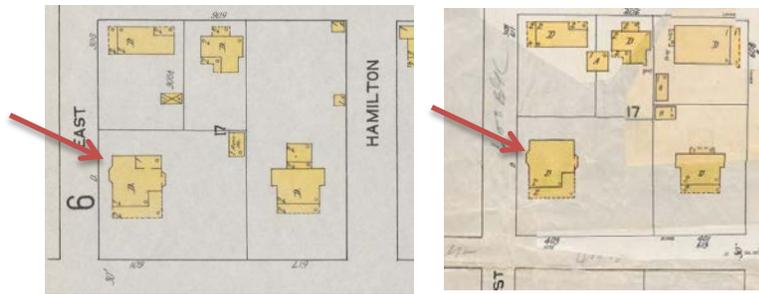


CITY OF BEAUFORT
Historic District Review
Board Full Board
Staff Report
Meeting of June 10, 2015

Case Number: HR15-16
Property Address: 411 King Street
Applicant: Manuel Studio, LLC
Type of Request: Alterations and Additions - Final
Zoning: TBR – The Point

Historical: 411 King 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.1910 and it first appears on 1912 Sanborn Map (left). The original structure had a one-story porch on the rear, which was filled in sometime between then and 1958 to be part of the 2-story structure. In addition, a rear stoop was added after the rear porch was infilled, likely in the 1950s.



1912 Sanborn

1958 Sanborn

Request: **The applicant is proposing to construct a 1-story rear addition with a revised entry stairway and porch.**

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

Zoning: TBR-The Point:
Front Setback: prevailing;
Rear: 15’;
Side: 10’;

There are no zoning issues associated with this project.

Size: **The applicant proposes to add 247 SF of heated area and 55 SF of unheated area.**

Synopsis of Applicable Guidelines:

- The Secretary of the Interior Standards, #9, discusses exterior alterations.
- The Preservation Manual Supplement, p. 17-19 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 scale, p. 17 states “An addition should be smaller than the original building.” With regards to massing, it states that massing should “complement but not necessarily be the same as the original building.”

Staff Questions, Comments & Suggestions:

- The windows and door in the rear that are proposed to be removed are not original to the structure, and do not appear to be pre-1950.
- In general the size, mass, scale, proportions and location of this project is in keeping with the guidelines.
- Are the windows in the breakfast area separate windows? Please ensure that there is 4”-6” trim between each window and that they are not a manufacturer’s assembly.
- Consider using a square column, perhaps a simplified version of the ones on the front façade, to maintain a similar character as the original house.
- Similarly, consider using a simple wood railing in lieu of the wrought iron.
- Please provide brick samples and colors

Staff Recommendation: Staff recommends final approval to this request, with HRB consideration given to modifying the column and railing as suggested above. Color and material samples must be submitted for staff review.

**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 - 793
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 0649 0000
Common name(s): Murphy House City Block Ref.: 17 .05 Island: Port Royal Is.
Address/location: 411 King St. City/Vicinity of (vic.) Beaufort
Date: 1910 ca. Alteration date: not known
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: _____
 H.A.B.S. Other _____
 Feiss-Wright (1969) _____
 Historic Resources of the Lowcountry (1979) _____
 Milner Historic District Inventory (1979) 017 (649) 3 Vol. 12; full form
 A Guide to Historic Beaufort (1995 ed.) 64

Photograph:



Photographs:
 prints
 slides
 negatives

Date: 8.5.97
Recorder: C. Brooker, Brooker Arch. Cons.

Roll # Neg. View of:
B-05 25a south and east facades

Style: Colonial Revival Commercial Form: _____

Core Shape: irregular Stories: 2 stories Construction: frame
 Roof: Shape: hip Material: raised seam metal

Chimney: Type: interior Material: stuccoed brick

Exterior Walls: weatherboard

Windows: single Type: double hung Pane 1/1
 Config.: _____

Doors: single Foundation: stuccoed masonry

Porch Height: 2 or more with tiers Porch Width: facade & right elevation Porch Roof Shape: shed
 Porch Details: pillars Decorative Elements:
 turned balusters

Outbuildings: none visible Interior Features: _____

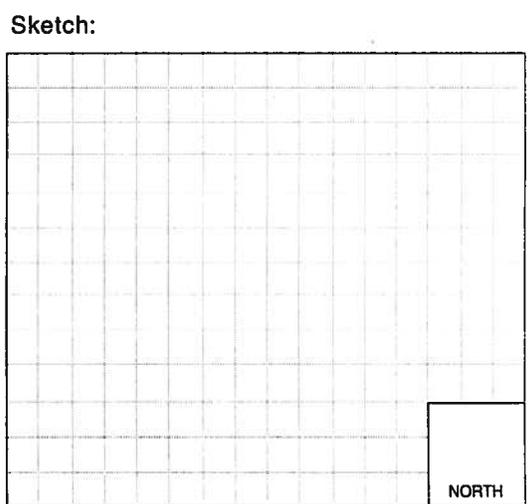
Number of Related Resources: _____

Surroundings: residential Acreage: less than 1 Quadrangle: Beaufort

Alterations: Alteration date: not known Integrity: excellent Condition: excellent
 Infill added between brick piers at lowest level.

Description: Large two story framed house raised on stuccoed masonry foundation. Irregular core shape made rectangular by 2 story tiered "L" shaped front porch (extending over south face and part of the east elevation) plus a smaller single story porch extending along part of the structure's north facade (ie. westwards from NE corner). Front porch establishes 5 bay arrangement on south facade. Timber porch supports tapered. Hipped roof supports small ventilation tower on south side.

Historical Data: Sanborn Insurance Company Map of 1906 shows a single story "T" shaped house on site. By 1912 this site had been redeveloped, the present structure then appearing on Sanborn maps for the first time.



Site Number: U - 13 - 793

Informant/ Bibliography: Sanborn Insurance Company Map, Beaufort, 1906; 1912

AP# 11586
\$ PAID 5/20/15 CK

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 #: HR15-15 Date Received: 5-20-15 Zoning District: TBR

Property Address: 411 KING STREET BEAUFORT, SOUTH CAROLINA

Applicant: MANUEL STUDIO, LLC Phone: 843.338.8932 or 726.34800
ANSLEY H. MANUEL, ARCHITECT

Applicant's Address: 104 PRITCHARD STREET BLUFFTON, SOUTH CAROLINA

Beaufort County 1997 Historic Sites Survey listing: V. 13. 793 / NRIS # 69000159

Property Owner: EPIC + KATRINA BILLIG Phone: 843.597.9199

Owner's Address: 411 KING STREET BEAUFORT, SOUTH CAROLINA 29901

Architect: (SEE APPLICANT) Phone: _____

Architect's Address: ansleymanuele@embarqmail.com / katrinasten@gmail.com

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 REMOVAL OF EXISTING REAR STOOP AND REAR KITCHEN WALL
- ② ADDITION OF BREAKFAST ROOM AND REAR STOOP

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: 5/20/15

APPLICANT'S SIGNATURE: _____ DATE: 20 MAY 2015





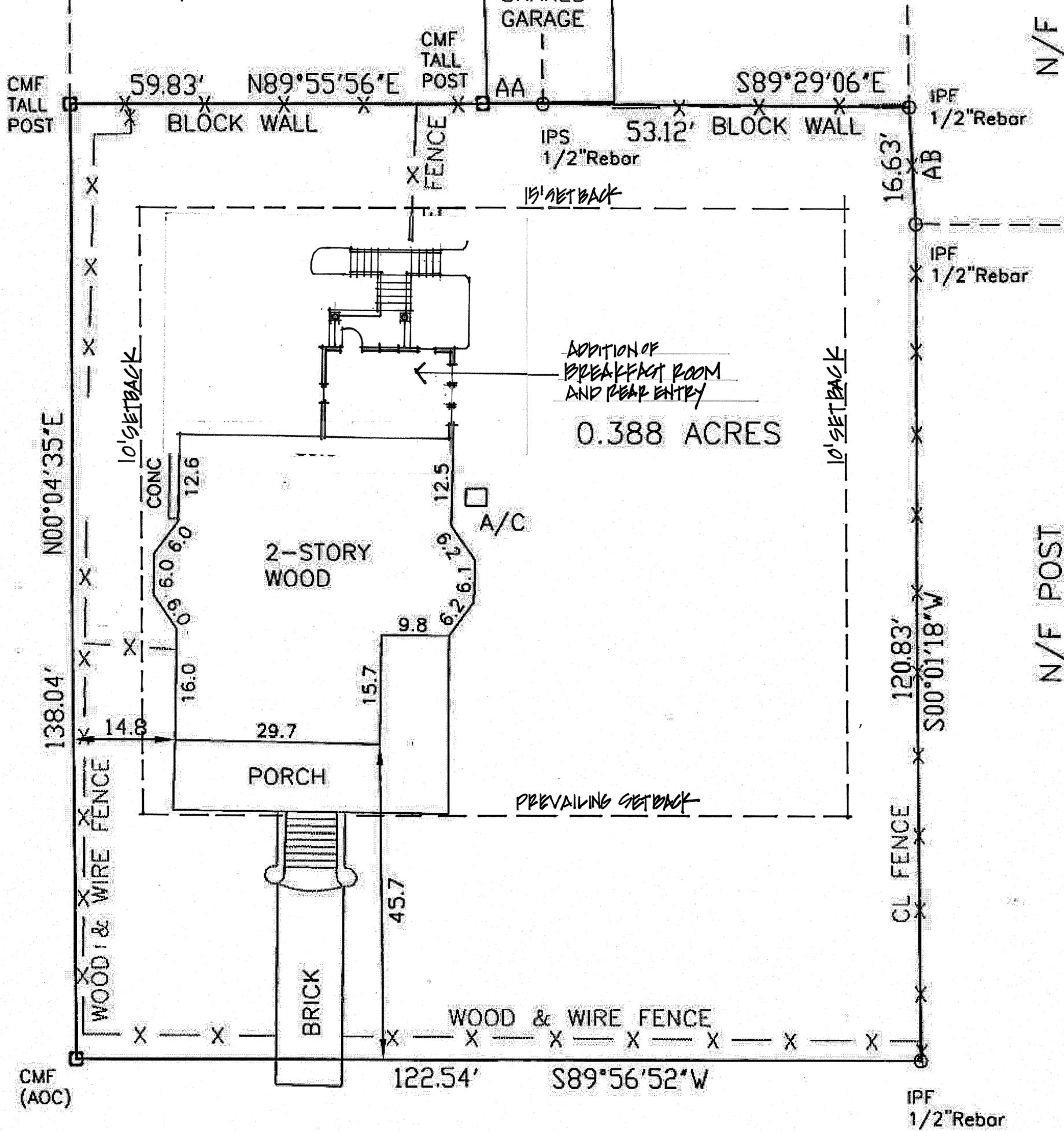






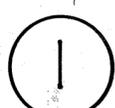


EAST STREET 30' R/W



KING STREET 30' R/W

ADDITION TO THE BILLIG RESIDENCE - 411 KING STREET BEAUFORT, S.C. - MANUEL STUDIO, LLC - 19 MAY 2015





RIGHT ELEVATION

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



ADDITION OF
BREAKFAST ROOM
AND REAR ENTRY

PLATE

+11'-0"

FINISH FLOOR

+1'-0"

GRADE

MATCH EXISTING CEILING
HEIGHT + BRAY WINDOW
PLATE. DETERMINE
OUTLINE OF 2ND STORY
ROOF AND 2ND STORY
WINDOWS BEFORE
COMMENCING WORK

MATCH EXISTING

REAR ELEVATION

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



ADDITION OF
BREAKFAST ROOM
AND REAR ENTRY

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