

#13259
PAID
5/20/16 CK

City of Beaufort Department of Planning and Community Development
Post Office Drawer 1167
1911 Boundary Street
Beaufort, South Carolina 29902
Phone (843) 525-7011 / Fax (843) 986-5606
Website: www.cityofbeaufort.org

See back of application
for fees

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

Application #: HR16-17 Date Received: 5-20-16 Zoning District: GR

Property Address: 1007 DUICE STREET

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: DUANNE SWALLEY Phone: (803)-318-8721

Owner's Address: 802 CHARLIE STREET, BEAUFORT, SC 29902

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

BLD. DR. 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 Alterations, Additions
 Signage, Awnings New Construction
 Legal Plat Minor/Major Demolition or Relocation
 Other: _____

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

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

EXPLANATION AND DESCRIPTION OF WORK:

DEMOLITION OF EX. COVERED FRONT ENTRY, ADDITION OF NEW FRONT STEPS, ADDITION OF NEW COVERED SIDE ENTRY & ADDITION OF NEW REAR DOOR & STEPS. CLOSING IN EX. SIDE DOOR & DEMO SIDE STEPS.

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: MAY 20 2016

APPLICANT'S SIGNATURE: [Signature] DATE: 05-20-2016

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

Application #: AR16-18 Date Received: 5-20-16 Zoning District: NC

Property Address: 802 CHARLES STREET

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: DUANNE SWALLEY Phone: (803)-318-8721

Owner's Address: 802 CHARLES STREET, BEAUFORT, SC 29902

BLD. DR. Architect: JOHAN NIEMAND Phone: (843)-605-6168

BLD. DR. 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 Alterations, Additions
 Signage, Awnings New Construction
 Legal Plat Minor/Major Demolition or Relocation
 Other: _____

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

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

EXPLANATION AND DESCRIPTION OF WORK:

ADDITION OF SCREEN PORCH, REPLACE DOOR W/ WINDOW &
ADDITION OF NEW REAL DOOR ENTRY.

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: Duane Swalley DATE: FRI 20 MAY 2016

APPLICANT'S SIGNATURE: [Signature] DATE: 05-20-2016

- OVER FOR FEE SCHEDULE -

CITY OF BEAUFORT
Historic District Review
Board Full Board
Staff Report
Meeting of June 15, 2016

Case Number: HR16-17
Property Address: 1007 Duke Street
Applicant: Johan Niemand
Type of Request: Alterations / Additions
Zoning: GR – General Residential (NWQ)

Historical: 1007 Duke Street is listed as Contributing, c. 1935, on the 1997 *Beaufort County Above Ground Historic Sites Survey*. However, it is not shown on the 1924 or 1958 Sanborn maps. It was moved to this site in 1970, per the tax records.



Request: **The applicant is requesting approval to add the following items:**

- **Uncovered entry stoop on the front elevation**
- **Covered stoop on the east elevation**
- **Uncovered stoop on the rear elevation**

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

Zoning: **GR – General Residential – NWQ** – there are no zoning issues with this project.

- **Setbacks:**
 - *Front Setback:* prevailing
 - *Rear:* 15'
 - *Side:* 6'
 - *Side & Rear for Accessory Uses:* 5' – n/a
 - *Impervious Surface Coverage:* 50% max.
 - *Lot Size:* 40' wide, 4,000 square feet
 - *Parking* – no change

Size: **This project adds about 150 SF of exterior entry spaces to the structure.**

Synopsis of Applicable Guidelines:

- The Northwest Quadrant Design Principles discuss appropriate new construction.

Staff Questions, Comments & Suggestions:

- These additions are appropriate for this structure.
- Please list the proposed materials for this project.
- More detail on the construction, particularly a section through the new stoop, will be required upon submission for the building permit.

Staff Recommendation: Staff recommends the HRB give final approval to this project, pending submission of requested materials during the building permit process.

CITY OF BEAUFORT
Historic District Review
Board Full Board
Staff Report
Meeting of June 15, 2016

Case Number: HR16-18
Property Address: 804 Charles Street
Applicant: Johan Niemand
Type of Request: Alterations / Additions
Zoning: NC – Neighborhood Commercial (NWQ)

Historical: 804 Charles Street is not listed on the *1997 Beaufort County Above Ground Historic Sites Survey*. The tax records indicate it as circa 1962.

Request: **The applicant is requesting approval to add the following items:**

- **Screened porch on the rear**
- **Small addition on the Duke Street side elevation**

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

Zoning: **GR – General Residential – NWQ** – there are no zoning issues with this project.

- **Setbacks:**
 - *Front Setback:* prevailing
 - *Rear:* 15'
 - *Side:* 6'
 - *Side & Rear for Accessory Uses:* 5' – n/a
 - *Impervious Surface Coverage:* 50% max.
 - *Lot Size:* 40' wide, 4,000 square feet
 - *Parking* – no change

Size: **This project adds about 38 SF of interior space and 184 SF of exterior screened porch space.**

Synopsis of Applicable Guidelines:

- The Northwest Quadrant Design Principles discuss appropriate new construction.

Staff Questions, Comments & Suggestions:

- These additions are appropriate for this structure.
- Please list the proposed materials for this project.
- More detail on the construction, particularly a section through the new screened porch, will be required upon submission for the building permit.

Staff Recommendation: Staff recommends the HRB give final approval to this project, pending submission of requested materials during the building permit process.

**BEAUFORT COUNTY
HISTORIC SITES SURVEY - 1997**

RECONNAISSANCE LEVEL BUILDING INVENTORY FORM

Statewide Survey Site Form
State Historic Preservation Office
South Carolina Department of Archives and History
Columbia, SC

Site Number: U- 13 - 1059
Access County Site #

USGS Quad: 025 Beaufort
Doc. Level: Reconnaissance Level

Historic name(s): _____ Map Ref.: BFT.09(TL) Tax Number: R120 004 000 0394 0000

Common name(s): _____ City Block Ref.: 76 Island: Port Royal Is.

Address/location: 1007 Duke St. City/Vicinity of (vic.): Beaufort

Date: 1935 Alteration date: _____

Ownership: 1. private 2. city 3. county 4. state 5. federal 6. unknown

Category: 1. building 2. site 3. structure 4. object

Historic use(s): single dwelling Current uses: single dwelling

Notes: Rectangular 1 story frame 3 x 3 bay dwelling w/front-facing gable roof

National Register Status: _____ Date: _____ Listing Name: _____ NRIS # _____
National Register Historic District (NHL, 11/73) 12/17/69 Beaufort Historic District 69000159

SHPO National Register Evaluation: Contributes to listed district Name: Beaufort Historic District

Consultant Recommendation: _____ Name: _____

Previous Survey: _____ Reference: _____ Notes: _____
 H.A.B.S. Other _____
 Feiss-Wright (1969) _____
 Historic Resources of the Lowcountry (1979) _____
 Milner Historic District Inventory (1979) _____
 A Guide to Historic Beaufort (1995 ed.) _____

Photograph:



Photographs:

- prints
- slides
- negatives

Date: 8/1/97

Recorder: D. Schneider, Historic Beaufort Fdn.

Roll # Neg. View of:
S-09 9 S facade, fac. N



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

MAY 20, 2016



802 Charles Street, Beaufort, SC 29902

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PROJECT
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MAY 20, 2016



DUKE STREET 60' R\W

PLA
R120 004
A PORTIO

Floor Plan,
&
Perspectives

SD-0

PROJECT
Proposed Addition for
the Smalley Residence
802 Charles Street, Beaufort, SC 29902
1007 Duke Street, Beaufort, SC 29902
Date: MAY 20, 2016

**JHN-Residential
Building Design**

73 Sams Point Road,
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Tel: 843.605.6168
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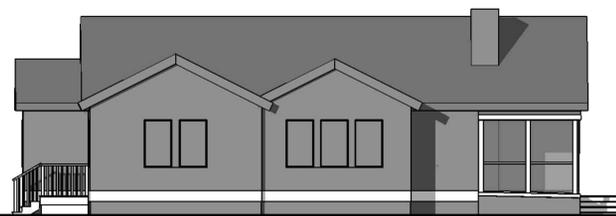
MEMBER
A | B | D
AMERICAN INSTITUTE of
BUILDING DESIGN



A EAST ELEVATION
 SD-1 Scale: 1/8" = 1'-0"



B NORTH ELEVATION
 SD-1 Scale: 1/8" = 1'-0"



C WEST ELEVATION
 SD-1 Scale: 1/8" = 1'-0"



D SOUTH ELEVATION
 SD-1 Scale: 1/8" = 1'-0"



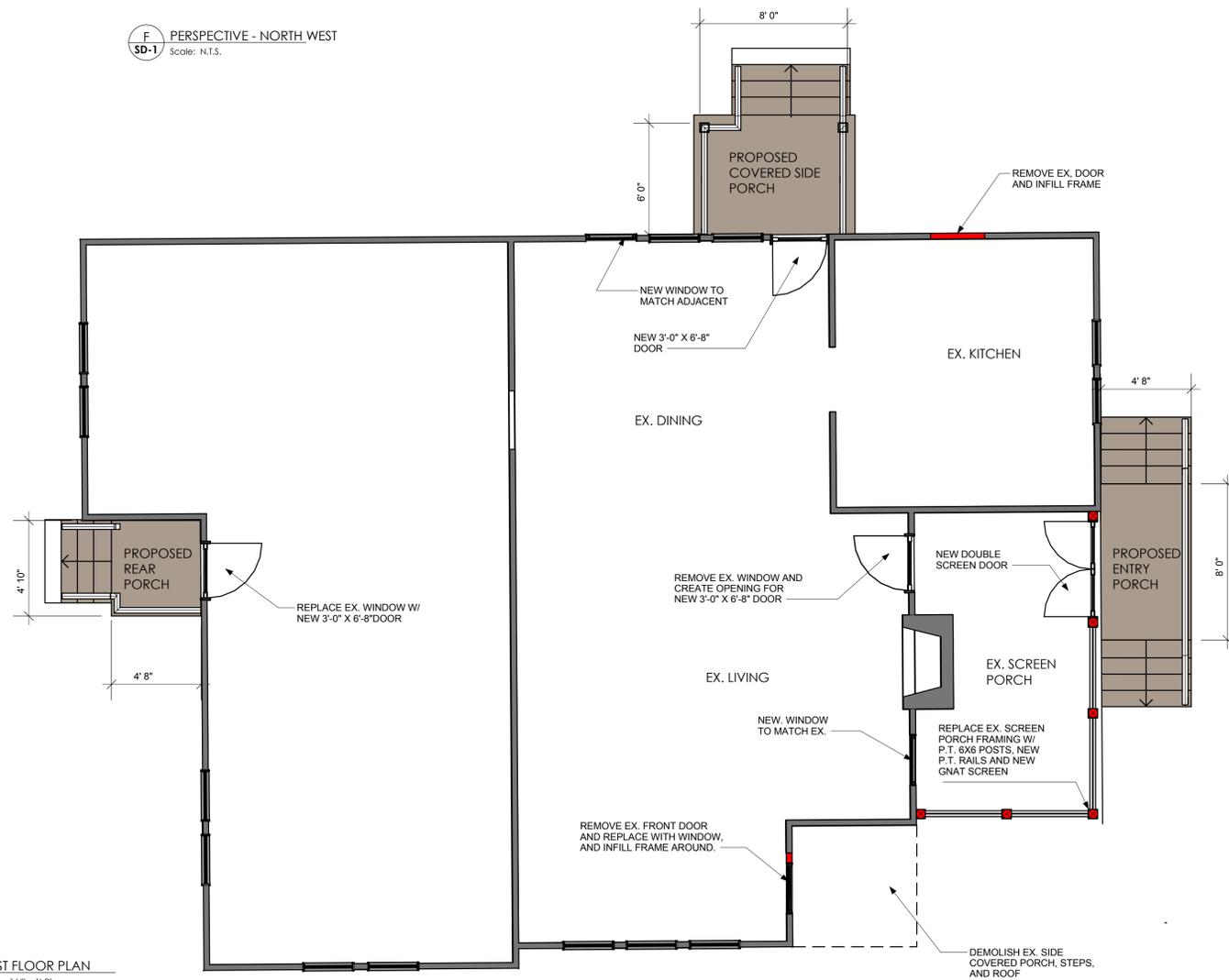
E PERSPECTIVE - SOUTH EAST
 SD-1 Scale: N.T.S.



F PERSPECTIVE - NORTH WEST
 SD-1 Scale: N.T.S.



G PERSPECTIVE - SOUTH WEST
 SD-1 Scale: N.T.S.



H FIRST FLOOR PLAN
 SD-1 Scale: 1/4" = 1'-0"



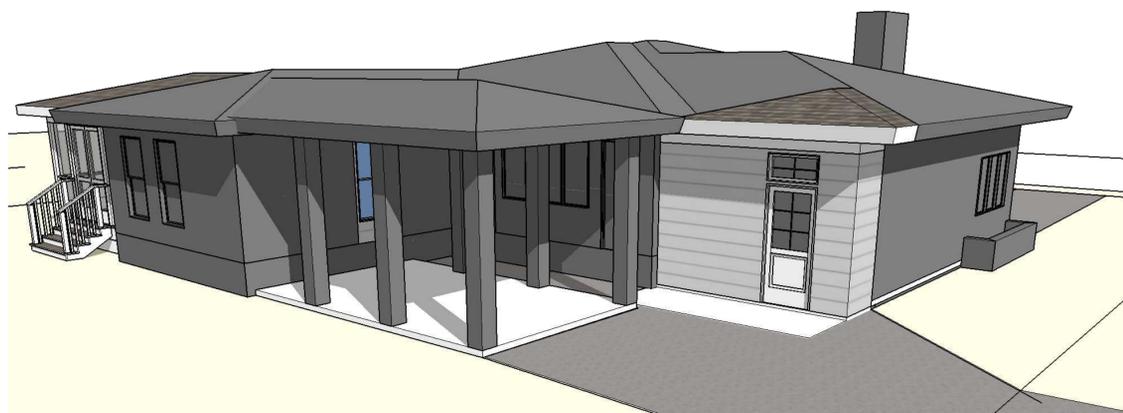
A SOUTH ELEVATION
 SD-2 Scale: 1/8" = 1'-0"



B NORTH ELEVATION
 SD-2 Scale: 1/8" = 1'-0"



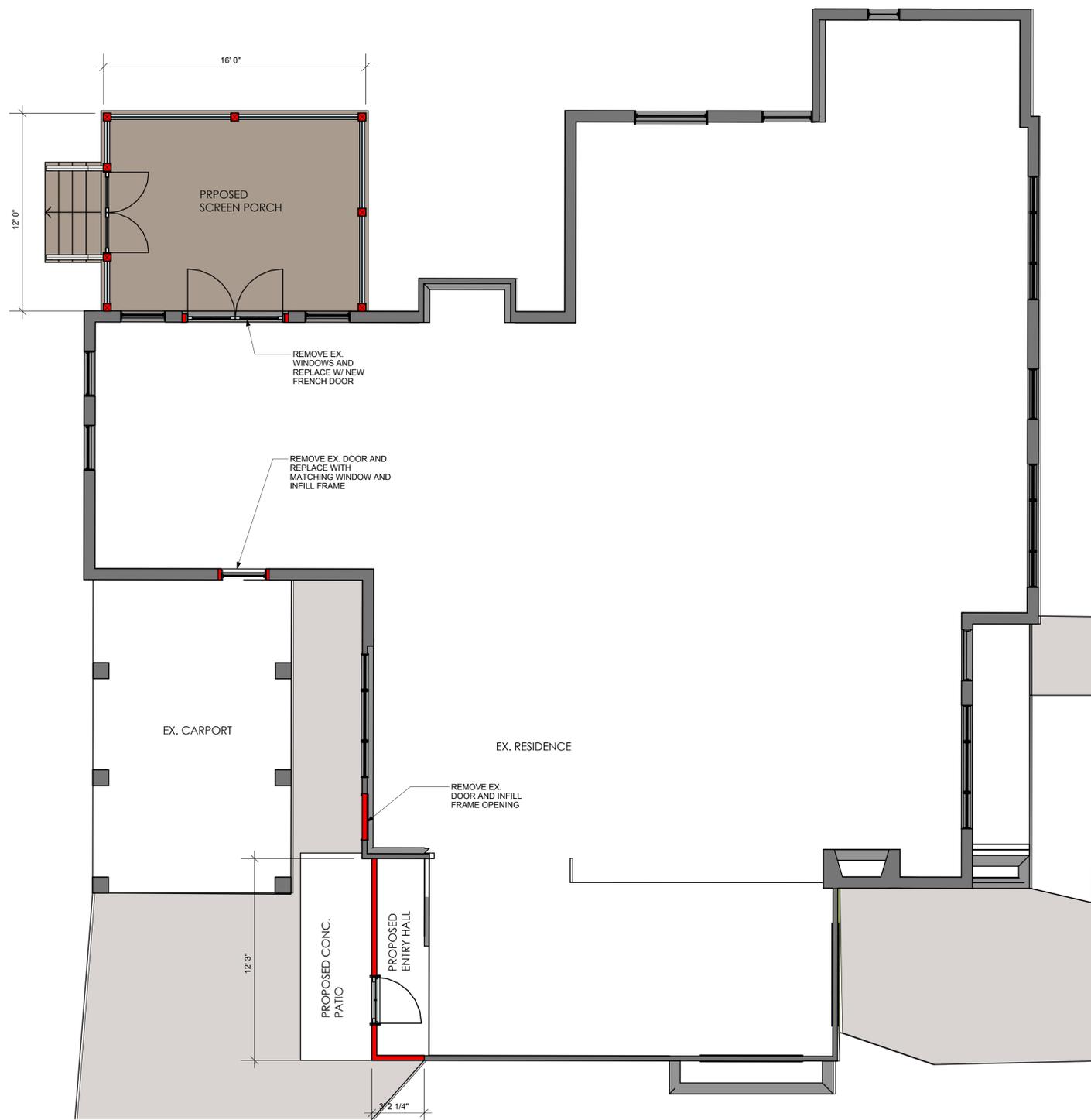
C WEST ELEVATION
 SD-2 Scale: 1/8" = 1'-0"



D PERSPECTIVE - SOUTH WEST
 SD-2 Scale: N.T.S.



E PERSPECTIVE - NORTH WEST
 SD-2 Scale: N.T.S.



F FIRST FLOOR PLAN
 SD-2 Scale: 1/4" = 1'-0"