

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

R120 004000 1013 0000-1

App # 13266
PA 5/23/16
CC

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

Application #: HP16-20 Date Received: _____ Zoning District: _____

Property Address: Block of Craven Street - West to Scott Streets

Applicant: Bill Chambers, Architect Phone: 843-912-8060 806 Craven St

Applicant's Address: P.O. Box 1181 Beaufort SC 29901

Beaufort County 1997 Historic Sites Survey listing: _____

Property Owner: 303 Associates Phone: 843 399-521-9000

Owner's Address: Boundary Street

Architect: applicant Phone: _____

Architect's Address: _____

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

PAID
5/23/16
CC

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

EXPLANATION AND DESCRIPTION OF WORK:

new 12 unit infill building facing Craven Street for the Beaufort Inn. Build is 39' of frontage on Craven with a setback wing facing East. Footprint is approx 2807 heated sq

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. **Submission 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: _____

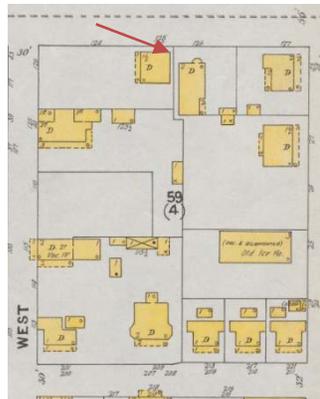
APPLICANT'S SIGNATURE: _____ DATE: 5-23-2016

level. The new bridge is two stories ~~3~~ in height

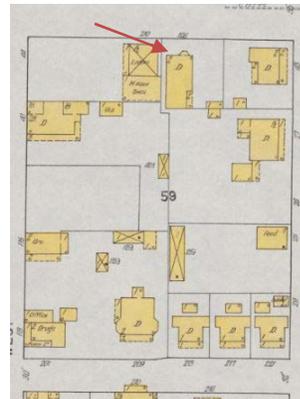
CITY OF BEAUFORT
Historic District Review Board
Full Board
Staff Report
Meeting of June 15, 2016

Case Number: HR16-20
Property Address: 806 Craven Street, between 315 West & 310 Scott (PIN R120 004 000 0640 0000)
Applicant: Beaufort Inn, LLC
Type of Request: New Construction
Zoning: CC – Core Commercial

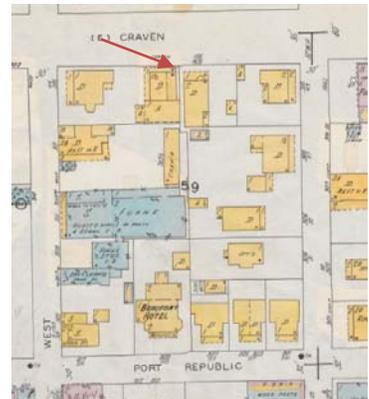
Historical: This parcel on Scott Street is located in Core Commercial downtown. It is currently vacant, but historically housed up to three structures, a two-story structure on the eastern portion of the property, and a 1 ½-story structure on the western portion, with a 1-story addition from 1912 through post-1958. None of these former structures are documented in any of the historic surveys on record.



1899 Sanborn Map



1912 Sanborn Map



1958 Sanborn Map

Request: The applicant wishes to construct a new 2-story building housing 12 guest rooms, 6 per floor.

Size: The total footprint is 3,441 SF: 2,807 SF heated, with an additional 634 SF of porch space, per floor. The total square footage is 7,882 SF.

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 about 30' 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. A sketch plan on p. 51 shows three infill buildings on this site – 2 facing Craven and one internal to the property.

Staff Questions, Comments & Suggestions:

- **Site Plan:**
 - The placement and orientation of the two components of this building make sense with the overall plan of the block and adjacent garden space.
 - Reconsider the brick pier and/or picket fence between the porch and the street, particularly as it is set in front of the porch. The porch provides the semi-public space between the street and the interior of the structure. Since it is so close to the street, it may be too much to add in the fence as well. Where the fence is utilized at the main Beaufort Inn structure, it does not come in front of the porch. The only other building on this block that is pulled up to the street and has a wall/fence in front of it is the building at 314 West Street, where the wall is incorporated into the stoop.
- **Mass & Scale:** A two-story structure is appropriate for this area. The additional foundation elevation, due to the flood zone requirements, make this structure seem larger than the adjacent structure at 310 Scott. However the floor-to-floor heights are similar, as are the proportions of volumes and openings.
 - How does the proposed height of this building compare with the new construction at 803 and 805 Craven Street, across the street?
 - The building footprint is larger than most in the area, aside from the main Inn building. As a scale comparison, this is about 2/3 the footprint size of the Anchorage.
 - Would it be possible to make the side (east) wing read more as a wing, rather than have the same roof height and massing as the rest of the structure? This is just a thought that may help to reduce the overall mass of the building. The perspective does give a more accurate view of how this will read from the street, and this may not be necessary. It is something the board should discuss if appropriate.
- **Proportions & Details:**
 - Consider expanding the porches to 8' deep, minimum, so that they are more usable.
 - Is the main roof a complete hip or is it flat on the top? A roof plan will be helpful on the next submission.
 - Consider treating all porch roofs similarly, with a shallower hip.
 - A wall section will be required, showing all eave, window, wall and porch details.
 - One minor comment on the porch – the edge of the pier should align with the base of the column.
- **Materials:**
 - What is the proposed foundation material and type?

- We'll need a detailed material list and window/door specifications.
- A landscaping plan will be required.
- Details of all trash and mechanical enclosures will be required.

Staff Recommendation: Staff recommends preliminary approval to this request, with the comments from staff and the board taken into consideration on the next submission. Approval to staff may be possible as well, depending on the complexity of the board's comments.

