

PAID
10/27/14

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

ap 10695

See back of application for fees

CITY OF BEAUFORT HISTORIC DISTRICT REVIEW BOARD PROJECT APPLICATION (Revised - 10/21/2010)

Application #: HR14-45 Date Received: 10-27-14 Zoning District: GR

Property Address: 1305 Bay Street Beaufort, S.C. 29902

Applicant: Anstey Hester Manuel Phone: (843) 726-3480 or 338-8932 (cr11)

Applicant's Address: 104 Pritchard Street Bluffton, S.C. 29910

Beaufort County 1997 Historic Sites Survey listing: U. 13. 1191

Property Owner: Andrew Scallan Phone: _____

Owner's Address: 1305 Bay Street Beaufort, S.C. 29902

Architect: applicant 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: _____

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:

Extend an existing shed dormer along entire side roof to incorporate kitchen and closet. Carriage house was built in 1960 according to tax records.

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. A digital copy of all documents and 2 hardcopies of all documents must be filed by 12:00 noon on the deadline date. If digital copies cannot be provided, then 8 hardcopies of all documents are required. If the applicant or a representative is not present at the meeting, the application will not be reviewed.

OWNER'S SIGNATURE: [Signature] DATE: _____

APPLICANT'S SIGNATURE: [Signature] DATE: 27 October 2014



View from Harrington Street



north elevation

CITY OF BEAUFORT
Historic District Review
Board Full Board
Staff Report
Meeting of November 19, 2014

Case Number: HR14-45
Property Address: 1305 Bay Street – Carriage House
Applicant: Manuel Studio, LLC
Type of Request: Alterations and Additions - Final
Zoning: GR – General Residential – The Bluff Neighborhood

Historical: 1305 Bay Street is listed on the *1997 Beaufort County Above Ground Historic Sites Survey* as “Contributing to the listed district.” The carriage house in question is c. 1960 and is not a part of that listing.

Request: **The applicant is proposing to extent the existing east-facing shed dormer to accommodate a kitchen and closet on the second level of the carriage house.**

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

Zoning: GR-General Residential
Front Setback: prevailing;
Rear: 15’;
Side: 6’;
There are no zoning issues associated with this project.

Size: **The applicant proposes to add approx. 115 SF of heated area to the second floor.**

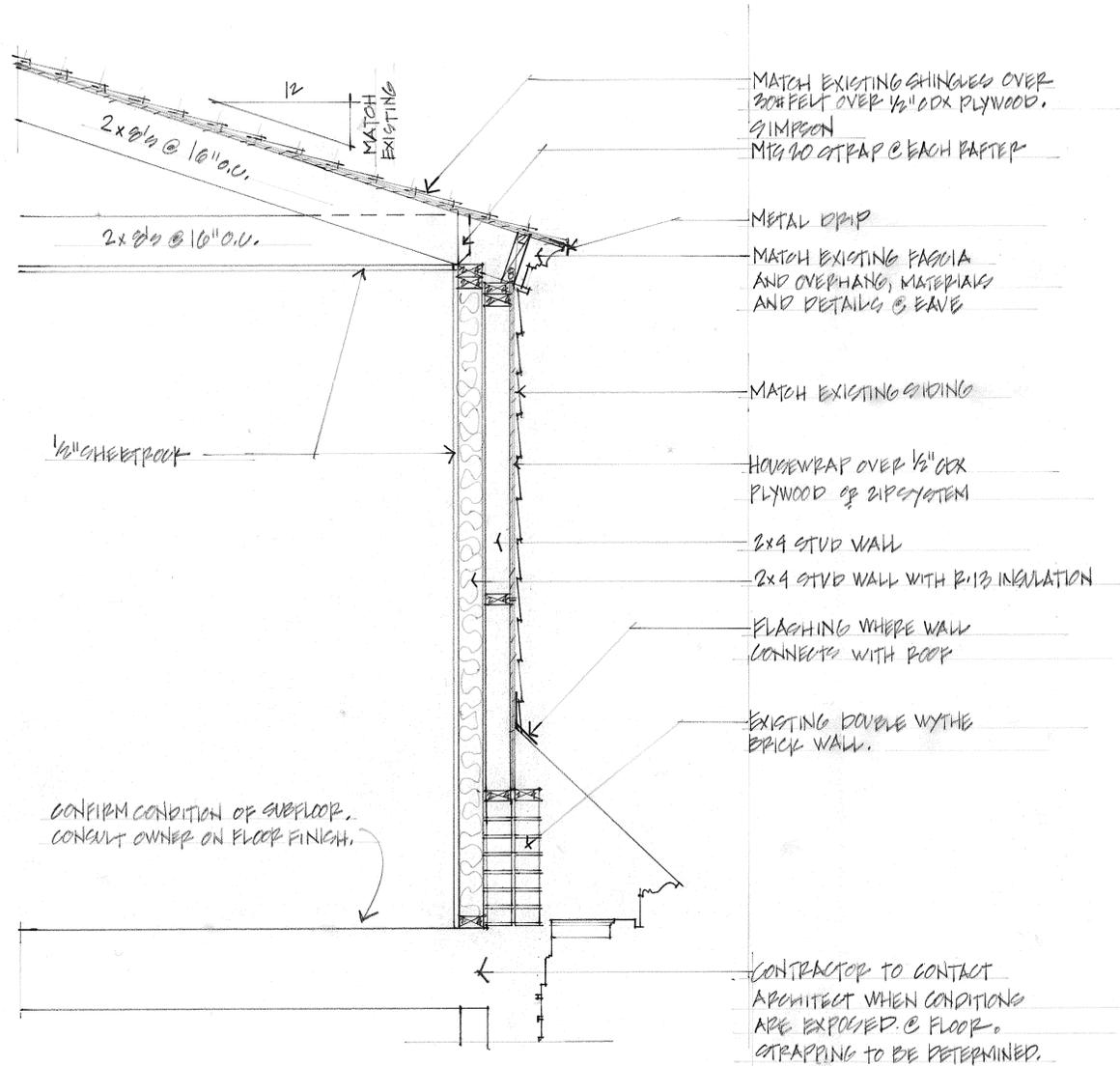
Synopsis of Applicable Guidelines:

- The *Preservation Manual Supplement*, p. 16 discusses secondary structures and states that they should in no way compromise the main structure on the lot.

Staff Questions, Comments & Suggestions:

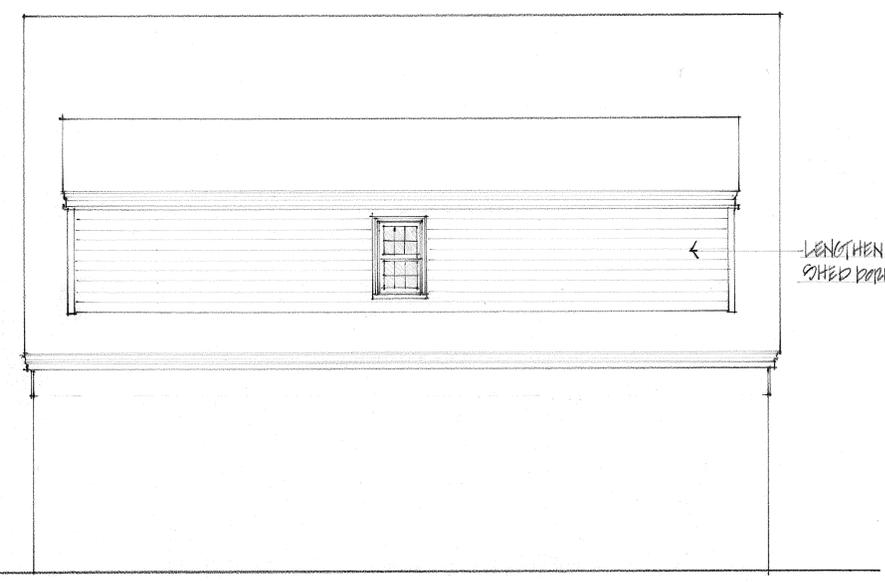
- In general these modifications will not be substantially visible from any public right of way and will not compromise the integrity of the primary, contributing building.
- Have you considered adding small windows above the sink and in the closet to break up the blank mass of the dormer wall?

Staff Recommendation: Staff recommends final approval to this request, as submitted, with discussion by the board regarding adding two small windows.

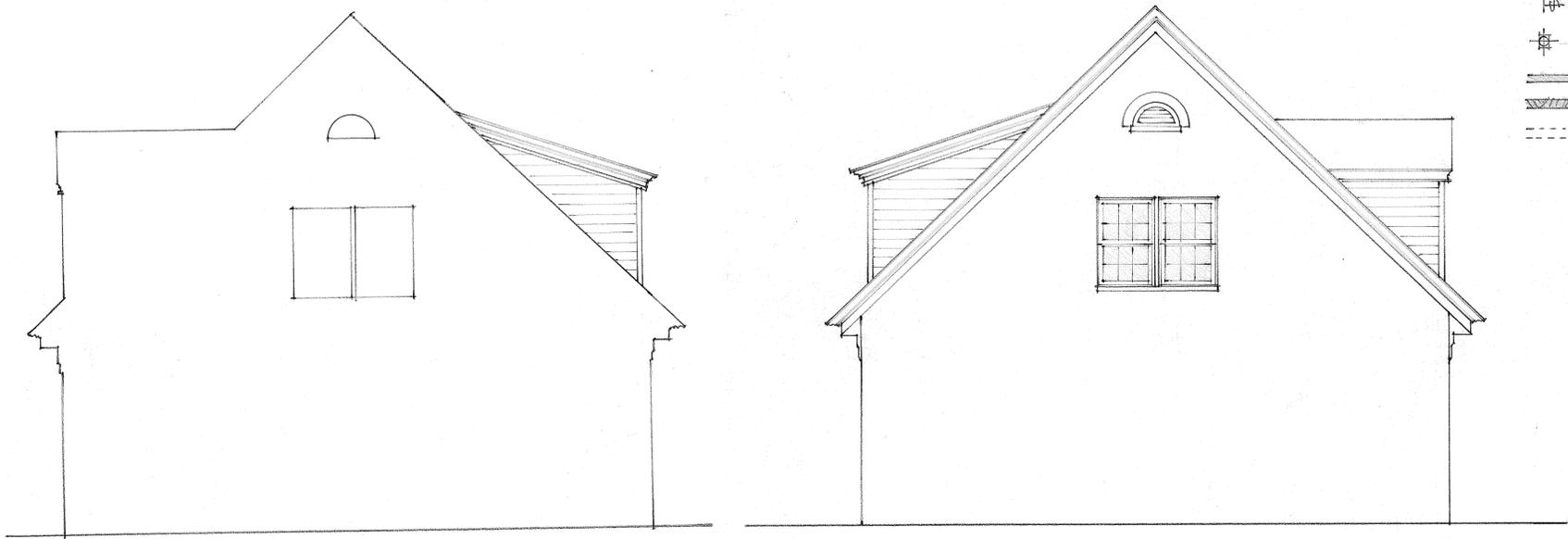


DORMER SECTION SCALE OF 1" = 1'-0"

CONTRACTOR TO CONTACT ARCHITECT WHEN CONDITIONS ARE EXPOSED @ FLOOR. STRAPPING TO BE DETERMINED.

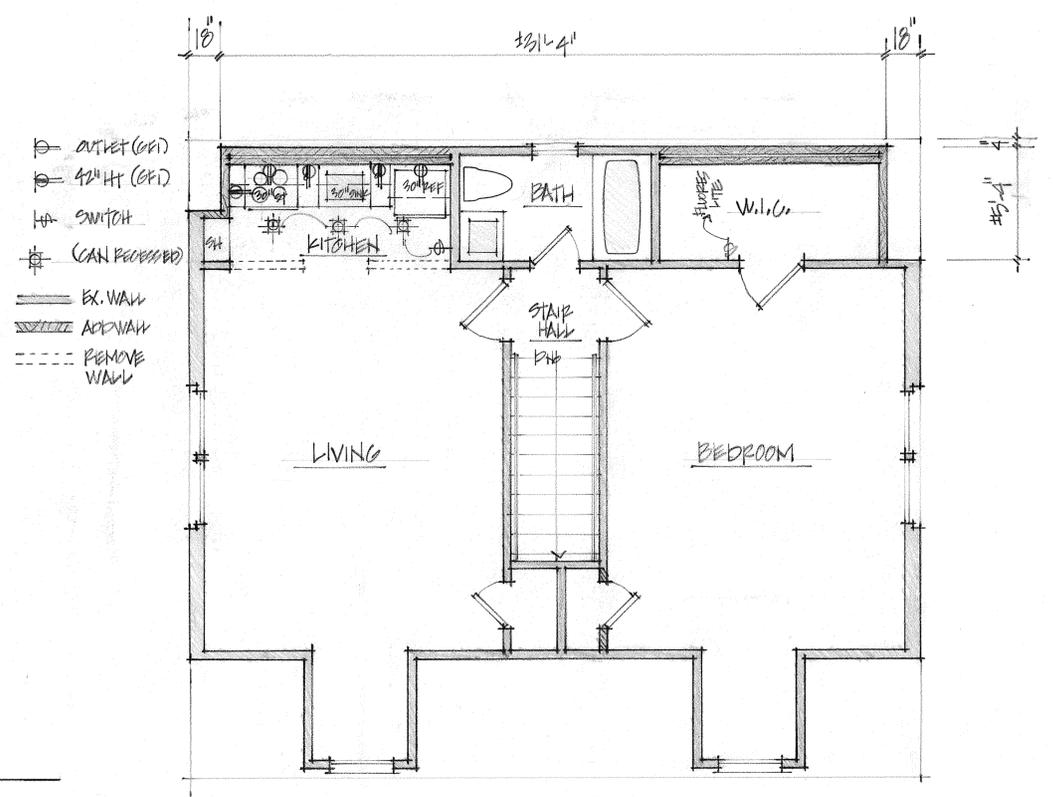


ELEVATION FACING HARRINGTON 1/4" = 1'-0"

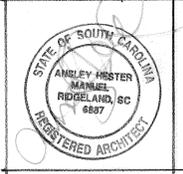


ELEVATION FACING NEIGHBOR @ BAY ST 1/4" = 1'-0"

ELEVATION FACING NORTH ST. 1/4" = 1'-0"



FLOOR PLAN 1/4" = 1'-0"



11.10.19

MANUEL STUDIO, LLC
 ANLEY HESTER, ARCHITECT
 1305 BAY STREET, BEAUFORT, S.C.
 25510-3400

A DORMER ADDITION TO
 THE CARRIAGE HOUSE OF ANDREW SCALVAN
 1305 BAY STREET, BEAUFORT, SOUTH CAROLINA