

HP# 12036
\$ PAID
8/28/15

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

Digital

See back of application for fees

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

Application #: HR15-32 Date Received: 8-28-15 Zoning District: OC

Property Address: 509 Harrington Street

Applicant: Ansley Hester Manuel, Architect Phone: 843.338.8932

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

Beaufort County 1997 Historic Sites Survey listing: U-13-1151 / NRIS#69000159

Property Owner: John + Calaste Cheryl Phone: 330.397.9375

Owner's Address: 509 Harrington Street Beaufort, S.C. 29902

Architect: above - applicant Phone: _____

Architect's Address: _____

REQUEST FOR: Conceptual Review Final Approval Preliminary Review Change After Certification R120-004-000-0678

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:

① minor interior renovations and removal of rear entry
② screen porch, closets and bath addition at rear end.

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

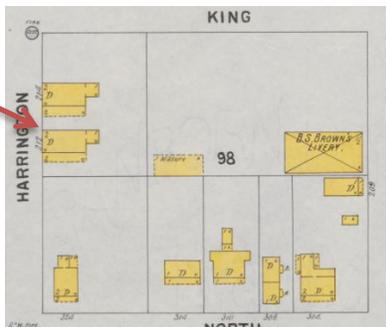
An Application is incomplete until all required information is submitted. Incomplete applications will not be placed on a Board agenda. Applications are reviewed based upon the *Beaufort Preservation Manual and Supplement*, or the *Northwest Quadrant Design Principles* (refer to www.cityofbeaufort.org) 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: Celeste R. Cleaveland DATE: August 28, 2015
APPLICANT'S SIGNATURE: [Signature] DATE: 28 August 2015

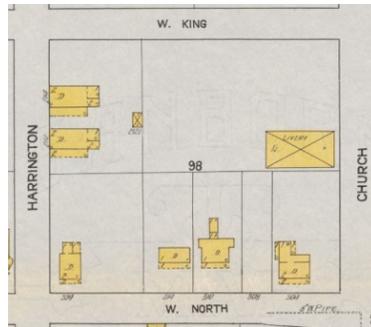
CITY OF BEAUFORT
Historic District Review
Board Full Board
Staff Report
Meeting of September 09, 2015

Case Number: HR15-32
Property Address: 509 Harrington Street
Applicant: Manuel Studio
Type of Request: Alterations and Additions - Preliminary
Zoning: OC – Office Commercial (The Bluff Neighborhood)

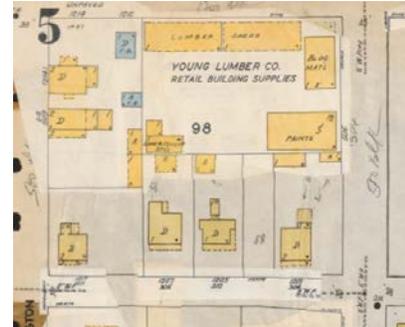
Historical: 509 Harrington Street is listed on the *1997 Beaufort County Above Ground Historic Sites Survey* as “Contributing to the listed district.” It is also listed on the *1969 Feiss Wright Survey*, the *1979 Milner Inventory*, and the *1995 A Guide to Historic Beaufort*. It’s estimated that this building is c. 1860 and it first appears on the 1899 Sanborn Map. The rear of the building has evolved over time, with the existing two-story form added in the 1990s, according to the survey sheet.



1899



1905-1912



1958

Request: The applicant is proposing to remove the existing rear stoop, and add a rear addition with a porch, along with minor interior renovations.

Background: A different addition for this structure came before the HRB in July and August of 2014, and received final approval. This new plan is smaller than the previously approved addition. Historic Beaufort Foundation has a façade easement on the building and must approve any modifications to the structure.

Zoning: OC: single family standards should be the same as R-4
Front: prevailing;
Rear: 15’; proposed: 18’
Side: 6’; existing/proposed: 2; continues a non-conforming setback

Size: 177 SF of enclosed space and an additional 229 SF for a covered porch for 406 SF total additional foot print. This is 166SF less than the previously approved plan.

Synopsis of Applicable Guidelines:

- The Secretary of the Interior Standards, #9, discusses exterior alterations.
- The Preservation Manual Supplement, p. 18-19 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 siting, the supplement states “Additions should be sited to have least visual impact from the street...Rear additions are most appropriate.”

Staff Questions, Comments & Suggestions:

- **Siting:**
 - The proposed addition is located on the rear of the building. It steps back from the exterior walls 2’ on each side. This is an appropriate location, and is in the same location as the previously approved plan.
 - The width, and roof form is exactly the same as the previously approved plan, with the exception that the building is about 8’ shorter. This allows a better proportion on the south elevation.
- **Building:**
 - In general these modifications seem to be in character with the historic fabric of the building, and do not destroy the spatial relationships that characterize the property. The rear of the building has evolved over time, from a partial 1-story wing, to a full 1 story wing, to a 2-story wing with 1-story addition, as it currently exists today.

Staff Recommendation: Staff recommends final approval to this request, as submitted, on the condition that approval from Historic Beaufort Foundation will be required prior to receiving any building permit for this project.



South Side - corner



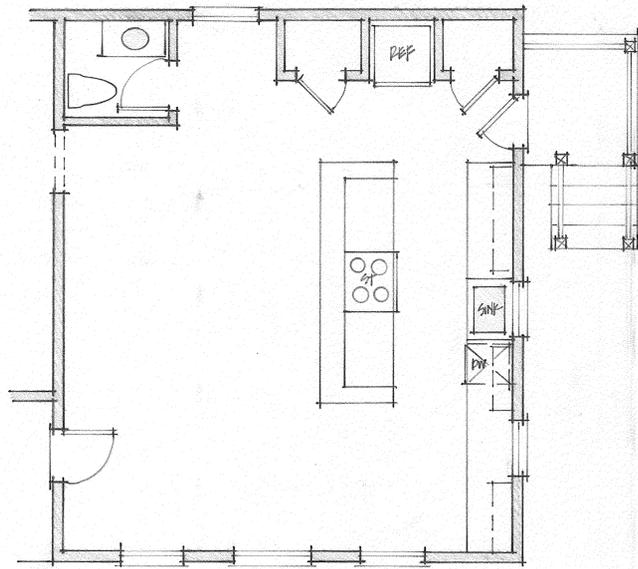
South Elevation



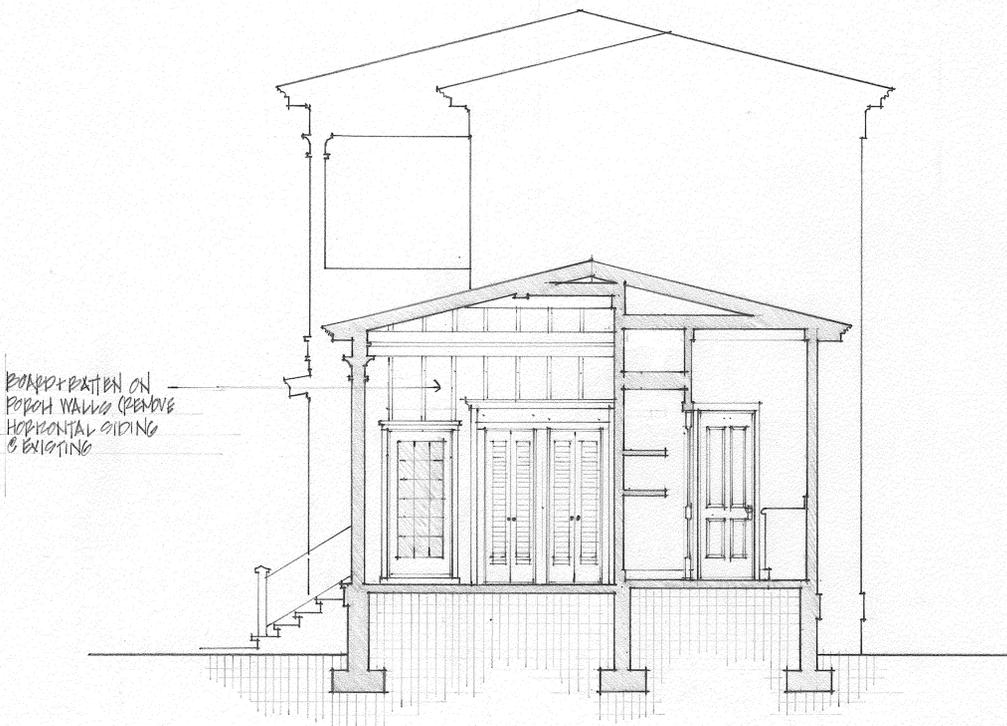
Rear Patio



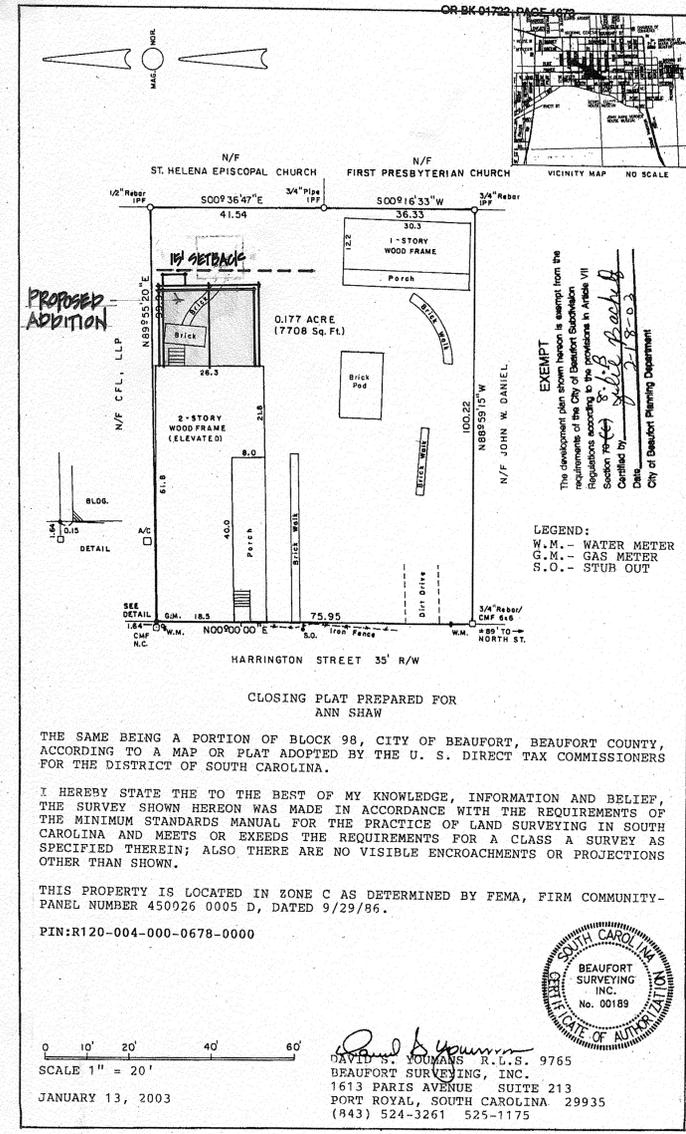
Rear Elevation



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



B
PORCH AND HOUSE SECTION 1/4" = 1'-0"



CLOSING PLAT PREPARED FOR ANN SHAW

THE SAME BEING A PORTION OF BLOCK 98, CITY OF BEAUFORT, BEAUFORT COUNTY, ACCORDING TO A MAP OR PLAT ADOPTED BY THE U. S. DIRECT TAX COMMISSIONERS FOR THE DISTRICT OF SOUTH CAROLINA.

I HEREBY STATE THE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON 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 A SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

THIS PROPERTY IS LOCATED IN ZONE C AS DETERMINED BY FEMA, FIRM COMMUNITY-PANEL NUMBER 450926 0005 D, DATED 9/29/86.

PIN:R120-004-000-0678-0000

DAVID S. YOUNG, R.L.S. 9765
BEAUFORT SURVEYING, INC.
1613 PARIS AVENUE SUITE 213
PORT ROYAL, SOUTH CAROLINA 29935
(843) 524-3261 525-1175

C
SITE PLAN 1" = 20'-0"

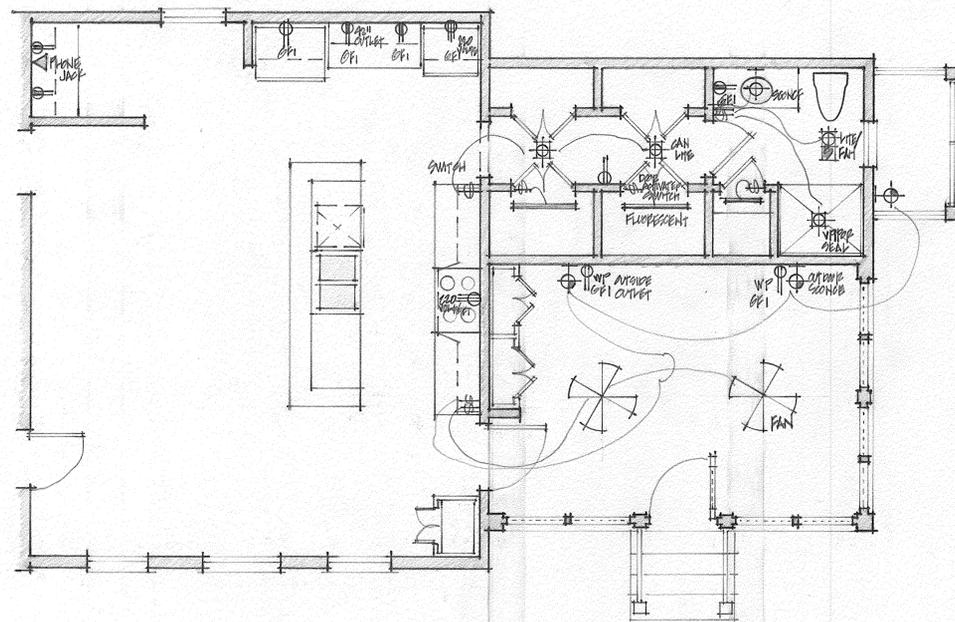


DATE: 28 AUGUST 2015

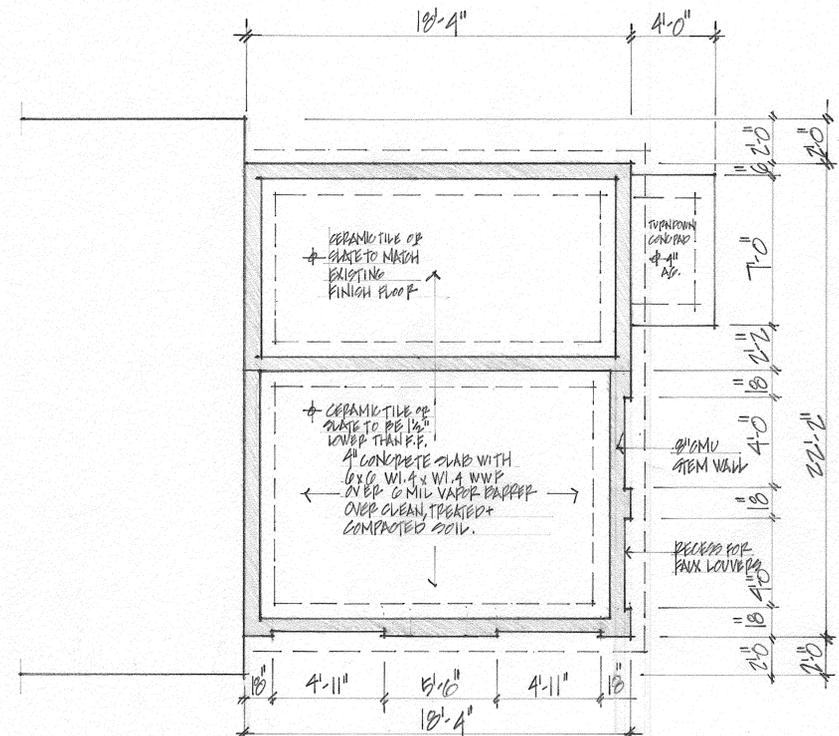
MANUEL STUDIO, LLC
516 South Green Street • Ridgeland, South Carolina 29936
(o) 843-726-3480
ansleymanuel@embarqmail.com

Additions and Renovations for:
JOHN AND CELESTE CHEROL
509 HARRINGTON STREET
BEAUFORT, SOUTH CAROLINA

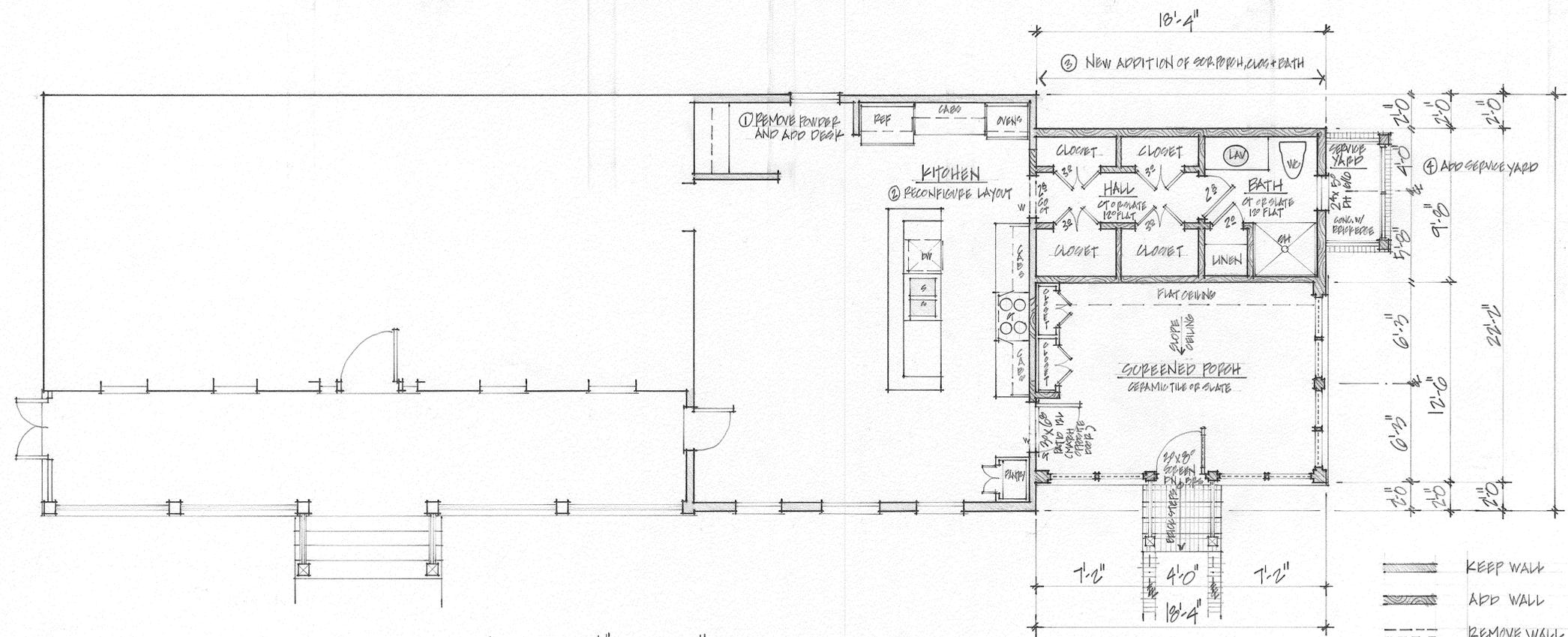
SHEET
1



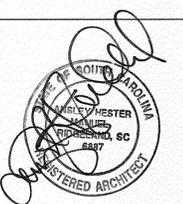
A
2 ELECTRICAL PLAN 1/4" = 1'-0"



U
2 FOUNDATION PLAN 1/4" = 1'-0"



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



DATE: 10/20/15

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 ansleymanuel@embarqmail.com

Additions and Renovations for:
 JOHN AND CELESTE CHEROL
 509 HARRINGTON STREET
 BEAUFORT, SOUTH CAROLINA

SHEET
 2

DATE: 08/01/2015

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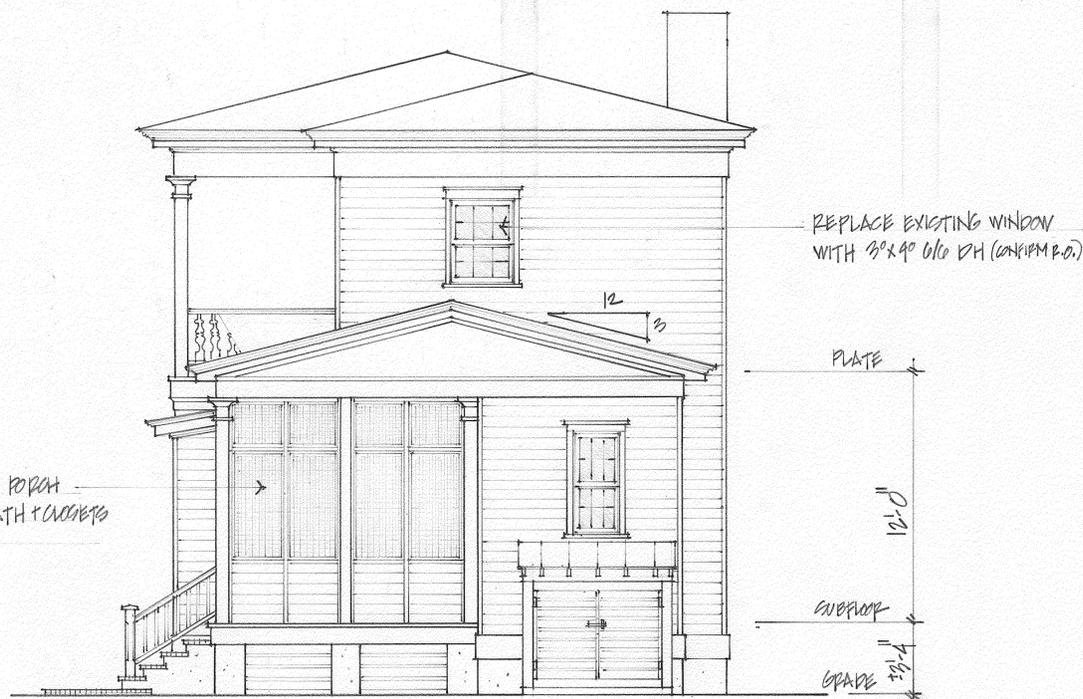
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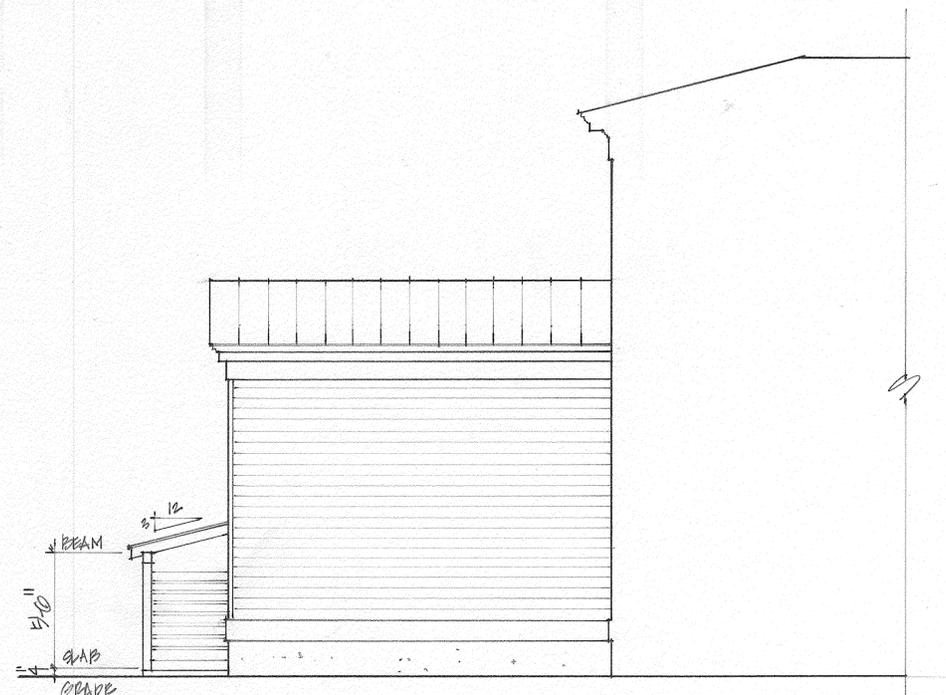
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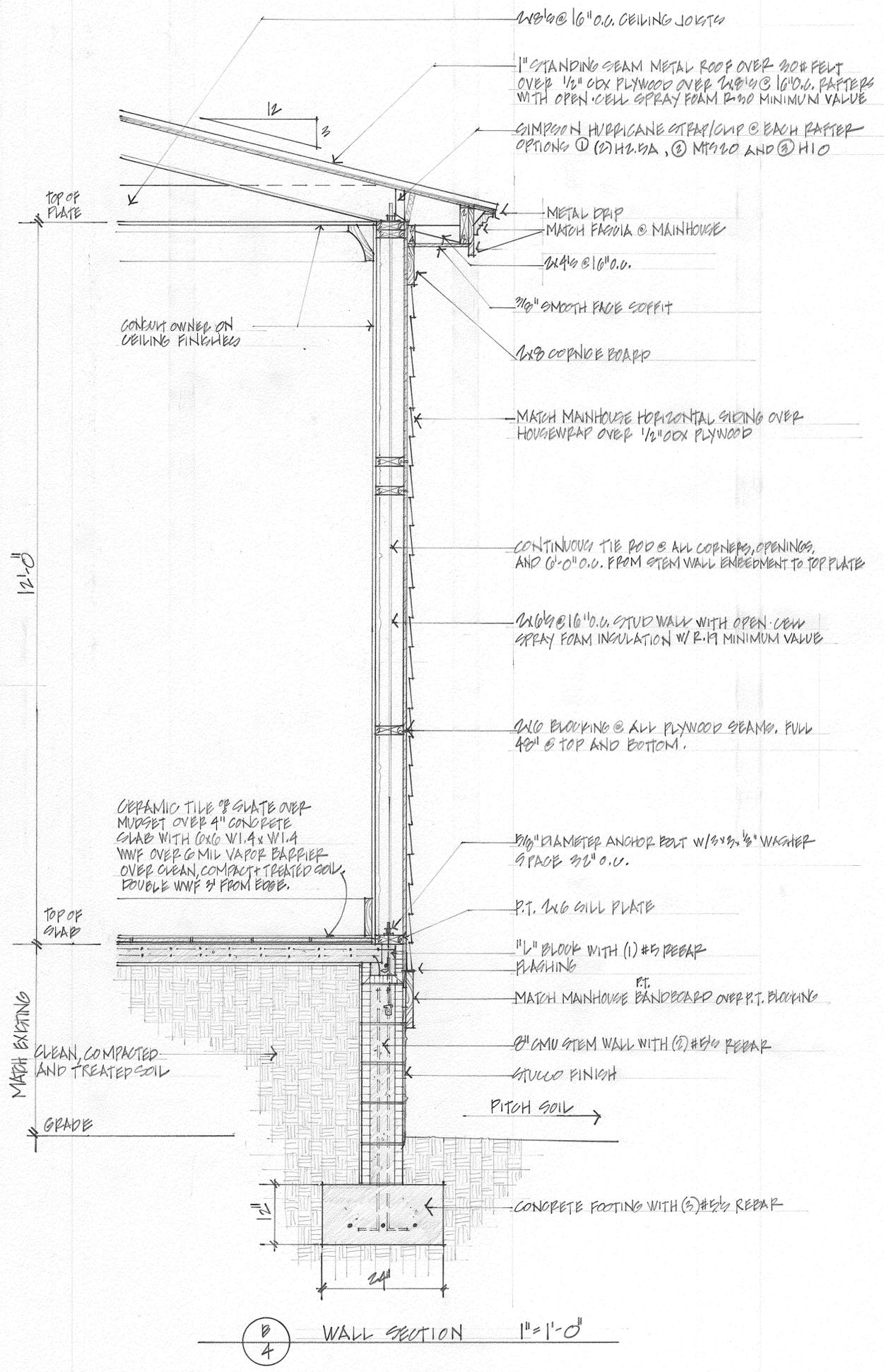
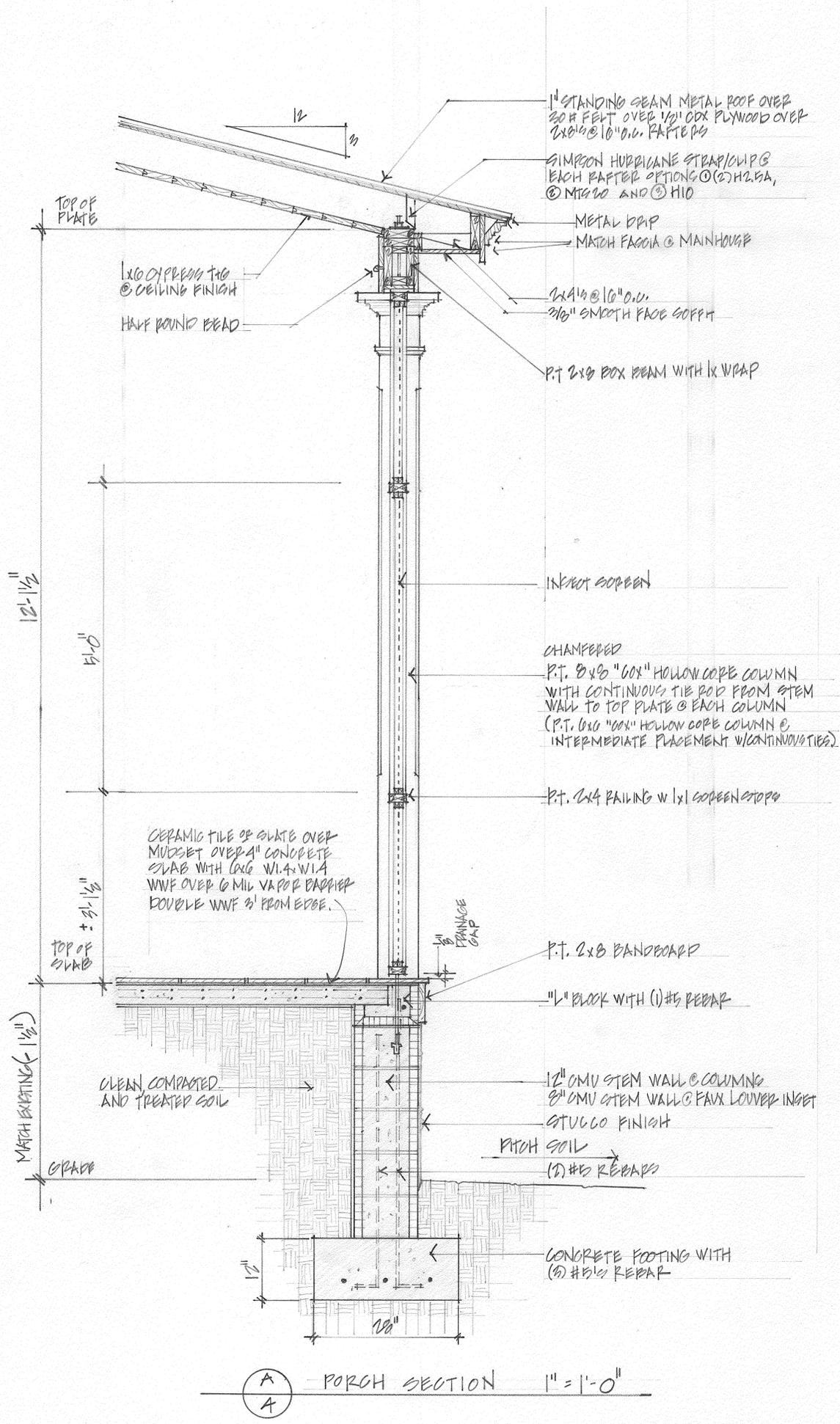
(A) RIGHT ELEVATION 1/4" = 1'-0"



(B) REAR ELEVATION 1/4" = 1'-0"



(C) LEFT ELEVATION 1/4" = 1'-0"



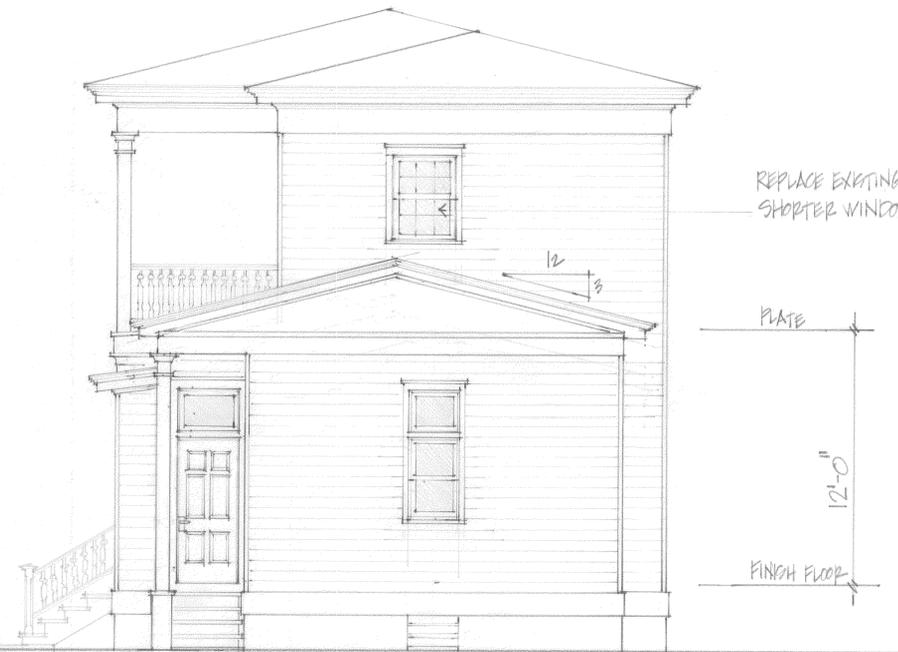
DATE: 29 AUGUST 2015

MANUEL STUDIO, LLC
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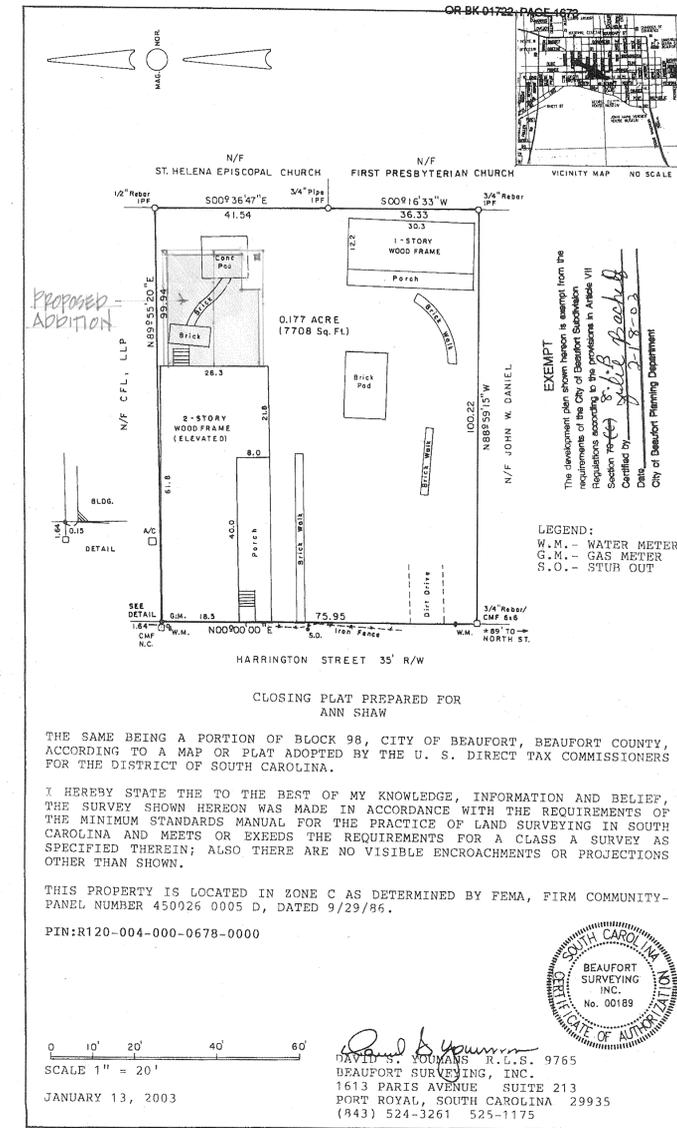
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 BEAUFORT, SOUTH CAROLINA

SHEET
 4

Previously approved drawings



REAR ELEVATION SCALE OF $\frac{1}{4}'' = 1'-0''$



SITE PLAN SCALE OF $1'' = 20'-0''$

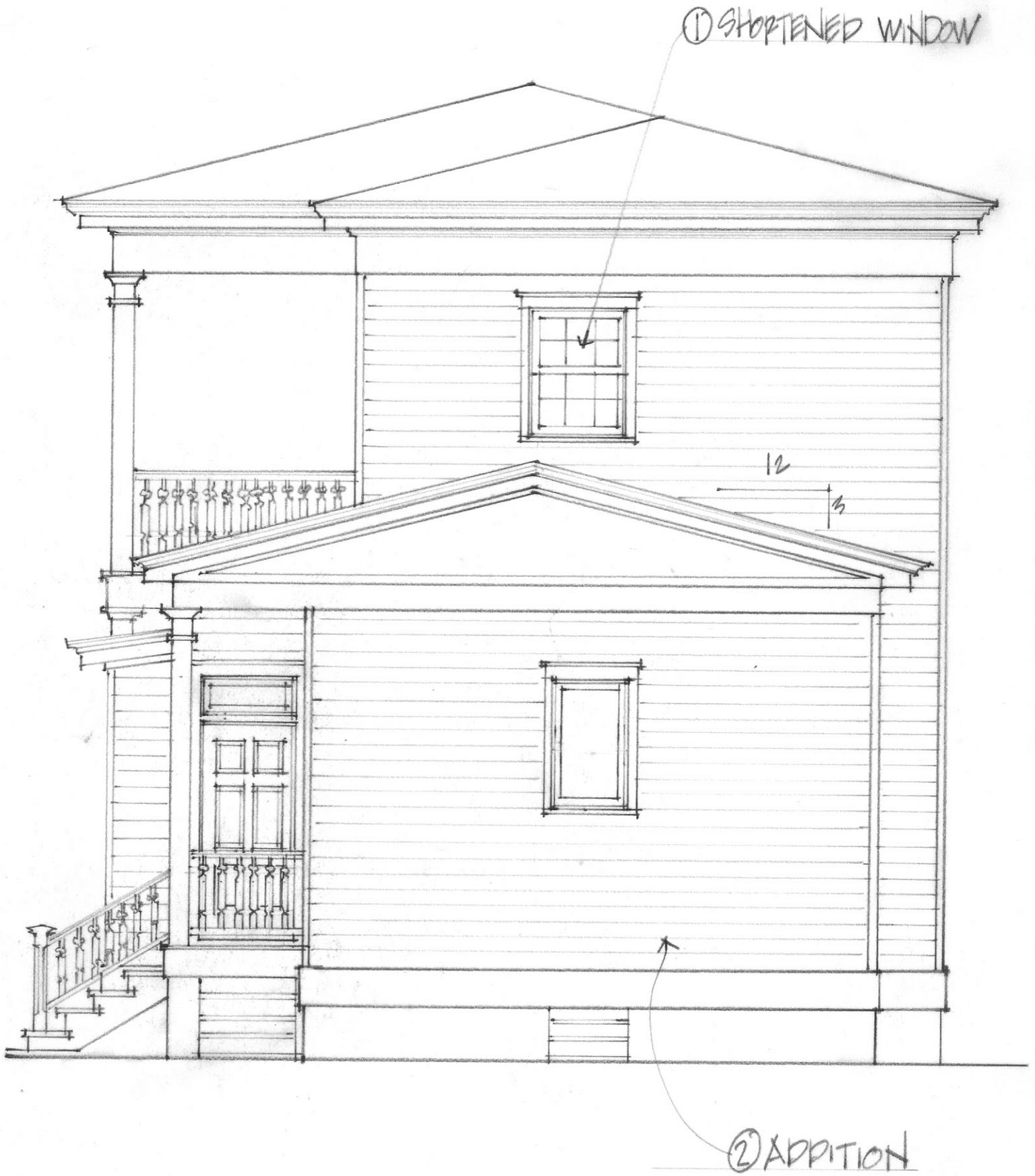
DATE: 18 JUL 2014

MANUEL STUDIO, LLC
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 ansleymmanuel@embarqmail.com

Additions and Renovations for:
 JOHN AND CELESTE CHEROL
 509 HARRISON STREET
 BEAUFORT, SOUTH CAROLINA

SHEET

2



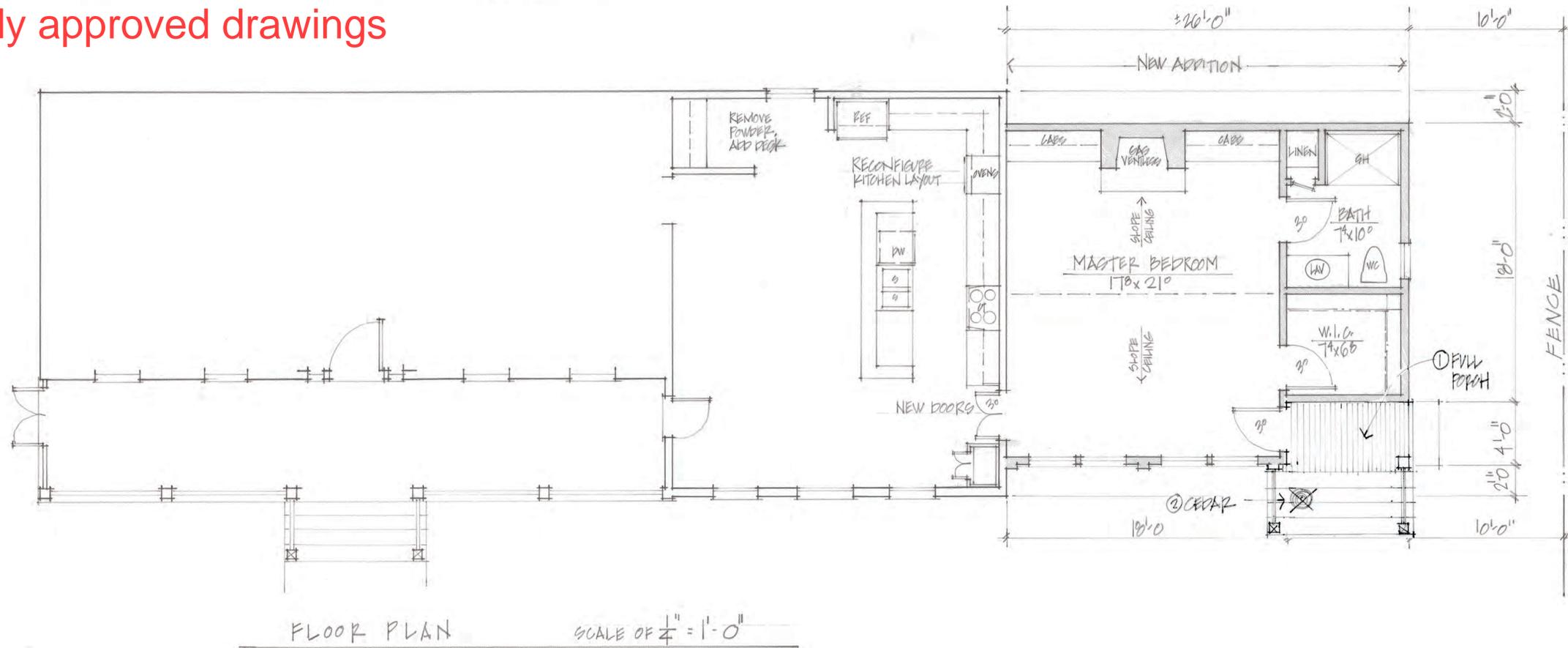
Previously approved drawings



DATE: 28 JULY 2014

MANUEL STUDIO, LLC
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 ansleymanuel@embarqmail.com

Previously approved drawings



Additions and Renovations for:

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 BEAUFORT, SOUTH CAROLINA

SHEET

1