



AGENDA

The City of Beaufort

HISTORIC DISTRICT REVIEW BOARD

Wednesday, June 10, 2020, 2:00 P.M.

City Hall, Planning Conference Room — 1911 Boundary Street, Beaufort, SC

Please note, this meeting will be conducted electronically via Zoom and broadcasted via livestream on Facebook. You can view the meeting live via Facebook at the City's website www.cityofbeaufort.org and via Zoom at <https://us02web.zoom.us/j/85084055227?pwd=S01VeGM0bk5rQ3pPTUQ4RUU4MGJWQT09>
Password: 225810

STATEMENT OF MEDIA NOTIFICATION: "In accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended, all local media were duly notified of the time, date, place, and agenda of this meeting."

I. Call to Order:

II. Minutes:

A. Minutes of the May 13, 2020 Meeting

III. Old Business:

A. 1007 Duke Street, PIN R120 004 000 0394 0000

Applicant: Dwayne Smalley (20-20 HRB.1)

The applicant is requesting a change after certification and proposing a 3' addition to the closet/bathroom addition. The initial approval was granted on October 9, 2019.

B. 1303 North Street, PIN R120 004 000 0675 0000, Alterations and Additions

Applicant: Mark and Kim Petrella (20-06 HRB.2)

The applicant is requesting approval of alterations on a single-family house. This project was tabled at March 11, 2020 meeting.

IV. Review of Full Board Projects:

A. 702 East Street, PIN R120 004 000 0560 0000, Alterations and Additions

Applicant: Johan Niemand, JHN-Residential Building Design (20-19 HRB.1)

The applicant is requesting approval to enclose existing covered and open porch to create a new laundry and mud room and add new stoop with stairs.

V. New Business

VI. Discussion

VII. Adjournment

Note: A project will not be reviewed if the applicant or representative is not present at the meeting.



Historic District Review Board Meeting Minutes – May 13, 2020

1 CALL TO ORDER

1:30

A meeting of the Historic District Review Board was held via Zoom on Wednesday, May 13, 2020.

2 ATTENDEES

Members in attendance: John Dickerson (Chairman), Bill Allison Vice-Chair), Katherine Pringle, and Chuck Symes.

Staff in attendance: Jeremy Tate (Meadors Architecture), and Heather Spade (City of Beaufort Planning Tech of Community and Economic Development).

3 REVIEW OF MINUTES

1:50

All Historic District Review Board Meeting minutes are recorded, and can be found on the City's website at <http://www.cityofbeaufort.org/AgendaCenter>. Audio recordings are available upon request by contacting the City Clerk, Ivette Burgess at 843-525-7018 or by email at iburgess@cityofbeaufort.org.

Motion: Mr. Symes made a motion to defer voting on the minutes for April 8, 2020 until the next meeting so he can submit some changes, as well as anyone else who has changes, to Julie Bachety; seconded by Ms. Pringle. Mr. Allison abstained since he was not at the meeting. The motion passed unanimously.

4 REVIEW OF FULL BOARD PROJECTS

5:52

- A. Johan Niemand with JHN-Residential Building Design had applied for an application requesting approval for construction of a new screened porch and addition at 1114 Greene Street, R120 004 000 0274 & 0275 0000.

The chairman, John Dickerson, invited the public comment.

26:47

Motion: Mr. Dickerson made a motion giving approval for the changes and the design of the 3 windows, removal of the 2 small windows, approval of the French door opposite the windows and that the applicant submit a revised drawing to be reviewed by Mr. Tate and staff prior to going forward with a building permit; seconded by . Ms. Pringle. The motion passed unanimously.

- B. Joel Newman with Thomas & Denzinger Architects had applied for an application requesting approval to convert an existing building into a 12-unit hotel at 501 Carteret Street, R120 004 000 0731 0000.

The chairman, John Dickerson, invited the public comment.

1:11:16

Motion: Mr. Allison made a motion to approve preliminarily based on the comments and recommendations from the board members, Mr. Tate, and HBF; Mr. Symes seconded the motion. The motion passed unanimously.

5 ADJOURNMENT

1:17:20

Mr. Symes, made motion; seconded by Ms. Pringle. The motion passed unanimously.

Chair

Date of approval

1007 Duke Street
PIN R120 004 000 0394 0000
Change After Certification
Applicant: Johan Niemand (20-20 HRB.1)



Historic Review Board Meeting Staff Report

From the Department of Community and Economic Development
10 June 2020

1 SUMMARY OF REQUEST

Dwayne Smalley, is requesting an alteration to a previously approved project (renovation) in the Historical Conservation Neighborhood.

Property Address: 1007 Duke Street

Parcel ID: R120 004 000 0394 0000

Case Number: 20-20 HRB.1

Applicant: Dwayne Smalley

Type of Request: Change after certification

Zoning: T4-HN

Use: Residential

District Development Standards for T4-HN:

- **Minimum Lot Size:** 4,000 sq/ft
- **Setback requirements – Primary Structure:**
 - *Front – average prevailing setback on block*
 - *Rear setback – 15' minimum*
 - *Side Interior – 6' min, or 10ft in The Point*
 - *Side Corner/Alley – 5' min., no max.*
- **Frontage Build out:** 75% max.
- **Impervious Surface Coverage:** 55% maximum for rooftops, additional 10% allowed
- **Permitted Uses:** Single Family Dwelling, or Two- or Three-Unit Dwelling is permitted by right in the T4-HN zoning classification.

Historical Background:

Property located within the Historical Conservation Neighborhood and is listed in the 1969 Beaufort Historic survey as a contributing structure

References

City of Beaufort Strategic Plan 2019 - 2021

Civic Master Plan, adopted 2014

The Beaufort Code, rev. 2018

Beaufort Preservation Manual and Supplement

2 STAFF COMMENTS / RECOMMENDATIONS

1. As a general note, whenever an application that was previously reviewed is resubmitted, it is helpful to the review process if prior proposals are included with the new submission side by side. This helps reviewers to clearly understand what has changed.
2. The proposed revision includes removal of two existing windows on North Elevation. Even though these windows are not visible from the street, it would be preferable if the removed windows were reused elsewhere in the project, such as in the noted locations for window type A in the floorplan on sheet A101. Regarding Elevation Note 11, casing and projected sills of removed windows should be removed and installed/adapted to new location. Ensure siding used to patch remaining openings is similar to surrounding siding and is woven seamlessly with existing siding.
3. The proposed revision creates a simplified and more appropriate gable condition at the rear of the structure.
4. Drawing B on Sheet A101 includes a diagonal line and space where new siding meets existing siding. We believe this is a graphic representation of the intersection between existing and new, but to be clear, the new siding should be woven seamlessly into place with the existing.
5. Please submit gutters and downspouts for review. Include material and profile.
6. All new/relocated windows shall have casing and sills to match existing.
7. With regards to new addition, match all similar conditions found on the existing building, including but not limited to termination of siding to foundation, corner boards, siding to decking, fascias, soffits, etc.
8. Any decorative lighting fixtures associated with rear modifications should be submitted.

Staff recommendation: Final approval of Change After Certification with conditions noted above and Final Details to Staff for review.



DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW BOARD APPLICATION

Community & Economic Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
www.cityofbeaufort.org

- Staff Review
Board Review

Application Fee:
see attached schedule

Pd 5/12/20

OFFICE USE ONLY: Date Filed: 5/11/2020 Application #: 20508 Zoning District: J4-HN
BCAGHS Survey: Yes No

Schedule: The Historic Review Board (HRB) typically meets the 2nd Wednesday of each month at 2pm. The complete schedule, along with the list of deadlines, may be found here - http://www.cityofbeaufort.org/historic-review-board.aspx

Submittal Requirements: All forms and information shall be submitted digitally. In addition to a complete application form, applicants shall submit the required items according to the checklists on the subsequent page.

Review Request: Conceptual Preliminary Final Bailey Bill Approval* Change After Certification
*Requires a Bailey Bill - Part A Preliminary Review Application Form

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

Applicant, Property, and Project Information

Applicant Name: DWAYNE SMALLEY
Applicant Address: 802 CHARLES STREET, BEAUFORT, SC 29902
Applicant E-mail: DWAYNE.SMALLEY@HOTMAIL.COM Applicant Phone Number: 803.318.8721

Applicant Title: Homeowner Tenant Architect Engineer Developer

Owner (if other than the Applicant):

Owner Address:

Project Name:

Property Address: 1007 DUKE STREET, BEAUFORT, SC 29902

Property Identification Number (Tax Map & Parcel Number): R120 004 000 0394 0000

Date Submitted: MONDAY 11 MAY, 2020

Certification of Correctness: I/we certify that the information in this application is correct.

Applicant's Signature: [Signature] Date: MON 11 MAY 2020

Owner's Signature: Date:

(The owner's signature is required if the applicant is not the owner.)

Required Project Information



DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW BOARD APPLICATION

Community & Economic Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
www.cityofbeaufort.org

Project Name: 1007 DUKE STREET, BEAUFORT, SC 29902

Property Size in Acres: 0.20 ACRES Proposed Building Use: RESIDENTIAL HOME

Nature of Work (check all that apply):

- Checkboxes for New Construction, Demolition, Relocation, and Alterations / Additions.

Building Square Footage (if multiple buildings, please list each one and their square footage by floor):

Is this project a redevelopment project: [] Y [X] N

Are there existing buildings on the site? [X] Y [] N if yes, will they remain? [X] Y [] N

Provide a brief Project Narrative (if requesting Bailey Bill Approval, this section may be left blank):

THIS IS A SMALL CHANGE TO A PREVIOUSLY APPROVED PROJECT
PROPOSED IS A 3' ADDITION TO THE CLOSET/ BATHROOM ADDITION TO THE HOUSE
THE FOOTPRINT WILL BE A 3'X15' CHANGE
CHANGES ARE HIGHLIGHTED BY "CLOUDS" ON THE SUBMITTED DRAWINGS

CONTACT INFORMATION -

Attention: Julie A. Bachety, Administrative Assistant II
City of Beaufort Department of Planning & Development Services
1911 Boundary Street, Beaufort, South Carolina 29902
E-Mail: jbachety@cityofbeaufort.org | Phone: (843) 525-7011 | Fax: (843) 986-5606

See Section 9.10 of the Beaufort Code for complete information about Certificates of Appropriateness and Section 10.7 for complete information about the Historic Review Board | This form is also available online at www.cityofbeaufort.org | updated February

GENERAL NOTE:
 CONTRACTOR TO FIELD MEASURE AND CHECK ALL PROPOSED DIMENSIONS AND ELEVATIONS BEFORE ANY CONSTRUCTION STARTS. ALL DISCREPANCIES TO BE REPORTED TO THE BUILDING DESIGNER.



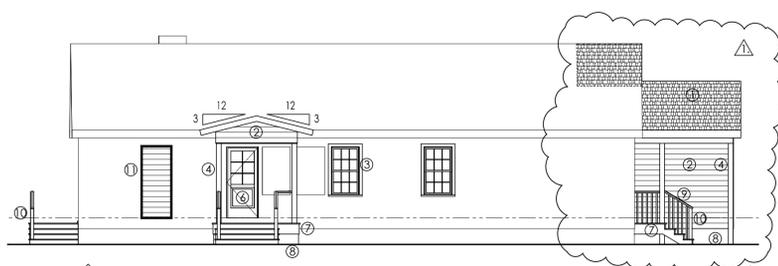
JHN-Residential Building Design
 73 Sams Point Road, Beaufort, SC 29907
 Tel: 843.645.4188
 info@jhn-residential.com



Revisions:
 04-24-2020 Enlarge and Redesign Water Bath & Closet

Project:
PROPOSED NEW ADDITION TO THE SMALLEY RESIDENCE
 1007 DUKE ST., BEAUFORT, SC, 29902

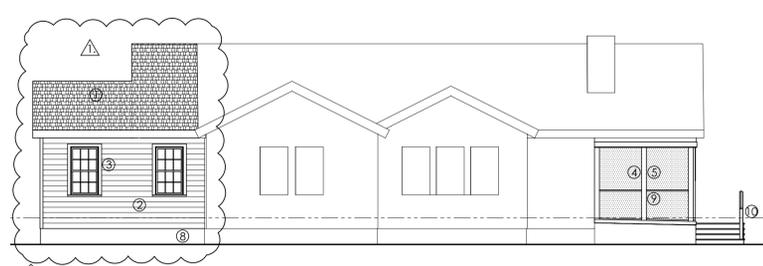
Permit Set
A101



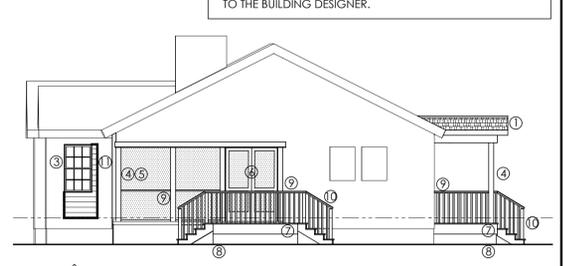
A EAST ELEVATION
 A101 1/8"=1'-0"



B NORTH ELEVATION
 A101 1/8"=1'-0"



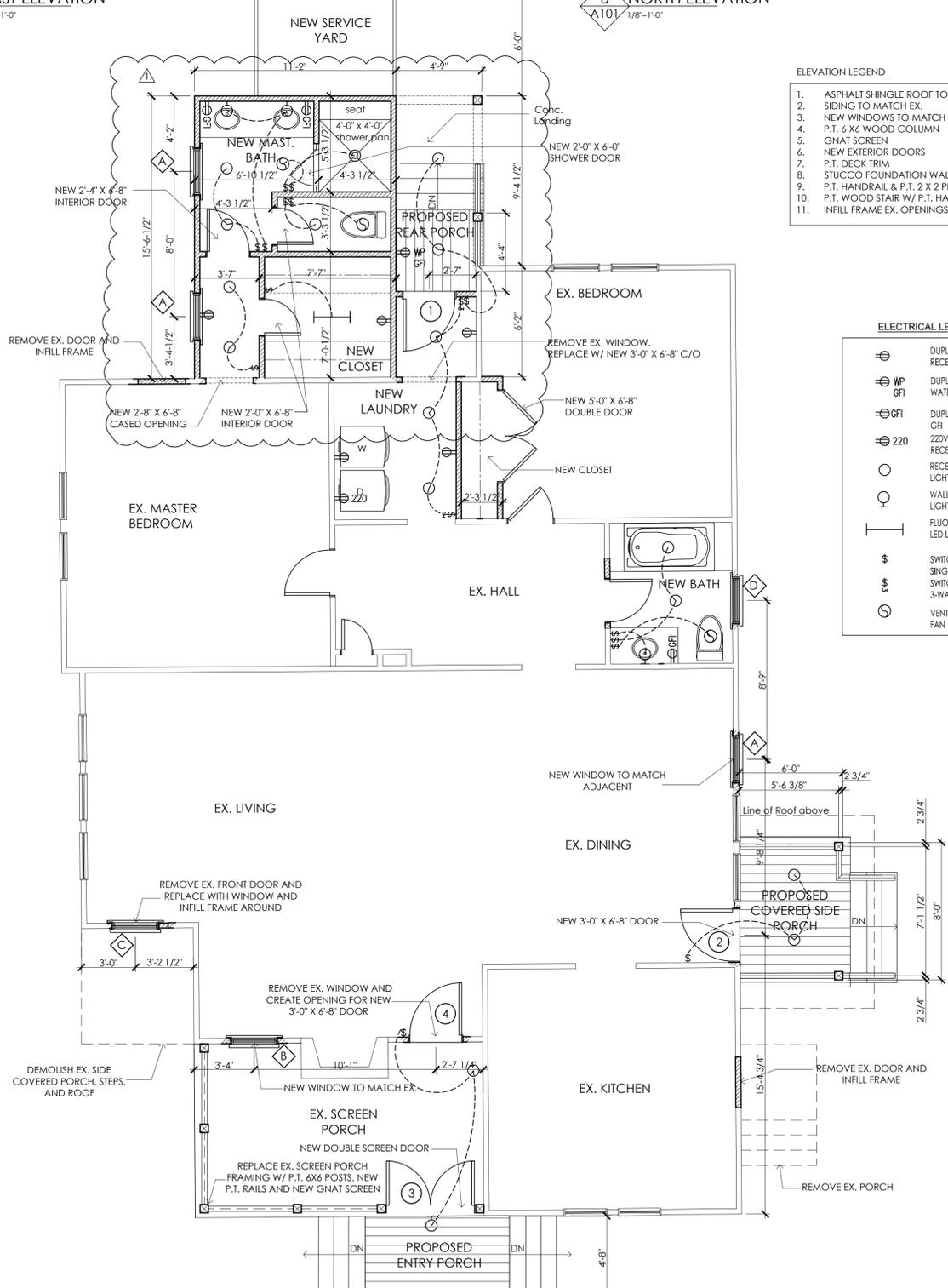
C WEST ELEVATION
 A101 1/8"=1'-0"



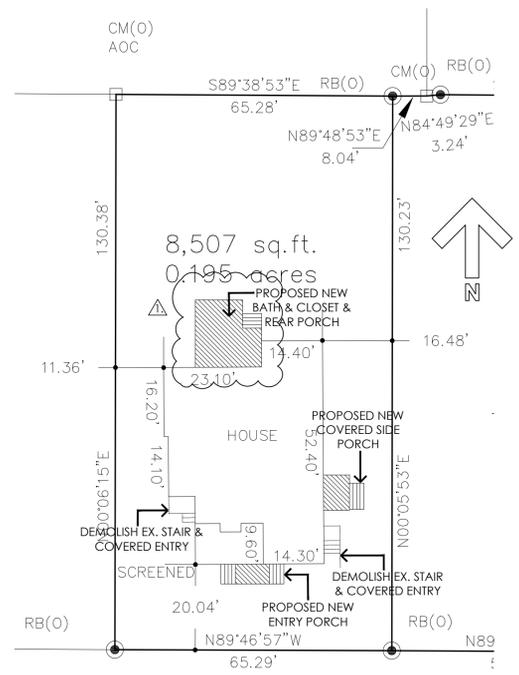
D SOUTH ELEVATION
 A101 1/8"=1'-0"

- ELEVATION LEGEND**
1. ASPHALT SHINGLE ROOF TO MATCH EX.
 2. SIDING TO MATCH EX.
 3. NEW WINDOWS TO MATCH EX.
 4. P.T. 6 X6 WOOD COLUMN
 5. GNAT SCREEN
 6. NEW EXTERIOR DOORS
 7. P.T. DECK TRIM
 8. STUCCO FOUNDATION WALL
 9. P.T. HANDRAIL & P.T. 2 X 2 PICKETS
 10. P.T. WOOD STAIR W/ P.T. HANDRAIL AND 2 X 2 PICKETS
 11. INFILL FRAME EX. OPENINGS

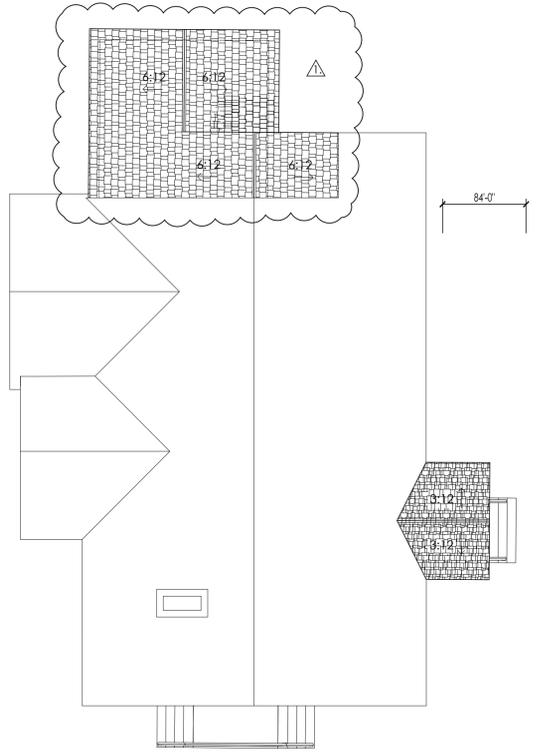
- ELECTRICAL LEGEND**
- ⊕ DUPLEX RECEPTACLE
 - ⊕ WP GFI DUPLEX WATERPROOF
 - ⊕ GFI DUPLEX GFI
 - ⊕ 220V RECEPTACLE
 - RECESSED LIGHT
 - WALL MTD. LIGHT
 - FLUORESCENT/LED LIGHT
 - ⊕ SWITCH SINGLE POLE
 - ⊕ SWITCH 3-WAY
 - ⊕ VENT FAN



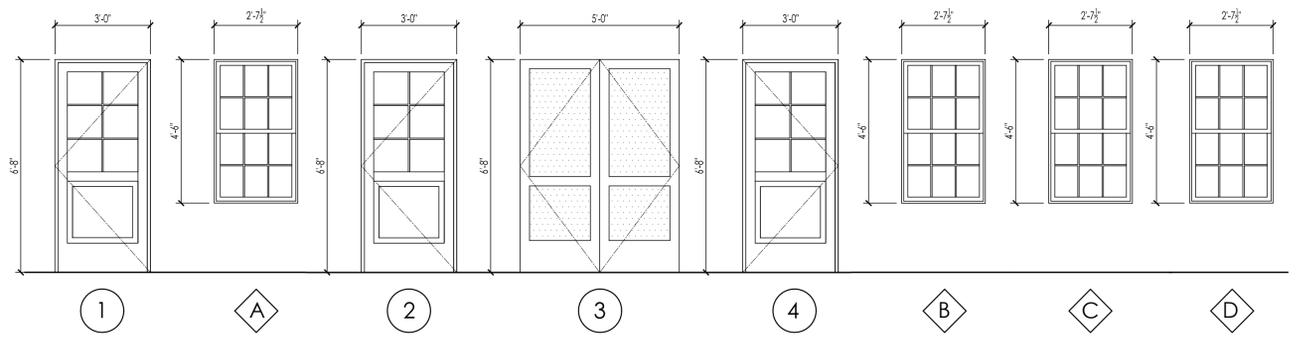
E FLOOR PLAN
 A101 1/4"=1'-0"



F SITE PLAN
 A101 1"=20'-0"



H ROOF PLAN
 A101 1/8"=1'-0"



G WINDOW SCHEDULE
 A101 3/8"=1'-0"

- WINDOW & DOOR NOTES**
1. EXTERIOR WINDOWS AND DOORS TO PROVIDED BY WINDOW MANUFACTURER TO BE SELECTED.
 2. ALL SIZES ARE THE OVERALL FRAME (BOX) SIZES. DEPENDING ON THE SELECTION OF THE FINAL WINDOW MANUFACTURER, THESE SIZES MAY NEED TO BE ADJUSTED MARGINALLY.
 3. OWNER TO SIGN OFF ON FINAL WINDOW ORDER.

SCHEDULE OF AREAS:

NEW HEATED AREA	
NEW HEATED ADDITION	= 194 SQ. FEET
TOTAL NEW HEATED AREA	= 194 SQ. FEET
NEW UNHEATED AREA	
REAR PORCH	= 20 SQ. FEET
COVERED SIDE PORCH	= 51 SQ. FEET
ENTRY PORCH	= 37 SQ. FEET
SCREEN PORCH	= 152 SQ. FEET
TOTAL NEW UNHEATED AREA	= 260 SQ. FEET

Previous Submittal Info

1007 Duke Street

PIN R120 004 000 0394 0000

Change After Certification

Applicant: Johan Niemand (19-18 HRB.1)

CITY OF BEAUFORT
Historic District Review
Board Full Board
Staff Report
Meeting of October 10, 2019

Case Number: HR19-18
Property Address: 1007 Duke Street
Applicant: Johan Niemand – JHN-Residential Building Design
Type of Request: Addition and Remodel
Zoning: T4-HN

Historical: Property located within the Historical Conservation Neighborhood. 1007 Duke street is listed in the 1969 Beaufort Historic survey as a contributing structure.

Request: **The applicant is requesting approval of the following proposed additions and alterations to the existing residence:**

- Exterior additions to include:
 - front entrance (south side)
 - remove existing front door replace with window and infill frame around (C)
 - remove covered porch steps and roof
 - construct new entry porch and steps
 - new double screened door to exist. screened porch (3)
 - new front door (4)
 - new window (B)
 - side entrance (east side)
 - remove existing porch
 - remove existing door and infill frame
 - new covered side porch
 - new side door (2)
 - new windows (A) and (D)
 - rear porch and addition (north side)
 - new master bath
 - new closet addition
 - new rear porch
 - new window (A)
 - new door (1)

Background: **In June 2016 the board gave the applicant Final approval on a previous renovation project at this location. The approval has since expired, the previous approval was granted under the Unified Development Ordinance.**

The current submittal been reviewed based on the Beaufort Code.

Use: Residential

The Beaufort Code T4-HN:

- **Setback requirements – Primary Structure:**
 - *Front – average prevailing setback on block*
 - *Rear setback – 15’ minimum*
 - *Side Interior – 5’*
- **Impervious Surface Coverage:** 55% maximum
- **Permitted Uses:** Single Family Dwelling is permitted by right in the T4-HN zoning classification

The Beaufort Preservation Manual Supplement:

- Orientation: any new additions or alterations to existing buildings under the BOAR (Board of Architectural review) jurisdiction receive a certificate of appropriateness.
- It should be noted that the sympathetic use of materials does not imply that materials used in new construction will replicate the old in detail, nor that new construction attempt to replicate historic structures. Rather it is a matter of determining the compatibility of the new with the old.

Staff Comments:

- The applicant has met all setback requirements of the Beaufort Code.
- The roofs on new porches are gabled and complement existing gables on house
- The proposed 6 X 6 windows are consistent with existing windows on the house



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www.cityofbeaufort.org

*Application Fee:
see attached schedule*

OFFICE USE ONLY: Date Filed: _____ Application #: _____ Zoning District: _____
BCAGHS Survey: Yes No

Schedule: The Historic Review Board (HRB) typically meets the 2nd Wednesday of each month at 2pm. The complete schedule, along with the list of deadlines, may be found here - <http://www.cityofbeaufort.org/historic-review-board.aspx>

Submittal Requirements: All forms and information shall be submitted digitally. In addition to a complete application form, applicants shall submit the required items according to the checklists on the subsequent page.

Review Request: Conceptual Preliminary Final Bailey Bill Approval* Change After Certification
**Requires a Bailey Bill – Part A Preliminary Review Application Form*

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

Applicant, Property, and Project Information

Applicant Name: Johan Niemand

Applicant Address: 73 Sams Point Road

Applicant E-mail: info@jhn-residential.com Applicant Phone Number: (843) 605-6168

Applicant Title: Homeowner Tenant **Bld. Designer** Architect Engineer Developer

Owner (if other than the Applicant): Dwayne Smalley

Owner Address: 802 Charles Street, Beaufort, SC 29907

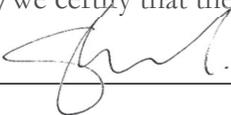
Project Name: Proposed Addition and Remodel of the Existing Smalley Residence

Property Address: 1007 Duke Street, Beaufort, SC 29902

Property Identification Number (Tax Map & Parcel Number): POR BLK 76 PB141 P155 DB16 0P251 PB65 P163

Date Submitted: 09-10-2019

Certification of Correctness: I/we certify that the information in this application is correct.

Applicant's Signature:  Date: 09-10-2019

Owner's Signature: _____ Date: _____



DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW BOARD APPLICATION

Community & Economic Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
www.cityofbeaufort.org

(The owner's signature is required if the applicant is not the owner.)

Required Project Information

Project Name: Proposed Addition and Remodel of the Existing Smalley Residence

Property Size in Acres: 0.195 Proposed Building Use: Single Family Residence

Nature of Work (check all that apply):

- New Construction, Primary Structure
 - New Construction, Primary Structure
 - Alterations / Additions
 - Demolition*
 - Relocation*
- *Demolition and Relocation requires a public hearing*

Building Square Footage (if multiple buildings, please list each one and their square footage by floor):
Ex. Heated = 1512 SQ. feet, New Heated = 143 Sq. feet, New Total Heated Area = 1655 Sq. feet

Is this project a redevelopment project: Y N

Are there existing buildings on the site? Y N if yes, will they remain? Y N

Provide a brief Project Narrative (if requesting Bailey Bill Approval, this section may be left blank):

Proposed Addition and Remodel of existing residence:

Exterior Additions to include Addition of a Entry porch, Covered Side Porch & Rear Porch with Master Bath and Closet Addition.

Additionally a Double Screen door in the front of the building as well as a relocated Front Door, Relocated Side Door.

This project was reviewed by the Historic Review Board in June 2016 and approval was granted. The Master Closet & Master bath addition are the major additions to the project, since prior approval, as well a a new window on the East of the Residence for the new Bathroom.

CONTACT INFORMATION –

Attention: Julie A. Bachety, Administrative Assistant II

City of Beaufort Department of Planning & Development Services

1911 Boundary Street, Beaufort, South Carolina 29902

E-Mail: jbachety@cityofbeaufort.org | Phone: (843) 525-7011 | Fax: (843) 986-5606

CHRISTENSEN ~ KHALIL SURVEYORS, INC.

1816 BOUNDARY STREET, BEAUFORT, S.C. 29902
 (843) 524-4148, FAX (843) 524-4149
 CKS@HARGRAY.COM

S-8982

GRAPHIC SCALE



(IN FEET)
 1 inch = 40 ft.

LEGEND

- CM(O) = CONCRETE MONUMENT OLD
- CM(N) = CONCRETE MONUMENT NEW
- RB(O) = 1/2" REBAR FOUND
- RB(N) = 1/2" REBAR SET
- OHP = OVERHEAD POWER LINES

GENERAL NOTES:

- 1.) PRESENT OWNER OF PROPERTY SHOWN HEREON:
MURIEL W. SMALLEY
- 2.) T.M.N # 120-04-394 & 397
- 3.) THE BEARINGS SHOWN HEREON ARE MAGNETIC AND AS SUCH
SUBJECT TO LOCAL ATTRACTION.
- 4.) PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "C"
ELEVATION (N\A) PER FEMA PANEL #450028-0005-D
DATED: SEPT. 29, 1986

REFERENCE PLATS & DEEDS

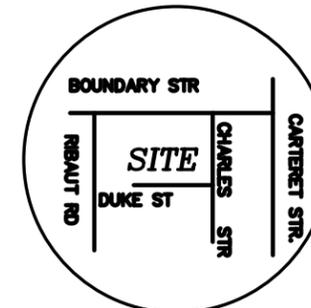
- 1.) PLAT BK 65/ 63
- 2.) DEED 160/251



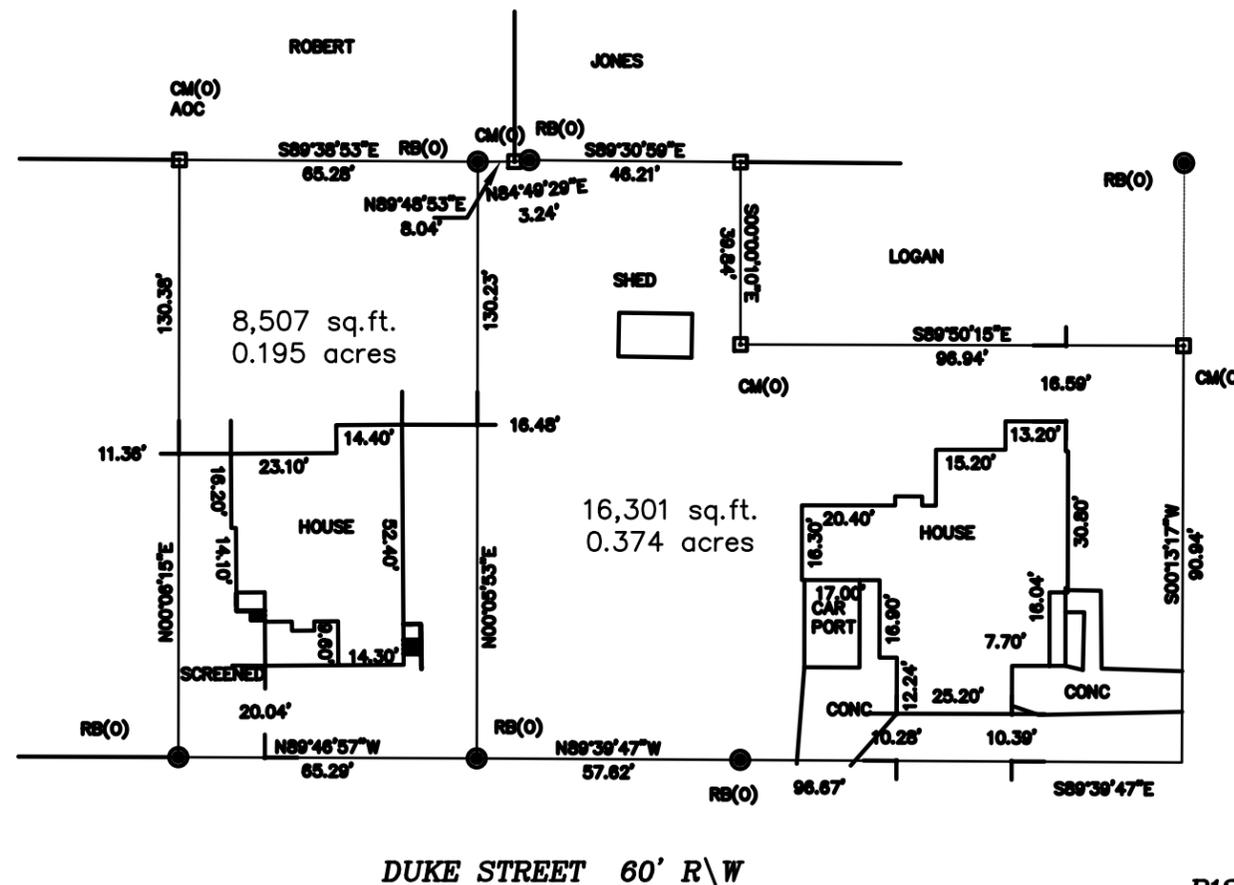
CERTIFICATION:

I, ZYAD A. KHALIL, HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" AS SPECIFIED THEREIN:

ZYAD A. KHALIL RLS
 S.C. REG. NO. 15176 [THIS SURVEY IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL]



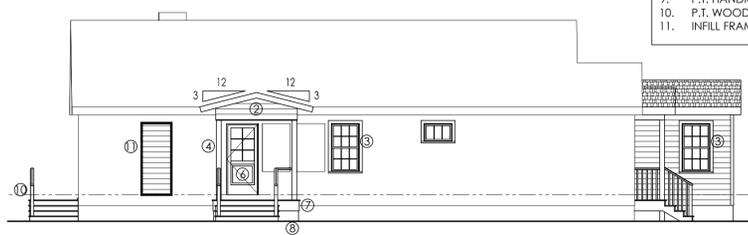
LOCATION MAP
 NTS



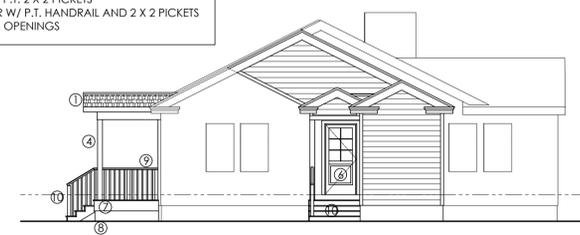
PLAT SHOWING
 R120 004 000 0394 & 0397
 A PORTION OF BLOCK 76
 CITY OF BEAUFORT
 PREPARED FOR:
 MURIEL WASHINGTON SMALLEY
 BEAUFORT COUNTY, SOUTH CAROLINA
 DATED: SEPT. 16, 2015
 SCALE: 1"=40'

- ELEVATION LEGEND**
1. ASPHALT SHINGLE ROOF TO MATCH EX.
 2. SIDING TO MATCH EX.
 3. NEW WINDOWS TO MATCH EX.
 4. P.T. 6 X 6 WOOD COLUMN
 5. GNAT SCREEN
 6. NEW EXTERIOR DOORS
 7. P.T. DECK TRIM
 8. STUCCO FOUNDATION WALL
 9. P.T. HANDRAIL & P.T. 2 X 2 PICKETS
 10. P.T. WOOD STAIR W/ P.T. HANDRAIL AND 2 X 2 PICKETS
 11. INFILL FRAME EX. OPENINGS

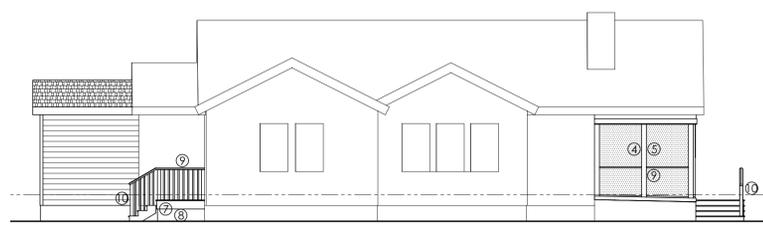
GENERAL NOTE:
CONTRACTOR TO FIELD MEASURE AND CHECK ALL PROPOSED DIMENSIONS AND ELEVATIONS BEFORE ANY CONSTRUCTION STARTS. ALL DISCREPANCIES TO BE REPORTED TO THE BUILDING DESIGNER.



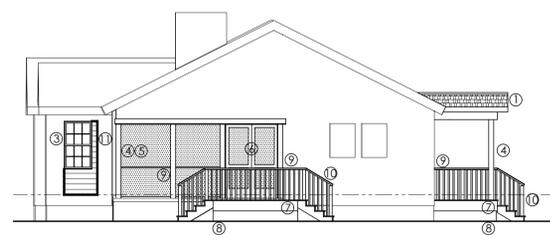
A EAST ELEVATION
A101 1/8"=1'-0"



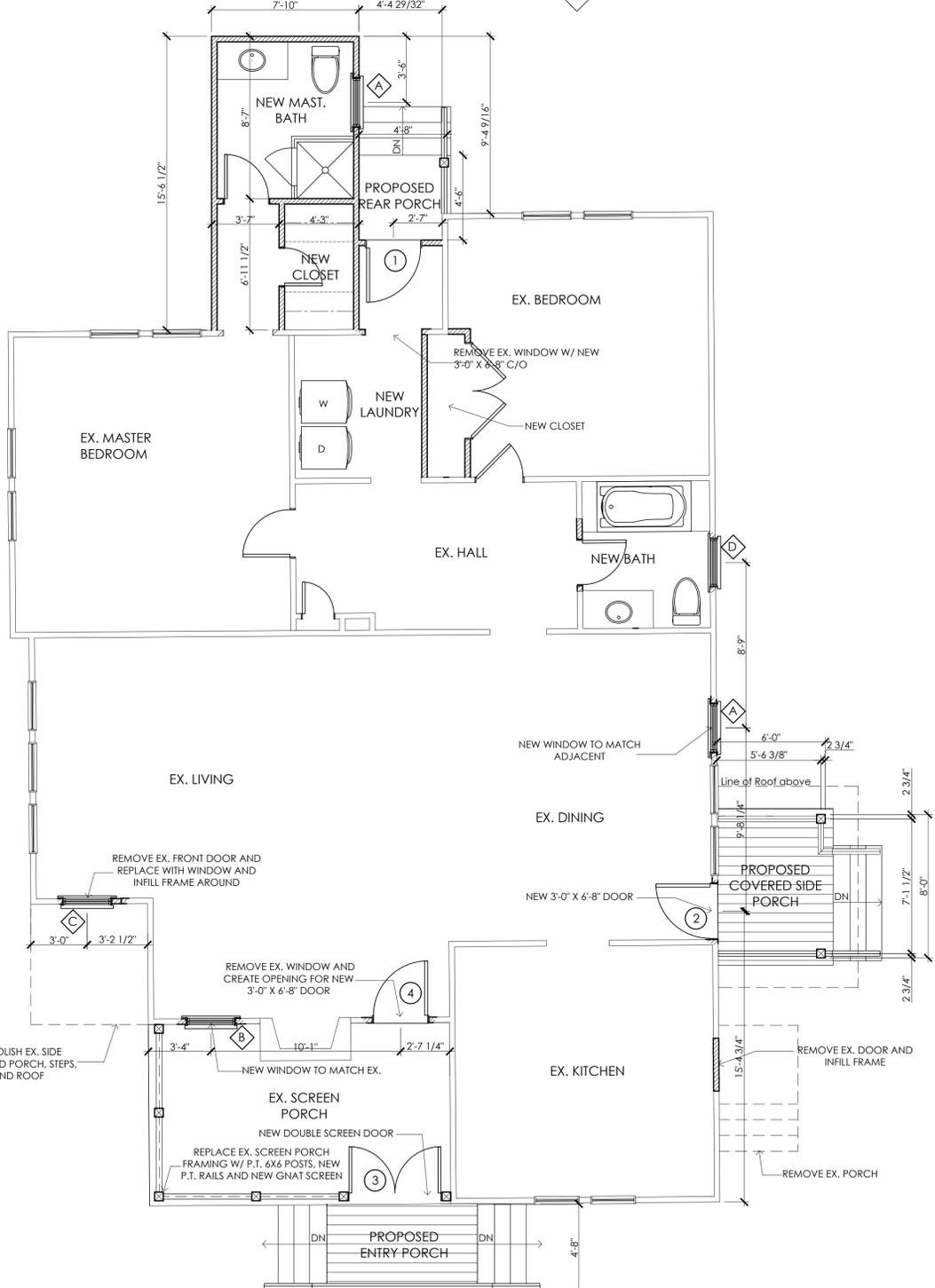
B NORTH ELEVATION
A101 1/8"=1'-0"



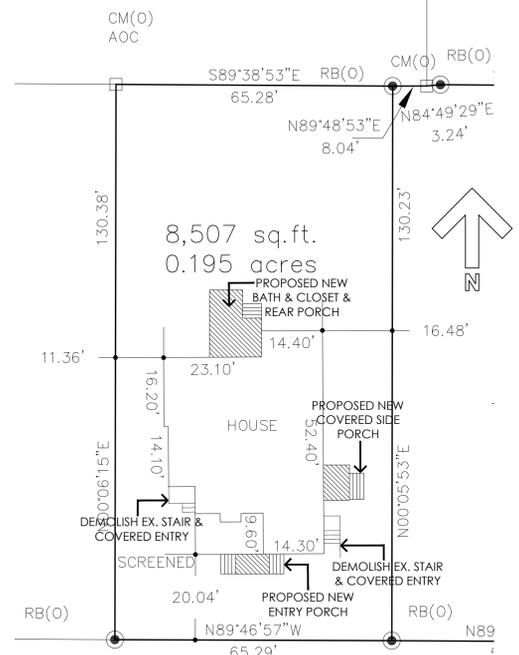
C WEST ELEVATION
A101 1/8"=1'-0"



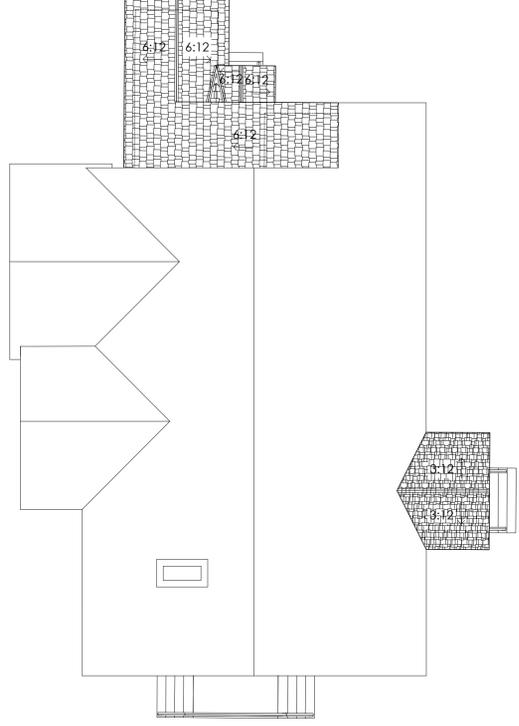
D SOUTH ELEVATION
A101 1/8"=1'-0"



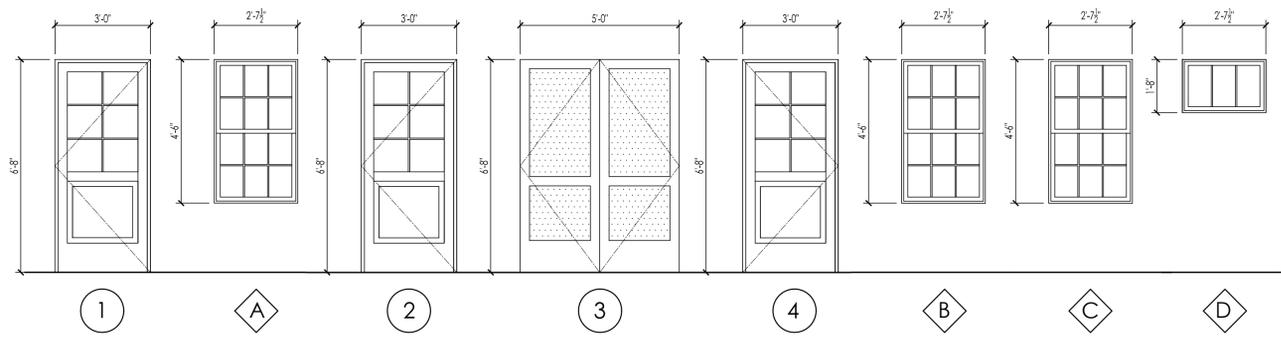
E FLOOR PLAN
A101 1/4"=1'-0"



F SITE PLAN
A101 1"=20'-0"



H ROOF PLAN
A101 1/8"=1'-0"



G WINDOW SCHEDULE
A101 3/8"=1'-0"

- WINDOW & DOOR NOTES**
1. EXTERIOR WINDOWS AND DOORS TO PROVIDED BY WINDOW MANUFACTURER TO BE SELECTED.
 2. ALL SIZES ARE THE OVERALL FRAME (BOX) SIZES. DEPENDING ON THE SELECTION OF THE FINAL WINDOW MANUFACTURER. THESE SIZES MAY NEED TO BE ADJUSTED MARGINALLY.
 3. OWNER TO SIGN OFF ON FINAL WINDOW ORDER.

SCHEDULE OF AREAS:

NEW HEATED AREA	
NEW HEATED ADDITION	= 143 SQ. FEET
TOTAL NEW HEATED AREA	= 143 SQ. FEET
NEW UNHEATED AREA:	
REAR PORCH	= 20 SQ. FEET
COVERED SIDE PORCH	= 51 SQ. FEET
ENTRY PORCH	= 37 SQ. FEET
SCREEN PORCH	= 152 SQ. FEET
TOTAL NEW UNHEATED AREA	= 260 SQ. FEET



JHN-Residential Building Design
73 Sams Point Road, Beaufort, SC 29907
Tel: 843.905.4188
info@jhn-residential.com



Revisions:

Project: **PROPOSED NEW ADDITION TO THE SMALLEY RESIDENCE**
1007 DUKE ST., BEAUFORT, SC, 29902
Date: September 10, 2019
Scale: AS INDICATED

Permit Set
A101



1007 Duke Street, Beaufort, SC 29902



JHN-Residential
Building Design
jhn-residential.com
Tel: 843.605.6168
73 Sams Point Drive,
Beaufort, SC 29907 info@jhn-residential.com

PROJECT
Proposed Additions to the Smalley
Residence
802 Charles Street, Beaufort, SC 29902 &
1007 Duke Street, Beaufort, SC 29902

September 10, 2019

1303 North Street

PIN R120 004 000 0675 0000

Alterations and Additions

Applicant: Mark & Kim Petrella (20-06 HRB.2)

Application was tabled at last meeting.



Historic Review Board Meeting Staff Report

From the Department of Community and Economic Development
10 June 2020

1 SUMMARY OF REQUEST

The applicants, Kim and Mark Petrella, are requesting approval of alterations on a non-contributing single-family house in the Historical Preservation Neighborhood.

This project was previously reviewed at the March 11, 2020 Historic Review meeting, the applicant resubmitted plans on April 6, 2020. The garage was approved with final details to be reviewed by Staff. The main house and addition were deferred.

Property Address:	1303 North Street
Parcel ID:	R120 004 000 0675 0000
Case Number:	20-06 HRB.2
Applicant:	Kim and Mark Petrella
Type of Request:	Alterations
Zoning:	T4-HN
Use:	Residential

District Development Standards for T4-HN:

- **Minimum Lot Size:** 4,000 sq/ft
- **Setback requirements – Primary Structure:**
 - *Front – average prevailing setback on block*
 - *Rear setback – 15' minimum*
 - *Side Interior – 6' min, or 10ft in The Point*
 - *Side Corner/Alley – 5' min., no max.*
- **Frontage Build out:** 75% max.
- **Impervious Surface Coverage:** 55% maximum for rooftops, additional 10% allowed
- **Permitted Uses:** Single Family Dwelling, or Two- or Three-Unit Dwelling is permitted by right in the T4-HN zoning classification.

Historical Background:

According to Beaufort County Historic Site Survey the building is a single-story framed dwelling with lateral gabled roof. The building is listed on the 1997 Beaufort County Historical sites survey but does not contribute to the district.

References

City of Beaufort Strategic Plan 2019 - 2021

Civic Master Plan, adopted 2014

2 STAFF COMMENTS / RECOMMENDATIONS

1. Comments pertaining to Garage (STAFF REVIEW):
 - a. Applicant's proposed details for garage are generally positive and in keeping with past comments for the project.
 - b. Window detail noted on sheet A.07 is acceptable for the garage, and the garage door is approved as proposed, however, spacer bars must be provided in glass of new doors and windows of garage.
 - c. Submit profile of top rail of balcony.

2. Comments pertaining to the Main House and Rear Addition (BOARD REVIEW):
 - a. Applicant's alterations to main house and proposed rear addition are generally positive: Removal of three dormer windows from main structure is a positive change, as it brings the building back to its historic form. Making minimal alterations to the front exterior is also a positive approach. New addition in rear of structure is properly scaled and subordinate to main structure. New entrance where rear addition meets main house is open and airy and provides a visible separation between old and new.
 - b. The masonry steps on the front elevation date back at least to the 1970s when the John Milner Survey was created. Given that these steps are likely historic elements, staff does not support removal of masonry steps and replacement with wood steps. Applicant should restore and maintain existing masonry steps. Applicant to submit details for wood railing over front masonry steps.
 - c. Applicant to consider different material for exterior of gas fireplace on East Elevation at the screen porch. The current design includes wood cladding around the fireplace, whereas this should read as a masonry structure. Copper or metal flashing would be appropriate at the top of this structure. Detailing and material choices here should be distinguishable from historic elements.
 - d. Provide details for new wood steps and railing off screen porch on East Elevation of existing structure.
 - e. Ensure that area where window is removed on East elevation of main house is patched back with siding that is similar to the surrounding existing siding. If window proposed for removal from main house is an historic window, the applicant should consider reusing the window elsewhere in the project if possible.
 - f. Applicant proposes a casement egress window for the second-floor bedroom on the rear elevation of the main house. Since this window is in the rear, it is provided for required egress from the interior of the house, and is within an alteration that was possibly added to the main structure in the 1980s, the staff supports this Anderson A Series casement window. The window must include spacer bars between glass. This casement window must have wood casing and sill to match the rest of the main house.

Azek trim is only acceptable for the garage and the rear addition windows, but not for the main house.

- g. Operable shutters on front elevation must be wood instead of PVC/Fiberglass. Please submit a cutsheet for wood shutters as well as for operable hardware. Staff recommends Sapele or other similar rot resistant paintable wood. Shutters proposed for the rear addition are acceptable as PVC/Fiberglass. Please submit cut sheet for Bahama Style shutter and hardware proposed for rear addition.
- h. Applicant to ensure that operable shutters fully cover associated windows when closed.
- i. Standing Seam Metal Roof is appropriate for structure. Please submit detail of seam (folded seam) and panel width.
- j. Please submit more information about gutters and downspouts. Please note where downspouts will be located and submit cutsheets of downspouts and gutters that include size and material. Please note that corrugated downspouts are unacceptable.
- k. Boral siding proposed for rear addition is acceptable, but it must be smooth.
- l. There does not appear to be metal flashing at skirt board drip cap showing in Wall Section at Addition on Sheet A.08. Staff feels that metal flashing in this location will provide pleasing transition as well as durability.
- m. Mechanical equipment screen on Right-Side elevation of rear addition is appropriate for the structure. Emergency generator should be screened in the same manner.
- n. All proposed lighting is appropriate for the structure.
- o. Applicant to ensure that new pavers in the project should either match or complement existing pavers. If proposed pavers are different from existing, please submit paver for review.
- p. Applicant to ensure that planting around front elevation does not overwhelm the porch when fully matured.

Staff recommendation: Preliminary approval of Main House and Rear Addition with staff conditions noted and final details to staff.



DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW BOARD APPLICATION

Community & Economic Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
www.cityofbeaufort.org

Application Fee: see attached schedule

20-06HRB.2

OFFICE USE ONLY: Date Filed: 4/6/20 Application #: 20543 Zoning District: T4HN
BCAGHS Survey: Yes No

Schedule: The Historic Review Board (HRB) typically meets the 2nd Wednesday of each month at 2pm. The complete schedule, along with the list of deadlines, may be found here - http://www.cityofbeaufort.org/historic-review-board.aspx

Submittal Requirements: All forms and information shall be submitted digitally. In addition to a complete application form, applicants shall submit the required items according to the checklists on the subsequent page.

Review Request: [X] Conceptual [X] Preliminary [] Final [] Bailey Bill Approval* [] Change After Certification
*Requires a Bailey Bill - Part A Preliminary Review Application Form

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 [X] No

Applicant, Property, and Project Information

Applicant Name: Kim and Mark Petrella
Applicant Address: 334 W. Ocean Heights Avenue, Unit 103, Linwood, NJ 08221
Applicant E-mail: petrellamark@gmail.com Applicant Phone Number: 609.335.6137
Applicant Title: [X] Homeowner [] Tenant [X] Architect [] Engineer [] Developer

Owner (if other than the Applicant):
Owner Address:

Project Name: Petrella Residence
Property Address: 1303 North Street, Beaufort, SC 29902
Property Identification Number (Tax Map & Parcel Number): R120-004-000-0675-0000
Date Submitted: January 6, 2020

Certification of Correctness: I/we certify that the information in this application is correct.

Applicant's Signature: [Signature] Date: 1/6/2020

Owner's Signature: Date:



**DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW BOARD APPLICATION**

Community & Economic Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / E. (843) 986-5606
www.cityofbeaufort.org

(The owner's signature is required if the applicant is not the owner.)

Required Project Information

Project Name: Petrella Residence

Property Size in Acres: 0.14 acres Proposed Building Use: Residence

Nature of Work (check all that apply):

- New Construction, Primary Structure
 - New Construction, Primary Structure
 - Alterations / Additions
 - Demolition*
 - Relocation*
- *Demolition and Relocation requires a public hearing*

Building Square Footage (if multiple buildings, please list each one and their square footage by floor):

Main House - First Floor (including addition) - 1,265 sf, Second Floor - 450 sf Garage - 471 sf, Garage Apartment - 471 sf

Is this project a redevelopment project? Y N

Are there existing buildings on the site? Y N if yes, will they remain? Y N

Provide a brief Project Narrative (if requesting Bailey Bill Approval, this section may be left blank):

The project consists of the removal of the three existing gable dormers on the front of the house and the construction of a new shed dormer which will allow better use of the space to create two rooms on the second floor. The first floor will be reconfigured to create a more open plan. The existing shed extension in the rear which consists of the kitchen and screened porch will be demolished and rebuilt in a new configuration to facilitate expansion for a one-story, master bedroom addition.

The front facade of the detached garage structure will be altered to be more aesthetically compatible with the district design guidelines. The windows and doors will be replaced and the balcony will be reconstructed with a new shed roof. Additionally, the gable dormers on the east side will be replaced with shed dormers. The second floor apartment interior will be renovated to provide a more functional plan.

CONTACT INFORMATION –

Attention: Julie A. Bachety, Administrative Assistant II
City of Beaufort Department of Planning & Development Services
1911 Boundary Street, Beaufort, South Carolina 29902
E-Mail: jbachety@cityofbeaufort.org | Phone: (843) 525-7011 | Fax: (843) 986-5606



DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW BOARD APPLICATION

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1911 Boundary Street, Beaufort, South Carolina, 29902
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20-06HRB.2

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BCAGHS Survey: Yes No

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Applicant E-mail: petrellamark@gmail Applicant Phone Number: 609.335.6137
Applicant Title: Homeowner Tenant Architect Engineer Developer

Owner (if other than the Applicant): _____
Owner Address: _____

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Property Address: 1303 North Street, Beaufort, SC 29902
Property Identification Number (Tax Map & Parcel Number): R120-004-000-0675-0000
Date Submitted: January 6, 2020

Certification of Correctness: I/we certify that the information in this application is correct.
Applicant's Signature: *Mark Petrella* *Kim Petrella* Date: 1/6/2020
Owner's Signature: _____ Date: _____

See Section 9.10 of the Beaufort Code for complete information about Certificates of Appropriateness and Section 10.7 for complete information about the Historic Review Board | This form is also available online at www.cityofbeaufort.org | updated February 5, 2019



**DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW BOARD APPLICATION**

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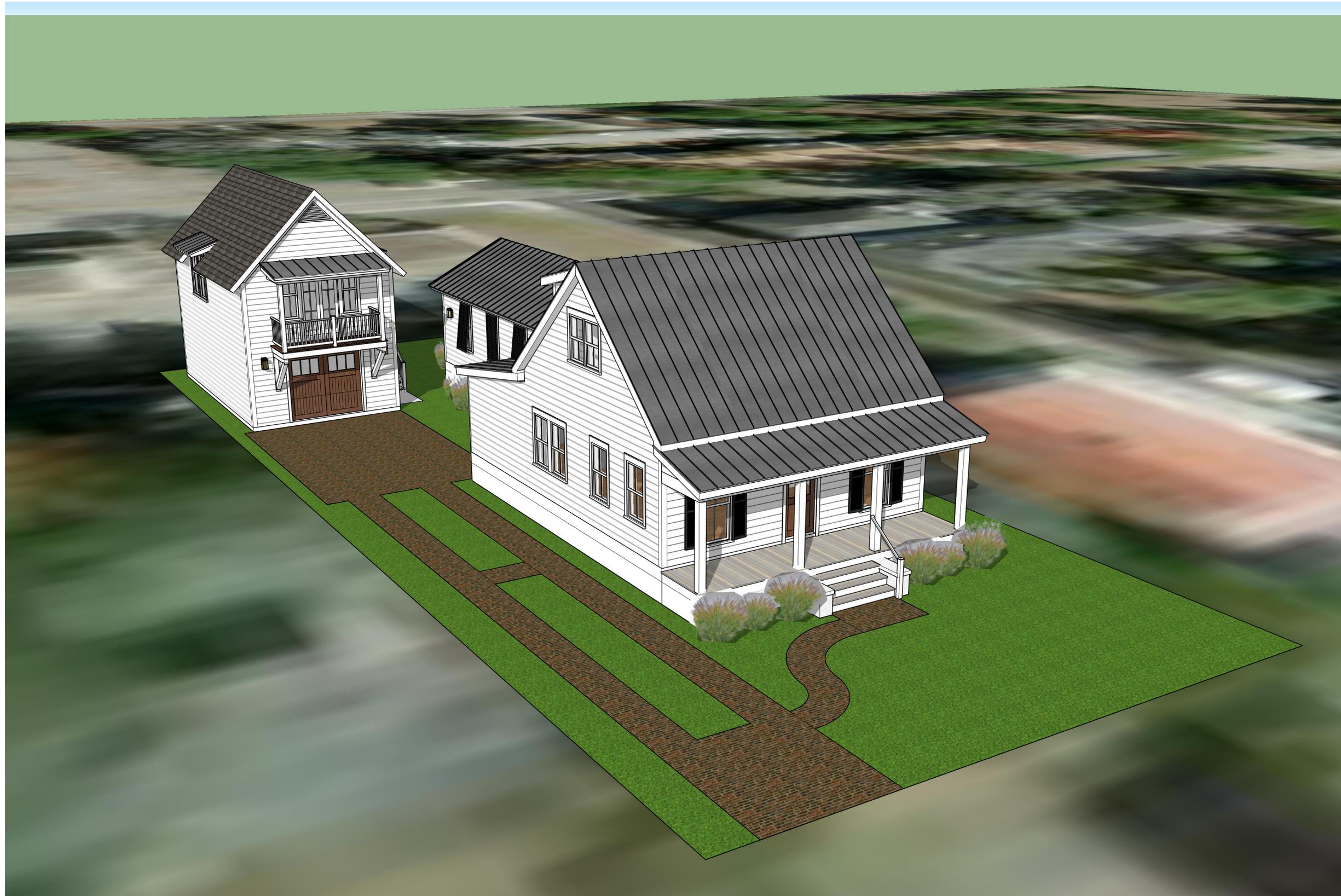
CONTACT INFORMATION –

Attention: Julie A. Bachety, Administrative Assistant II

City of Beaufort Department of Planning & Development Services

1911 Boundary Street, Beaufort, South Carolina 29902

E-Mail: jbachety@cityofbeaufort.org | Phone: (843) 525-7011 | Fax: (843) 986-5606



OWNER
Kim and Mark Petrella

PROJECT
Petrella Residence
1303 North Street
Beaufort, SC 29902

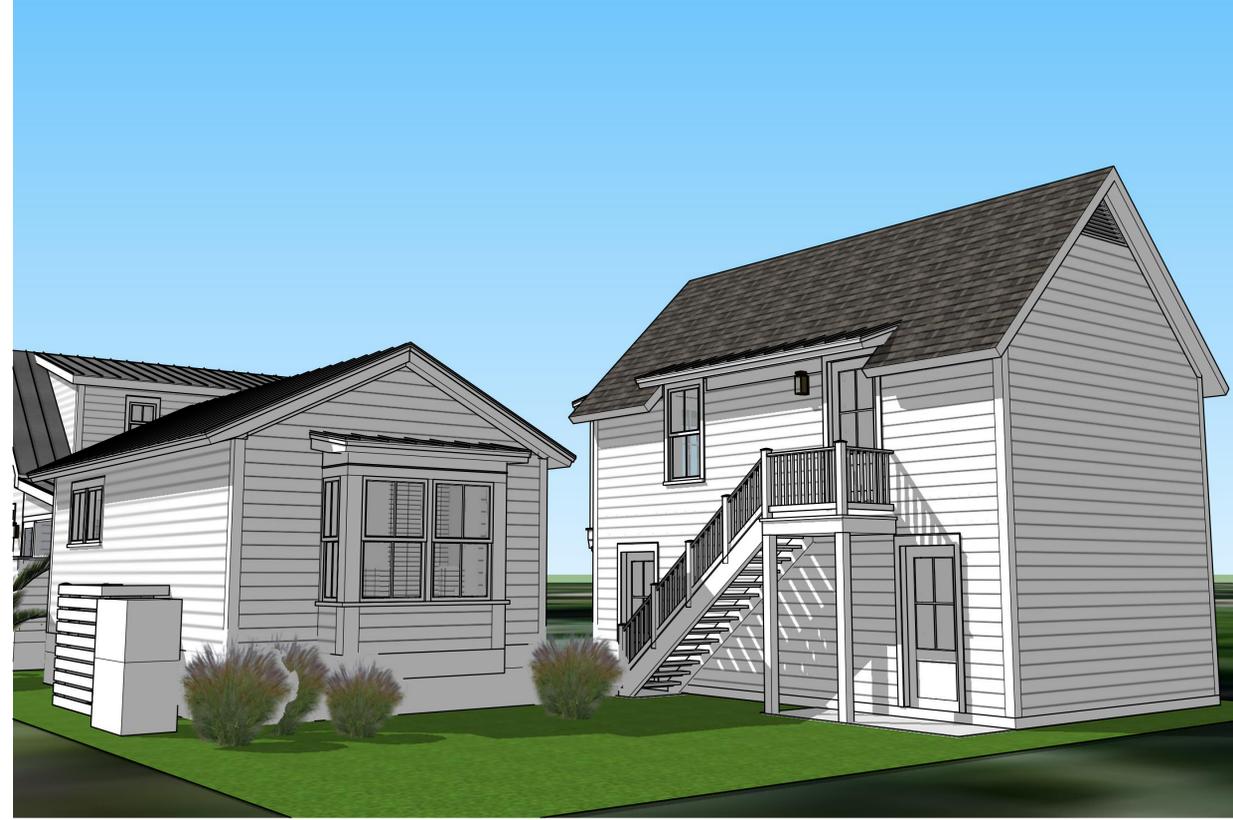
PROJECT NO.
2020-01

DRAWN BY
MP

ISSUE
04-05-2020

Aerial Perspective

MARK PETRELLA, R.A.
SC REGISTRATION NO. 10254



Exterior Perspectives

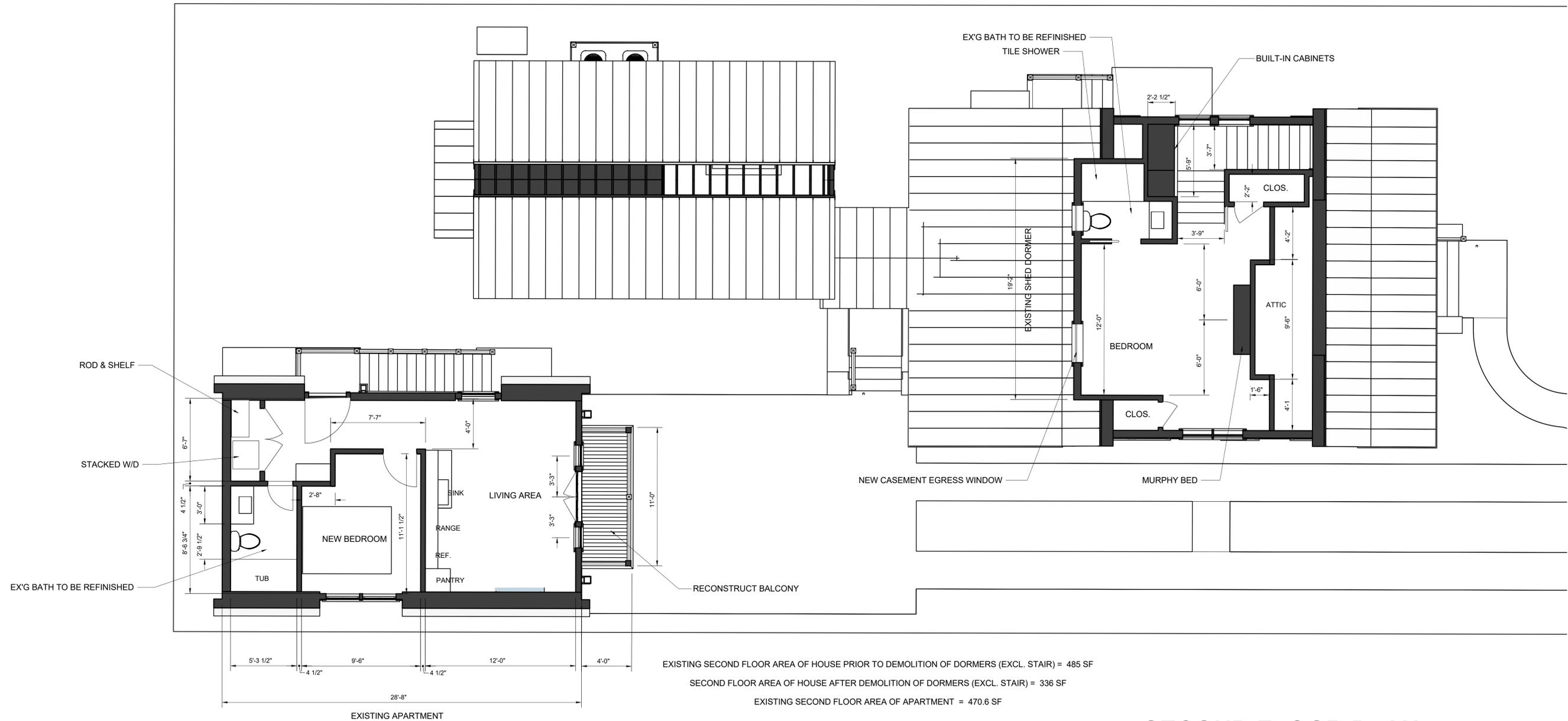
ISSUE
04-05-2020
DRAWN BY
MP

PROJECT
Petrella Residence
1303 North Street
Beaufort, SC 29902
PROJECT NO.
2020-01

OWNER
Kim and Mark Petrella

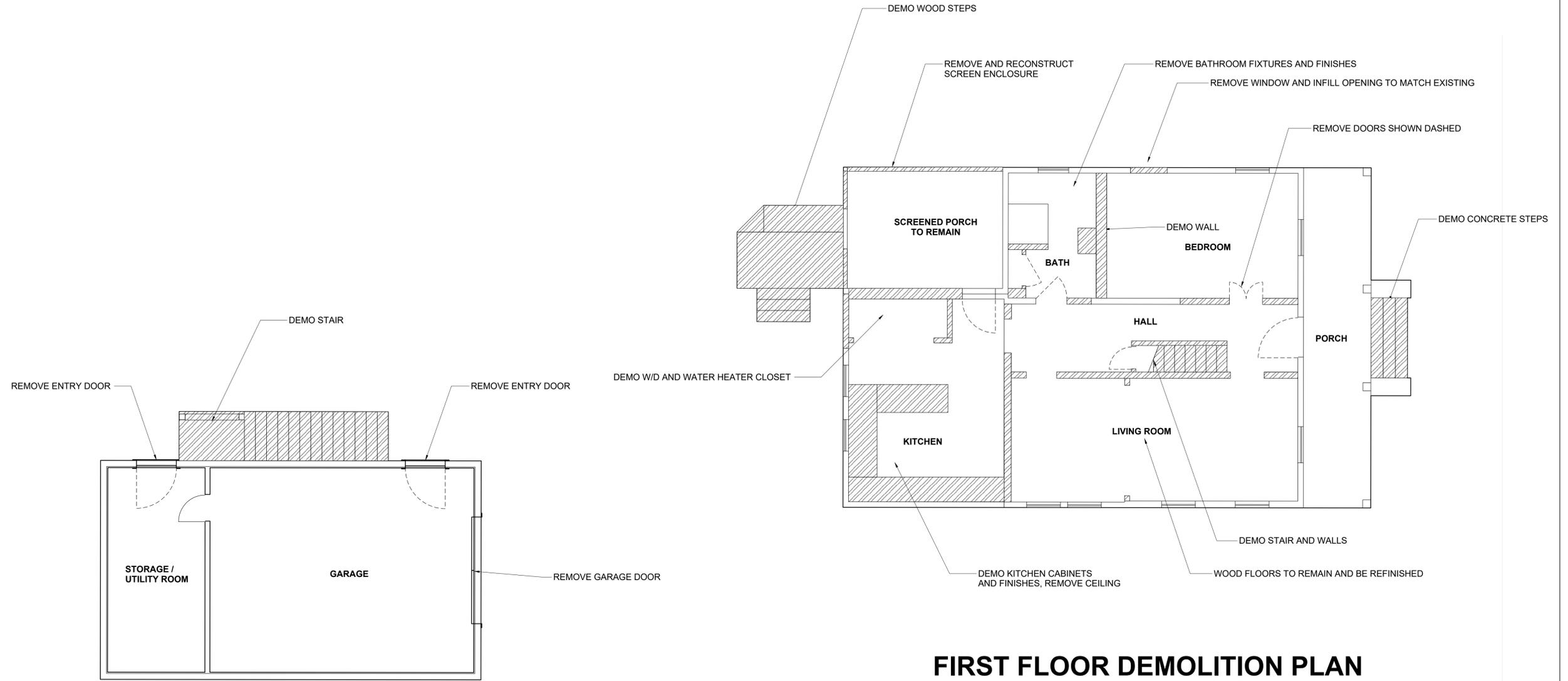
MARK PETRELLA AIA
1303 North Street
Beaufort, SC 29902

MARK PETRELLA, R.A.
SC REGISTRATION NO. 1024



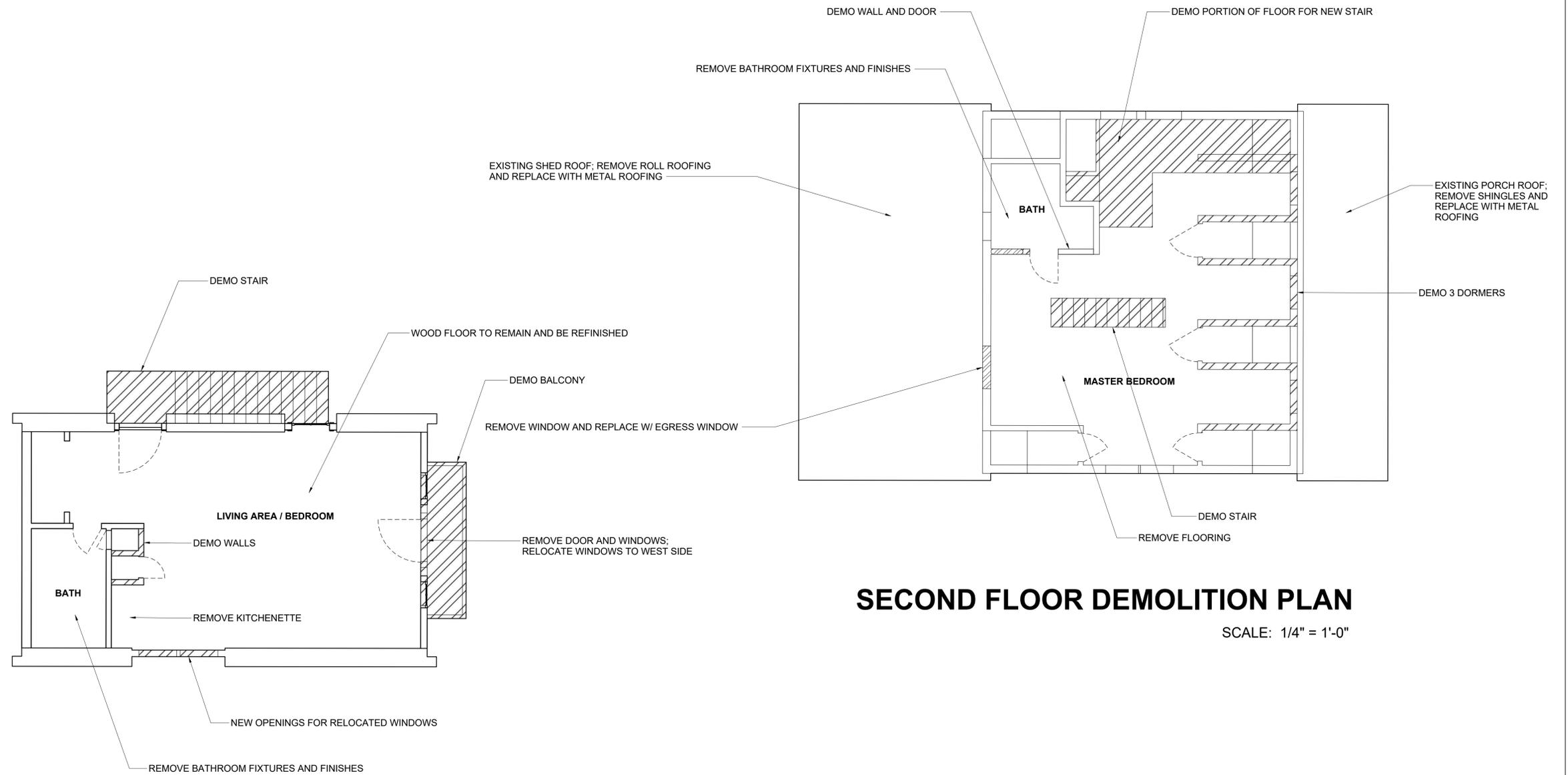
SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



FIRST FLOOR DEMOLITION PLAN

SCALE: 1/4" = 1'-0"



SECOND FLOOR DEMOLITION PLAN

SCALE: 1/4" = 1'-0"

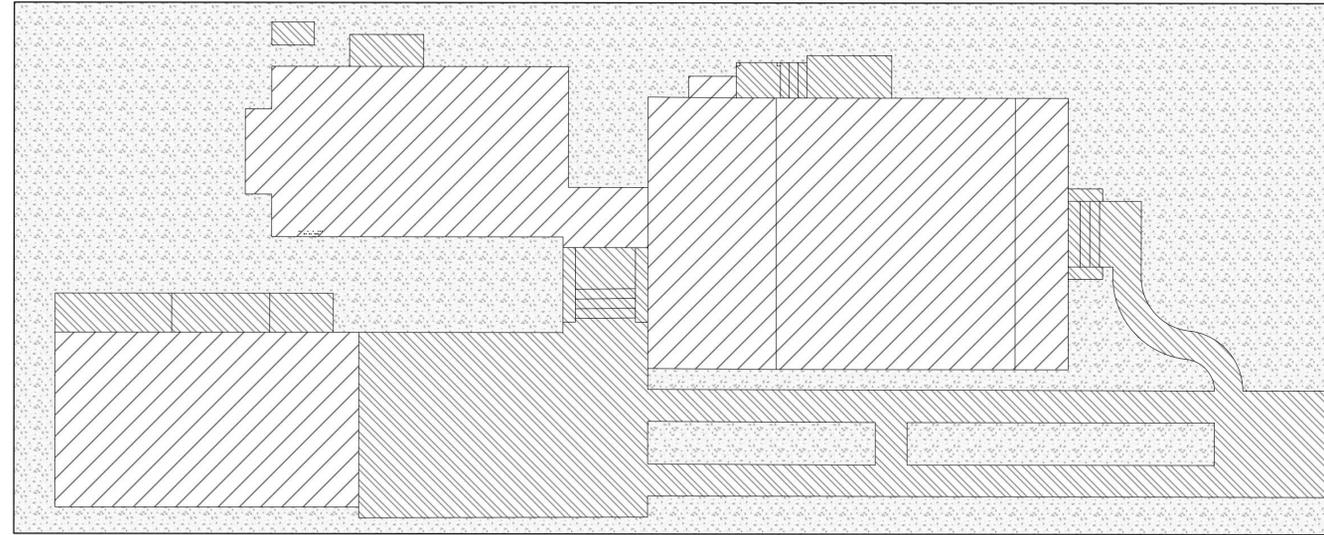


BALCONY DETAIL

SCALE: N.T.S

- 1 X AZEK FASCIA AND SHADOW TRIM, SMOOTH FINISH, PAINTED
- AZEK SOFFIT PANEL, SMOOTH FINISH, PAINTED
- BEADBOARD SOFFIT, PAINTED
- 6 X 6 P.T. POST, PAINTED
- 4 X 4 P.T. WOOD POST, PAINTED
- MILLED WOOD TOP RAIL, PAINTED
- 2 X 2 P.T. WOOD BALUSTERS @ 5" O.C., PAINTED
- 2 X 4 P.T. WOOD BOTTOM RAIL, SLOPE TOP, PAINTED
- 5/4 X 4 P.T. WOOD DECKING
- 2 X 8 P.T. WOOD JOISTS @ 16" O.C., PAINTED
- 6 X 6 P.T. WOOD BRACKETS
- NEW LIGHTS
- NEW OH WOOD GARAGE DOOR

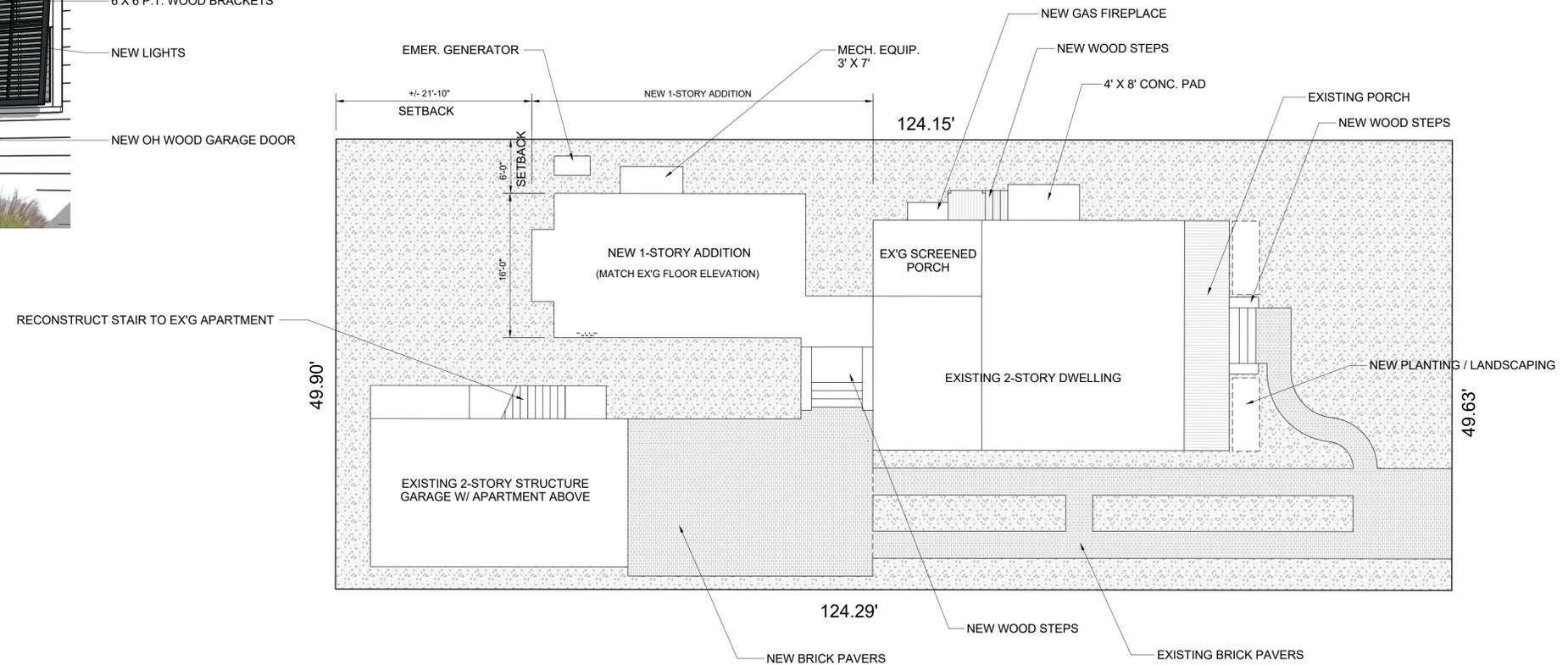
= 2,002 SF BUILDING COVERAGE
 + = 3,257 SF LOT COVERAGE



LOT AREA = 6,189 SF (0.14 ACRES)

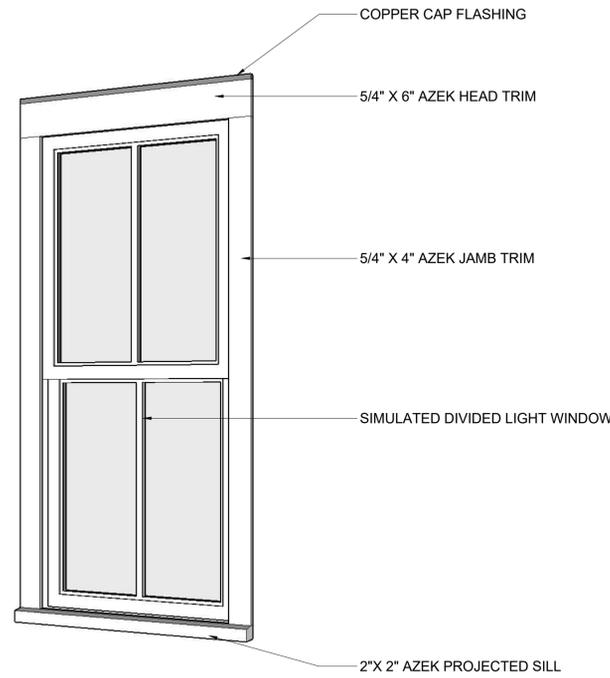
COVERAGE PLAN

SCALE: 1/8" = 1'-0"



SITE PLAN

SCALE: 1/8" = 1'-0"



WINDOW DETAIL

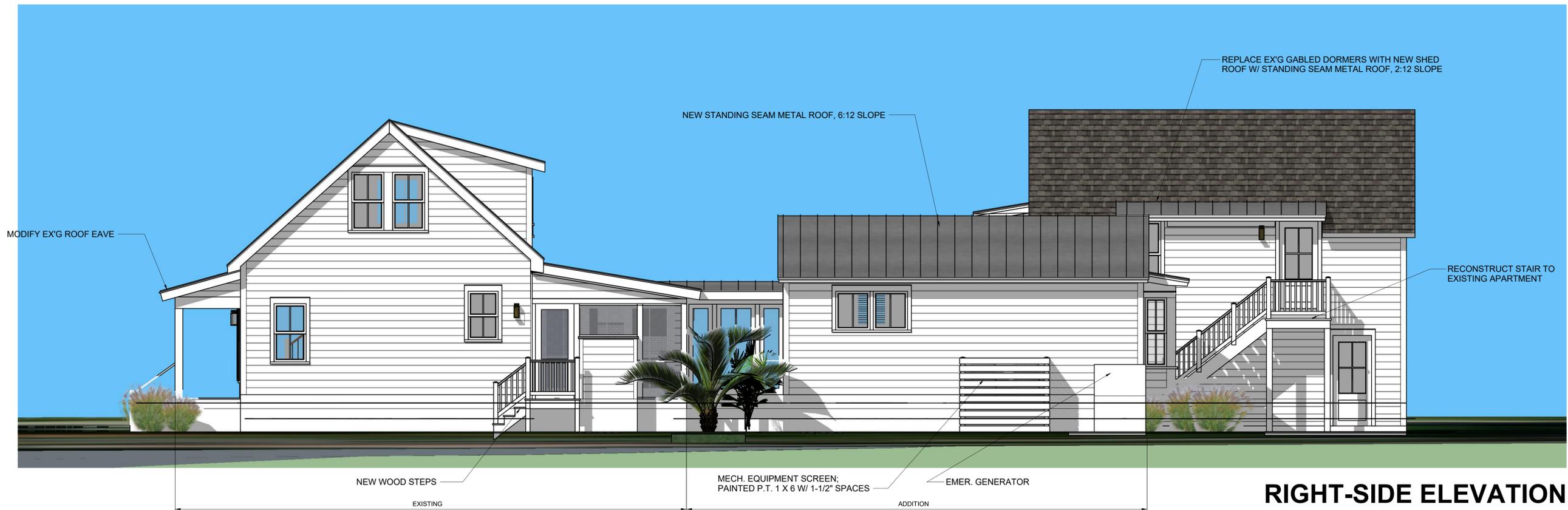
SCALE: N.T.S.

- EXISTING WOOD LOUVER
- NEW STANDING SEAM METAL ROOF
- STANDING SEAM METAL ROOF, 2:12 SLOPE
- MODIFY EX'G ROOF EAVES
- NEW BALCONY WITH SHED ROOF
- NEW GAS LANTERNS (2)
- NEW OPERABLE SHUTTERS
- NEW WOOD & GLASS DOOR
- NEW GARAGE DOOR
- NEW LANDSCAPING / PLANTINGS
- NEW WOOD STEPS WITH WOOD HANDRAIL



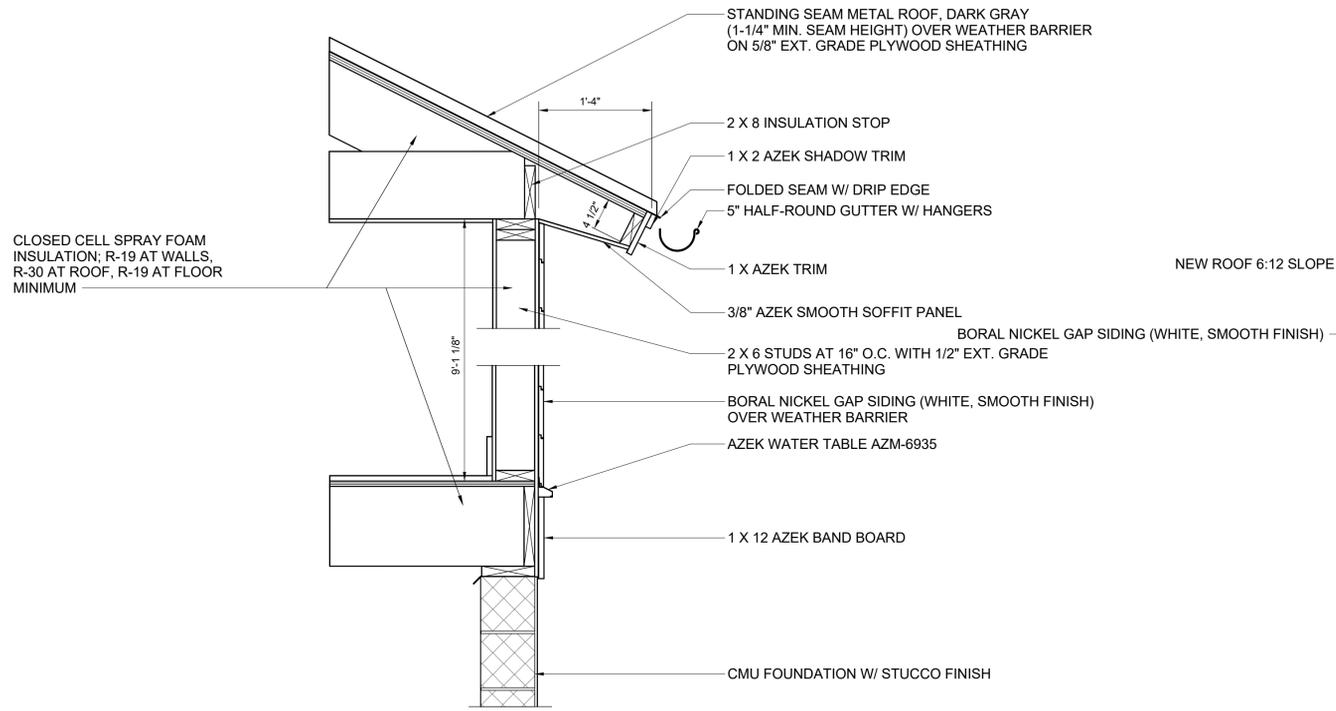
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT-SIDE ELEVATION

SCALE: 1/4" = 1'-0"

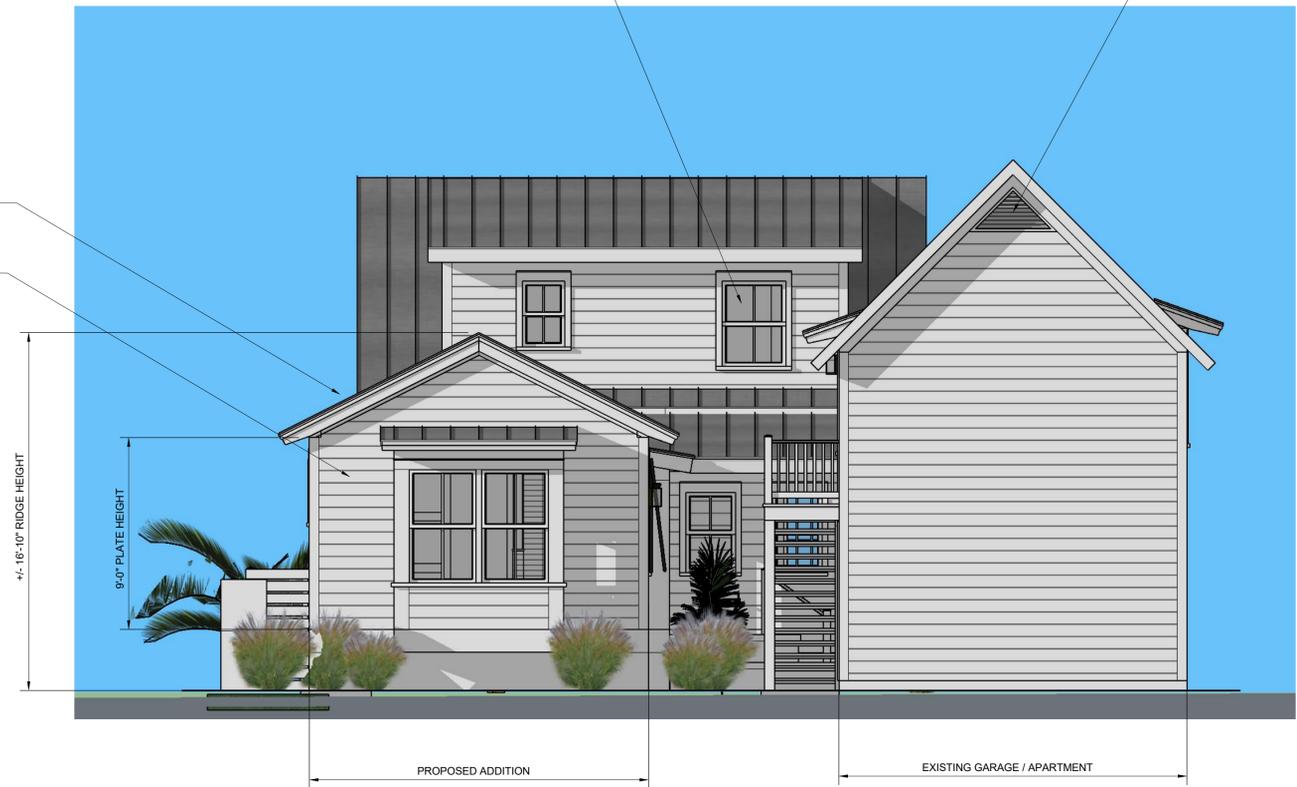


WALL SECTION AT ADDITION

SCALE: 1" = 1'-0"

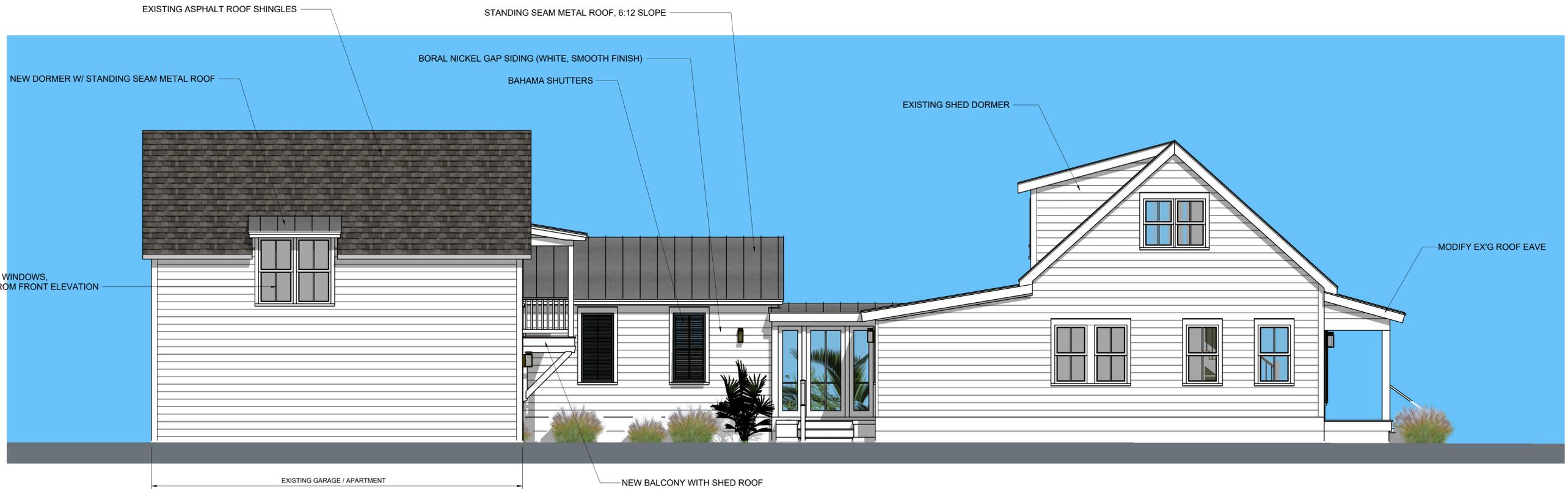
NEW CASEMENT EGRESS WINDOW TO REPLACE EXISTING DOUBLE-HUNG WINDOW; 3' W X 4' H, SIMULATED DIVIDED LIGHT W/ CHECK RAIL

EXISTING WOOD LOUVER



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT-SIDE ELEVATION

SCALE: 1/4" = 1'-0"

MARK PETRELLA, R.A.
SC REGISTRATION NO. 1024

MARK PETRELLA AIA
1303 North Street
Beaufort, SC 29902

OWNER
Kim and Mark Petrella

PROJECT
Petrella Residence
1303 North Street
Beaufort, SC 29902

PROJECT NO.
2020-01

ISSUE
04-05-2020

DRAWN BY
MP

Exterior Elevations & Wall Section

A.08

**Exterior Materials Schedule
04-05-2020**

Petrella Residence - 1303 North Street

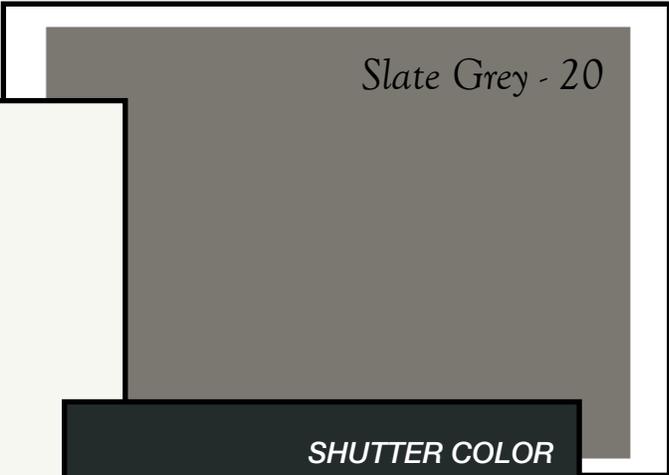
MAIN HOUSE	ITEM/AREA	FINISH	COLOR
	Existing wood siding	paint	High Reflective White - SW 7757
	Existing wood trim, columns, roof eaves	paint	High Reflective White - SW 7757
	Existing front porch wood floor	paint	Pussywillow - SW 7643
	Porch ceiling - new wood beadboard	paint	Blue Horizon - SW 6497
	Existing masonry foundation	paint	High Reflective White - SW 7757
	New wood front entry door - 4 glass lights over 2 solid panels - wood stile & rail	stain	Walnut
	Operable Shutters - Atlantic Premium - structural PVC/fiberglass - louvered	Factory paint	Charleston Green - 653
	Roof - Standing seam metal - ATAS aluminum - hand seamed ridge, folded seam panels, concealed fasteners	Factory paint	Slate Grey - 20
	Window - Andersen A Series - casement egress window at 2nd floor bedroom - simulated divided light- TruScene stainless steel screen	Wood interior / Composite - Fibrex exterior	White
	Lighting - Gas lanterns at front porch - Carolina Lanterns Single House Series SH-1001 Electric lights at east side and rear - Carolina Lanterns Single House Series SH-1001	Copper	

GARAGE / APARTMENT	ITEM/AREA	FINISH	COLOR
	Existing wood siding	paint	High Reflective White - SW 7757
	Existing wood trim/roof eaves	paint	High Reflective White - SW 7757
	New balcony at apartment - framing, brackets, posts and railings - P.T. wood	paint	High Reflective White - SW 7757
	New windows at apartment balcony - Andersen A Series - double hung - simulated divided light - TruScene stainless steel screens	Wood interior / Composite - Fibrex exterior	White
	New French door at apartment balcony - Andersen A Series Frenchwood in-swing - simulated divided light	Wood interior / Composite - Fibrex exterior	White
	Existing masonry foundation	paint	High Reflective White - SW 7757
	Roof over balcony, dormers- Standing seam metal - ATAS aluminum - hand seamed ridge, folded seam panels, concealed fasteners	Factory paint	Slate Grey - 20
	Garage door - Clopay wood overhead door	stain	Walnut
	Balcony ceiling - wood beadboard	paint	Blue Horizon - SW 6497
	Lighting - Electric lights at garage front - Carolina Lanterns Single House Series SH-1501 Electric lights at east side apartment entrance - Carolina Lanterns Single House Series SH-1001	Copper	

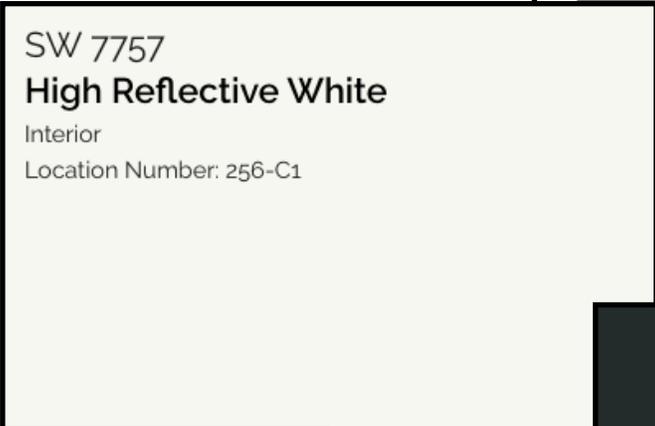
ADDITION	ITEM/AREA	FINISH	COLOR
	Siding - Boral nickel gap siding 1 x 8 - smooth finish	paint	High Reflective White - SW 7757
	Trim/Roof Eaves - Azek - smooth finish	paint	High Reflective White - SW 7757
	Foundation - stucco		White
	Shutters - Atlantic Premium - structural PVC/fiberglass - louvered Bahama	Factory paint	Charleston Green - 653
	Roof - Standing seam metal - ATAS aluminum - hand seamed ridge, folded seam panels, concealed fasteners	Factory paint	Slate Grey - 20
	Windows - Andersen A Series - double hung & awning - simulated divided light - TruScene stainless steel screens	Wood interior / Composite - Fibrex exterior	White
	Doors - Marvin Ultimate Clad - simulated divided light	Wood interior / Aluminum clad exterior	White
	Lighting - Electric lights at west side - Carolina Lanterns Single House Series SH-1001	Copper	

Petrella Residence
1303 North Street, Beaufort
Exterior Finishes

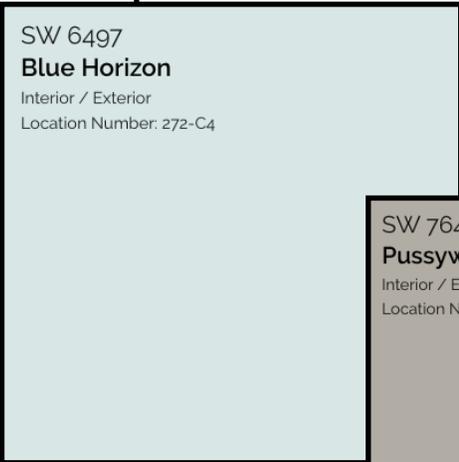
METAL ROOF COLOR



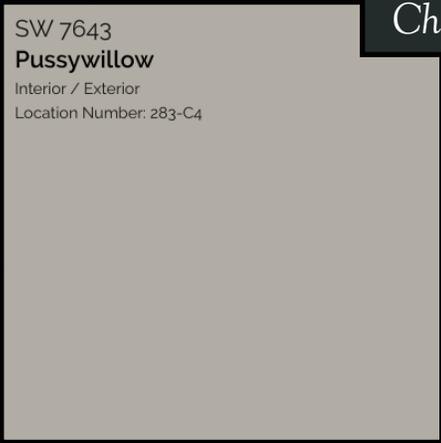
SIDING/TRIM COLOR



SHUTTER COLOR



PORCH CEILING COLOR



PORCH FLOOR COLOR



FRONT ENTRANCE DOOR & GARAGE DOOR STAIN

NEW! Reversible Shiplap-Nickel Gap Siding

Smooth Nickel Gap/Woodgrain Shiplap



TruExterior® Siding & Trim's new reversible profile comes in two formats: one features smooth Nickel Gap on one side and wood-grain Shiplap on the other; the second has woodgrain Nickel Gap on one side and smooth Shiplap on the other. A rabbeted edge ensures panels fit together perfectly to create the authentic spacing—the tight joint appearance of Shiplap on one side and the nickel-sized space of Nickel Gap on the other. Like other TruExterior products, the new profile comes pre-primed and does not require paint.



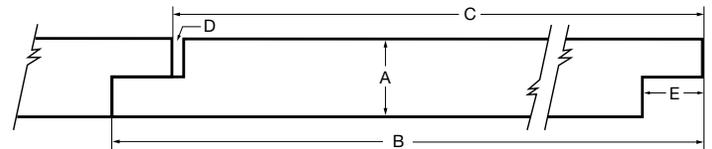
WOODGRAIN



SMOOTH

Nickel Gap Side

Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)	Gap (D)	Tongue (E)
1 x 4	11/16"	3-1/2"	3-5/64"	5/64"	13/32"
1 x 6	11/16"	5-1/2"	5-5/64"	5/64"	13/32"
1 x 8	11/16"	7-1/4"	6-53/64"	5/64"	13/32"
1 x 10	11/16"	9-1/4"	8-53/64"	5/64"	13/32"

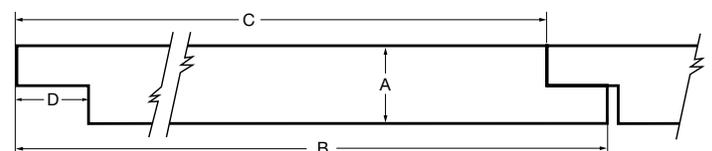


Woodgrain Nickel Gap/Smooth Shiplap



Shiplap Side

Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)	Tongue (D)
1 x 4	11/16"	3-1/2"	3-5/64"	1/2"
1 x 6	11/16"	5-1/2"	5-5/64"	1/2"
1 x 8	11/16"	7-1/4"	6-53/64"	1/2"
1 x 10	11/16"	9-1/4"	8-53/64"	1/2"



TruExterior.com



ADDITIONAL RAIL

Add a third horizontal rail to underscore the clean, crisp lines of true open louvers. Our open louver shutters deliver authenticity and timeless aesthetics as they let light and breezes flow through.

Innovative materials and engineering ensure that Atlantic louvers will not warp, rot or bow, unlike wood louvers—nor will they require painstaking painting.

Construction

- Rails: Structural PVC with smooth outer skin
- Louvers/Stiles: Pultruded

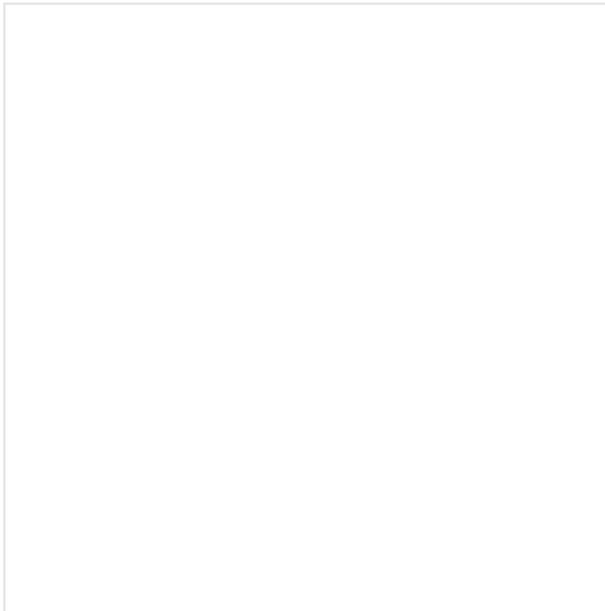
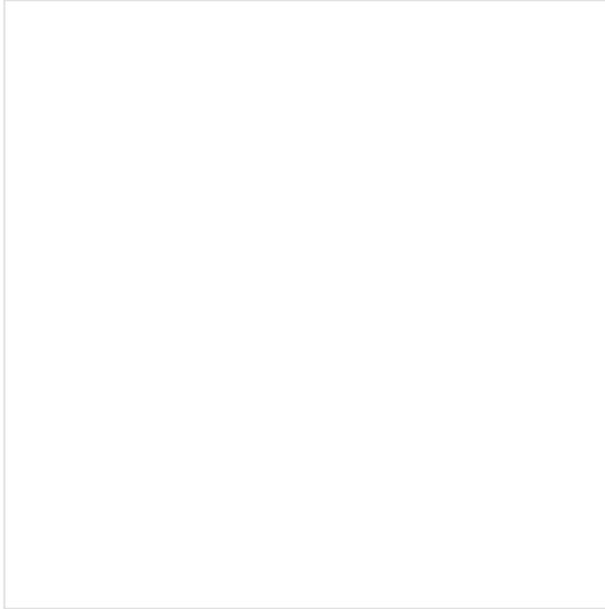


Structural Fiberglass

- Finish: Primed and painted with a two-part urethane

Dimensions

- Width: 9"- 30" (in 1/8" increments)
 - Height: 13-1/2"-108" (in 1/8" increments)

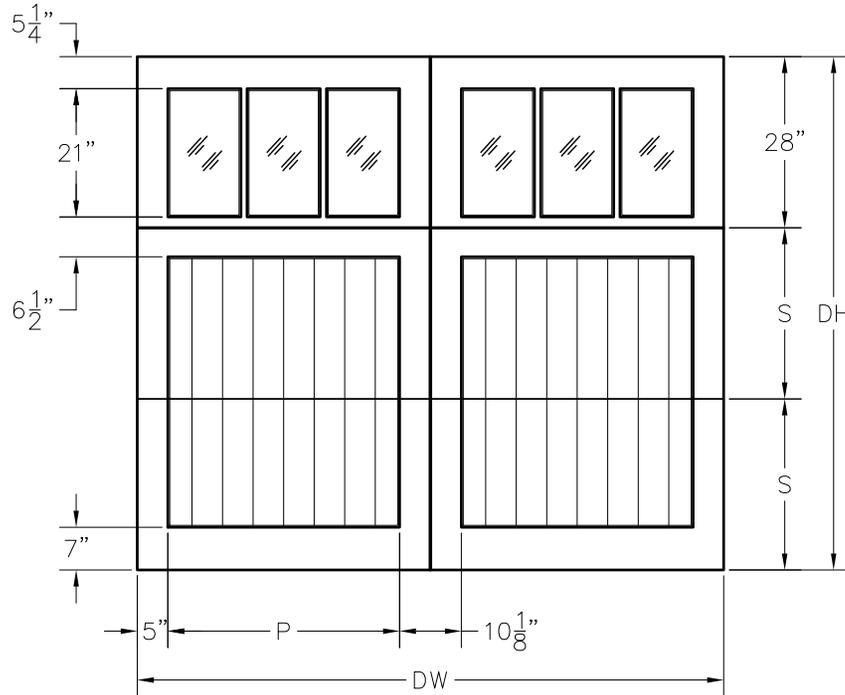


REVISIONS		
REV. No.	DATE	DESCRIPTION
00	2/10/15	RELEASED

TOP SECTION DESIGN: REC13

NOTES:

- 1.) CUSTOMER TO SELECT WOOD SPECIES, TRACK, COUNTERBALANCE & FINISH OPTIONS WHEN PLACING ORDER.
- 2.) NOMINAL DOOR THICKNESS TO VARY BASED ON WOOD MATERIALS CHOSEN AT TIME OF ORDER.
- 3.) STANDARD DOOR CONFIGURATION INCLUDES NO LOCK HOLE. OTHER LOCK OPTIONS ARE AVAILABLE.



DH	6'-6"	6'-9"	7'-0"	7'-3"
S	25"	26-1/2"	28"	29-1/2"

DW	P
6'-0"	25-15/16"
6'-2"	26-15/16"
6'-4"	27-15/16"
6'-6"	28-15/16"
6'-8"	29-15/16"
6'-10"	30-15/16"
7'-0"	31-15/16"
7'-2"	32-15/16"
7'-4"	33-15/16"
7'-6"	34-15/16"
7'-8"	35-15/16"
7'-10"	36-15/16"
8'-0"	37-15/16"
8'-2"	38-15/16"
8'-4"	39-15/16"
8'-6"	40-15/16"
8'-8"	41-15/16"
8'-10"	42-15/16"
9'-0"	43-15/16"
9'-2"	44-15/16"
9'-4"	45-15/16"
9'-6"	46-15/16"
9'-8"	47-15/16"
9'-10"	48-15/16"
10'-0"	49-15/16"

FRONT ELEVATION DESIGN: CRD1



IMPORTANT: This document must be signed and returned prior to any fabrication. Please reference this drawing number on all correspondence. Thank you!

NOTICE: Confidential/Proprietary information of CLOPAY BUILDING PRODUCTS CO. is contained herein and may not be disclosed, used, duplicated, made available, or distributed without its prior consent. Failure to observe this notice may result in liability for any damages and losses resulting therefrom.

DRAWN BY: AG

DATE: 1/28/15

APPROVAL SIGNATURE:

APPROVAL DATE:

CUSTOMER: CUSTOM RESERVE

JOB: FRONT ELEVATION

DRAWING NUMBER:

REV. 00

CSR/DC: TROY, OHIO

CRD-2P-3S-1-GR-REC13

SHEET: 1 of 1

FRONT ELEVATION
VIEW DRAWING

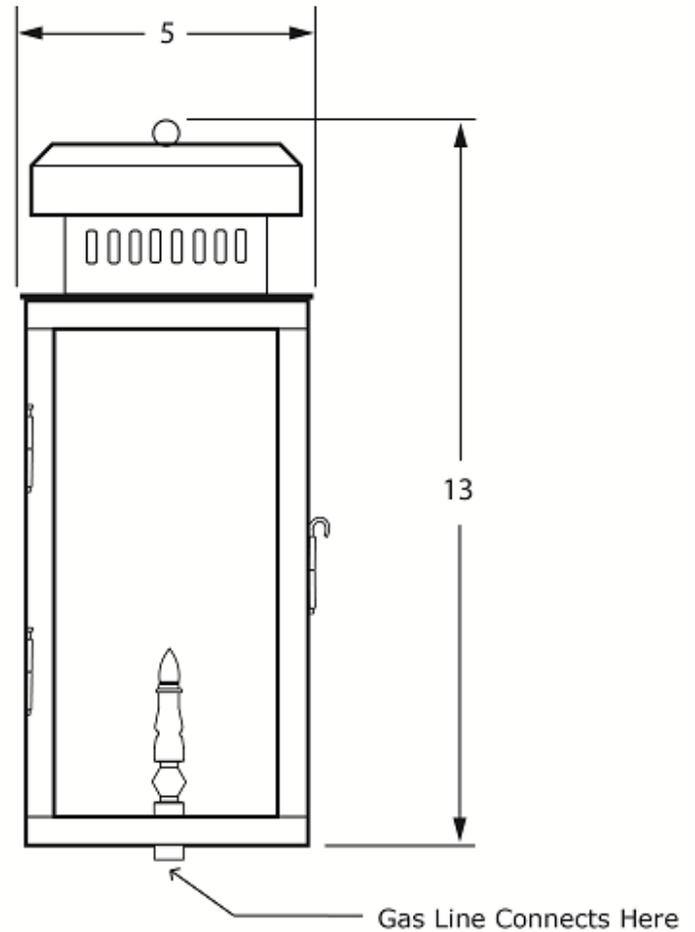
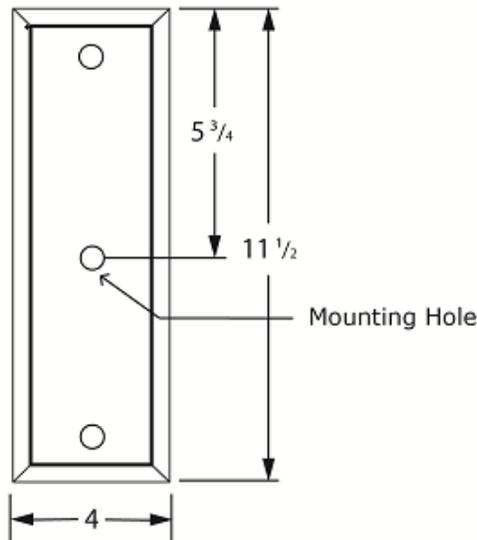
Single House Series

SH-1001

Wall Mount

13h x 5w x 7.5d

*Mounting hole to top of lantern: 8.5"



DAMP

BTU's: 1460 for Natural Gas / 1280 for Liquid Propane (LP)



1362 Chuck Dawley Blvd
Mount Pleasant, SC 29464
www.carolinalanterns.com
customerservice@carolinalanterns.com

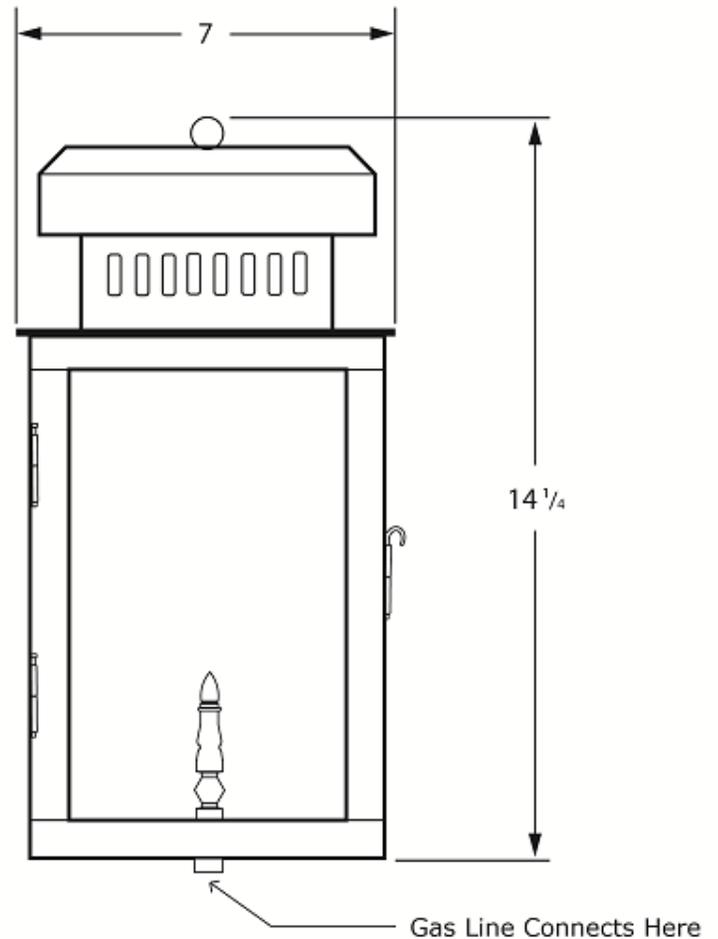
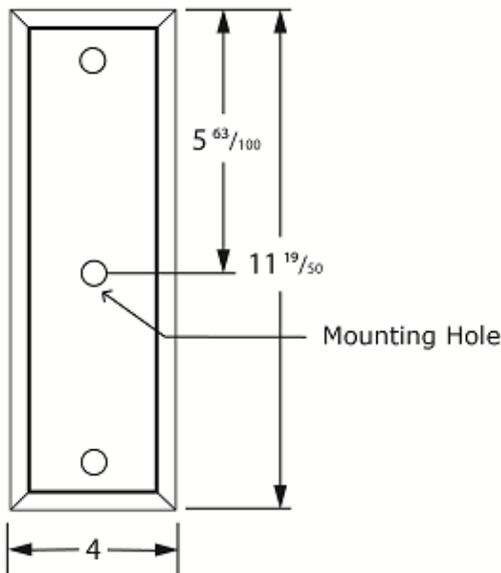
Single House Series

SH-1501

Wall Mount

14.25h x 7w x 9.5d

*Mounting hole to top of lantern: 9"



DAMP

BTU's: 1460 for Natural Gas / 1280 for Liquid Propane (LP)



1362 Chuck Dawley Blvd
Mount Pleasant, SC 29464
www.carolinalanterns.com
customerservice@carolinalanterns.com

Previous Submittal Info

1303 North Street

PIN R120 004 000 0675 0000

Alterations and Additions

Applicant: Mark & Kim Petrella (20-06 HRB.1)



DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW BOARD APPLICATION

Community & Economic Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
www.cityofbeaufort.org

Application Fee:
see attached schedule

OFFICE USE ONLY: Date Filed: Application #: Zoning District:
BCAGHS Survey: Yes No

Schedule: The Historic Review Board (HRB) typically meets the 2nd Wednesday of each month at 2pm. The complete schedule, along with the list of deadlines, may be found here - http://www.cityofbeaufort.org/historic-review-board.aspx

Submittal Requirements: All forms and information shall be submitted digitally. In addition to a complete application form, applicants shall submit the required items according to the checklists on the subsequent page.

Review Request: Conceptual Preliminary Final Bailey Bill Approval* Change After Certification
*Requires a Bailey Bill - Part A Preliminary Review Application Form

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

Applicant, Property, and Project Information

Applicant Name: Kim and Mark Petrella
Applicant Address: 334 W. Ocean Heights Avenue, Unit 103, Linwood, NJ 08221
Applicant E-mail: petrellamark@gmail.com Applicant Phone Number: 609.335.6137
Applicant Title: Homeowner Tenant Architect Engineer Developer

Owner (if other than the Applicant):

Owner Address:

Project Name: Petrella Residence

Property Address: 1303 North Street, Beaufort, SC 29902

Property Identification Number (Tax Map & Parcel Number): R120-004-000-0675-0000

Date Submitted: January 6, 2020

Certification of Correctness: I/we certify that the information in this application is correct.

Applicant's Signature: [Handwritten Signature] Date: 1/6/2020

Owner's Signature: Date:



DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW BOARD APPLICATION

Community & Economic Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / E. (843) 986-5606
www.cityofbeaufort.org

(The owner's signature is required if the applicant is not the owner.)

Required Project Information

Project Name: Petrella Residence

Property Size in Acres: 0.14 acres Proposed Building Use: Residence

Nature of Work (check all that apply):

- Checkboxes for New Construction, Primary Structure; Alterations / Additions; Demolition*; Relocation* with a note: *Demolition and Relocation requires a public hearing

Building Square Footage (if multiple buildings, please list each one and their square footage by floor):

Main House - First Floor (including addition) - 1,265 sf, Second Floor - 450 sf Garage - 471 sf, Garage Apartment - 471 sf

Is this project a redevelopment project? [] Y [x] N

Are there existing buildings on the site? [x] Y [] N if yes, will they remain? [x] Y [] N

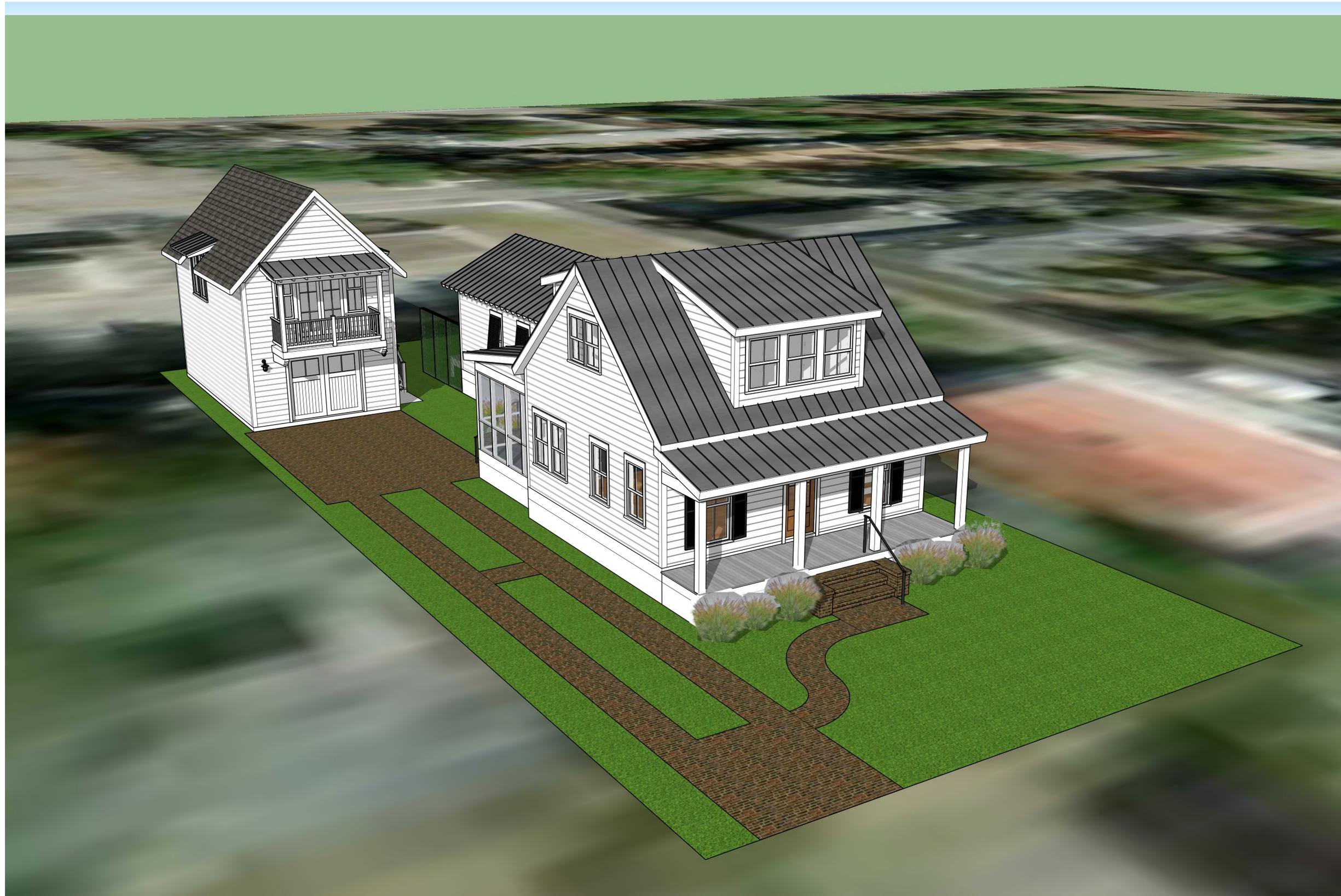
Provide a brief Project Narrative (if requesting Bailey Bill Approval, this section may be left blank):

The project consists of the removal of the three existing gable dormers on the front of the house and the construction of a new shed dormer which will allow better use of the space to create two rooms on the second floor. The first floor will be reconfigured to create a more open plan. The existing shed extension in the rear which consists of the kitchen and screened porch will be demolished and rebuilt in a new configuration to facilitate expansion for a one-story, master bedroom addition.

The front facade of the detached garage structure will be altered to be more aesthetically compatible with the district design guidelines. The windows and doors will be replaced and the balcony will be reconstructed with a new shed roof. Additionally, the gable dormers on the east side will be replaced with shed dormers. The second floor apartment interior will be renovated to provide a more functional plan.

CONTACT INFORMATION -

Attention: Julie A. Bachety, Administrative Assistant II
City of Beaufort Department of Planning & Development Services
1911 Boundary Street, Beaufort, South Carolina 29902
E-Mail: jbachety@cityofbeaufort.org | Phone: (843) 525-7011 | Fax: (843) 986-5606



OWNER
Kim and Mark Petrella

PROJECT
Petrella Residence
1303 North Street
Beaufort, SC 29902

PROJECT NO.
2020-01

DRAWN BY
MP

ISSUE
01-01-2020

Aerial Perspective

MARK PETRELLA, R.A.
SC REGISTRATION NO. 10254



Exterior Perspectives

ISSUE
01-01-2020

DRAWN BY
MP

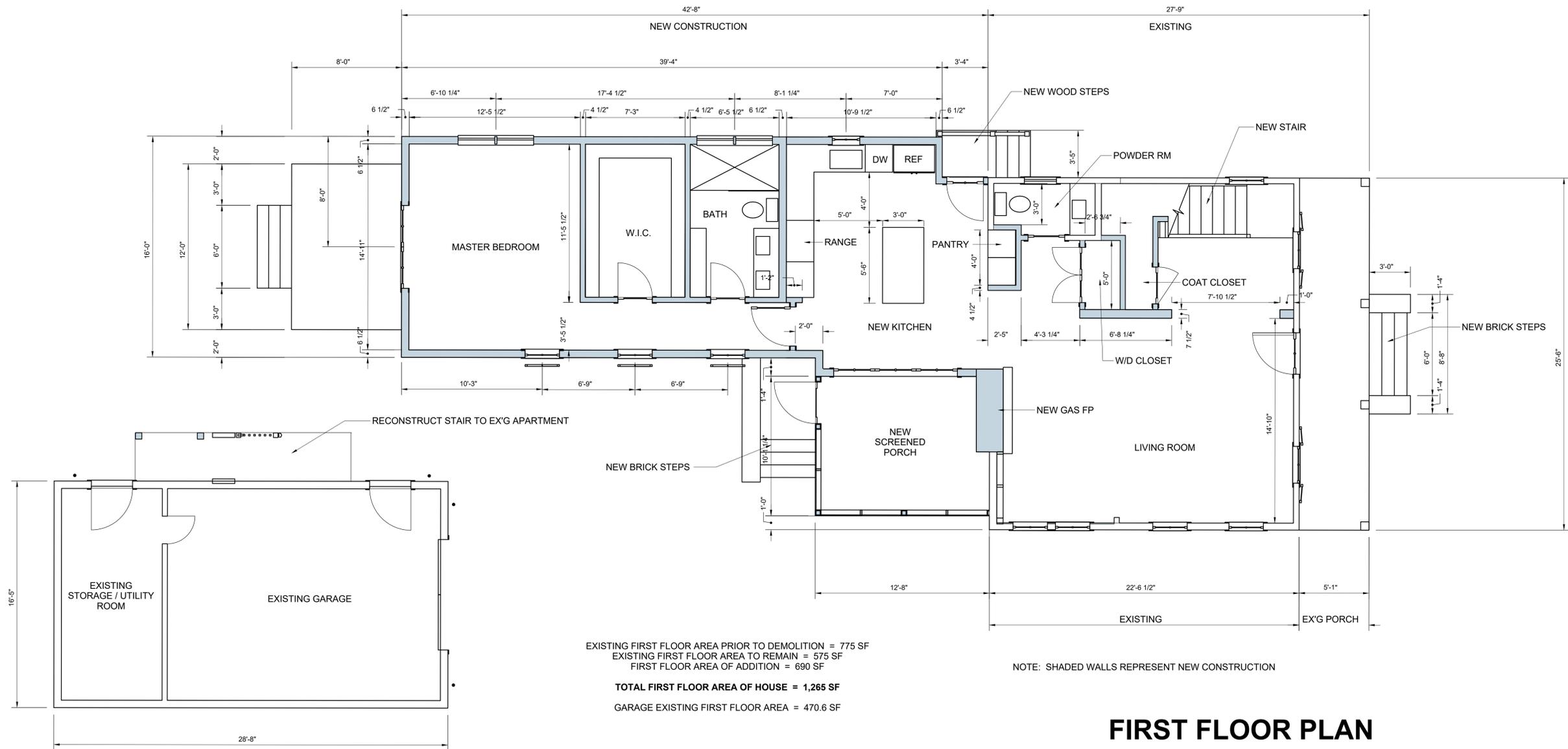
PROJECT
Petrella Residence
1303 North Street
Beaufort, SC 29902

PROJECT NO.
2020-01

OWNER
Kim and Mark Petrella

MARK PETRELLA AIA
1303 North Street
Beaufort, SC 29902

MARK PETRELLA, R.A.
SC REGISTRATION NO. 1024



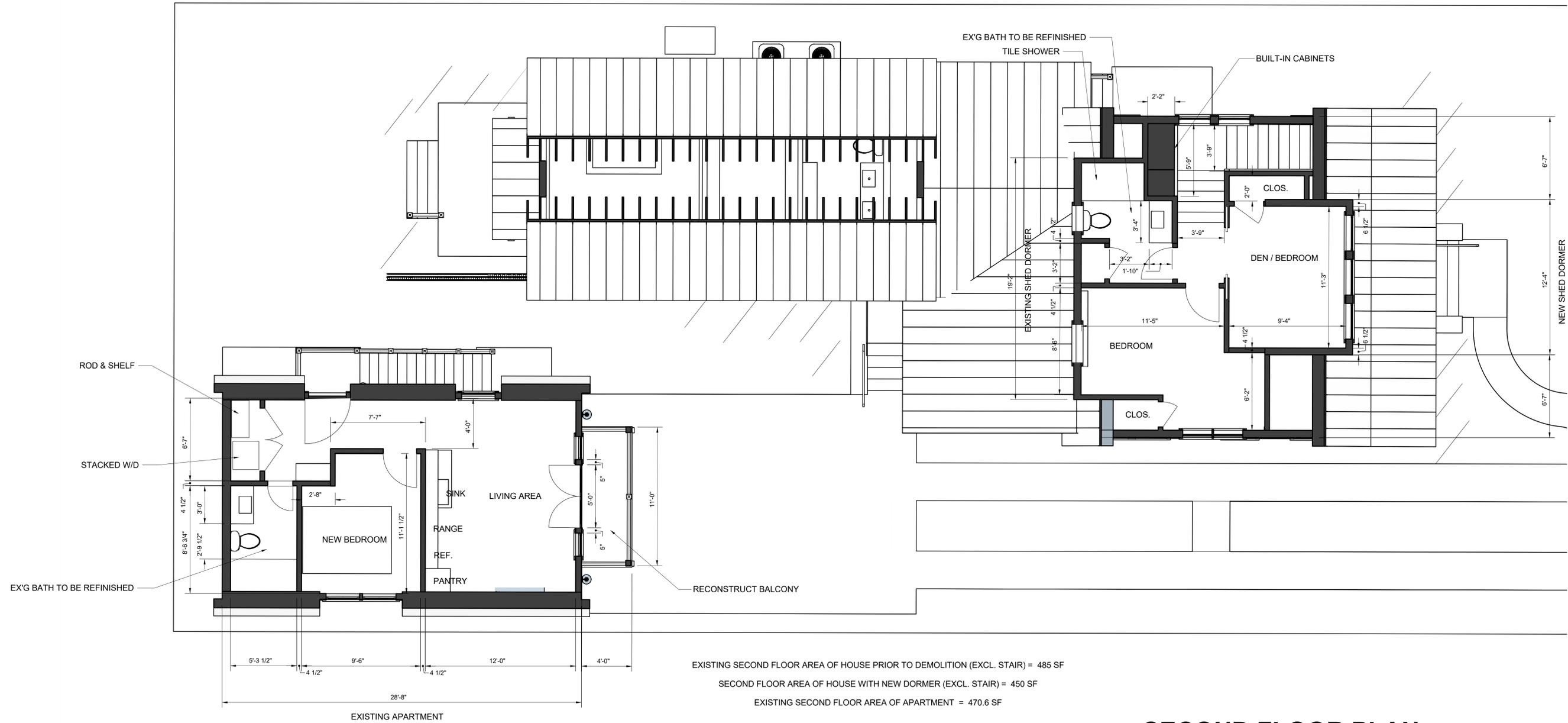
EXISTING FIRST FLOOR AREA PRIOR TO DEMOLITION = 775 SF
 EXISTING FIRST FLOOR AREA TO REMAIN = 575 SF
 FIRST FLOOR AREA OF ADDITION = 690 SF

TOTAL FIRST FLOOR AREA OF HOUSE = 1,265 SF
 GARAGE EXISTING FIRST FLOOR AREA = 470.6 SF

NOTE: SHADED WALLS REPRESENT NEW CONSTRUCTION

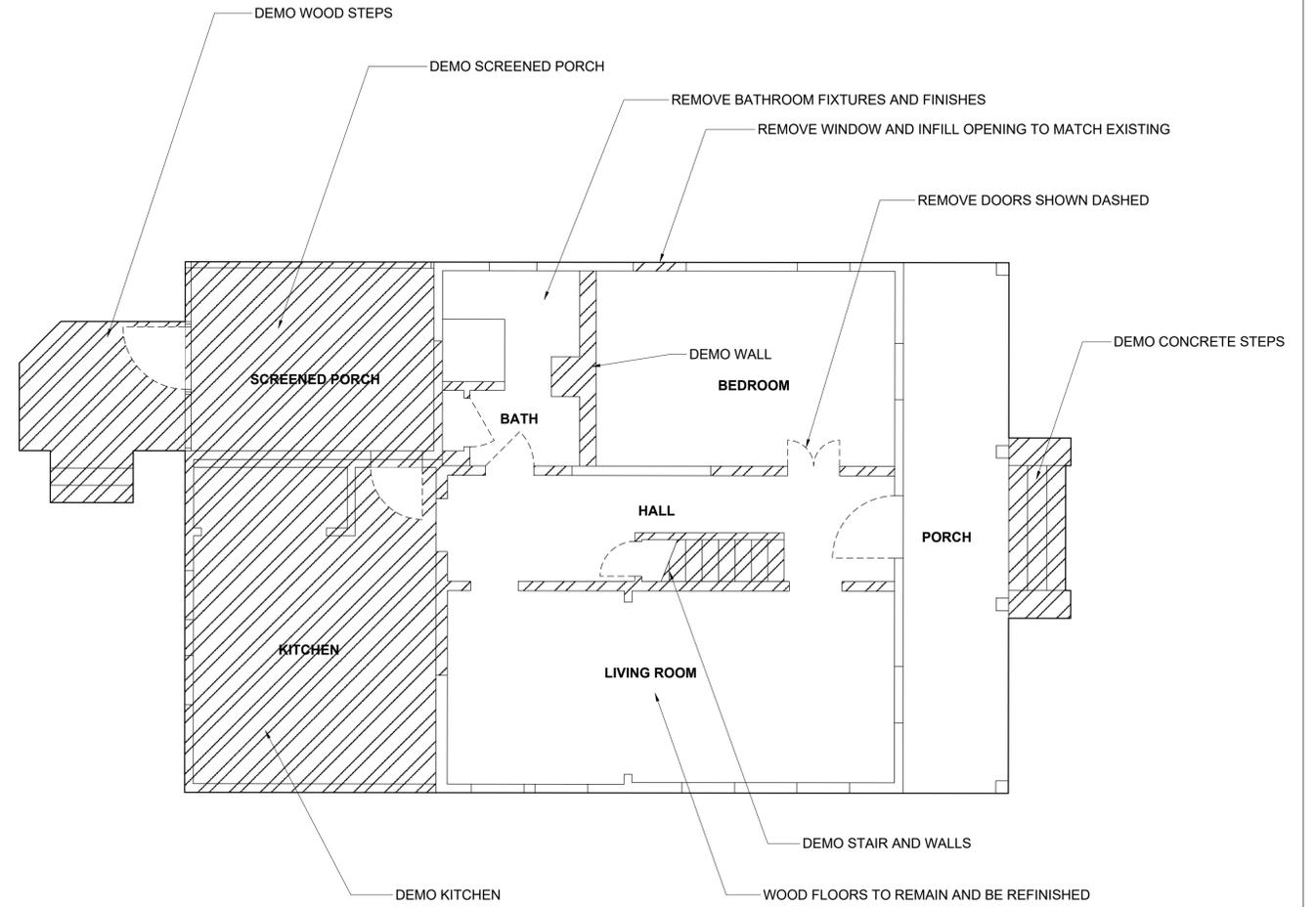
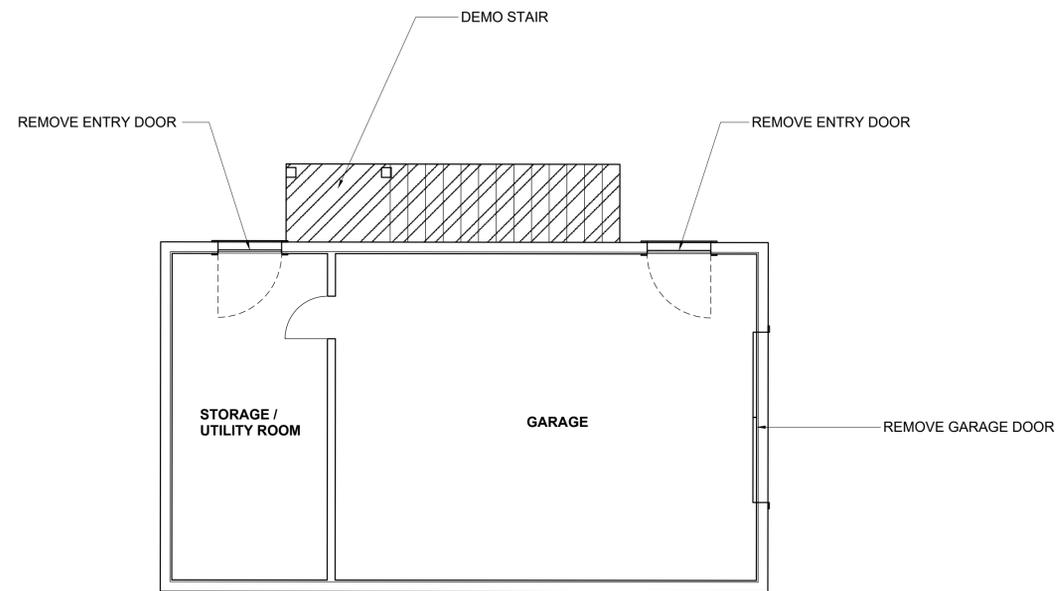
FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



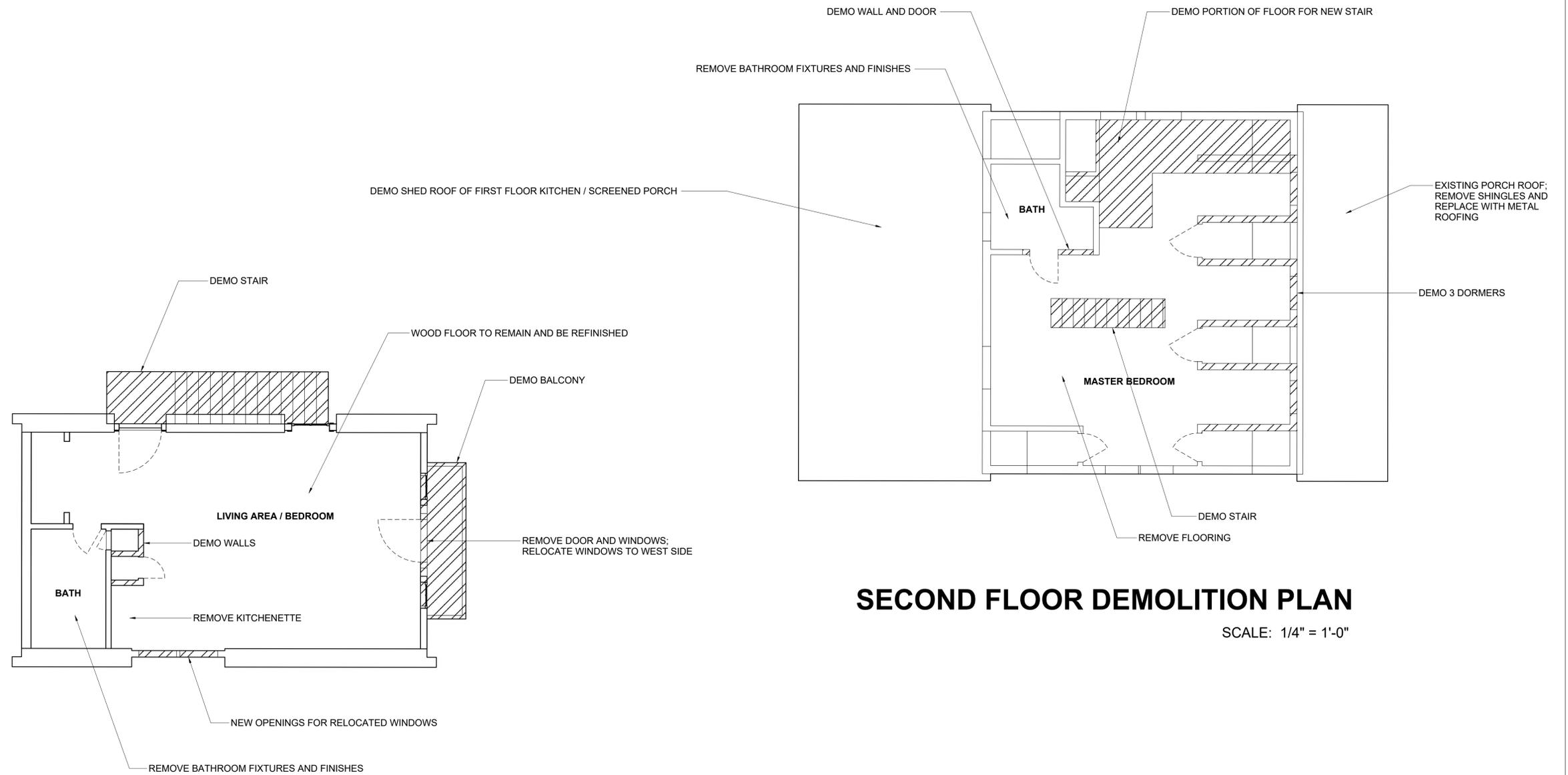
SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



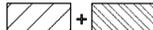
FIRST FLOOR DEMOLITION PLAN

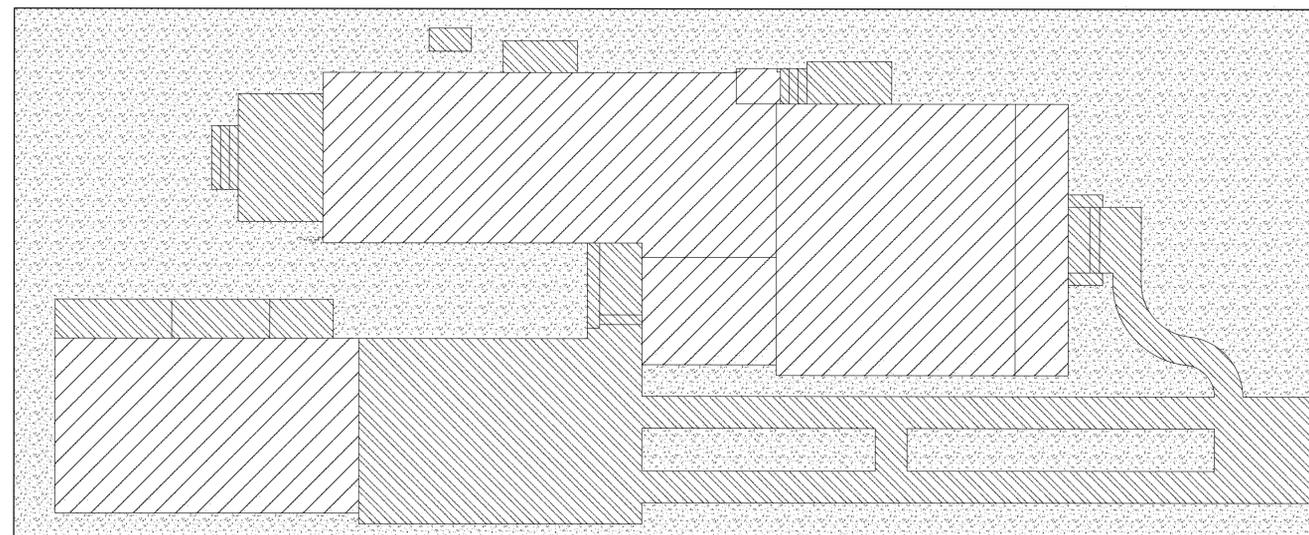
SCALE: 1/4" = 1'-0"



SECOND FLOOR DEMOLITION PLAN

SCALE: 1/4" = 1'-0"

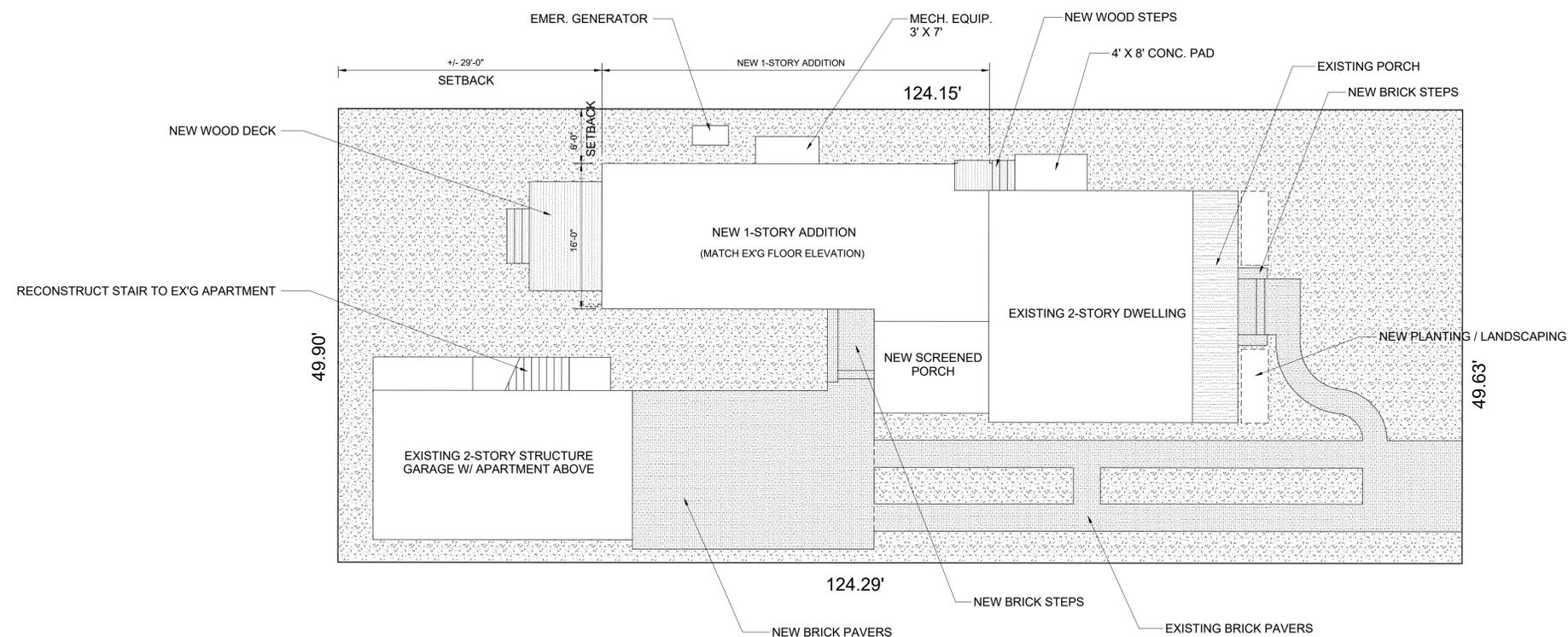
 = 2,005 SF BUILDING COVERAGE
 = 3,335 SF LOT COVERAGE



LOT AREA = 6,189 SF (0.14 ACRES)

COVERAGE PLAN

SCALE: 1/8" = 1'-0"



SITE PLAN

SCALE: 1/8" = 1'-0"

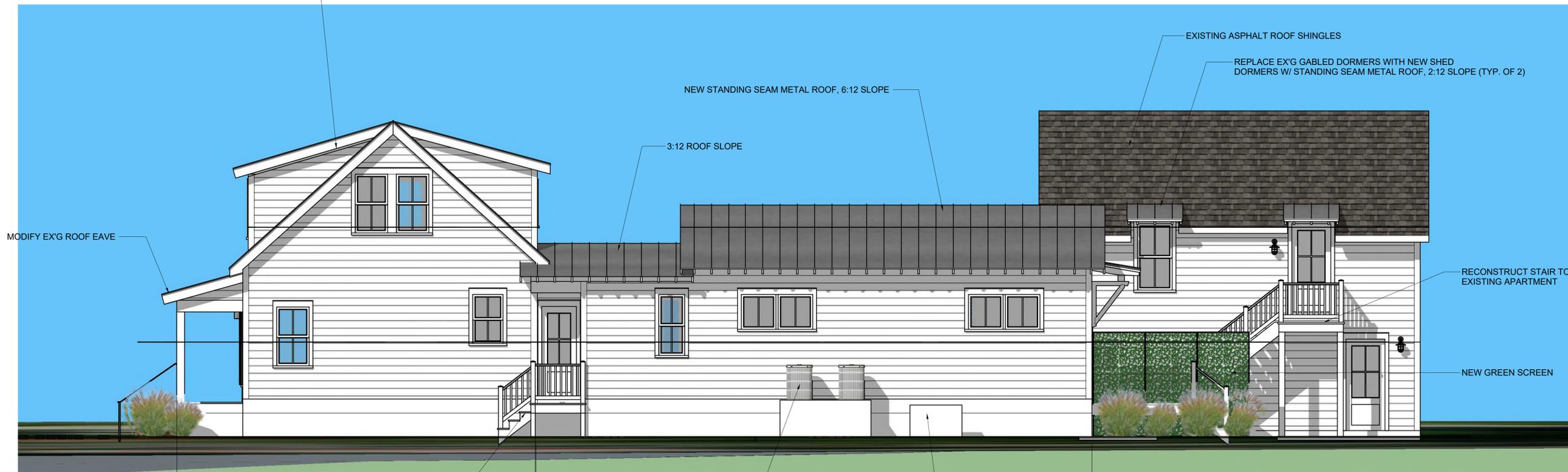
- NEW SHED DORMER W/ HARDIEPLANK CLAPBOARD SIDING (WHITE)
- NEW CASEMENT EGRESS WINDOWS (SIMULATED DIVIDED LIGHT)
- NEW STANDING SEAM METAL ROOF
- STANDING SEAM METAL ROOF, 2:12 SLOPE
- MODIFY EX'G ROOF EAVES
- NEW BALCONY WITH SHED ROOF
- NEW GAS LANTERNS (2)
- NEW OPERABLE SHUTTERS
- NEW WOOD & GLASS DOOR
- NEW GARAGE DOOR
- NEW LANDSCAPING / PLANTINGS
- NEW BRICK STEPS WITH WROUGHT-IRON HANDRAIL



FRONT ELEVATION

SCALE: 1/4" = 1'-0"

NEW SHED DORMER; 3.5:12 ROOF SLOPE



RIGHT-SIDE ELEVATION

SCALE: 1/4" = 1'-0"

MARK PETRELLA AIA
1303 North Street
Beaufort, SC 29902

OWNER
Kim and Mark Petrella

PROJECT
Petrella Residence
1303 North Street
Beaufort, SC 29902

ISSUE
01-01-2020

DRAWN BY
MP

PROJECT NO.
2020-01

Exterior Elevations

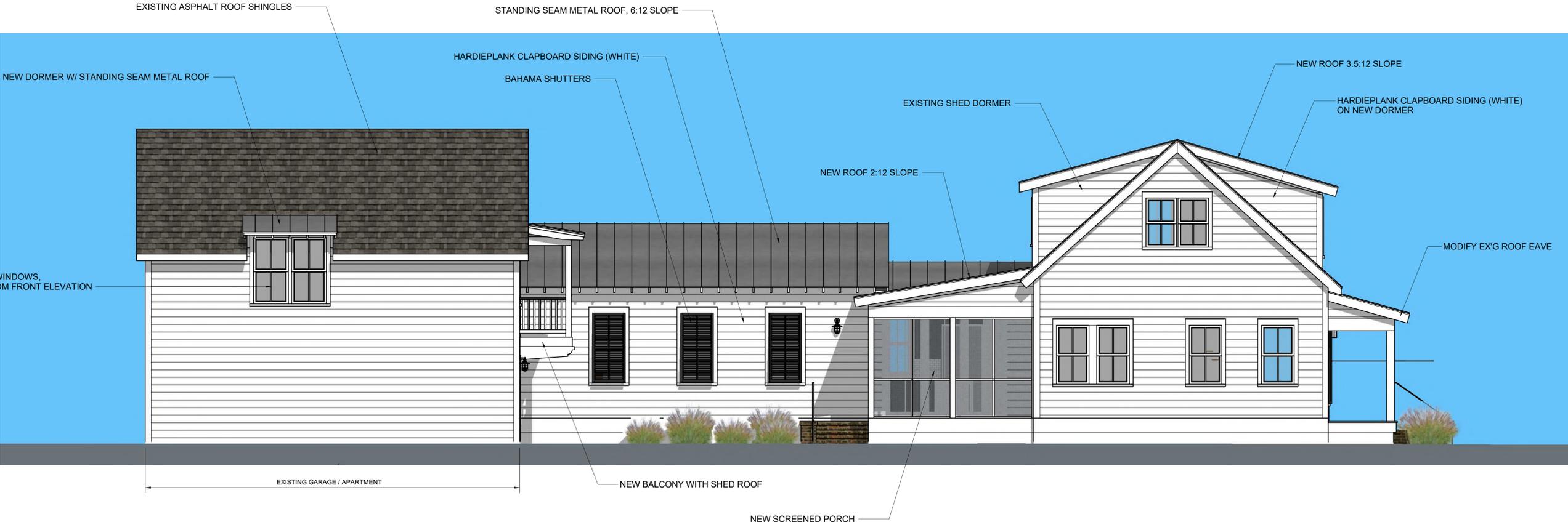
A.07

MARK PETRELLA, R.A.
SC REGISTRATION NO. 10284



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT-SIDE ELEVATION

SCALE: 1/4" = 1'-0"

MARK PETRELLA, R.A.
SC REGISTRATION NO. 10284

MARK PETRELLA AIA
1303 North Street
Beaufort, SC 29902

OWNER
Kim and Mark Petrella

PROJECT
Petrella Residence
1303 North Street
Beaufort, SC 29902

PROJECT NO.
2020-01

ISSUE
01-01-2020

DRAWN BY
MP

Exterior Elevations

A.08



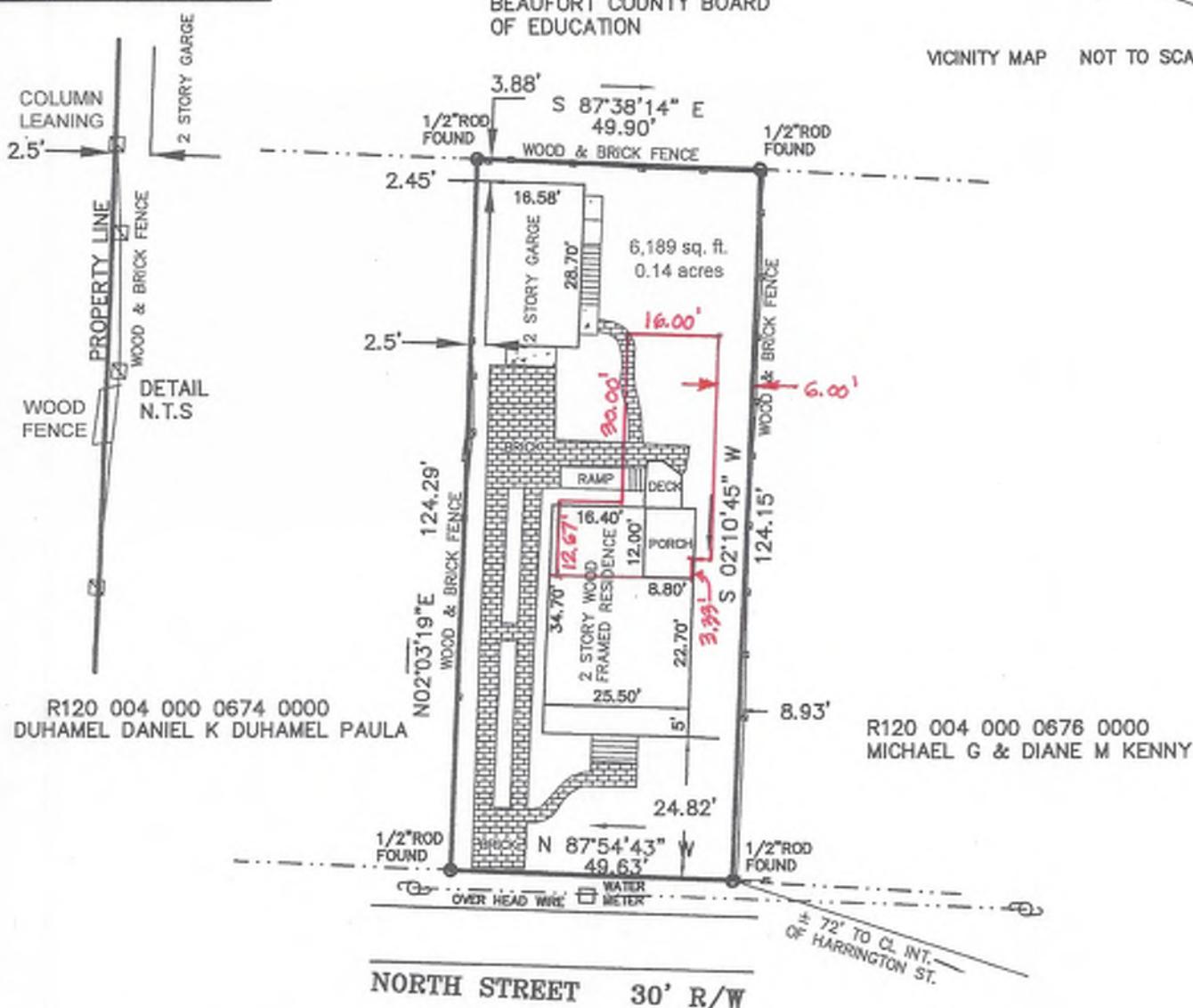
GASQUE & ASSOCIATES INC.
LAND SURVEYORS & PLANNERS

28 PROFESSIONAL VILLAGE CIRCLE, BEAUFORT, S.C.
 P.O. BOX 1363, BEAUFORT, S.C.
 PHONE (843) 522-1798



R120 004 000 0670 0000
 BEAUFORT COUNTY BOARD
 OF EDUCATION

VICINITY MAP NOT TO SCALE



ASBUILT SYRVEY PREPARED FOR

MARK PETRELLA AND KIM PETRELLA

BEING A PORTION OF BLOCK 106, AS SHOWN ON A PLAT OF THE CITY OF BEAUFORT PREPARED BY THE U.S. STATE DIRECT TAX COMMISSIONERS FOR THE DISTRICT OF SOUTH CAROLINA RECORDED IN DEED BOOK 3311, PAGE 1822 BEAUFORT COUNTY R.M.C. OFFICE

TAX MAP R 120-004-000-0675-0000

LOCATED IN THE CITY OF BEAUFORT, BEAUFORT COUNTY, SOUTH CAROLINA.

THE CERTIFIER HAS NOT INVESTIGATED OR BEEN INSTRUCTED TO INVESTIGATE THE EXISTENCE OR NONEXISTENCE OF ANY OVERLAY DISTRICTS, SUCH AS; AIRPORT, MILITARY, NOISE, CRASH POTENTIAL OR ENVIRONMENTAL ISSUES.

CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

THIS PLAT IS COPYRIGHTED AND IS INTENDED ONLY FOR THE ENTITY OR PERSON(S) SHOWN HERE ON.

THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.

BEFORE ANY DESIGN WORK OR CONSTRUCTION ON THIS SITE IS STARTED FLOOD ZONE INFORMATION MUST BE VERIFIED BY THE APPROPRIATE BUILDING CODES OFFICIAL.

THIS PROPERTY APPEARS TO LIE IN FLOOD ZONE "C" AS DETERMINED BY FEMA FIRM COMM.-PANEL NUMBER 450026 0005 D. DATED: 09/29/86. (INDEX DATED: 11/04/92.)

THE UNDERSIGNED DOES NOT CERTIFY THAT THE PROPERTY SHOWN HEREON COMPLIES WITH ANY RESTRICTIVE CONVEYANCES OR ANY CITY AND/OR COUNTY ORDINANCES.

I, DAVID E. GASQUE, HEREBY CERTIFY TO MARK PETRELLA AND KIM PETRELLA THAT 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 THERE IN. ALSO THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THEN SHOWN. THIS SURVEY IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE AND HAS AN EMBOSSED SEAL. AREA DETERMINED BY COORDINATE METHOD.

30 15 0 30 60 90

SCALE: 1"=30' SCALE IN FEET DATE: 8/31/2019

DAVID E. GASQUE, R.L.S. JOB # 51282
 S.C. REGISTRATION NUMBER 10506 FB#1020/AC DSGN#7
 THIS PLAT IS NOT BINDING UNLESS ACCOMPANIED BY
 AN ORIGINAL SIGNATURE AND AN EMBOSSED SEAL.

























702 East Street
PIN R120 004 000 0560 0000
Alterations and Additions
Applicant: Johan Niemand (20-19 HRB.1)



Historic Review Board Meeting Staff Report

From the Department of Community and Economic Development
10 June 2020

1 SUMMARY OF REQUEST

The applicant, Johan Niemand, is requesting approval of an alteration to a single-family contributing residence in the Historic District.

Property Address:	702 East Street
Parcel ID:	R120 004 000 0560 0000
Case Number:	20-19 HRB.1
Applicant:	Kim and Mark Petrella
Type of Request:	Alterations
Zoning:	T4-HN
Use:	Residential

District Development Standards for T4-N:

- **Minimum Lot Size:** *n/a*
- **Setback requirements – Primary Structure:**
 - *Front – 0' min., 15' max.*
 - *Rear setback – 10' minimum*
 - *Side Interior – 5' min, or 0' if attached*
 - *Side Corner/Alley – 0' min., 10' max.*
- **Frontage Build out:** 60% min; 85% max.
- **Impervious Surface Coverage:** 70% maximum for rooftops, additional 10% allowed
- **Permitted Uses:** Single Family Dwelling, or Two- or Three-Unit Dwelling is permitted by right in the T4-N zoning classification.

Historical Background:

According to Beaufort County Historic Site Survey the building is a single-family dwelling. The building is listed on the 1997 Beaufort County Historical sites survey and contributes to the district.

References

City of Beaufort Strategic Plan 2019 - 2021

Civic Master Plan, adopted 2014

The Beaufort Code, rev. 2018

Beaufort Preservation Manual and Supplement

2 STAFF COMMENTS / RECOMMENDATIONS

1. This project involves closing in an existing porch in a nonconforming structure. The existing porch structure currently encroaches 18.5" into the setback around the property. The applicant is proposing that the porch be closed in and that the stairs be reconstructed to allow an approach from the side rather than the rear.
2. Per Section 11.4.3 of the Beaufort Code, expansion of a nonconforming structure is allowed as long as the proposed expansion does not encroach further into the setback than the existing expansion. Per Section 2.5.6, Part E of the Beaufort Code, stairs may encroach to within 5 feet of any interior side and rear property line. As the proposed enclosure of the existing porch does not cause further encroachment into the setback than the existing expansion, and as the proposed stairway is clearly more than five feet away from the property line, this project is in compliance with zoning guidelines.
3. North wall of enclosure should tuck behind existing corner board. If this is not possible, corner board should be maintained to delineate between old and new.
4. New siding should be different from existing siding. Shiplap siding would be an appropriate choice. Applicant to add corner boards.
5. New siding, window casing, and heavy projected sills should all be wood. All casing and sills on new windows should match casing on the rest of the house.
6. Windows on West Elevation should be symmetrical. Staff supports reuse of the existing window on the right side of new addition, however, the window on the left side should be identical in size or should be eliminated. Staff recommends reuse of existing door on West Elevation.
7. New Windows should be wood, true divided light, with clear glass.
8. The new roof canopy proposed over the rear door on the West Elevation is too visually heavy. The new roof canopy should fall below the existing roof line and should not engage with the existing roof.
9. Staff supports matching the existing railing for the new stairs to grade and using stained wood and matching wood caps. Please provide details of the railing, including but not limited to termination of railing at siding.
10. Intersection of siding, skirt board, and foundation for the enclosure should be consistent with existing details. At minimum, provide a wall section through the enclosure that shows these details.
11. Applicant to submit details showing how portion of new roof at northwest corner will be resolved with existing roof and rafter tails. Applicant to submit roofing material.
12. Louvered foundation screen that matches those on the rest of the building should be included below the new stairs.
13. Applicant to submit plan for lighting new buildout that includes cut sheets for lighting fixtures.

Staff recommendation: Final approval of Rear Enclosure with staff conditions noted and final details to staff.



DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW BOARD APPLICATION

Community & Economic Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
www.cityofbeaufort.org

Application Fee:
see attached schedule

20-19 HRB.1

OFFICE USE ONLY: Date Filed: 5/6/2020 Application #: 20493 Zoning District: T4-N
BCAGHS Survey: Yes No

Schedule: The Historic Review Board (HRB) typically meets the 2nd Wednesday of each month at 2pm. The complete schedule, along with the list of deadlines, may be found here - <http://www.cityofbeaufort.org/historic-review-board.aspx>

Submittal Requirements: All forms and information shall be submitted digitally. In addition to a complete application form, applicants shall submit the required items according to the checklists on the subsequent page.

Review Request: Conceptual Preliminary Final Bailey Bill Approval* Change After Certification
**Requires a Bailey Bill – Part A Preliminary Review Application Form*

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

Applicant, Property, and Project Information

Applicant Name: Johan Niemand, JHN-Residential Building Design

Applicant Address: 73 Sams Point Road, Beaufort, SC 29907

Applicant E-mail: info@jhn-residential.com Applicant Phone Number: (843) 605-6168

Applicant Title: Homeowner Tenant Architect Engineer Developer
Building Designer

Owner (if other than the Applicant): Thomas and Kelli Kline

Owner Address: 702 East St, Beaufort, S.C. 29902

Project Name: Addition and Remodel to existing Kline Residence

Property Address: 702 East St, Beaufort, S.C. 29902

Property Identification Number (Tax Map & Parcel Number): R120 004 000 0560 0000

Date Submitted: May 06, 2020

Certification of Correctness: I/we certify that the information in this application is correct.

Applicant's Signature:  Date: May 06, 2020

Owner's Signature: _____ Date: _____



DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW BOARD APPLICATION

Community & Economic Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
www.cityofbeaufort.org

(The owner's signature is required if the applicant is not the owner.)

Required Project Information

Project Name: Addition and Remodel to existing Kline Residence

Property Size in Acres: 0.08 Proposed Building Use: Single family residence

Nature of Work (check all that apply):

- New Construction, Primary Structure New Construction, Primary Structure Alterations / Additions
- Demolition* Relocation* *Demolition and Relocation requires a public hearing

Building Square Footage (if multiple buildings, please list each one and their square footage by floor):

New Heated = 82 Sq. Feet, New Stoop = 27 Sq. Feet

Is this project a redevelopment project: Y N

Are there existing buildings on the site? Y N if yes, will they remain? Y N

Provide a brief Project Narrative (if requesting Bailey Bill Approval, this section may be left blank):

1. Enclose existing covered and open rear porch to create new heated area for new Laundry and Mud room (West side of property).

2. Add new Stoop with stairs (West side of property).

Note: To enable the new addition to comply with the current zoning setbacks at the rear of the property, The Historic Review Board would need to approve a modulation of the setback line, before proceeding with the review of the addition to the residence. The footprint of the existing covered porch extends approximately 18.5" into the existing 15' rear setback.

CONTACT INFORMATION –

Attention: Julie A. Bachety, Administrative Assistant II

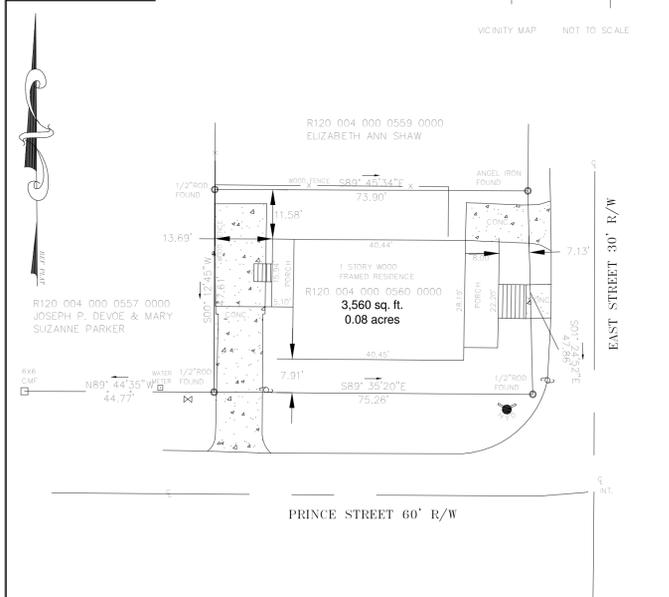
City of Beaufort Department of Planning & Development Services

1911 Boundary Street, Beaufort, South Carolina 29902

E-Mail: jbachety@cityofbeaufort.org | Phone: (843) 525-7011 | Fax: (843) 986-5606



GASQUE & ASSOCIATES INC.
LAND SURVEYORS & PLANNERS
 28 PROFESSIONAL PLAZA CIRCLE - BEAUFORT,
 P.O. BOX 1560, BEAUFORT,
 PHOENIX (843)
 522-1798



AS-BUILT SURVEY PREPARED FOR

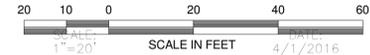
THOMAS E. KLINE & KELLI C. KLINE

BEING A PORTION OF BLOCK 23 CITY OF BEAUFORT ACCORDING TO A MAP OR PLAT ADOPTED BY THE U.S. DIRECT TAX COMMISSIONERS FOR THE DISTRICT SOUTH CAROLINA LOCATED IN THE CITY OF BEAUFORT BEAUFORT COUNTY SOUTH CAROLINA TAX MAP R120 004 000 0560 0000

THE CERTIFIER HAS NOT INVESTIGATED OR BEEN INSTRUCTED TO INVESTIGATE THE EXISTENCE OR NON-EXISTENCE OF ANY OVERLAY DISTRICTS, SUCH AS: AIRPORT, MILITARY, NOISE, CRASH POTENTIAL OR ENVIRONMENTAL ISSUES.
 CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 THIS PLAT IS COPYRIGHTED AND IS INTENDED ONLY FOR THE ENTITY OR PERSON(S) SHOWN HERE ON.
 THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.

BEFORE ANY DESIGN WORK OR CONSTRUCTION ON THIS SITE IS STARTED FLOOD ZONE INFORMATION MUST BE VERIFIED BY PROPER BUILDING CODES OFFICIAL.
 THIS PROPERTY APPEARS TO BE IN FLOOD ZONE A1 EL. 13.00' AS DETERMINED BY F.E.M.A. FIRM COMM. PANEL NUMBER 450030 0005 D. DATED 09/29/86.
 THE UNDERSIGNED DOES NOT CERTIFY THAT THE PROPERTY SHOWN HEREON COMPLIES WITH ANY RESTRICTIVE CONVEYANCES OR ANY CITY AND/OR COUNTY ORDINANCES.

I, DAVID E. GASQUE, HEREBY CERTIFY TO THOMAS E. KLINE & KELLI C. KLINE THAT 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 SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN. THIS SURVEY IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE AND HAS AN EMBOSSED SEAL. AREA DETERMINED BY COORDINATE METHOD.



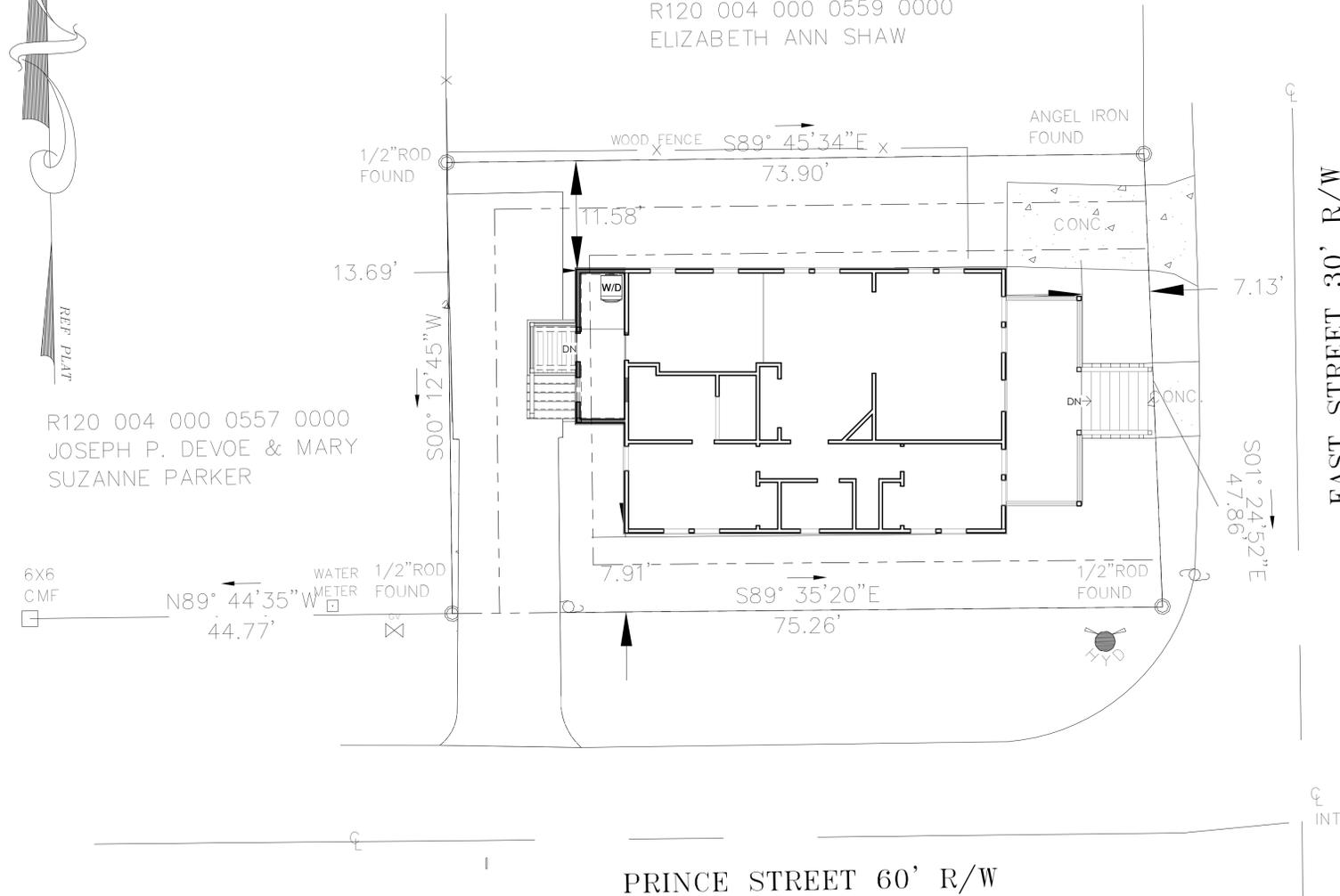
DAVID E. GASQUE, R.L.S. JOB # 44087
 S.C. REGISTRATION NUMBER 10506 PB#017/RC DSC#7
 THIS PLAT IS NOT BINDING UNLESS ACCOMPANIED BY AN ORIGINAL SIGNATURE AND AN EMBOSSED SEAL.
 DATE: 4/1/2016

B As-Built Survey

C101 SCALE: 1" = 20'-0"



R120 004 000 0557 0000
 JOSEPH P. DEVOE & MARY SUZANNE PARKER



A Site Plan

C101 SCALE: 1/8" = 1'-0"

IMPERVIOUS AREA CALCULATIONS
 702 East St, Beaufort, SC 29902

District:	= T4-HN	
Site Area:	= 3,560	SQ. Feet
Max. Impervious Area Allowed (75%):	= 2,670	SQ. Feet
Proposed New Impervious:		
Existing House:		
- First Floor heated	= 1113	SQ. Feet
- Entry Porch	= 179	SQ. Feet
- Ex. Rear Porch to New Heated	= 82	SQ. Feet
- New Stoop	= 27	SQ. Feet
Total Impervious Area	= 1401	SQ. Feet (39.35%)



JHN-Residential Building Design
 JHN-Residential LLC
 info@jhn-residential.com
 73 Sams Point Road,
 Beaufort, SC 29907
 Tel: 843.605.6168

Revision No.	Description	Date

Proposed Addition To
existing Kline Residence
 702 East St, Beaufort, SC 29902

Site Plan
C101

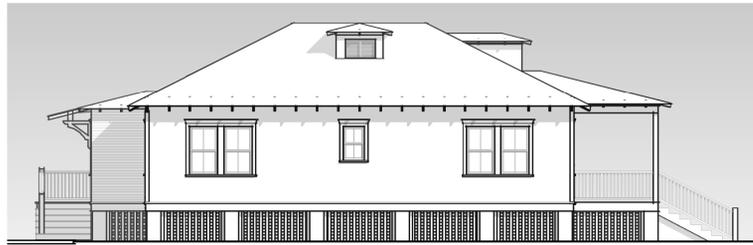
Preliminary Not For Permit - Review Board Set

15/6/2020 12:46:29 PM



B West Elevation

SD101 SCALE: 1/8" = 1'-0"



C South Elevation

SD101 SCALE: 1/8" = 1'-0"



D Schematic East

SD101 SCALE: 1/8" = 1'-0"



E North Elevation

SD101 SCALE: 1/8" = 1'-0"



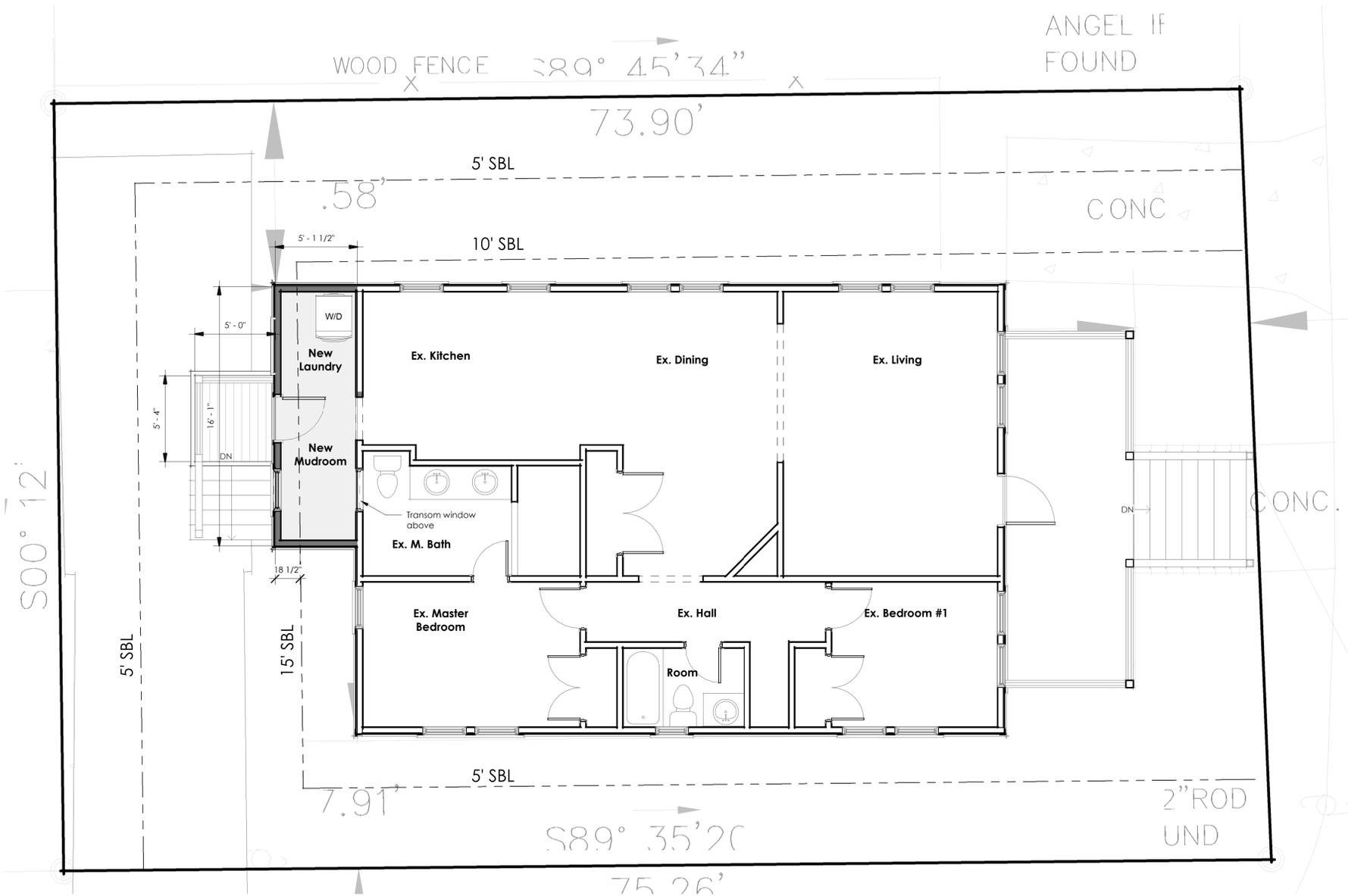
F South West Perspective

SD101 SCALE:



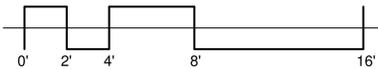
G North West Perspective

SD101 SCALE:



A First Floor Plan

SD101 SCALE: 1/4" = 1'-0"



Area Schedule	
Heated	
Heated	1113 SF
New Heated	82 SF
	1196 SF
Unheated	
Front Porch	179 SF
New Stoop	27 SF
	206 SF



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Proposed Addition To
existing Kline Residence
 702 East St, Beaufort, SC 29902
 Scale As indicated Date May 06, 2020

Sketch Design
SD101

Preliminary Not For Permit - Review Board Set

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All plan & elevation dimensions to be site verified before construction commences. All plan & elevation dimensions were prepared and provided with express understanding that structural integrity would be checked by third party, either lumber supplier or structural engineer. Copyright: JHN-Residential LLC. All rights Reserved.

A Photos
SD102 / SCALE: 1/4" = 1'-0"



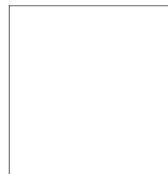
Preliminary Not For Permit - Review Board Set

1/5/2020 12:50:25 PM

Sketch Design
SD102

Proposed Addition To
existing Kline Residence
702 East St, Beaufort, SC 29902
Scale 1/4" = 1'-0" Date May 06, 2020

Revision No.	Description	Date



JHN-Residential Building Design
JHN-Residential LLC
73 Sams Point Road,
Beaufort, SC 29907
Tel: 843.605.6168
info@jhn-residential.com

MEMBER
A | B | D
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BUILDING DESIGN