

See back of application
for fees

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

Application #:	Date Received:	Zoning District:
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Property Address: TBD - between 308 and 310 Scott Street

Applicant: Beaufort Inn, LLC Phone: (843) 521-9000

Applicant's Address: 2015 Boundary Street, Suite 300, Beaufort, SC 29902

Beaufort County 1997 Historic Sites Survey listing: n/a

Property Owner: Beaufort Inn, LLC Phone: (843) 521-9000

Owner's Address: 2015 Boundary Street, Suite 300, Beaufort, SC 29902

Architect: Crestline Custom Builders Phone: (800) 772-0195

Architect's Address: 5880 Crestline Road, Laurinburg, NC 28352

REQUEST FOR:

<input type="checkbox"/> Conceptual Review	<input checked="" type="checkbox"/> Preliminary Review
<input type="checkbox"/> Final Approval	<input type="checkbox"/> Change After Certification

NATURE OF WORK: (Check All That Apply)

<input type="checkbox"/> Color changes	<input type="checkbox"/> Alterations, Additions
<input type="checkbox"/> Signage, Awnings	<input checked="" type="checkbox"/> New Construction
<input type="checkbox"/> Legal Plat	<input type="checkbox"/> Minor/Major Demolition or Relocation
<input type="checkbox"/> Other: _____	

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

<input checked="" type="checkbox"/> Photographs	<input checked="" type="checkbox"/> Floor/Roof Plans	<input type="checkbox"/> Color Sample	<input checked="" type="checkbox"/> Elevation Drawings
<input checked="" type="checkbox"/> Site Plan/Plat	<input type="checkbox"/> Detail Drawing	<input type="checkbox"/> Material Sample	<input type="checkbox"/> Model

EXPLANATION AND DESCRIPTION OF WORK:

In October 2013, the HRB conceptually approved the site plan application for the Beaufort Inn block. This proposed structure is a small, 1-BK cottage (much like the existing historic structure also located on Scott St.), as shown on the plan.

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.

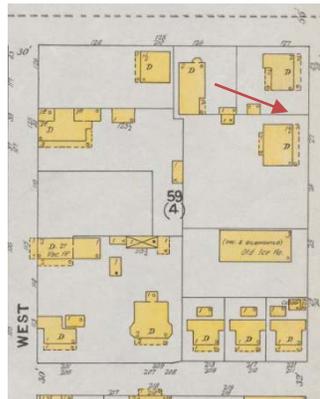
OWNER'S SIGNATURE: Courney Nance DATE: 5/10/16

APPLICANT'S SIGNATURE: _____ DATE: _____

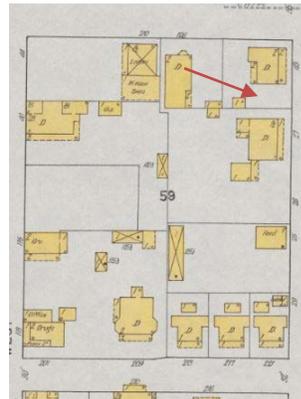
CITY OF BEAUFORT
Historic District Review Board
Full Board
Staff Report
Meeting of June 15, 2016

Case Number: HR16-19
Property Address: between 308 & 310 Scott St (PIN R120 004 000 0640 0000)
Applicant: Beaufort Inn, LLC
Type of Request: New Construction
Zoning: CC – Core Commercial

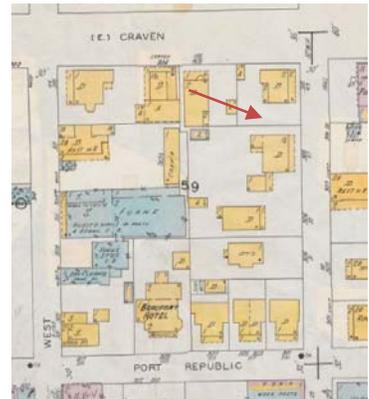
Historical: This parcel on Scott Street is located in Core Commercial downtown. Historically, it housed rear accessory structures. The Sanborn maps below shown the pattern of primary and secondary structures in this parcel and block.



1899 Sanborn Map



1912 Sanborn Map



1958 Sanborn Map

Request: The applicant wishes to construct a new 1-story guest cottage.

Size: The total footprint is 467 SF, including 220 SF of front porch.

Zoning: CC – Core Commercial

- Setbacks: all setbacks in this zone are 0'. There are no zoning issues with this project.
- *Maximum Height:* 35' at sidewalk; shown at 14' from grade to average median roof height

Synopsis of Applicable Guidelines:

- The Preservation Manual Supplement, p. 13-15 discusses new construction. 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. The Civic Master Plan, beginning on p. 47, discusses development in the Historic downtown area.

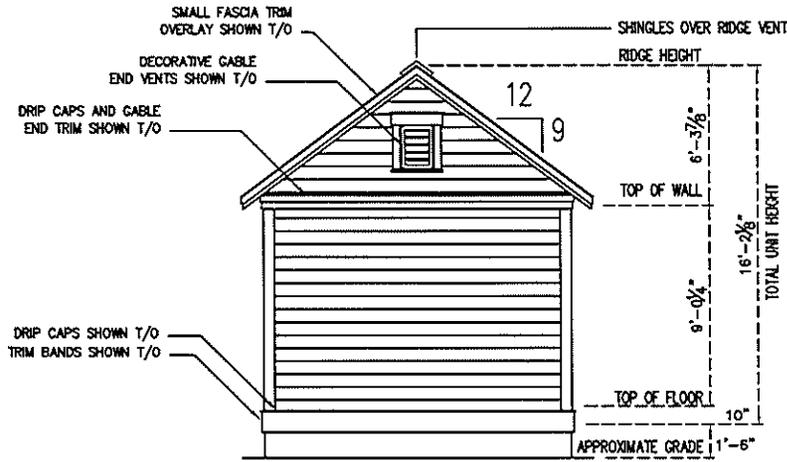
Staff Questions, Comments & Suggestions:

- **Site Plan:** This is a fairly tight site, with just over 32' between the two existing, contributing structures. However, there is an established pattern, particularly on this block, of having smaller accessory structures very close to adjacent structures. The building placement is critical to this pattern, though.
 - Consider setting back the building from the street, so that it reads as secondary to the two flanking structures. One sketch, that has been included in the submission set, shows setting the structure back so that the front of the porch aligns with the front building form of the adjacent structures. This was prepared by staff but is supported by the applicant as well.
- **Scale:** The mass and scale of building is appropriate for an accessory structure and meets the intent of the Preservation Manual Supplement.
- **Proportions & Details:**
 - All window lites should be square or vertically proportioned. On the small window in the bathroom, consider making it narrower or taller to achieve this.
 - Due to the constraints of the site and the type of occupancy, 1-hour fire rating will likely be required for at least one side. This will affect the amount and type of glazing that will be permitted. This should be considered when determining the construction type, as well as the side setbacks, and elevation designs.
 - Where will the mechanical equipment be located? This should be shown on the final drawings on either the site plan or floor plan.
- **Materials:**
 - What is the proposed foundation material and type?
 - We'll need a detailed material list and window/door specifications. A landscaping plan will also be required.

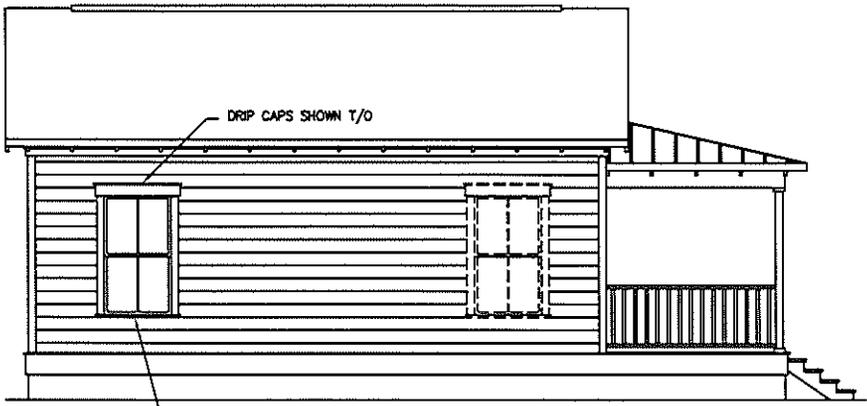
Staff Recommendation: Staff recommends preliminary approval to this request, with board input on the building placement. Final approval of the plans including details, such as materials, and final side elevations, particularly on elevations that are required to be fire-rated, and landscaping, are proposed to be approved by staff.



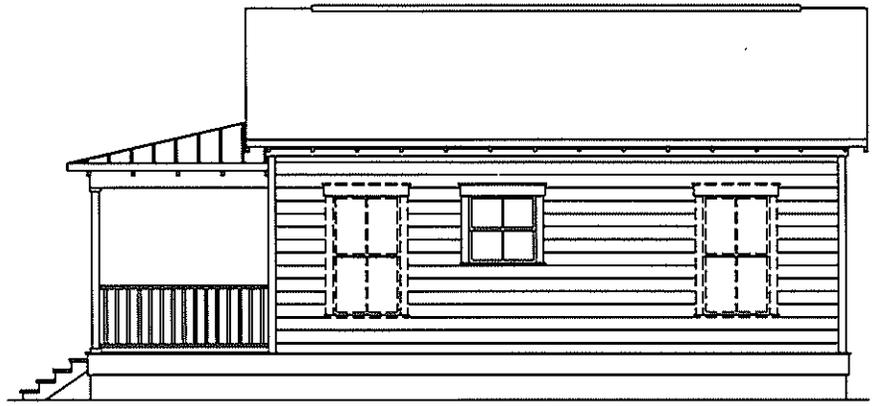
FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

- NOTES:
 1) DASHED WINDOWS ARE OPTIONAL
 2) ALL WINDOW/DOOR HEADER R.O. HEIGHTS ARE 82 1/4" A.F.F.

101

BEAUFORT CONST. COMPANY

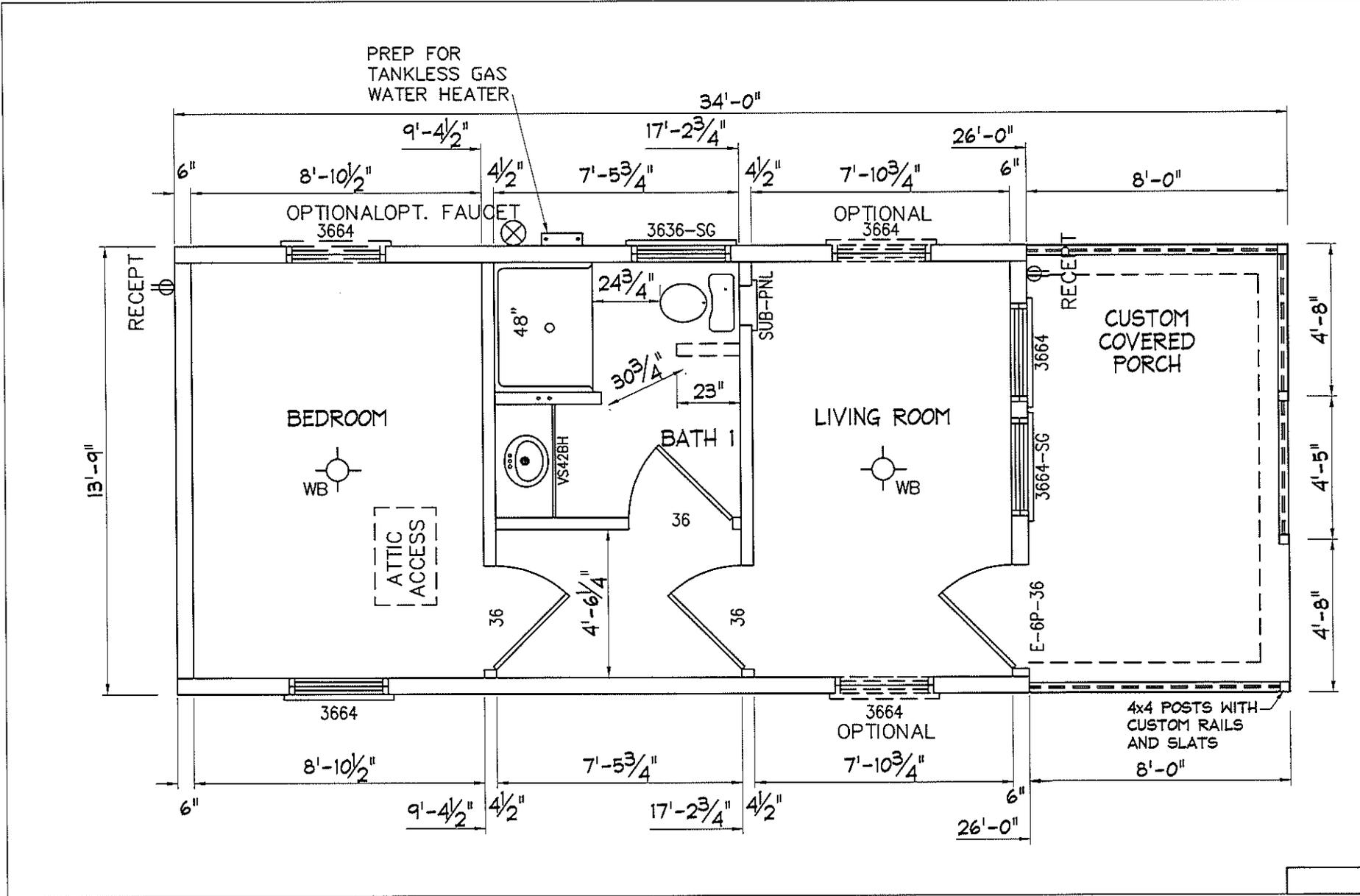
84'-0" X 13'-0"

BEAUFORT INN COTTAGE C

FRONT ELEVATION

DATE	5/9/16
DATE	5/18/16
SCALE	3/16" = 1'-0"
DRUM	CLH
REV	C-CLH

Creative Custom Builders
 5890 Creative Road
 Lenoir, NC 28352
 1-800-772-0195
 www.creativecustombuilders.com



201

BEAUFORT CONST. COMPANY
28-0713-0
BEAUFORT INN COTTAGE C

1st FLOOR ORDER

DATE	5/9/16
REV	5/18/16
DATE	3/16" = 1'-0"

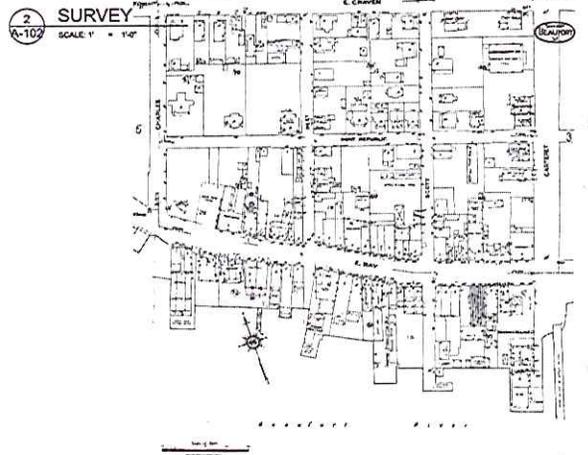
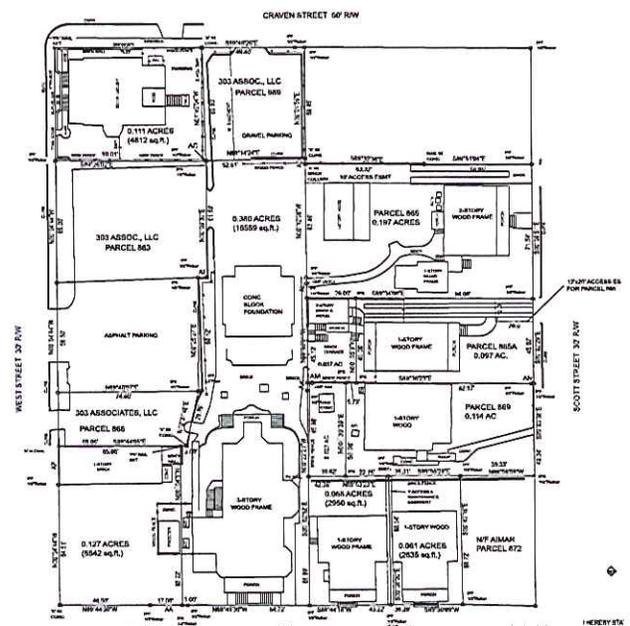
Crestline Custom Builders
5880 Crestline Road
Laurinburg, NC 28552
www.crestlinecustombuilders.com
PH: 813.288.1111

GLH
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GLH
C-GLH
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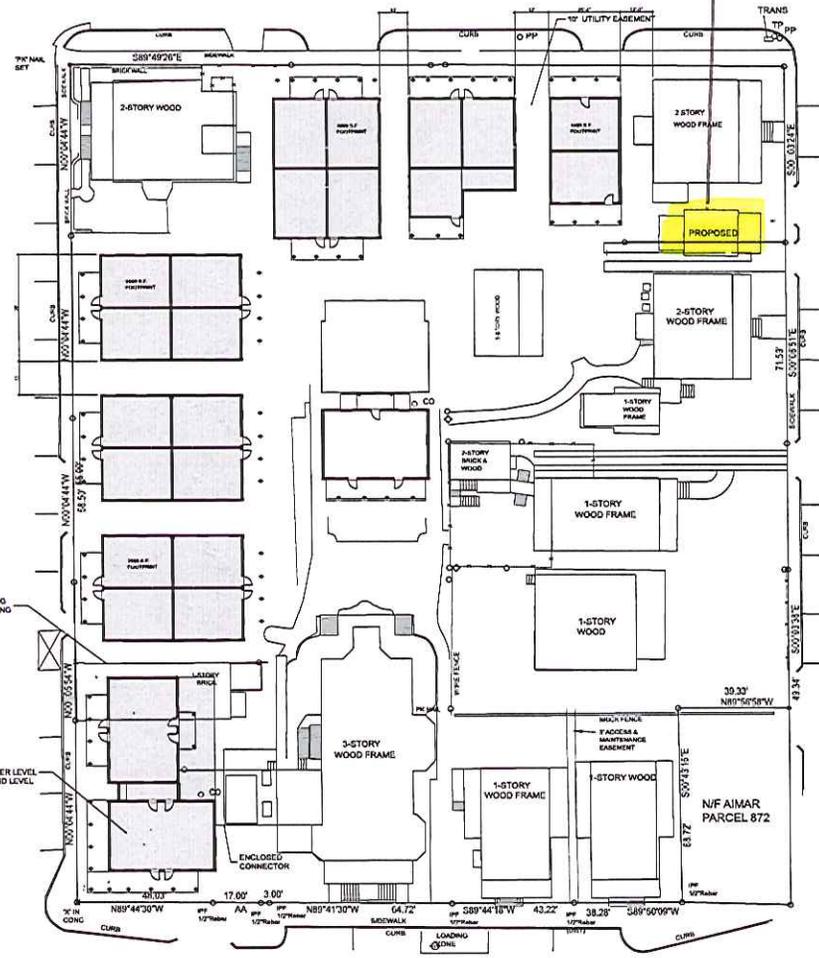
1-800-772-0195



34' x 13'9" as proposed
 10' off 210 Scott
 5' off 308 Scott
 8' back of Scott



3 Sanborn Map
 A-102



1 Preliminary Master Site Plan
 A-102

Beaufort Inn Cottages
 303 Associates

CONSULTANTS



R.W. CHAMBERS, ARCHITECT
 PO BOX 1181
 BEAUFORT, S.C. 29901
 843-370-1000

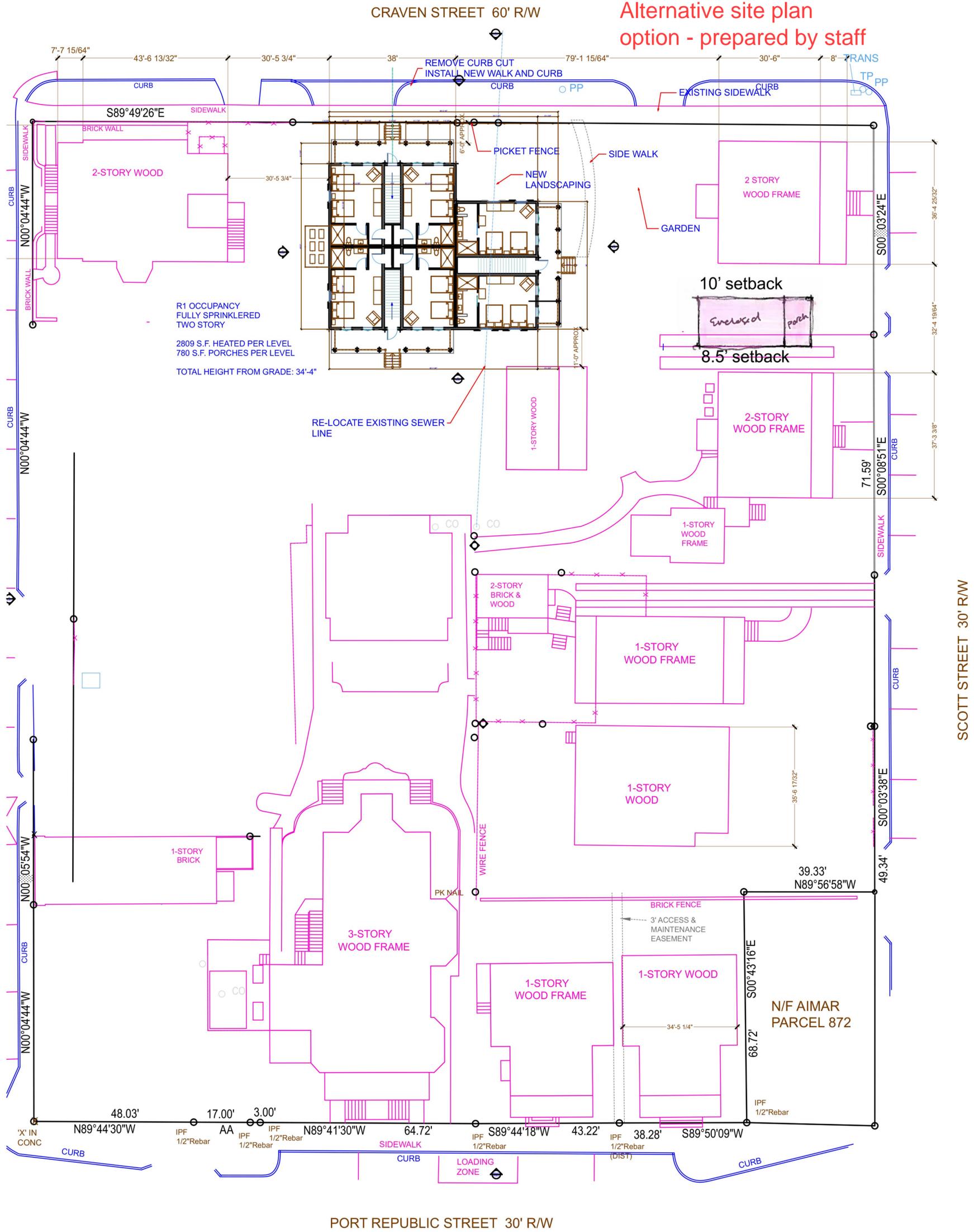
MARK	DATE	DESCRIPTION
CD		
PP		
	9-18-2013	PRELIMINARY

PROJECT NO:
 MODEL FILE:
 DRAWN BY:
 CHKD BY:
 COPYRIGHT:

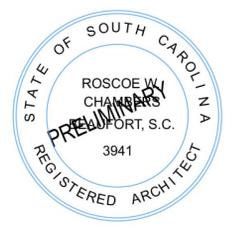
SHEET TITLE
 Site Plan

A-102
 SHEET 3 OF 9

Alternative site plan option - prepared by staff



CONSULTANTS



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 843-379-1000

HRB PRELIMINARY APPLICATION

MARK	DATE	DESCRIPTION
	5-20-2016	

PROJECT NO:
 MODEL FILE:
 DRAWN BY:
 CHK'D BY:
 COPYRIGHT

SHEET TITLE

SITE PLAN





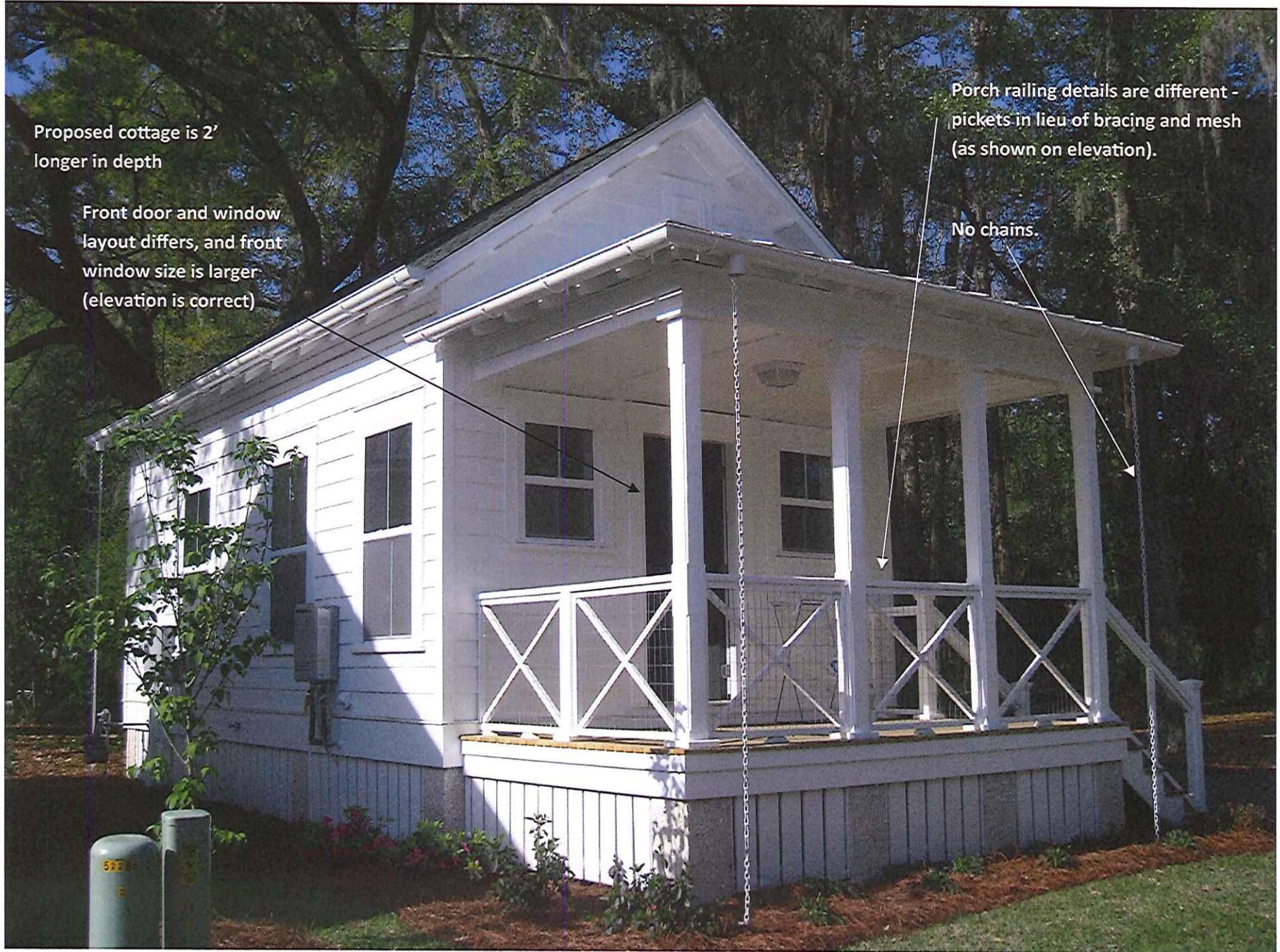
**Site of Proposed Small Cottage
(freestanding between 308 and 310 Scott Street)**



Existing small cottage at 308 Scott Street

Model of Scott Street Cottage

*Differences noted



Proposed cottage is 2'
longer in depth

Front door and window
layout differs, and front
window size is larger
(elevation is correct)

Porch railing details are different -
pickets in lieu of bracing and mesh
(as shown on elevation).

No chains.

Proposed color scheme of the Scott Street Cottage is to match this example.