timber framed commercial block facing street to north. Main N. facade bridges alley formerly giving access to boat quay on Beaufort River and is fronted by two story high tiered porch supported on lattice pillars. First floor features modern shop front; 2nd. floor 6 bays defined by french windows. Above third floor facade which projects over porch incorporates 6 rectangular louvered openings each positioned above a recessed panel executed in a diamond pattern. Eaves cornice is carried upon numerous decorative timber brackets.

Historical Data: It is reported that present structure replaces building burned in 1907 but if so it reproduces footprint recorded on Sanborn Insurance Co. map in 1899. Structure shown as drug store with SC Dispensary to S. 1905.



Site Number: U - 13 - 978

Informant/
Bibliography:



Passage Stairs



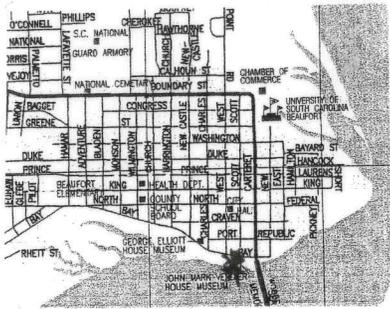
Rear Elevation - View from Waterfront Park



Parking Area



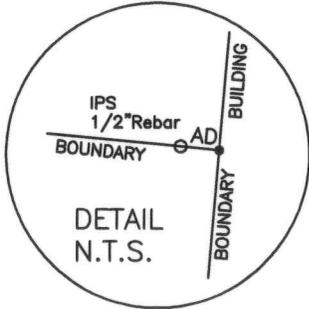
Drive Passage



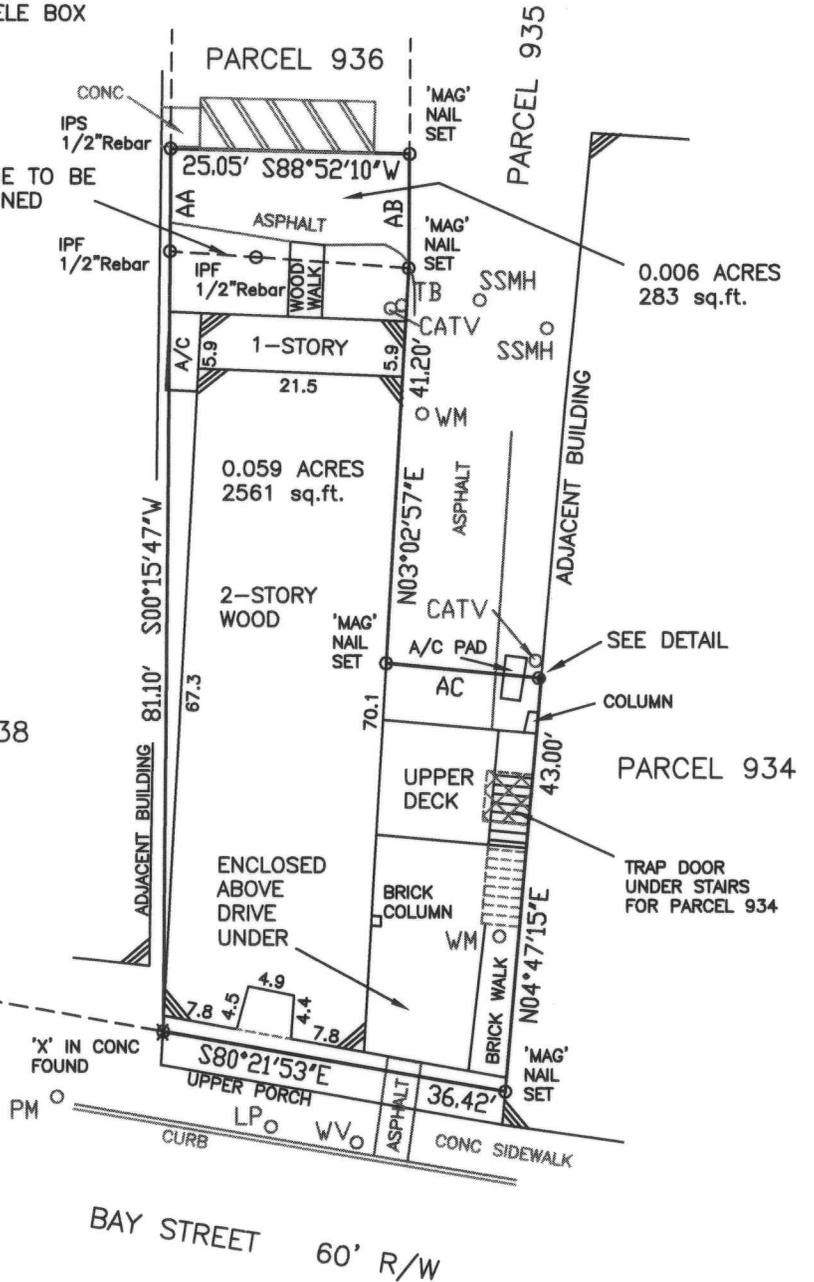
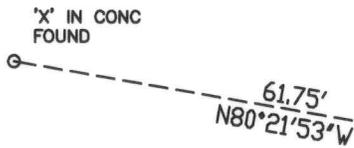
VICINITY MAP NOT TO SCALE

LEGEND:
 WV - WATER VALVE
 WM - WATER METER
 PM - PARKING METER
 SSMH - SEWER MANHOLE
 CATV - CABLE BOX
 LP - LIGHT POLE
 TB - TELE BOX

NO.	BEARING	DISTANCE
AA	S00°15'47"W	10.71'
AB	N00°15'47"E	11.89'
AC	N84°39'25"W	16.09'
AD	N84°39'25"W	0.25'



PARCEL 938



0.065 ACRES TOTAL
2844 sq.ft.

CLOSING PLAT
 PREPARED FOR
 AMERIS BANK
 CITY OF BEAUFORT
 BEAUFORT COUNTY, SOUTH CAROLINA

THE SAME BEING A PORTION OF LOT B, BLOCK 61, CITY OF BEAUFORT AS SHOWN ON A PLAT BY JOHN A. SIMMONS DATED FEB. 7, 1974 AND RECORDED IN THE REGISTER OF DEEDS OFFICE FOR BEAUFORT COUNTY, SOUTH CAROLINA IN PLAT BOOK 24, PAGE 67.

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 MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

THIS PROPERTY IS LOCATED IN ZONE A-11 (EL 13.0) AS DETERMINED BY FEMA, FIRM COMMUNITY-PANEL NUMBER 450026 0005 D, DATED 9-29-86.

R121-004-000-0937-0000
 R121-004-000-0936-0000 (PORTION OF)



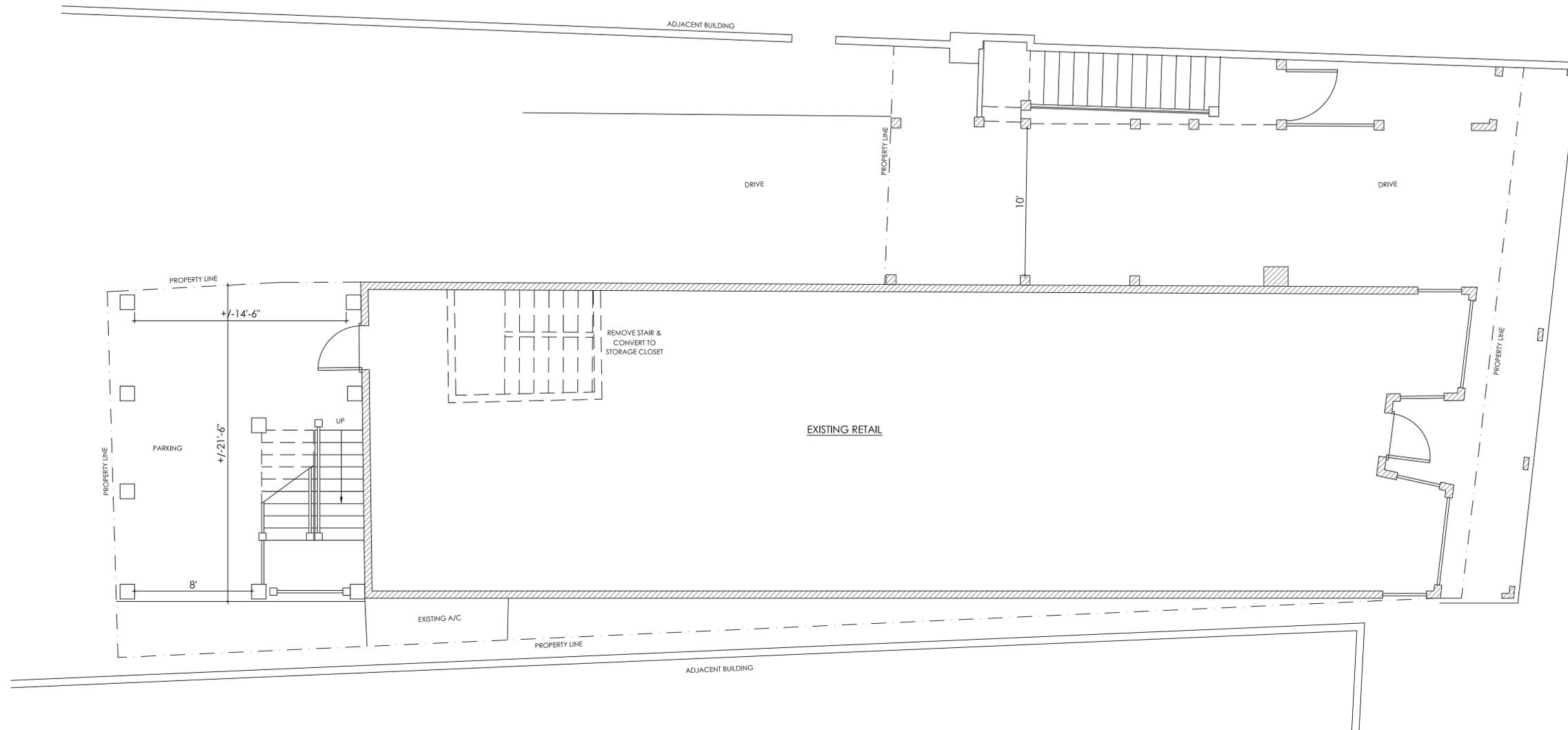
SCALE 1" = 20'

AUGUST 24, 2011

P14684B/MMA

REVISED 9-29-2011 - ADDED
 PORTION OF PARCEL 936.

David S. Youmans
 DAVID S. YOUMANS RLS 9765
 BEAUFORT SURVEYING, INC.
 1613 PARIS AVENUE
 PORT ROYAL, S.C. 29935
 PHONE (843) 524-3261



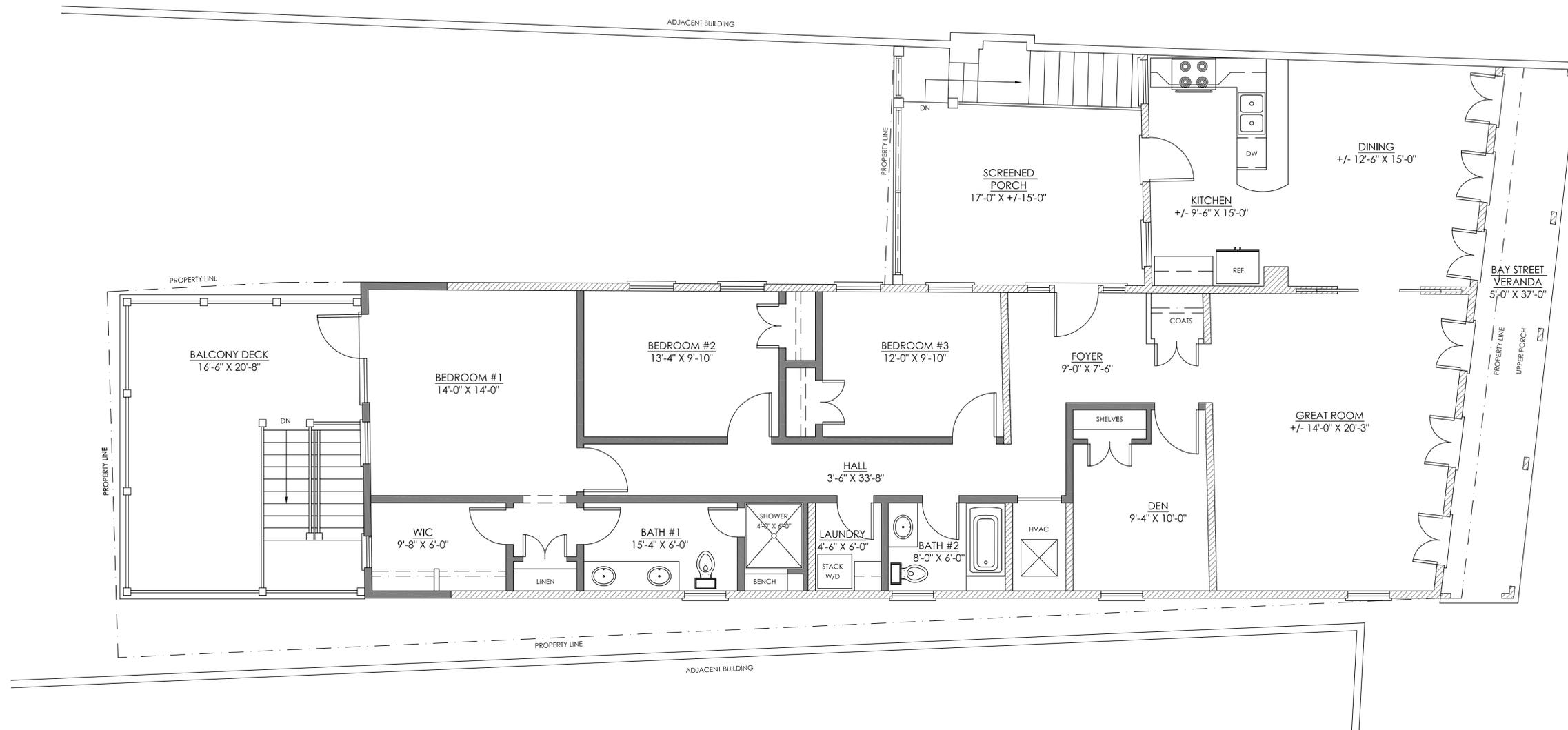
1 PROPOSED GROUND FLOOR PLAN
 A-2 SCALE: 1/4" = 1'-0"

DATE : 06/07/14

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

ADDITIONS AND RENOVATION FOR:
 303 ASSOCIATES COMMERCIAL BUILDING
 808 BAY STREET, BEAUFORT, SC
 PROPOSED GROUND FLOOR PLAN

A-2



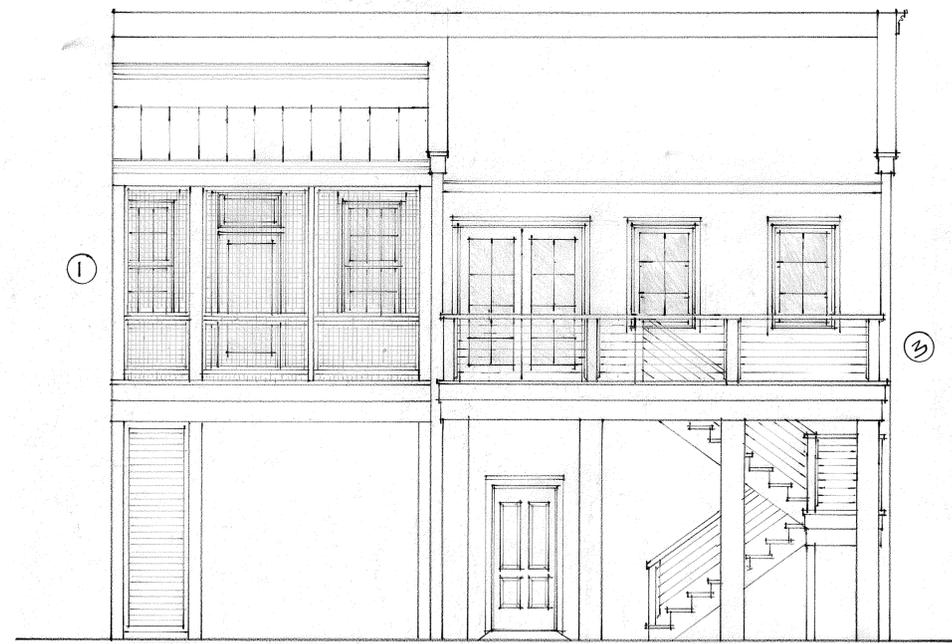
1 PROPOSED SECOND FLOOR PLAN
 A-4 SCALE: 1/4" = 1'-0"

DATE : 06/12/14

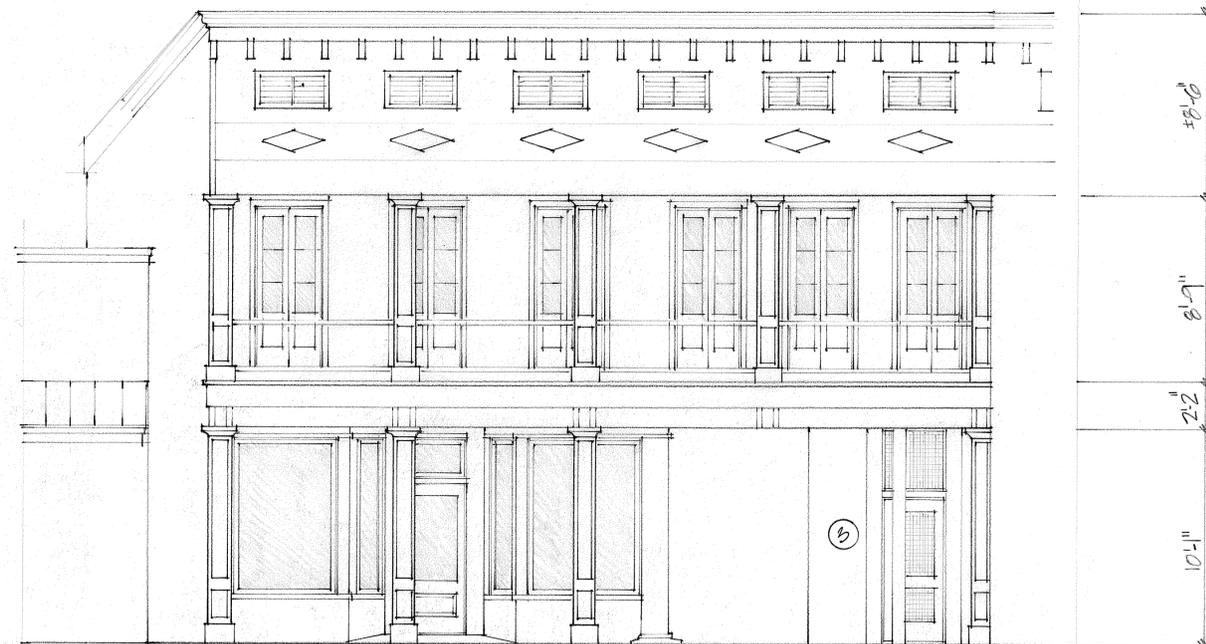
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 PROPOSED SECOND FLOOR PLAN

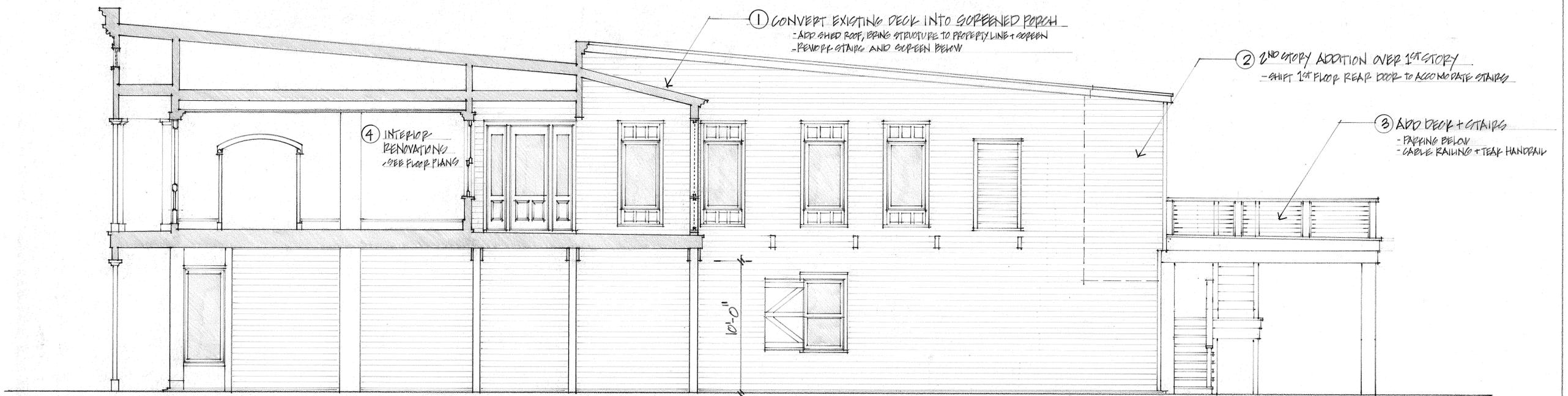
A-4



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



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



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

JUNE 2014

MANUEL STUDIO, LLC
 ANGELEY HESTER MANUEL, ARCHITECT
 510 SOUTH GREEN ST., RIDGELAND, SC.
 (843) 726-5480

ADDITIONS AND RENOVATIONS FOR
 303 ASSOCIATES COMMERCIAL BUILDING
 900 BAY STREET, BEAUFORT, SOUTH CAROLINA