

See back of application
for fees

AD #13057 PAID 4/13/16 CC

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

Application #: HR16-14 Date Received: 4-13-16 Zoning District: R-2

Property Address: 1209 Prince Street

Applicant: Tully, LLC Phone: 843-521-0000

Applicant's Address: 2009 Bay ~~Street~~ ^{Street} Beaufort SC 29902

Beaufort County 1997 Historic Sites Survey listing: No Listed - Pioneer Hose Co.

Property Owner: Tully, LLC / City of Beaufort Phone: 843-521-0000

Owner's Address: 2009 Bay Street Beaufort SC 29902

Architect: _____ Phone: _____

Architect's Address: _____

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: Demo shed,

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:

Demo old Pole building, New flat roof on main building, New color Gray with Black Trim, 4 new windows, 1 new door, small awning over door, Sign on building -

Bolien Bill

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 X No

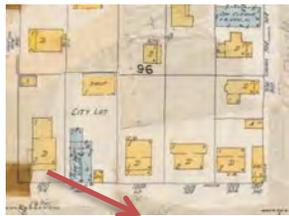
An Application is incomplete until all required information is submitted. Incomplete applications will not be placed on a Board agenda. Applications are reviewed based upon the Beaufort Preservation Manual and Supplement, or the Northwest Quadrant Design Principles (refer to www.cityofbeaufort.org) which 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: 4-11-2016
 APPLICANT'S SIGNATURE: [Signature] DATE: 4-11-2016

CITY OF BEAUFORT
Historic District Review
Board Full Board
Staff Report
Meeting of May 11, 2016

Case Number: HR16-14
Property Address: 1209 Prince Street
Applicant: Steve Tully
Type of Request: Alterations and Additions – Final + Bailey Bill Approval
Zoning: OC – Office Commercial (NWQ)

Historical:



1209 Prince Street is not listed on the *1997 Beaufort County Above Ground Historic Sites Survey*. It does appear on the 1924 and 1958 Sanborn maps. The 1924 configuration is twice as wide as the 1958 and current configuration. It appears that between 1924 and 1958, the eastern-most bay was removed, and a rear addition was built.

Request:

The applicant is proposing to renovate the interior of the structure, and modify the exterior. That modification will include:

- **Stuccoing the exposed CMU block**
- **Replacing windows and converting existing doors to windows**
- **Updating all mechanical systems**
- **Replacing the flat roof, and**
- **Removing the pole-barn structures at the rear of the property.**

Background:

This property was owned by the city until this year, when Mr. Tully purchased it. Staff appreciates the applicant's desire to retain the structure. Architecturally it doesn't provide significant resources, but culturally it is significant, as it was the first all-black fire department in the city (the Pioneer Hose Company).

Zoning:

OC – Office Commercial – NWQ

- **Setbacks:**
 - *Front Setback:* 7-12 feet build-to / prevailing for residential use
 - *Rear:* 10' / 15' for residential use
 - *Side:* 10' / 6' for residential use
 - *Side & Rear for Accessory Uses:* 5'
 - *Impervious Surface Coverage:* 50% -60% max (depending on the use)
- There are no zoning issues associated with this project. Any existing nonconforming setback may be continued as long as it does not increase the nonconformance.

Size: **No change - Aside from demolition of the rear accessory structures, there are no additions planned as a part of this project.**

Synopsis of Applicable Guidelines:

- The Northwest Quadrant Design Principles discuss appropriate new construction and details. P. 25 describes how connectors should be used to differentiate the new from the old.

Staff Questions, Comments & Suggestions:

- Staff is excited to see this building rehabilitated and improved. It will be a benefit to this street and neighborhood.
- More details about the specific windows, and any replacement (door to window) is required prior to final approval.
- Colors: these colors are appropriate.

Staff Recommendation: Staff recommends final approval to this request including the Bailey Bill, conditional on more details provided on the replacement windows.



The main building is a rectangular, single-story structure with white horizontal siding and a green metal roof. It features a white door on the left side, a window with a green frame, and another white door with a green frame. There are two more windows with green frames on the right side. A utility box is mounted on the wall near the second door from the left. A chain-link fence runs along the front of the building.

A larger, darker building is visible in the background on the right side of the image. It has a dark roof and appears to be a garage or a larger industrial structure.

A tall wooden utility pole stands to the right of the main building, with several power lines running across the sky.

A chain-link fence with green-painted posts runs across the foreground, separating the building from the viewer. The fence is supported by a wooden post and a metal post.

A paved road or driveway is visible in the bottom left corner of the image, leading towards the building.







graystone
gris piedra

1475 32m

gray huskie
huskie gris

1473 31m