

APP # 10538
\$ PAID
9/14/14 CK

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

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

Application #: HR14-40 Date Received: 9-19-14 Zoning District: OC

Property Address: 1603 King Street Beaufort 29902

Applicant: Greg Harrell + Lara Solomon Phone: 434-753-1134

Applicant's Address: 7224 Meadow Run Lane, Charlotte, NC 28277

Beaufort County 1997 Historic Sites Survey listing: NO

Property Owner: Greg Harrell + Lara Solomon Phone: 434-753-1134

Owner's Address: 7224 Meadow Run Lane, Charlotte NC 28277

Architect: Pete Cole Phone: 843-525-1727

Architect's Address: 93 Wade Hampton Dr Beaufort, SC 29907

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

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:

- 1) Replace Front Porch
- 2) Replace Rear Deck + Screen
- 3) Change/Replace Door/Windows in back
- 4) Alter Kitchen/Chimney
- 5) New PATTING Shell

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: _____ DATE: 9/16/14

APPLICANT'S SIGNATURE: _____ DATE: 9/16/14

CITY OF BEAUFORT
Historic District Review
Board Full Board
Staff Report
Meeting of October 08, 2014

Case Number: HR14-40
Property Address: 1608 King Street
Applicant: Gary Harrell and Lora Solomon
Type of Request: Alterations and Additions - Final
Zoning: OC – Office Commercial

Historical: 1608 King Street is not listed on the *1997 Beaufort County Above Ground Historic Sites Survey*.

Request: **The applicant is proposing the following:**

- **Replace the front stoop and cover it with a trellis**
- **Add a screened porch and a deck in the rear**
- **Add a covered porch in the rear – Future Phase**
- **Change and replace door/windows in the rear**
- **Add a potting shed in the rear**
- **Add a Garage/Carport in the rear – Future Phase**
- **Remove a significant amount of asphalt in the front yard, replace it with sod and a reconfigured parking arrangement**

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

Zoning: *OC – Office Commercial*
Front Setback: prevailing;
Rear: 15’;
Side: 6’;
Accessory structure side and rear yard setbacks may be reduced to 5’.
The west side building line is currently non-confirming, as it is closer than 6’.
This non-confirming setback may be extended but not increased.

Size: **Front porch: 124 SF; Deck: 402 SF; Potting Shed: 120 SF; Covered Porch in rear – FUTURE: 80 SF**

Synopsis of Applicable Guidelines:

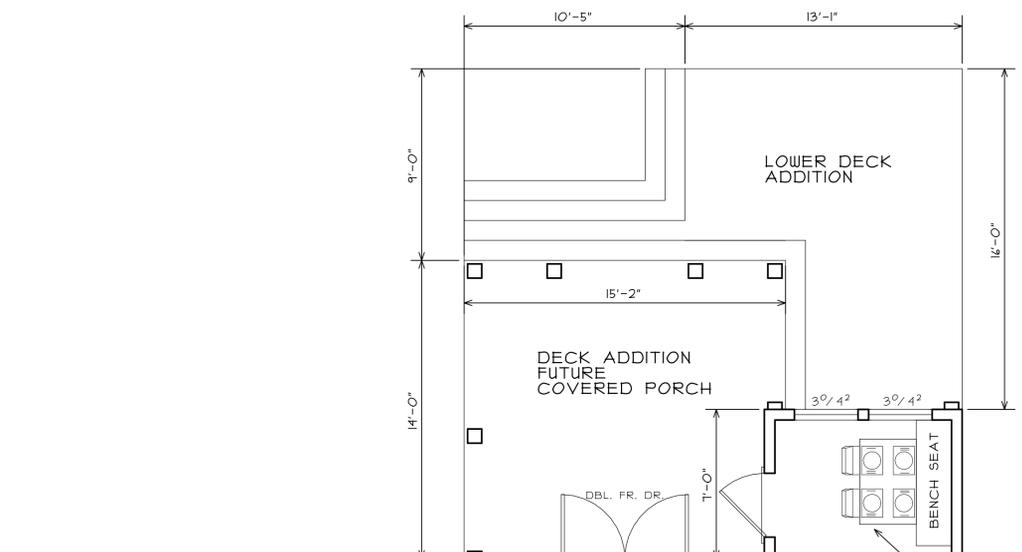
- The *Preservation Manual Supplement* discusses secondary structures on p. 16-17. They should be subordinate to the primary structure on the lot and visually complementary to the existing building...they should be located as far to the rear of a lot as possible.
- The *Supplement* discusses decks on p. 18. It states that “decks are inappropriate on front or

side facades and when on rear facades should be screened with landscaping completely from the street.”

Staff Questions, Comments & Suggestions:

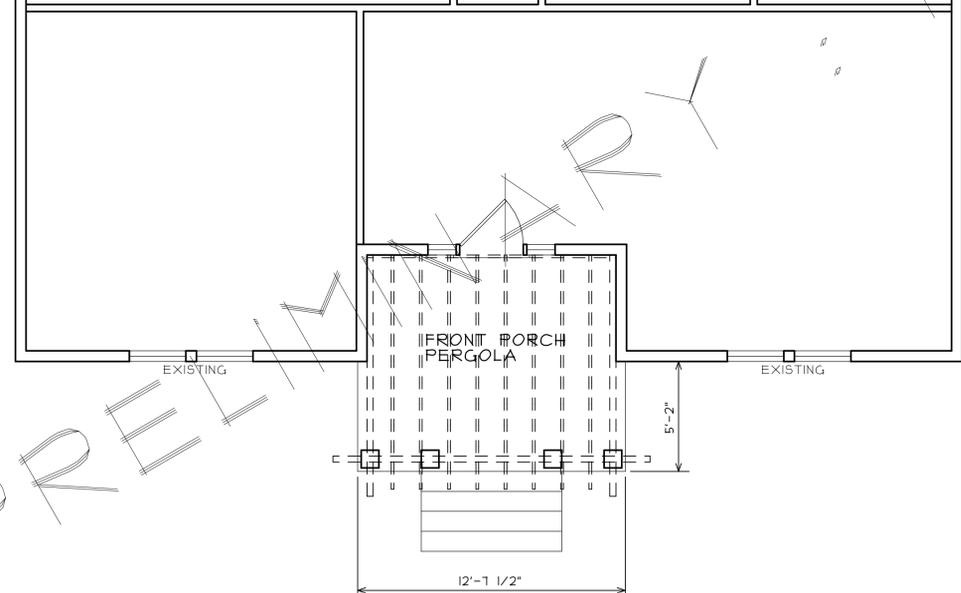
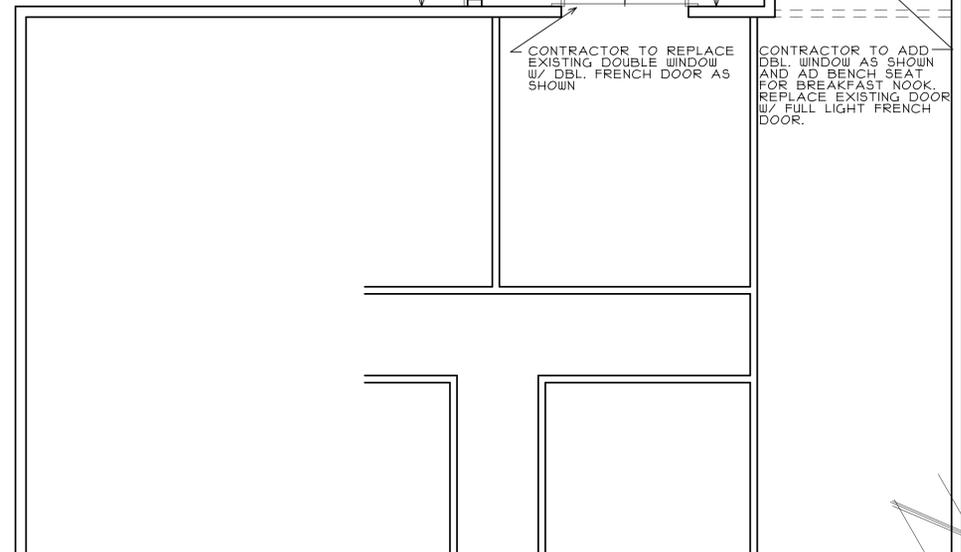
- These site and building modifications will be a significant improvement to this property.
- The rear elevation shows new windows and doors. Please provide an elevation depicting these changes, along with specifications for windows.
- An elevation of the rear covered porch will be required prior for final HRB approval of this element in the future phase. This can be approved at the staff level.
- Complete elevation drawings for the future proposed garage will be required for final approval of this element in the future phase. This will require a full board review.

Staff Recommendation: Staff recommends preliminary approval of the overall site plan, including all of the future phases. Staff also recommends final approval, as submitted, to the Phase 1 items which include front porch pergola, potting shed, rear decks, and window/door replacement, contingent on staff approval of the final rear elevation.

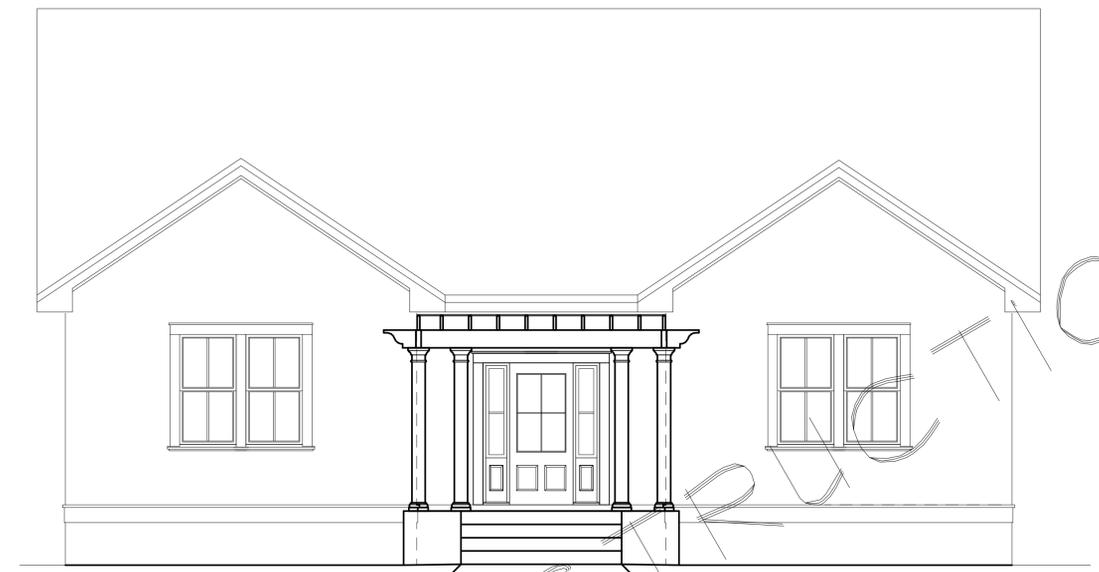


CONTRACTOR TO REPLACE EXISTING DOUBLE WINDOW W/ DBL. FRENCH DOOR AS SHOWN

CONTRACTOR TO ADD DBL. WINDOW AS SHOWN AND AD BENCH SEAT FOR BREAKFAST NOOK. REPLACE EXISTING DOOR W/ FULL LIGHT FRENCH DOOR.



MAIN RESIDENCE PLAN
1/4" = 1'-0"



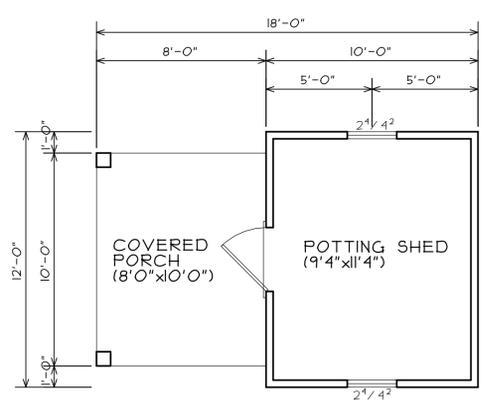
FRONT ELEVATION
1/4" = 1'-0"



FRONT ELEVATION
1/4" = 1'-0"



LEFT ELEVATION
1/4" = 1'-0"



POTTING SHED PLAN
1/4" = 1'-0"

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elements only.
for the structural
contained herein is
The certification

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REVISIONS	DATE	DESCRIPTION

Cole Design Studio
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A CUSTOM RESIDENCE FOR:
GARY HARRELL & LORA SOLOMAN
1608 KING STREET
CITY OF BEAUFORT
BEAUFORT, SC 29902

DATE	
COMM. NO.	
DRAWN	CHECKED
SCALE	

2.1
OF SHEETS





Front Elevation



Rear Elevation



Rear of the property



driveway facing proposed garage location