



**'Harold's Cabin'**  
247 Congress Street  
ca. 1940s





## 247 CONGRESS STREET:

Adaptive Re-use Concept

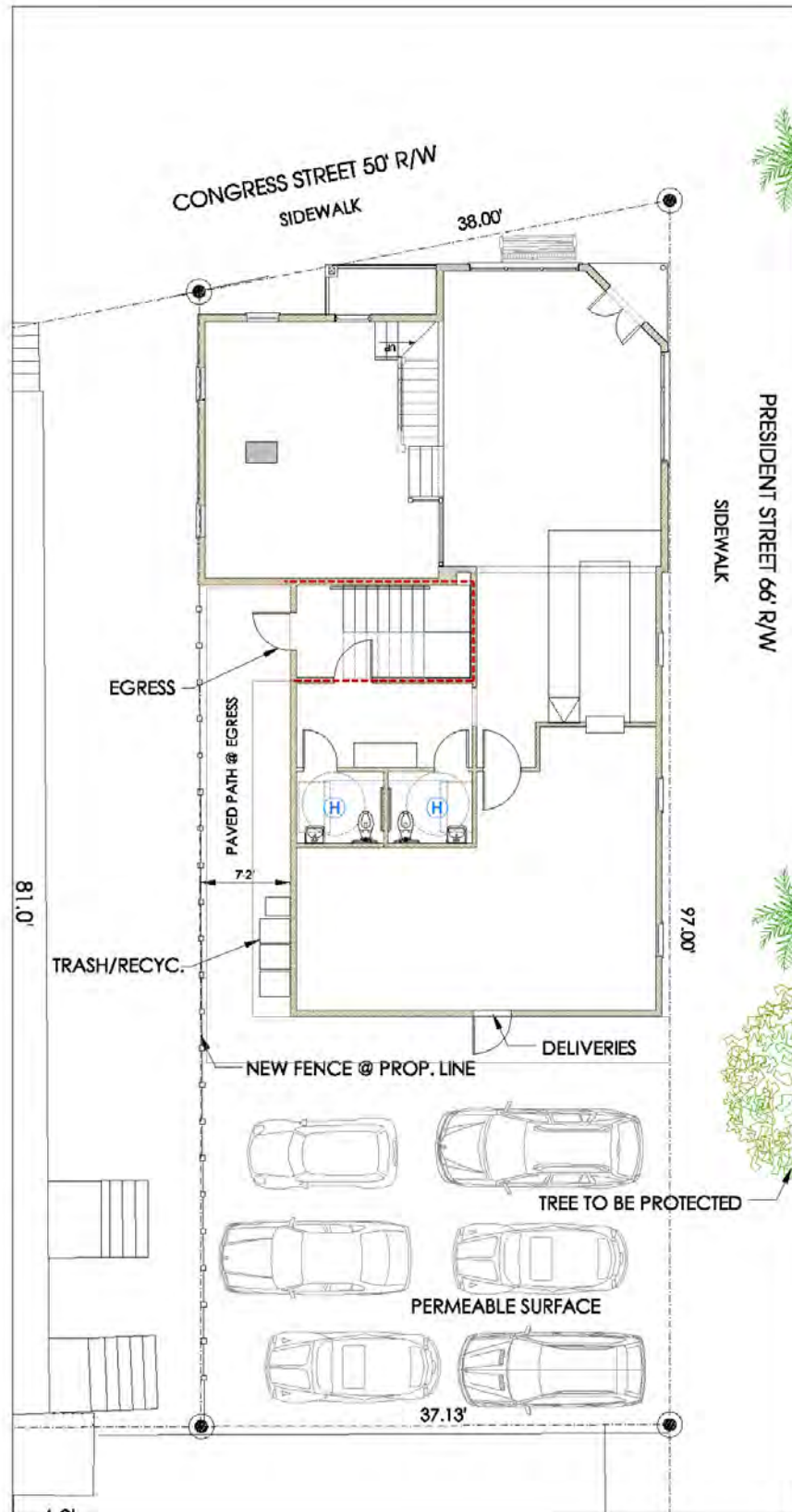






### 247 CONGRESS STREET, 'Harold's Cabin': Adaptive Re-use Concept

- Architecture
  - Sensitively restore existing/historic structure
  - Remove misc. lean-to sheds @ south + west
  - Re-construct existing addition & add a small enclosure @ the 2<sup>nd</sup> floor
  - Install a 'green roof', to include herbs, etc. (no public access)
  - New landscaping/lighting
- Business Concept
  - Create a locally-owned business to be integrated into the surrounding environment and to be invested in supporting and improving the neighborhood
  - Owners will petition to name the business 'Harold's Cabin' in honor of the original business which opened in the 1920's
  - Combination corner market (fresh/local products) + café/restaurant
  - Daytime focus on 'open air market'
  - Retail fare will include SC produced/manufactured products (produce, dairy, dry goods, breads, etc.)
  - Café menu to include quality fare, using as many local ingredients as possible. Menu will also include 'Sno-Kones' as were served at the original Harold's Cabin
  - Owners will incorporate environmentally-conscious features & practices (e.g. recycling program, green/cool roof, permeable paving)
- Zoning-related considerations
  - Requesting a use variance (to re-establish the commercial use and eliminate the residence, to be converted to seating for the café)
  - Requesting a parking special exception. By Architect's calculations (to be reviewed/verified by city staff), the ordinance would require 8-9 parking spaces; the proposed site plan would accommodate 6 spaces. (The current site accommodates 2).
  - Long Charleston tradition of infusing neighborhoods with measured doses of respectful commercial enterprise. In this case, the history of the building speaks for itself.
  - Owners are in talks with the Citadel re: shared use of nearby parking
  - Owners would like option to operate business between 7 am and 10 pm daily (possibly earlier Monday-Wednesday)
  - Owners would like to petition for an on-premise beer/wine/liquor license
  - No intention to sell lottery tickets, cigarettes, etc.



247 CONGRESS STREET: Proposed Site Plan



CONGRESS STREET: Existing Conditions



CONGRESS STREET: Proposed Elevation

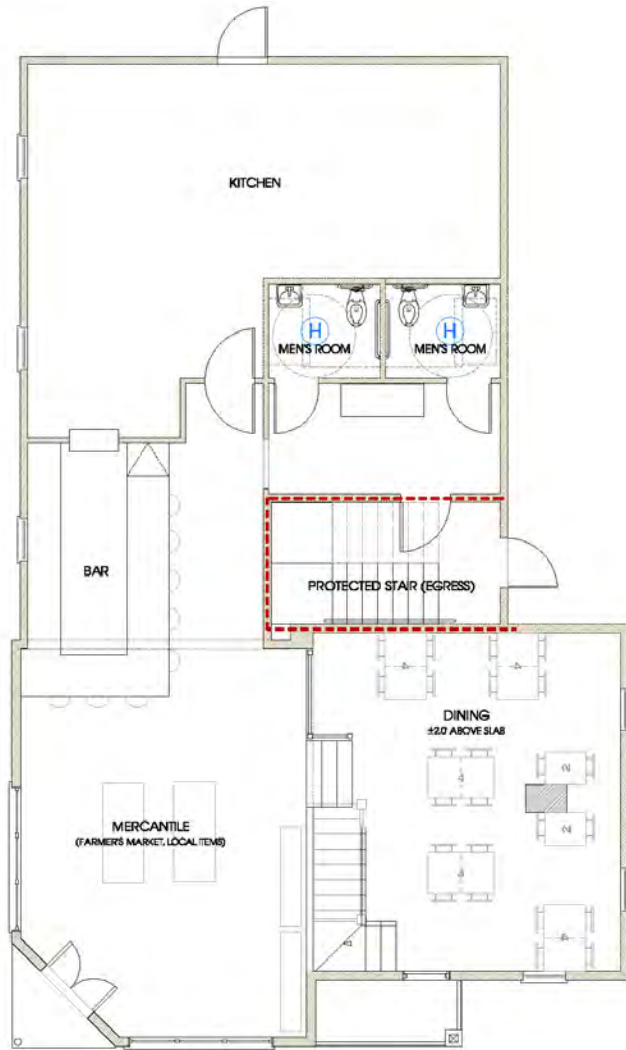




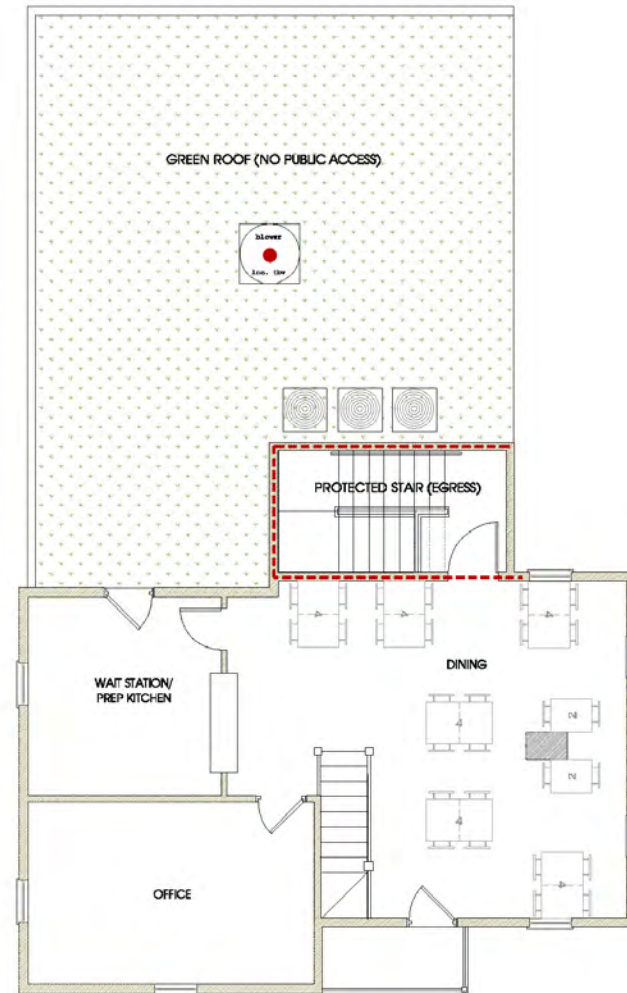
PRESIDENT STREET: Existing Conditions



PRESIDENT STREET: Proposed Elevation



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN