

See back of application
for fees

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

Application #: _____ Date Received: _____ Zoning District: _____

Property Address: 305 EAST STREET, BEAUFORT, SC 29902

Applicant: JOHAN NIEMAND Phone: (843) 605-6168

Applicant's Address: 73 SAMS POINT RD, BEAUFORT, SC 29907

Beaufort County 1997 Historic Sites Survey listing: _____

Property Owner: ARTHUR NAMERON Phone: 860-729-2354

Owner's Address: 305 EAST STREET, BEAUFORT, SC 29902

BUILDING DESIGNER
 Architect: JOHAN NIEMAND Phone: 843-605-6168

Architect's Address: 73 SAMS PT. RD, BEAUFORT, SC 29907

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

NATURE OF WORK: (Check All That Apply)

- Color changes
- Signage, Awnings
- Legal Plat
- Other: _____
- Alterations, Additions
- New Construction
- Minor/Major Demolition or Relocation

DRAWINGS/MATERIALS ACCOMPANYING APPLICATION: (Refer to Appropriate Checklists for Requirements)

- Photographs
- Site Plan/Plat
- Floor/Roof Plans
- Detail Drawing
- Color Sample
- Material Sample
- Elevation Drawings
- Model

EXPLANATION AND DESCRIPTION OF WORK:

PROPOSES MAJOR SUITE ADDITION/REMODEL TO REDUCE & ENLARGE THE MAJOR SUITE OF EX. NAMERON RESIDENCE.

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: [Signature] DATE: 6/24/16

APPLICANT'S SIGNATURE: [Signature] DATE: 06-24-2016

CITY OF BEAUFORT
Historic District Review Board
Full Board
Staff Report
Meeting of July 13, 2016

Case Number: HR16-23
Property Address: 305 East Street
Applicant: Johan Niemand
Type of Request: Alterations and Additions
Zoning: Traditional Beaufort Residential - TBR – The Point

Historical: The building c. 1944, is not listed on the *Beaufort County Above Ground Historic Sites Survey*. It underwent a substantial addition in 2011-2012.

Request: **The applicant is requesting approval for an addition to the northeast corner of the structure.**

Background: This project has not appeared before the board previously.

Size: **The project will add 465 square feet of heated space.**

Zoning: **TBR - The Point there are no zoning issues associated with this project.**

- Setbacks:
 - Front: Prevailing
 - Side: 10'
 - Rear: 15' – in this case, the rear setback is dictated by the Critical Line setback which is 30'

Synopsis of Applicable Guidelines: none

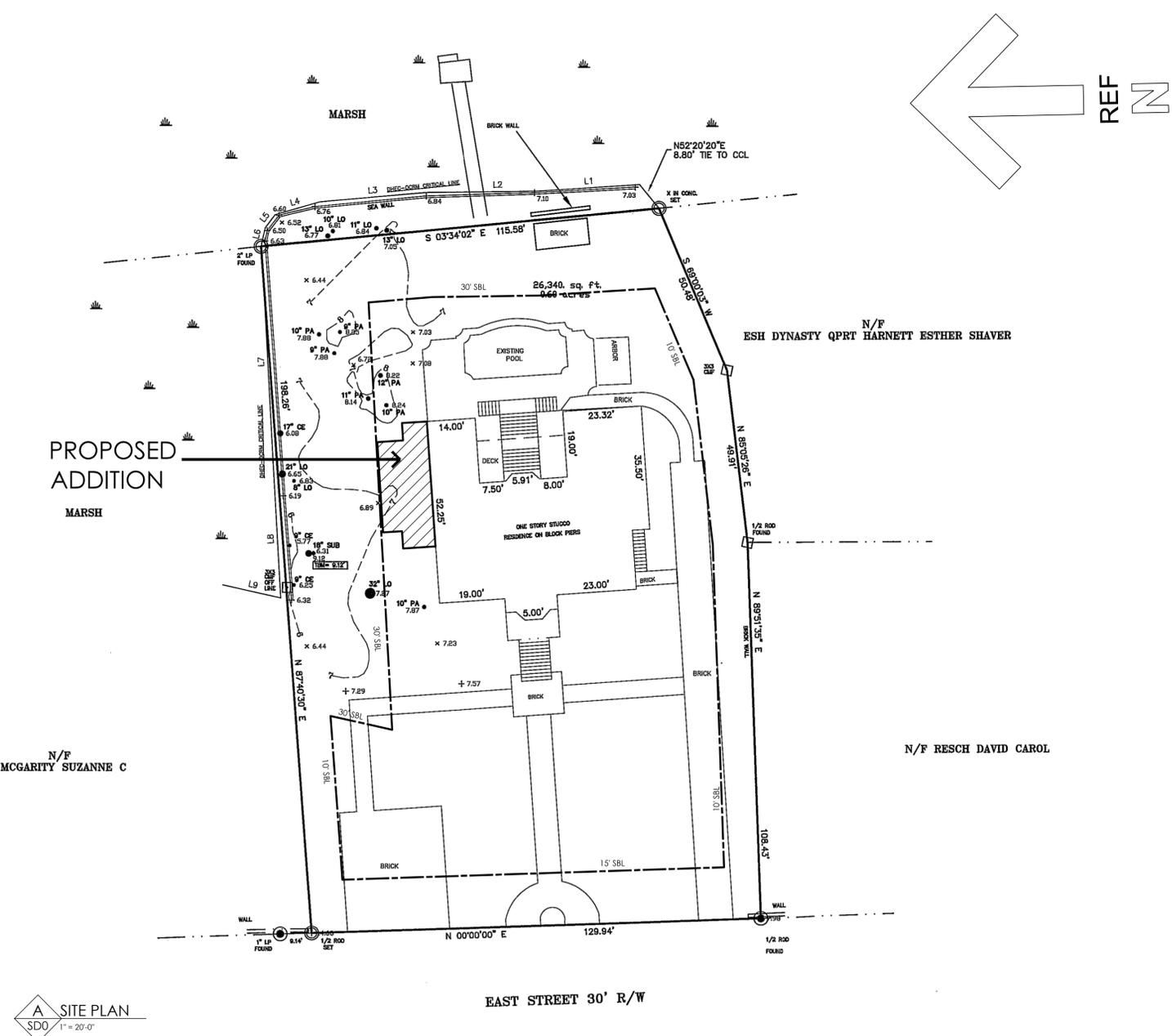
Staff Questions, Comments & Suggestions:

- The general location, mass and scape of this project are harmonious with the existing structure.
- The roof form seems to be getting a bit complicated. Consider pulling out the eastern wall of the master bedroom suite to align with the balconette. This would let you put that entire hip under one form, and would be more in keeping with the wing on the opposite side (south east corner) of the house. It may also allow you to add a window in the northeast corner, which looks over the marsh and could improve air flow.
- Consider making the roof pitch shallower so that it does not exceed the height of the main portion of the house.
- Consider creating a more regular rhythm with the foundation piers on the north elevation. All of the bays have different spacing, which doesn't correspond to the windows above.

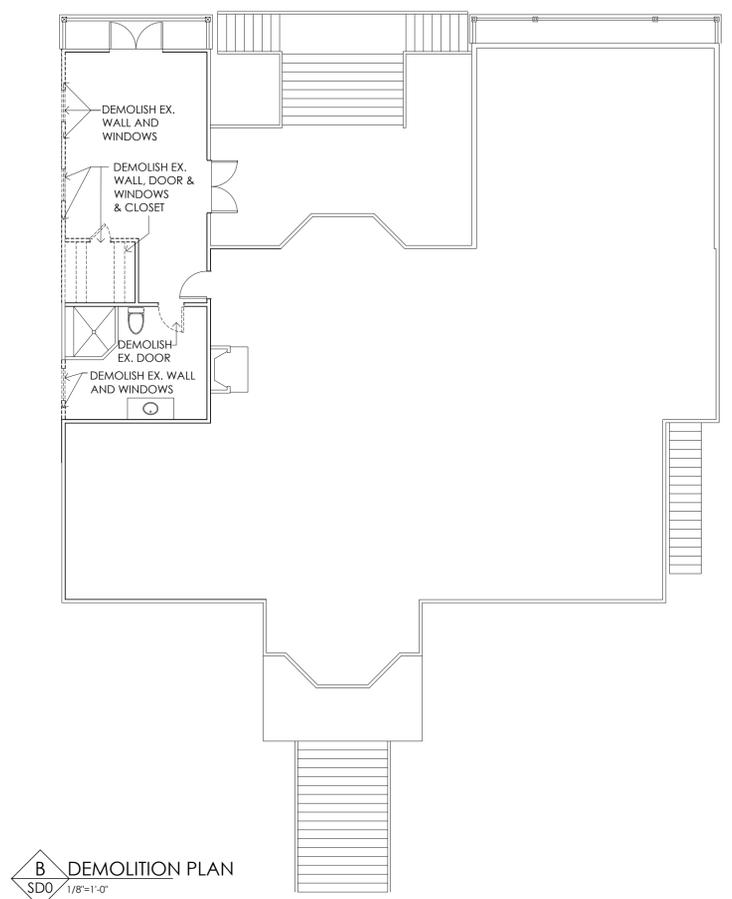
Staff Recommendation: Staff recommends final approval to this request upon board discussion of items listed above.

Revisions:

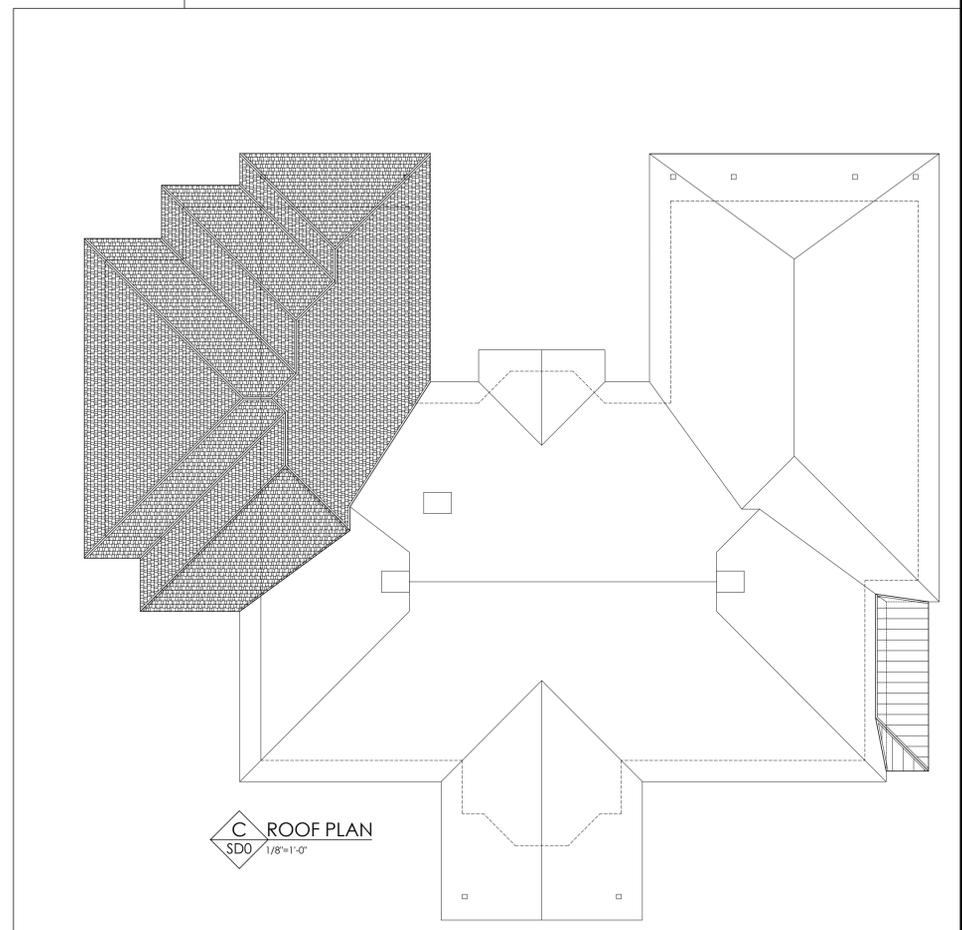
Project: Proposed Addition to
The Namerow Residence,
305 East Street, Beaufort, SC 29902
DATE: JUNE 23, 2016
SCOPE: AS INDICATED



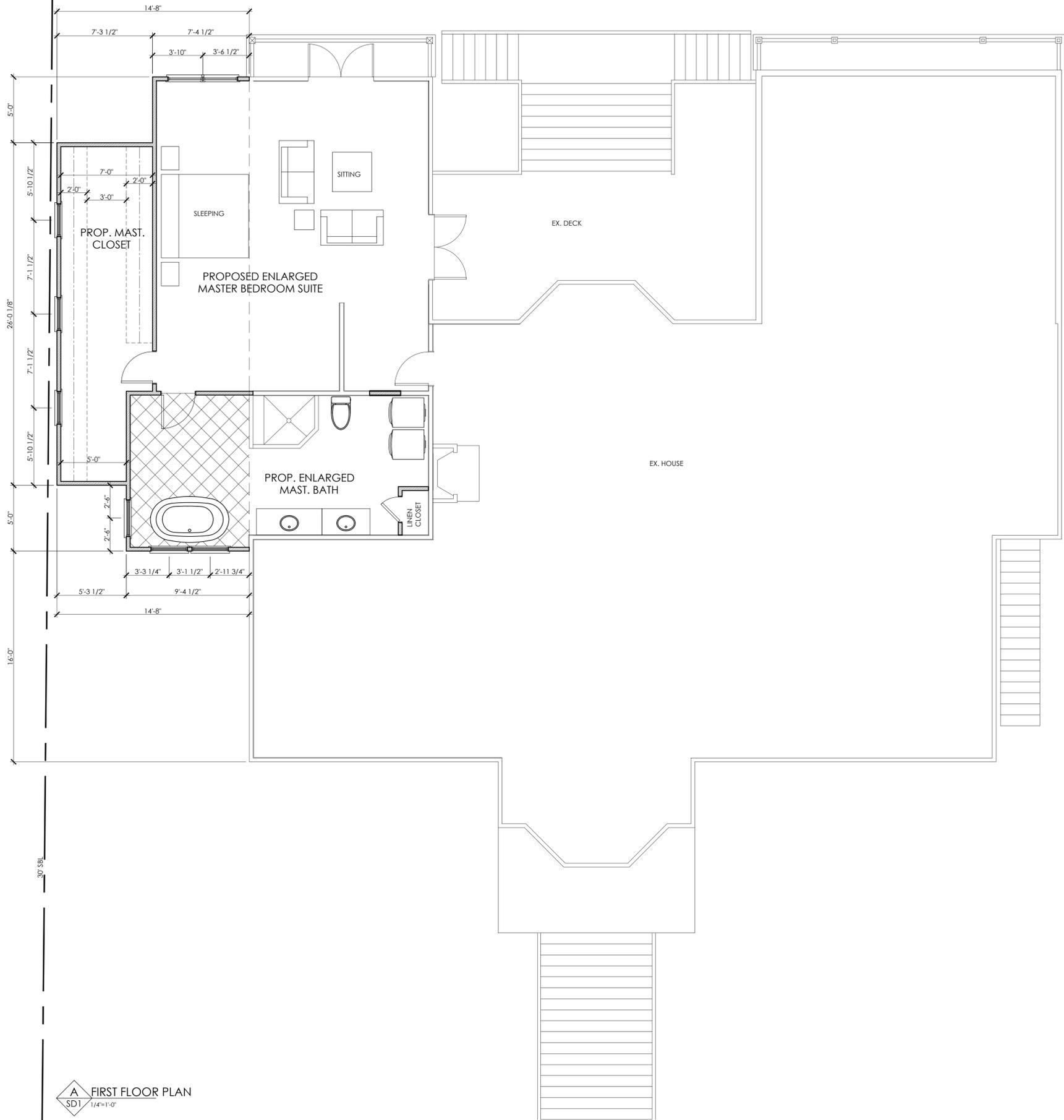
A SITE PLAN
SDO 1" = 20'-0"



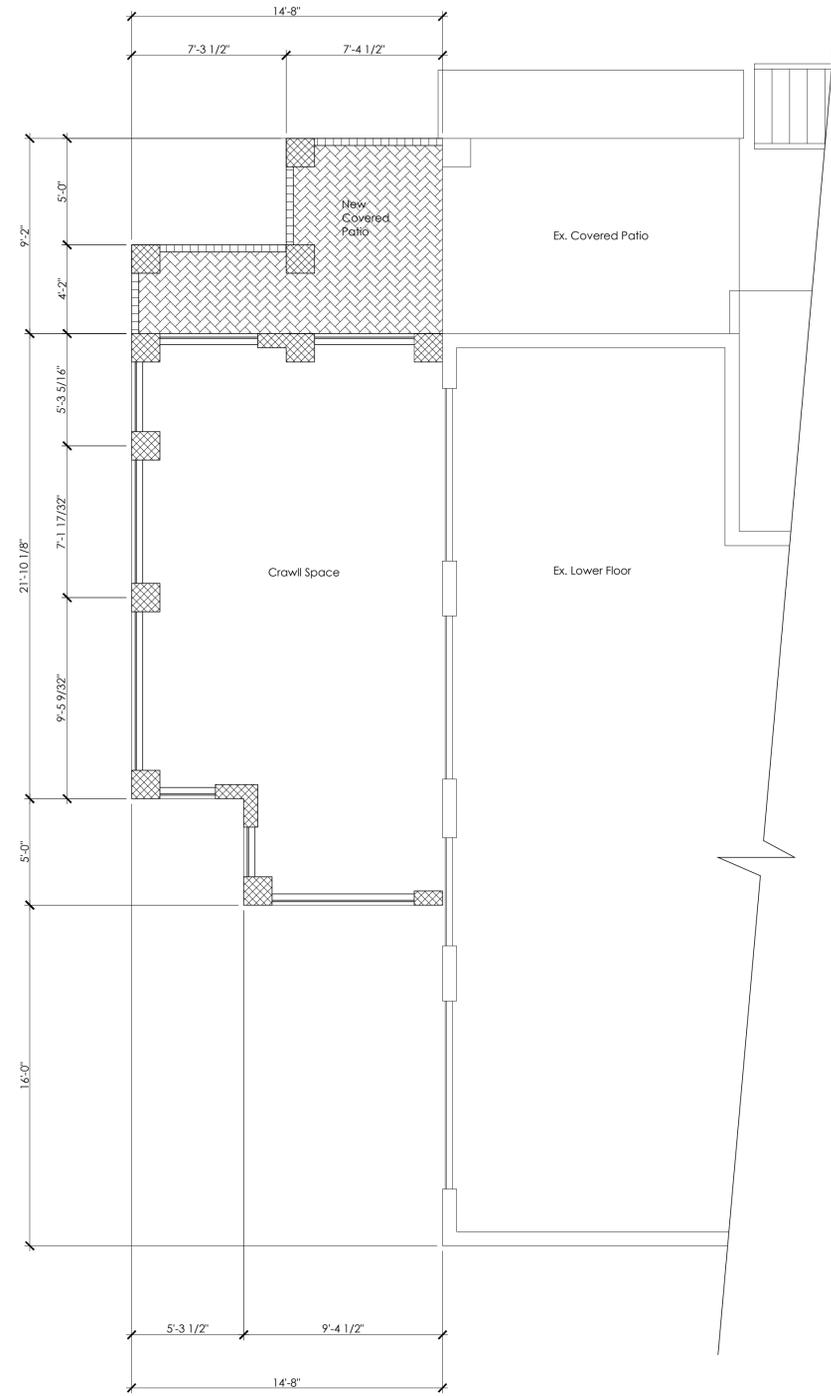
B DEMOLITION PLAN
SDO 1/8" = 1'-0"



C ROOF PLAN
SDO 1/8" = 1'-0"



A FIRST FLOOR PLAN
SD1 1/4"=1'-0"



B PART GROUND FLOOR PLAN
SD1 1/4"=1'-0"

SCHEDULE OF AREAS:

HEATED AREA:	
FIRST FLOOR:	
NEW HEATED AREA: NEW Master ADDITION	= 465 SQ. FEET
TOTAL NEW HEATED AREA	= 465 SQ. FEET



JHN-Residential Building Design
JHN-Residential LLC
73 Sams Point Road,
Beaufort, SC 29907
Tel: 843.805.6188
info@jhn-residential.com



Revisions:

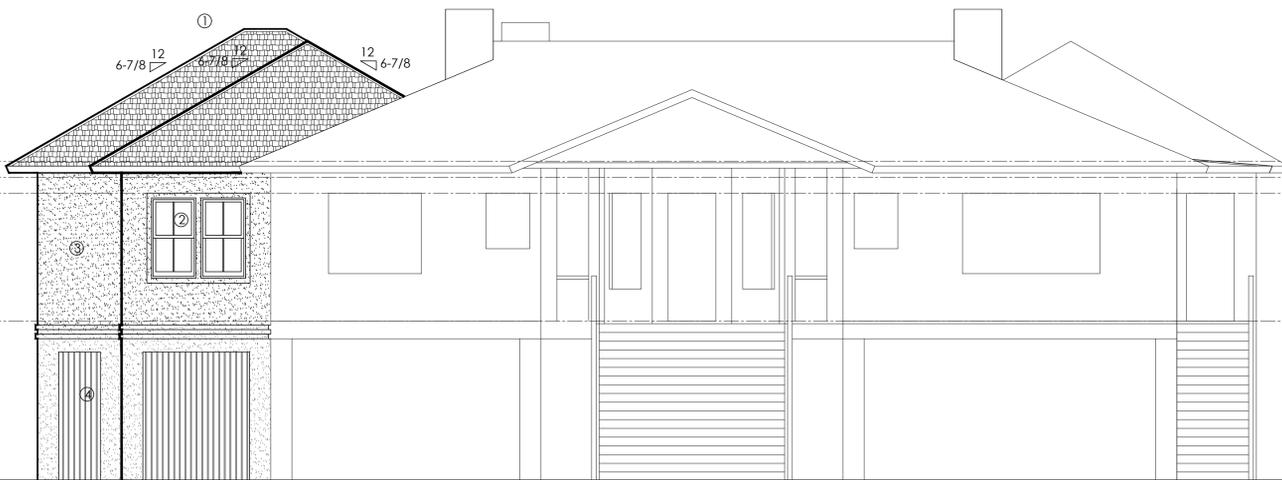
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305 East Street, Beaufort, SC 29902
DATE: JUNE 23, 2016
SCOPE: AS INDICATED

Preliminary set
SD1
Not for Construction

- LEGEND
1. ROOF SHINGLES TO MATCH EX.
 2. NEW WINDOW STYLE & COLOR TO MATCH EX.
 3. STUCCO FINISH & STUCCO TRIM TO MATCH EX.
 4. P.T. 1x4 FOUNDATION SCREEN TO MATCH EX.

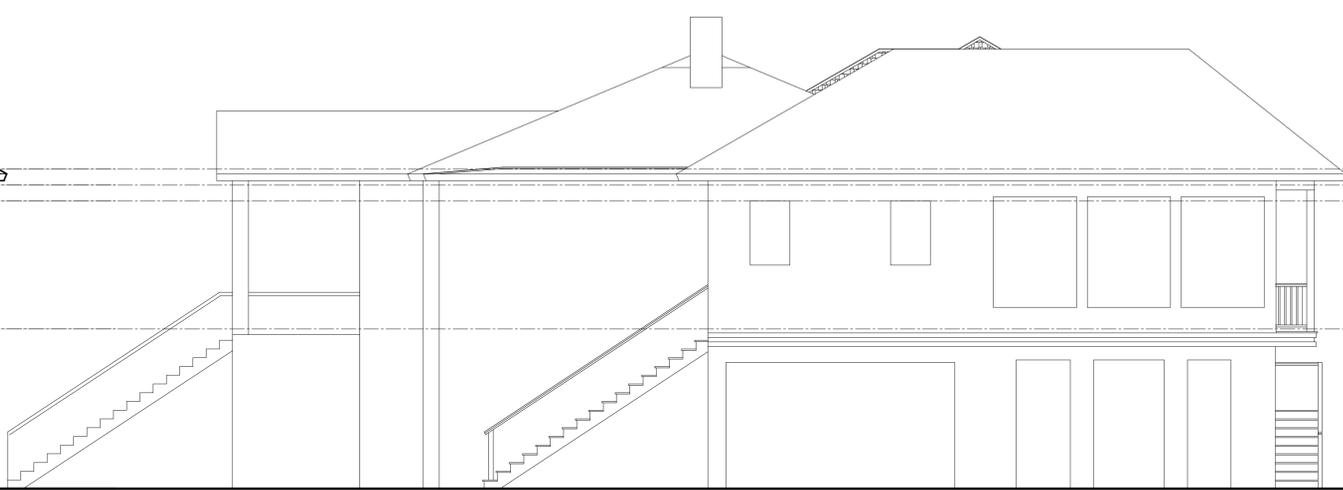


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A WEST ELEVATION
 SD2 3/16"=1'-0"

B NORTH ELEVATION
 SD2 3/16"=1'-0"



C EAST ELEVATION
 SD2 3/16"=1'-0"

D SOUTH ELEVATION
 SD2 3/16"=1'-0"

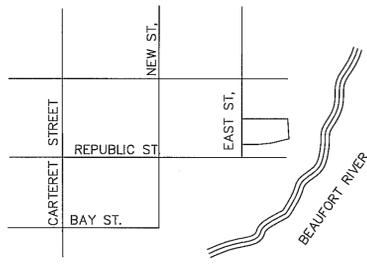
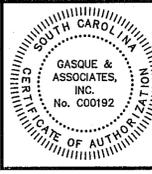
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DATE: JUNE 23, 2016
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Preliminary set

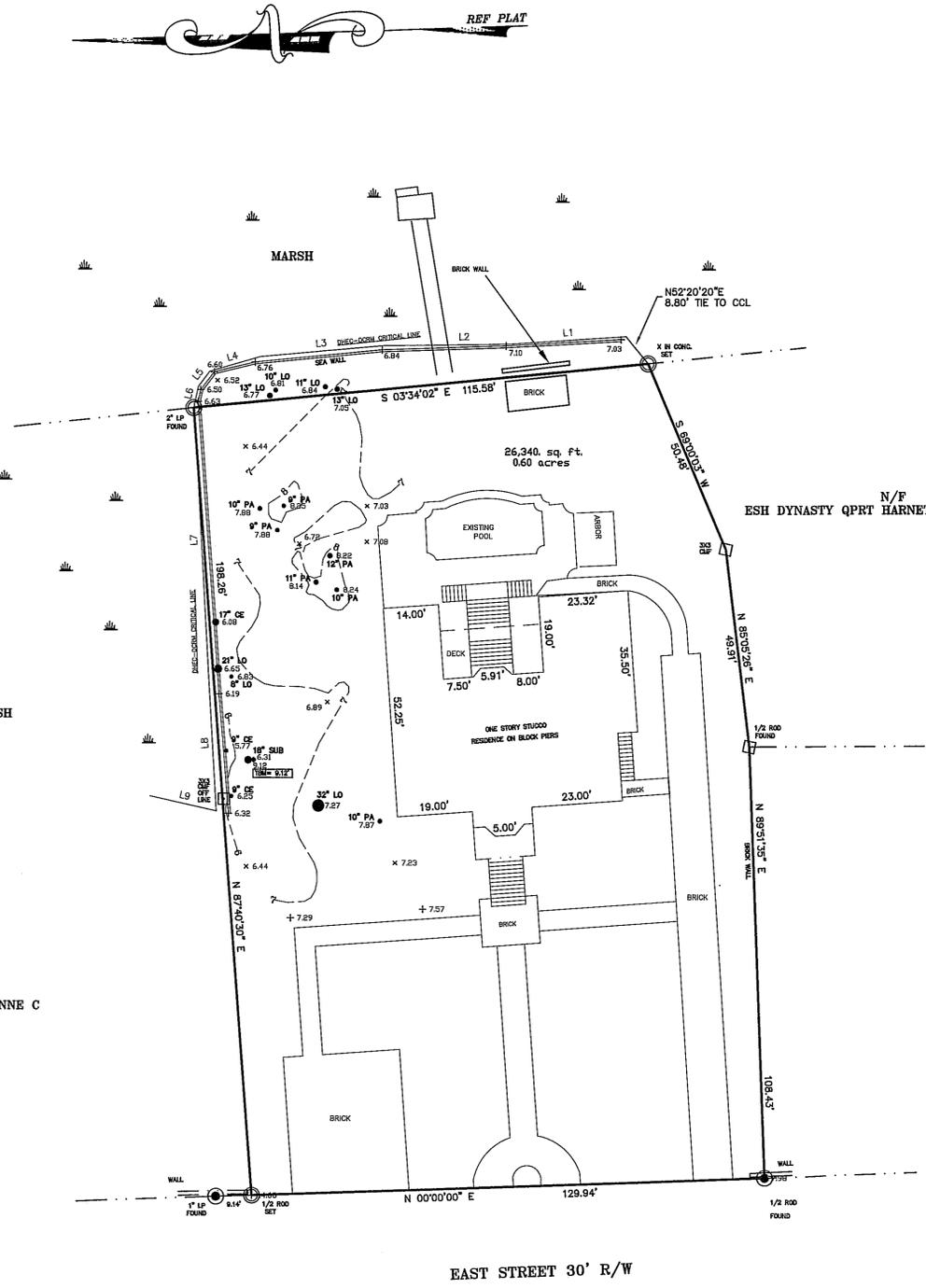
SD2
 Not for Construction



LOCATION MAP (N.T.S.)

- NOTES:**
- 1.) THE BEARINGS SHOWN HEREON ARE MAGNETIC AND AS SUCH ARE SUBJECT TO LOCAL ATTRACTION. THIS PLAT DOES NOT CERTIFY THE PRESENCE OR ABSENCE OF U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS.
 - 2.) METHOD OF AREA CALCULATION BASED ON COORDINATE METHOD.
 - 3.) LOCATION OF UNDERGROUND UTILITIES ARE FROM SURFACE INDICATIONS ONLY AND ARE NOT CERTIFIABLE.
 - 4.) THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.
 - 5.) CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 - 6.) 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.
 - 7.) BEFORE ANY DESIGN WORK OR CONSTRUCTION ON THIS SITE IS STARTED FLOOD ZONE INFORMATION MUST BE VERIFIED BY PROPER BUILDING CODES OFFICIAL.
 - 8.) THIS PROPERTY LIES IN FLOOD ZONE A-11, BASE ELEV. 13.00 AS DETERMINED BY F.E.M.A. FIRM COMM-PANEL NUMBER 450026 0005 D. DATED 09/29/86 (INDEX DATE 11/04/92)
 - 9.) CONTOUR INTERVAL IS 1'.
 - 10.) VERTICAL DATUM IS 1929 NGVD.

- REFERENCES:**
- 1.) T.M.S. R120-004-000-0902-0000
 - 2.) PLAT BY: R.D. TROGDON DATED: MAY 24, 1977 DEED BOOK: 130 PAGE: 1831 RMC BEAUFORT COUNTY



LEGEND OF SYMBOLS & ABBREVIATIONS

- LEGEND**
- FIRE HYDRANT
 - CLEAN OUT
 - POWER POLE
 - TELEPHONE PEDESTAL
 - FIBER OPTIC STUB
 - WATER VALVE
 - GAS VALVE
 - WATER METER
 - 1/2" ROD SET
 - ELEVATION
 - MVM MAIN VALVE MONUMENT
 - MH MANHOLE
 - CW GUY WIRE
 - CB CABLE BOX
 - OE OVERHEAD POWERLINE
 - EDGE OF PAVEMENT
 - BACK OF CURB
 - LIGHTPOLE
 - GAS LINE
 - CENTER LINE
 - CONTOUR LINE

DHEC-OCRM CRITICAL LINE

LINE	BEARING	DISTANCE
L1	N01°46'19"W	29.39'
L2	N01°13'40"E	31.97'
L3	N03°08'57"W	31.44'
L4	N14°27'04"W	13.35'
L5	N50°42'54"W	4.68'
L6	N74°48'19"W	4.54'
L7	S88°53'58"W	67.83'
L8	S88°41'09"W	34.11'
L9	N14°31'46"E	17.20'

DHEC-OCRM CRITICAL LINE

THE AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF DEPARTMENT PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS BY THEIR NATURE ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY DELINEATING THE PERMIT AUTHORITY OF THE DEPARTMENT, THE DEPARTMENT IN NO WAY WAIVES ITS RIGHT TO ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA ON THE SUBJECT PROPERTY, WHETHER SHOWN HEREON OR NOT.

SIGNATURE _____ DATE _____
 THE CRITICAL LINE SHOWN ON THIS PLAT IS VALID FOR FIVE YEARS FROM THE DATE OF THIS SIGNATURE, SUBJECT TO THE CAUTIONARY LANGUAGE ABOVE.

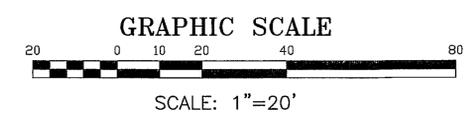
TREE LEGEND

CODE	COMMON NAME	BOTANICAL NAME
PN	PINE	Pinus spp.
LO	LIVE OAK	Quercus virginiana
O	OAK	Quercus spp.
MAG	SOUTHERN MAGNOLIA	Magnolia grandiflora
PA	PALMETTO	Sabal palmetto
SUB	SUGARBERRY	Celtis laevigata
SL	SLIM	Ulmus spp.
HI	HICKORY	Carya spp.
BAY	BAY MAGNOLIA	Gordonia spp.
WX	WAX MYRTLE	Myrica cerifera
CH	CHERRY	Prunus spp.
CE	EASTERN RED CEDAR	Juniperus virginiana
TA	CHINESE YALLOW-TREE	Sapindus saponaria
PO	YELLOW POPLAR	Liriodendron tulipifera
BI	BIRCH	Betula spp.
CY	SHALICYPRESS	Taxodium distichum
SY	AMERICAN SYCAMORE	Platanus occidentalis
PE	PECAN	Carya illinoensis
CR	CRAPPEMYRTLE	Lagerstroemia indica
FR	FRUIT TREE	
MP	MAPLE	Acer spp.
DW	DOGWOOD	Cornus florida
DM	DOGWOOD	Cornus florida
UNK	UNKNOWN	

ALL TREES ARE LOCATED TO THE FACE OF THE TREE TRUNK. THEREFORE TOLERANCE OF THE TREE LOCATED IS PLUS OR MINUS THE DIAMETER OF THE TREE PLUS 0.5 FEET. ALL TREES ARE MEASURED AT CHEST HEIGHT UNLESS OTHERWISE SPECIFIED ABOVE. GROUND ELEVATION AT TREE LOCATIONS MAY OR MAY NOT ACCURATELY REPRESENT ELEVATIONS BETWEEN TREE SHOTS DUE TO THE GROUND BUTTRESS AT THE BASE OF THE TREE. *NOTIFY TREE LOCATION THAT IS CRITICAL BEYOND THE TOLERANCE STATED ABOVE FOR DESIGN MUST BE POINTED OUT AND A TIGHTER TOLERANCE MUST BE AGREED UPON.

GASQUE & ASSOCIATES INC.
LAND SURVEYORS · PLANNERS
 28 PROFESSIONAL VILLAGE CIRCLE, BEAUFORT, S.C.
 P.O. BOX 1363, BEAUFORT, S.C.
 (843) 522-1798

[Signature]
 5-17-16
 Donald E. Gasque, R.L.S.
 S.C. Registration Number 10506



**PARTIAL
 TREE AND TOPOGRAPHICAL SURVEY
 PORTION OF BLOCK 20
 PREPARED FOR
 ARTHUR NAMEROW
 CITY OF BEAUFORT
 BEAUFORT COUNTY-SOUTH CAROLINA**

DATE: 5/13/16 SCALE: 1"=20'

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

