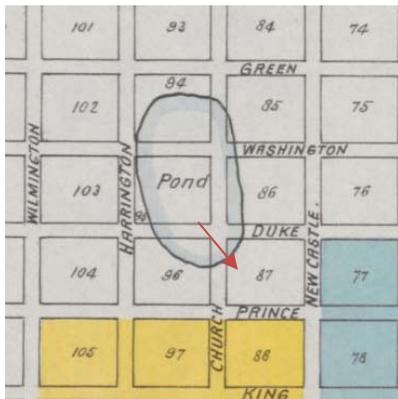


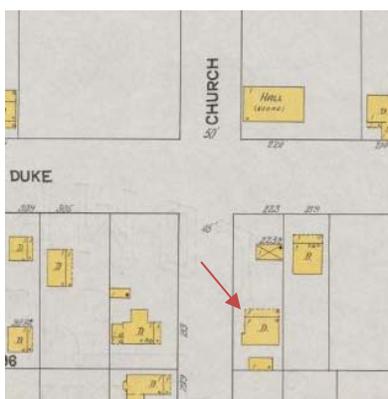
CITY OF BEAUFORT
Historic District Review
Board Full Board
Staff Report
Meeting of September 14, 2016

Case Number: HR16-33
Property Address: 707 Church Street
Applicant: Labi Kryeziv
Type of Request: New Construction
Zoning: GR – General Residential (NWQ)

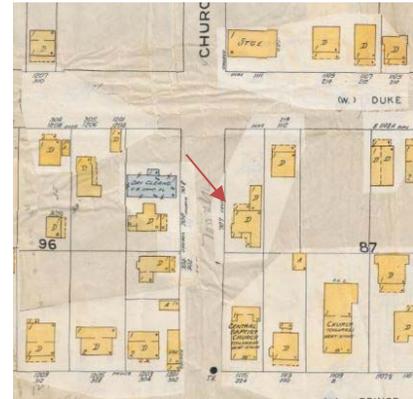
Historical: 707 Church Street is not listed on the 1997 *Beaufort County Above Ground Historic Sites Survey*. A building in its approximate location is listed on the 1912 and 1958 Sanborn Maps. The tax records list the structure c. 1920; it is actually a bit older. The structure, particularly the porch, has been altered since its original 1920s form.



1899 born area map



1912 Sanborn Map



1958 Sanborn Map

Request: The applicant is requesting approval of new structure to be built at the corner, contingent on ZBOA approval.

On the existing non-contributing, c. 1920s structure, the applicant has modified the request since the August meeting. They are proposing to maintain the existing porch, remove the steps that face north, and incorporate steps facing Church Street, as well as ones facing the rear of the property.

Background: This request came to the HRB in May, July, and August. In July, the Board recommended that the Zoning Board of Appeals (ZBOA) consider approval of the lot size variance so that the applicant can subdivide the lot.

The ZBOA heard this in July, at which time, they “voted unanimously to table

this application for 90 days. This would allow the applicant to go bac to the Historic Review Board (HRB) and get conceptual approval for renovation of the existing structure, to include moving the front door to Church Street, and to have the HRB re-review the site plan for the new house with a site plan to include a tree survey. A report from a certified arborist on all existing trees on the lot greater than 24” DBH is recommended. The applicant should show how parking for both lots would work. A calculation on the amount of impervious surface is required.”

At the August HRB meeting, the board voted to postpone the project for up to 90 days to give the applicant time to address the size, mass and scale of the proposed new structure, and the location of the proposed porch in relation to the tree. A certified arborist recommendation for this positioning will be required.

This property has historically had one cottage set back on the lot. This creates a streetscape along this portion of Duke Street that is not consistent with the rest of the pattern or rhythm of the street. The parcel is adjacent to two vacant lots on the east, and two lots with unusually large front setbacks on the west. Directly across the street, on either corner, are Beaufort Housing Authority structures that don’t match the historic prevailing setback for this area.

Zoning:

GR – General Residential – NWQ

• **Setbacks:**

- *Front Setback:* prevailing
- *Rear:* 15’
- *Side:* 6’
- *Side & Rear for Accessory Uses:* 5’ – n/a
- *Impervious Surface Coverage:* 50% max.; *shown at 44% and 43%*
- *Lot Size:* 40’ wide, 4,000 square feet – the 4,000 square feet is what would require the variance. The proposed lot is 40’ wide by 62’ deep.
- *Parking* – on-site parking would be required for the existing cottage. The lot on Duke Street would not require parking on-site since formalized on-street parking exists.

Size:

The applicant is proposing to construct a new 1.5 story cottage. It would have a footprint of approximately 980 SF (including 132 SF of engaged porch), and a total of about 1,361 heated SF.

Synopsis of Applicable Guidelines: The Northwest Quadrant Design Principles discuss appropriate new construction.

Staff Questions, Comments & Suggestions:

Subdivision Request: The HRB has already recommended to the ZBOA that this property be permitted to be subdivided. No further action is needed.

Existing Structure – this structure is not surveyed, and is listed on the 2001 Amended Non-Contributing Resources List. The modification to the structure - relocating the porch steps and incorporating them into the porch - maintains the existing form, and removes any impact on the

tree. Staff feels this is an appropriate modification based on the overall picture of the project. In addition, regarding the tree, the lot line has shifted slightly northward in order to maintain the existing driveway access. Therefore, there will be no additional encroachments or impact on the large Live Oak tree adjacent to the existing house.

New Construction Request:

- Staff supports the proposed building's size, mass and scale, for this property. Since the previous submission, the plate height has been reduced by 12", for a total of 38" from the original submission in July 2016. The articulation has been modified – the gable roof in the front has been replaced with a simpler shed dormer.
- A full materials and color list, including window specs (SDLs are required) will be required at submission of the building permit.

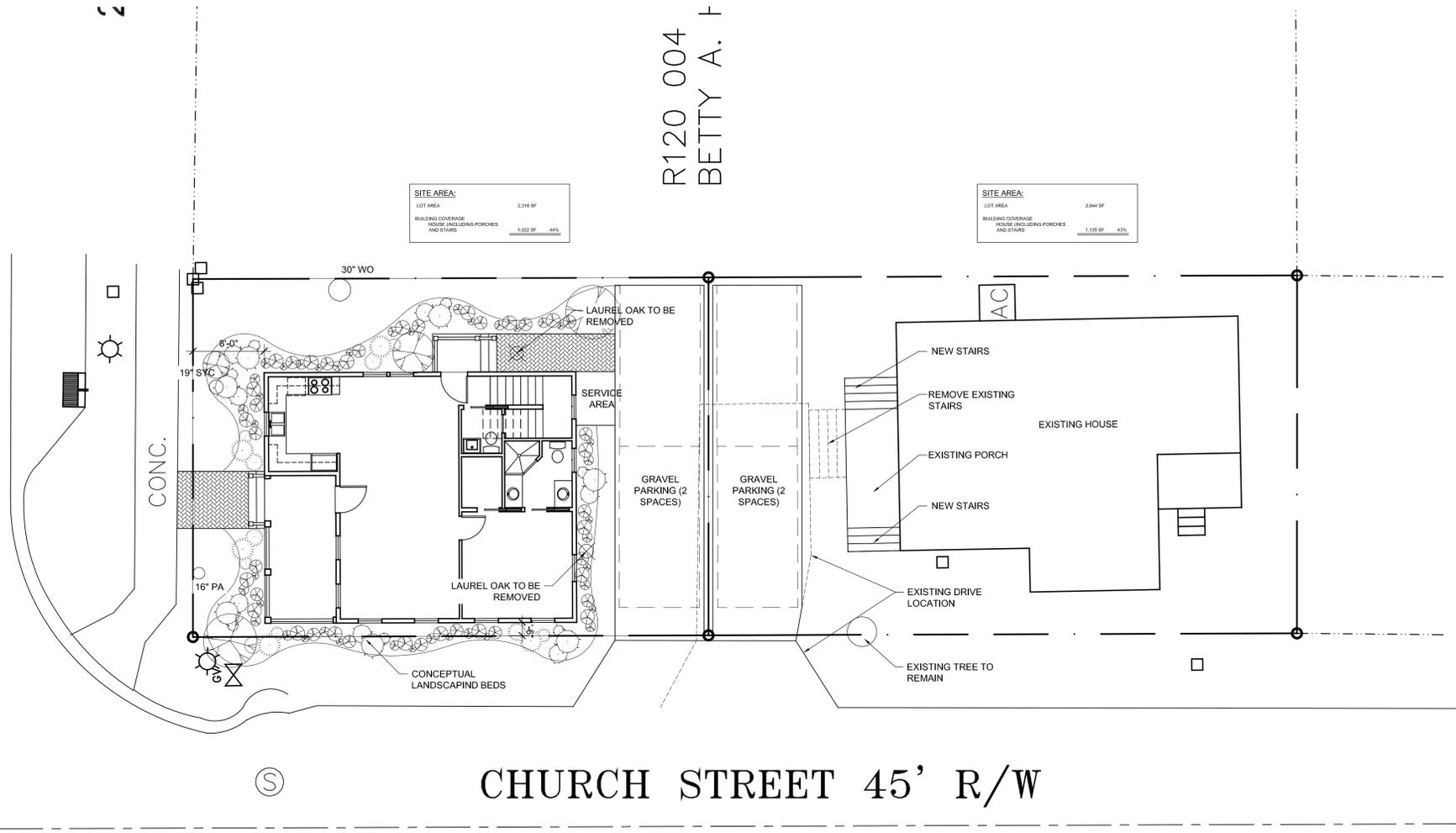
Staff Recommendations:

Staff recommends final approval to this project as submitted, with additional material to be provided upon submitting for a building permit.

Note: If this project receives final approval from the HRB, the next step is for the applicant to return to the ZBOA for final approval of the variance for the subdivision.

PK NAIL
FOUND

DUKE STREET 60' R/W



SITE AREA:
LOT AREA 2,316 SF
BUILDING COVERAGE, PORCHES INCLUDING PORCHES AND STAIRS 1,822 SF 78%

SITE AREA:
LOT AREA 2,644 SF
BUILDING COVERAGE, PORCHES INCLUDING PORCHES AND STAIRS 1,156 SF 43%

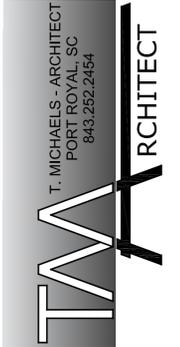
R120 004
BETTY A. F

R120 004 000 0500 0000
CENTRAL BAPTIST CHURCH

CHURCH STREET 45' R/W

1 SITE PLAN
A101 SCALE: 1/4" = 1'-0"

RELEASED FOR CONSTRUCTION
 NOT FOR CONSTRUCTION



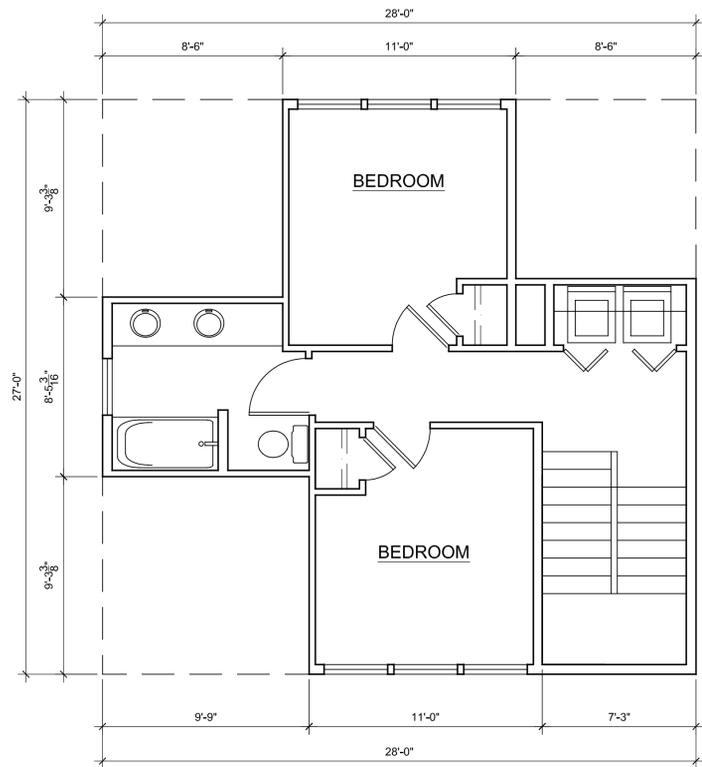
NEW RESIDENCE:
CHURCH AND DUKE
BEAUFORT, SOUTH CAROLINA

No.	Issue / Revision Description	Date
HRB SUBMITTAL		06.27.16

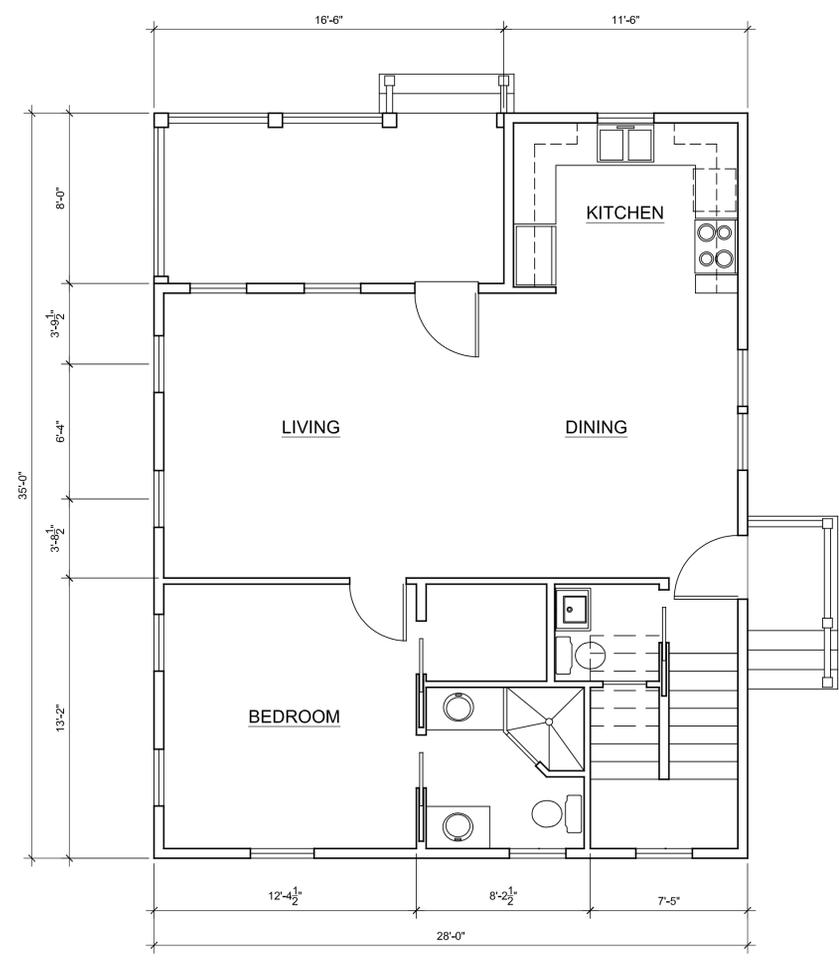
Sheet Title
SITE PLAN

Drawn By: T. Michaels
Chk'd By: T. Michaels
Project ID: 16028

Sheet No.
A101

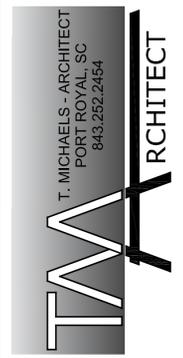


2 SECOND FLOOR
A102 SCALE: 1/4" = 1'-0"



1 FIRST FLOOR
A102 SCALE: 1/4" = 1'-0"

RELEASED FOR CONSTRUCTION
 NOT FOR CONSTRUCTION



**NEW RESIDENCE:
CHURCH AND DUKE
BEAUFORT, SOUTH CAROLINA**

No.	Issue / Revision Description	Date
HRB SUBMITTAL		06.27.16

Sheet Title
PLANS

Drawn By: T. Michaels
Chk'd By: T. Michaels
Project ID: 16028

Sheet No.
A102



4 EAST ELEVATION
A201 SCALE: 1/4" = 1'-0"



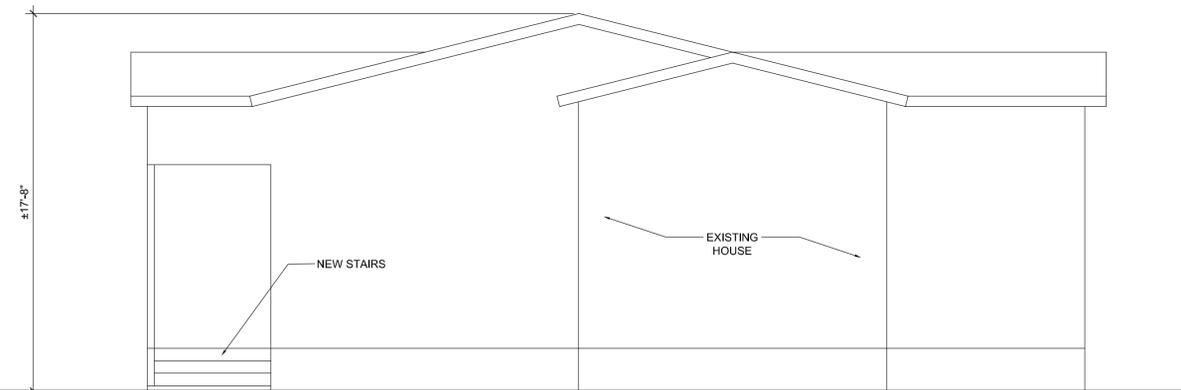
3 SOUTH ELEVATION
A201 SCALE: 1/4" = 1'-0"



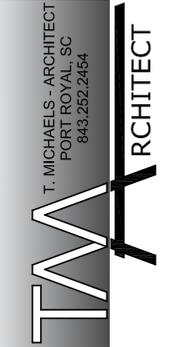
2 WEST ELEVATION - CHURCH STREET
A201 SCALE: 1/4" = 1'-0"



3 NORTH ELEVATION
A201 SCALE: 1/4" = 1'-0"



RELEASED FOR CONSTRUCTION
 NOT FOR CONSTRUCTION



T. MICHAELS - ARCHITECT
PORT ROYAL, SC
843.252.2454

NEW RESIDENCE:
CHURCH AND DUKE
BEAUFORT, SOUTH CAROLINA

No.	Issue / Revision Description	Date
HRB SUBMITTAL		06.27.16

Sheet Title
ELEVATIONS

Drawn By: T. Michaels
Chk'd By: T. Michaels
Project ID: 16028

Sheet No.
A201

Church St

Beaufort, South Carolina

Street View - May 2012



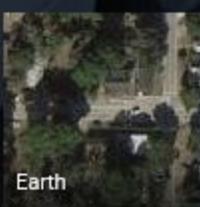
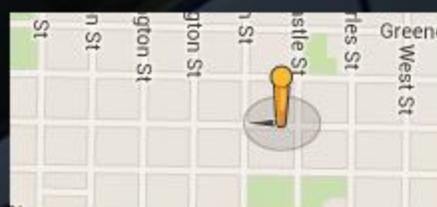
Duke St
Beaufort, South Carolina



Street View - Apr 2016



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Back to Map

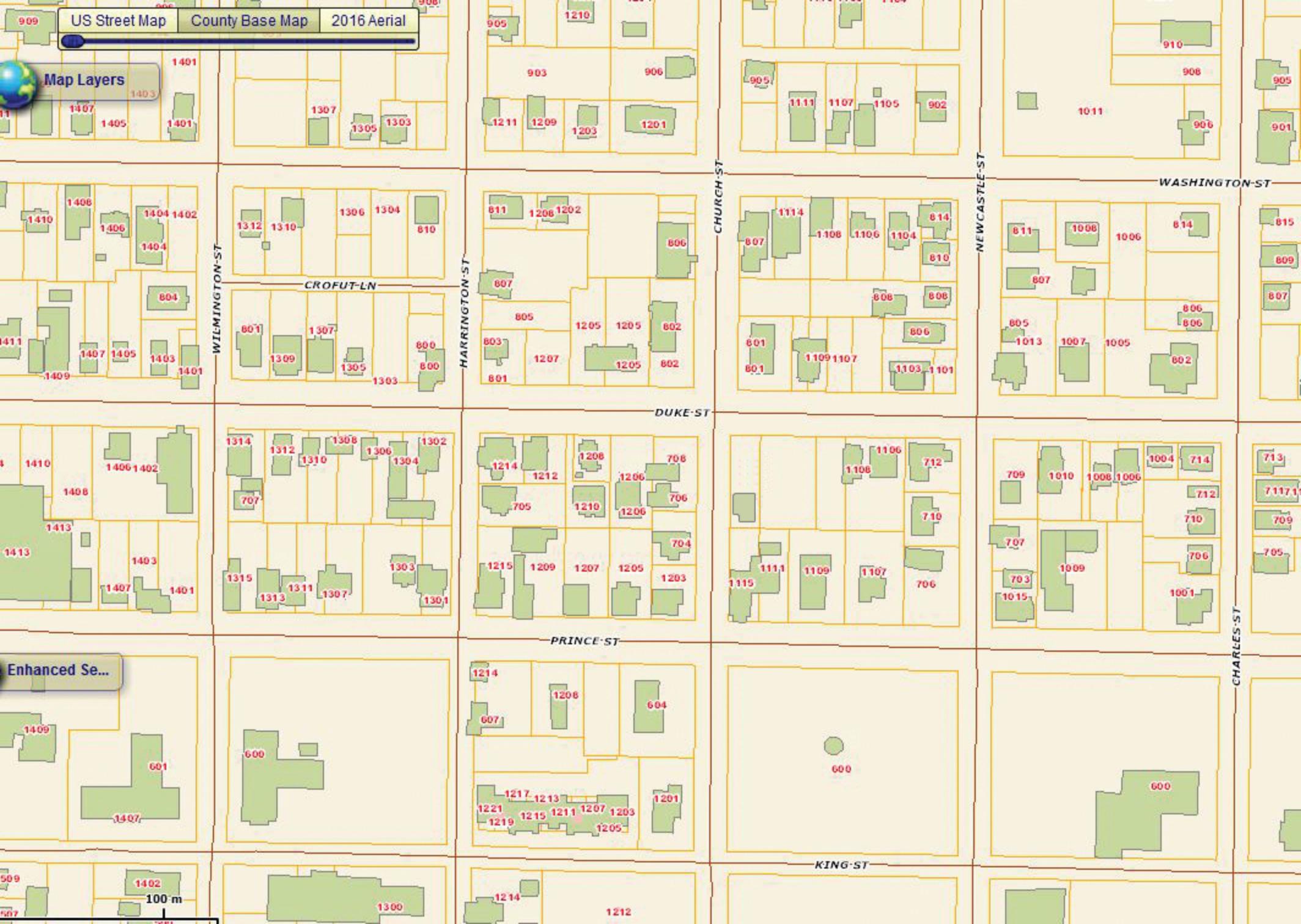
← Duke St
Beaufort, South Carolina
Street View - Jun 2013



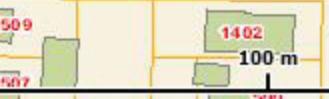
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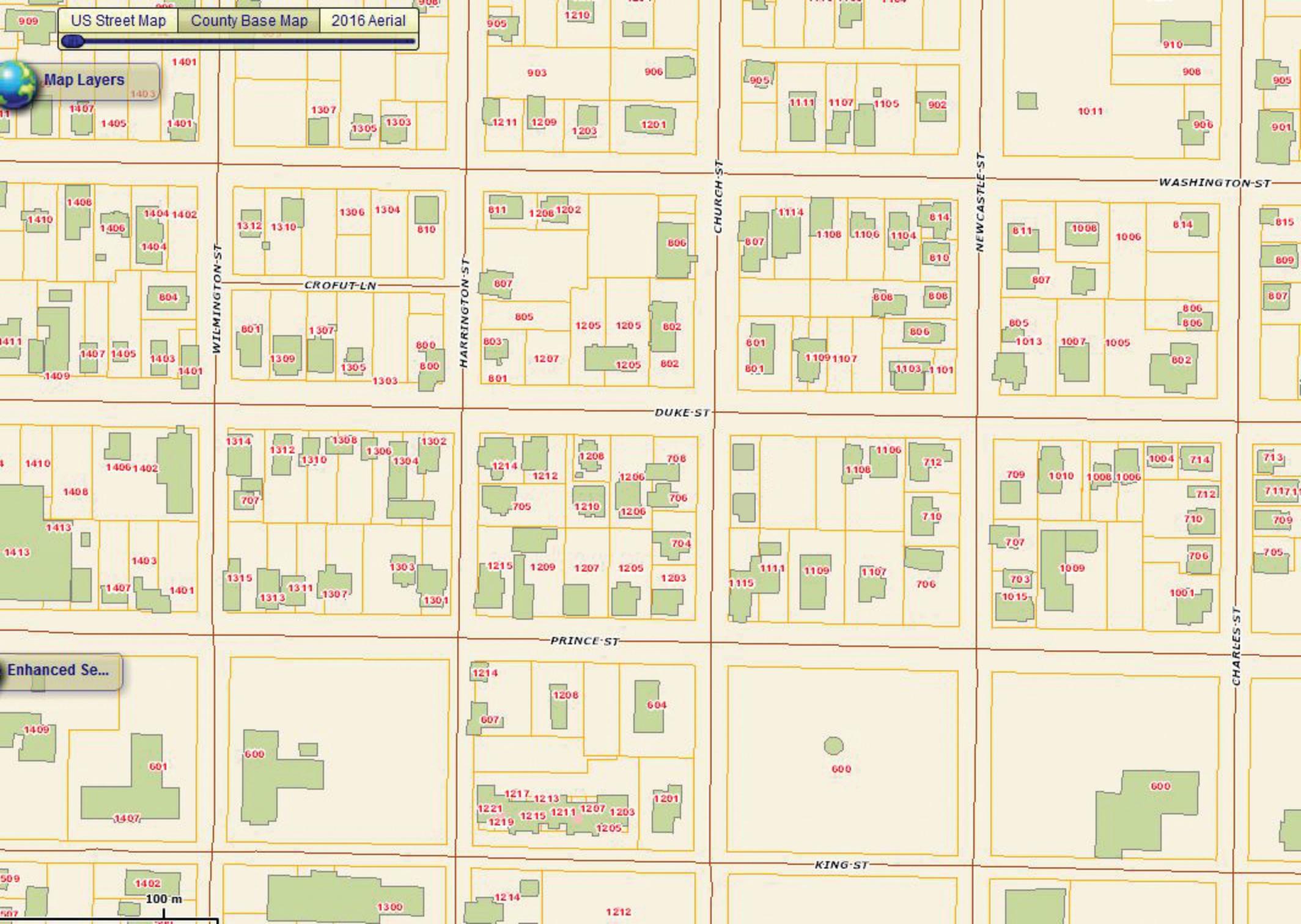
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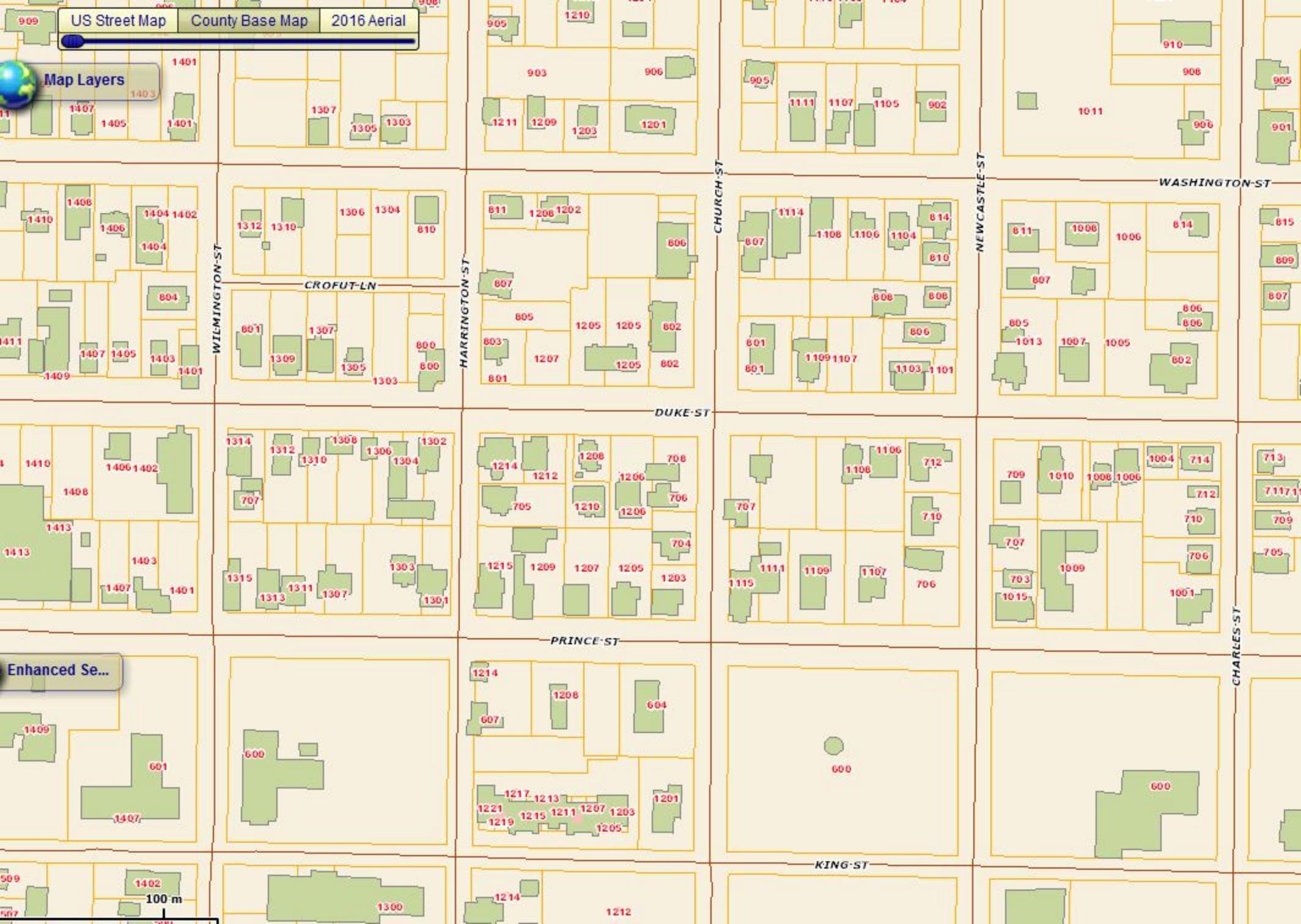
Enhanced Se...





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