

APP# 11346

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 \$160 -

CITY OF BEAUFORT HISTORIC DISTRICT REVIEW BOARD PROJECT APPLICATION (Revised - 01/31/2014)

Application #: HR15-11 Date Received: 3-30-15 Zoning District: GC
Beaufort County 1997 Historic Survey Listing: NO

Property Address: 1308 DUKE ST Beaufort, S.C 29902

Applicant: William A. Galloway Phone: 843-525-0800 - C-812-4430

Applicant's Address: 8911 COOSAW/SCENIC DR Ridgeland, S.C 29936

Property Owner: William UVAAN GALLOWAY Phone: 843-525-0800

Owner's Address: 8911 COOSAW/SCENIC DR Ridgeland, S.C 29936

Architect: John Derrick Phone: 803-606-7589

Architect's Address: ~~2147 Lexington~~ P.O. Box 2147 Lexington SC 29071

REQUEST FOR: Conceptual Review Preliminary Review JohnDerrick@wind Street
 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:

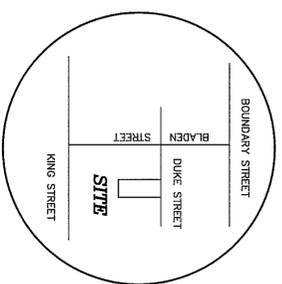
~~Alteration~~ Planning An addition + fencing

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 are not 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: William A. Galloway DATE: 30 MARCH 15

APPLICANT'S SIGNATURE: Willie A Galloway DATE: _____



LOCATION MAP (Not To Scale)

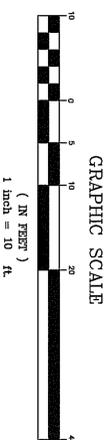
- LEGEND**
- IP(O) = OLD IRON PIPE FOUND
 - CM(O) = OLD CONCRETE MONUMENT FOUND
 - RB(N) = NEW REBAR SET 1/2" DIA.
 - CR(CD) = OLD CRIMP TOP IRON PIPE
 - OE(O) = OLD OPEN END IRON PIPE FOUND
 - RB(CD) = OLD REBAR FOUND
 - P.P. = POWER POLE
 - O.H.P. = OVERHEAD POWER LINES
 - ▲ = CALCULATED POINT

GENERAL NOTES:

- 1.) PRESENT OWNER OF PROPERTY SHOWN HEREON: WILIAM A. GALLOWAY
- 2.) TOTAL ACRES SURVEYED AND SHOWN HEREON: 0.125
- 3.) ACRES DETERMINED BY RECTANGULAR COORDINATES. TOWN # 120-004-0442
- 4.) THIS EXPRESSLY UNDERSTOOD THAT CHRISTENSEN SURVEYING CO. DOES NOT CERTIFY TO THE EXISTENCE OR ABSENCE OF ANY FRESHWATER WETLANDS ON THE PROPERTY SHOWN HEREON.
- 5.) THE BEARINGS SHOWN HEREON ARE MAGNETIC AND AS SUCH SUBJECT TO LOCAL ATTRACTION.
- 6.) SUBJECT SHOWN HEREON IS LOCATED IN FLOOD ZONE "C"
- 7.) PER FEMA MAP PANEL 450028-0005-D DATED: SEPT. 29, 1986
- 8.) ALL PROPERTY LINES BY OCCUPATION

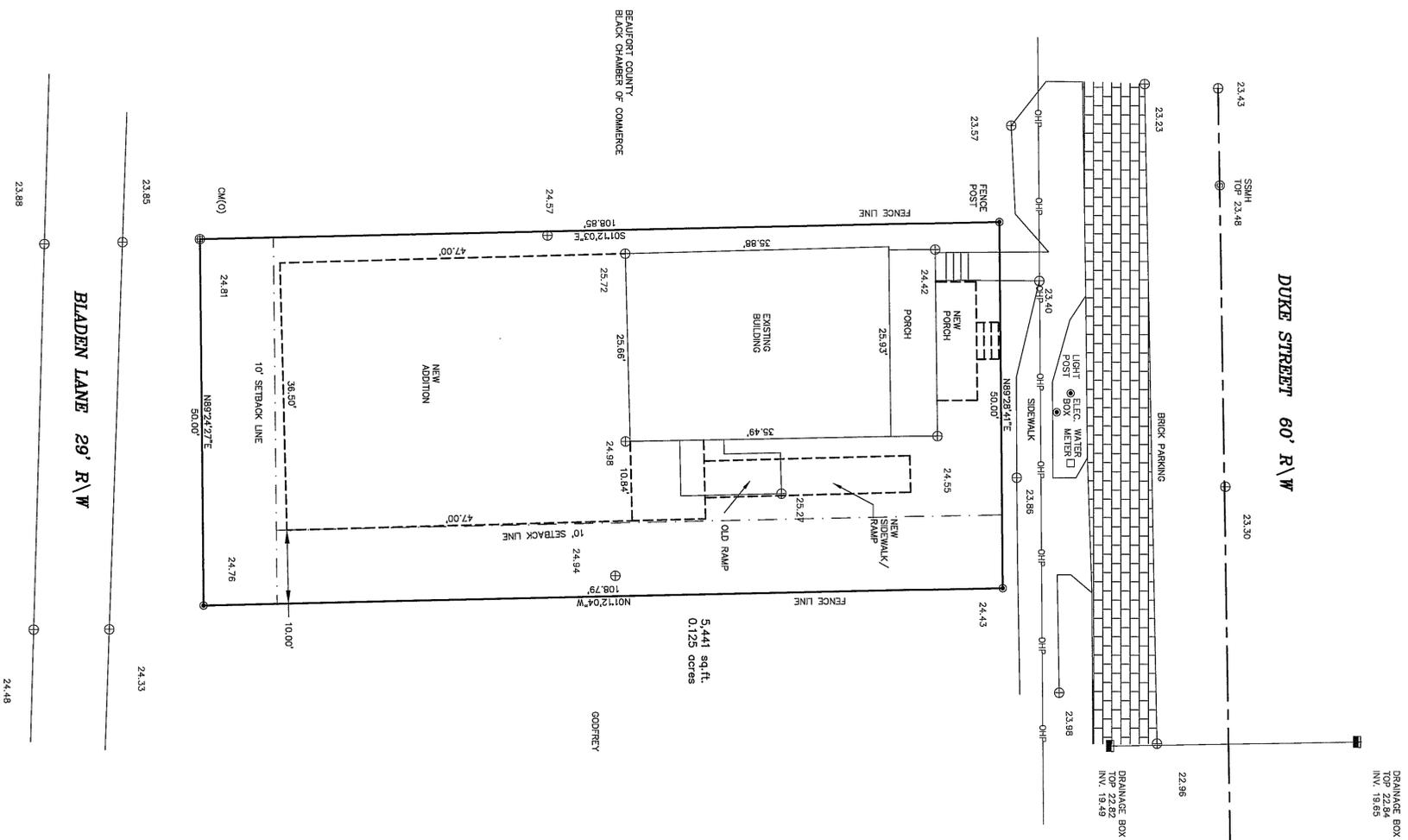
REFERENCE PLATS & DEEDS

- 1.) DEED 3386/948, 3134/2048



CERTIFICATION:
 I, ZYAD A. KHALIL, HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY SHOWN HEREIN 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.

ZYAD A. KHALIL RLS
 S.C. REG. NO. 15176
 [THIS SURVEY IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE AND AN EMBOSSED SEAL.]



PLAT SHOWING
 R120 004 000 0442 0000
 A PORTION OF BLOCK 120
 PREPARED FOR:
 WILLIAM A. GALLOWAY
 CITY OF BEAUFORT,
 BEAUFORT COUNTY, SOUTH CAROLINA
 DATED: MAY 6, 2015
 SCALE: 1"=10'

CHRISTENSEN ~ KHALIL SURVEYORS, INC.
 1810 BROADWAY STREET, BEAUFORT, S.C. 29902
 (843) 524-4140
 christensurveyors.com



EX-8875A

CITY OF BEAUFORT
Historic District Review Board
Full Board
Staff Report
Meeting of May 13, 2015

Case Number: HR15-11
Property Address: 1508 Duke Street
Applicant: William Galloway
Type of Request: Alterations & Additions – Preliminary
Zoning: GC – General Commercial – Northwest Quadrant

Historical: 1508 Duke Street, c. 1940s, is not contributing to the historic district. A structure in that location, but without a front porch, is indicated on the 1958 Sanborn map. The building currently houses Allen Funeral Home.

Request: **The applicant wishes to infill the existing front porch, construct a new front porch, and construct a new rear addition.**

Background: This project has not previously appeared before the HRB.

Zoning: GC – General Commercial – NWQ

- Setbacks –
 - Front: 7-12’ build to line
 - Side: 10’
 - Rear: 10’
- Maximum Height: 35’
- Impervious Surface Coverage, Max: 65%;

Size: The current structure is 920 SF, with a 200 SF porch. The proposed addition is 1,715 SF. In addition, the 200 SF porch would become part of the main structure. The total square footage for the complete proposal is 2,835 SF.

Synopsis of Applicable Guidelines:

- The Northwest Quadrant Design Principles, p. 23-26, discusses new additions to structures and provides guidance on Form, Scale and Disposition.
- 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:

- Site: a calculation of the pervious vs. impervious surface will be required. This lot cannot exceed 65% impervious area, including all area under roof, ramps, sidewalks, etc...

- Building:
 - The side building setback is non-conforming, however it is continuing an existing nonconformance so that is permissible. However, keep in mind that since the structure is less than 5' from the property line, the wall must be fire rated to comply with the International Fire Code regulations.
 - This one-story addition is very large in relationship to the existing structure. Staff does not feel that it complies with the following principles in the Northwest Quadrant Design Principles:
 - *Building Forms should be similar to those seen traditionally.* This new addition is a wide gable with proportions that are not reflective of the existing structure or other adjacent buildings.
 - *Buildings should appear similar in scale to houses found traditionally in the neighborhood.* Though this is a commercial structure, it is an adaptive reuse of what was built as a residence. It is also surrounded by residences. So it needs to be compatible with the scale of the surrounding buildings. The larger portion is set back from the front of the structure, however, it should likely be separated by a connector of some sort (p. 25).
 - *An addition should be compatible with the main house.* Again, the large size, nearly double the square footage of the existing structure, dominates it rather than is compatible with it.

Staff Recommendation: Staff recommends that the applicant reconsider the size, mass and scale of this project. If this amount of square footage is required for the program the applicant has in mind, it needs to be reconsidered to meet the principles discussed above.