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10/28/16 CK
App# 14026

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

RI 20-003-000-0228-6000

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

Application #: HR 16-41 Date Received: 10-28-16 Zoning District: OC

Property Address: 509 Adventure Street

Applicant: Coastal Homes And Sunrooms Phone: 843-321-1495

Applicant's Address: 997 Katharine Court Beaufort SC 29902

Beaufort County 1997 Historic Sites Survey listing: N/A

Property Owner: Susan Smith Phone: 843-379-0223

Owner's Address: 509 Adventure Street, Beaufort

Architect: Matthew Bredeson Home Design Phone: 843-384-0498

Architect's Address: 10 paddington lane Bluffton, S.C. 29910

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:

Adding screen porch + Deck

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: X [Signature] DATE: _____
APPLICANT'S SIGNATURE: [Signature] DATE: 28 Oct 2016

**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 - 1258
Access County Site #
USGS Quad: 025 Beaufort
Doc. Level: Reconnaissance Level

Historic name(s): _____ Map Ref.: BFT 08 Tax Number: R120.003.000.0228.0000
Common name(s): _____ City Block Ref.: 130 .01 Island: Port Royal Is.
Address/location: 509 Adventure St. City/Vicinity of (vic.): Beaufort
Date: 1935 ca. 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): hospital Current uses: commercial

Notes: Structure now rented as commercial office space. Has irregular plan; 3 arch entrance facade in vaguely Mission style.

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: 9-20-97

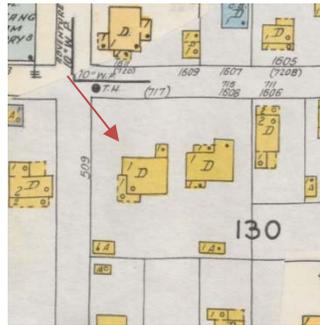
Recorder: C. Brooker, Brooker Arch. Cons.

Roll # Neg. View of:
B-21 29 W facade, fac. E

CITY OF BEAUFORT
Historic District Review
Board Full Board
Staff Report
Meeting of November 09, 2016

Case Number: HR16-41
Property Address: 509 Adventure Street
Applicant: Coastal Homes and Sunrooms
Type of Request: Alterations / Additions
Zoning: OC – Office Commercial – The Bluff

Historical:



509 Adventure Street is listed on the 1997 *Beaufort County Above Ground Historic Sites Survey*, c. 1935. It has been used as a hospital, office space and now is converting back to a residential use. The current footprint is the same as the 1958 Sanborn map, however the configuration of the front porch is different – this element appears to have been modified post-1958.

Request: **The applicant is requesting approval to add a screened porch and deck to the northeastern corner of the house. There is also a new pair of French doors that are proposed to replace a pair of windows on the wing adjacent to the new screened porch.**

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

Zoning: **OC – Office Commercial – The Bluff** – 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 250 SF of enclosed screen porch space, plus an additional 123 square feet of deck.**

Synopsis of Applicable Guidelines:

- The Secretary of the Interior Standards, #9, discusses exterior alterations.
- The Preservation Manual Supplement,
 - p. 17-19 discusses additions to historic buildings. The following items to be considered: Scale, Elevation of First Floor, Floor-to-floor heights, Bays, windows and doors, Absolute size, Massing, Orientation, Proportions (Volumes and Openings), Materials, Forms and Siting.
 - P. 18 discusses decks
 - P. 38 discusses altering window openings.

Staff Questions, Comments & Suggestions:

- The Preservation Manual Supplement advises against altering window openings, and having decks on the front or sides of contributing structures. The location of this deck is pushed back from the street, but it is visible from the street, and has an impact on the existing contributing structure. The character of the deck, particularly with the long run of railing, doesn't seem compatible with the character of this house.
- Since the new screened porch provides access to the outside, is it possible to retain the windows on the front of the existing "wing" portion, and to add a covered stoop to access the new screened porch? This would be more in keeping with the character of the house, but still provide the functionality that seems to be desired.
- All of the detailing – e.g. eave detail with exposed rafter tails – should match the existing structure.
- Is it possible to save the two windows that will be removed on the side of the wing?
- The plan notes "remove existing 3068 door" in the southeast corner. Can you please provide a photo of this? What will the door be replaced with? Are there any other elements, such as steps, that will be removed as part of this?
- The bays of the screened porch should be square or vertically proportioned. The east and west sides should be divided into thirds to achieve this.
- Will the lattice be painted to match the existing foundation color?

Staff Recommendation: Staff recommends the HRB give final approval of the screened porch addition, on the condition that the east and west be changed to three bays. Staff recommends that the HRB carefully consider the deck, and suggests it should be changed to a stoop accessing only the screened porch, and retaining the windows in the existing wing. The 3068 door removal, along with any additional questions on materials and detailing, should be clarified by the applicant before the HRB reaches a decision on these items.



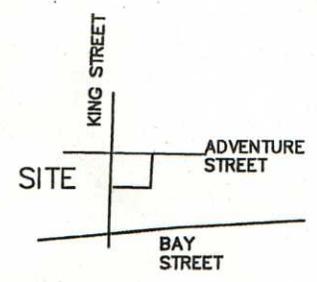






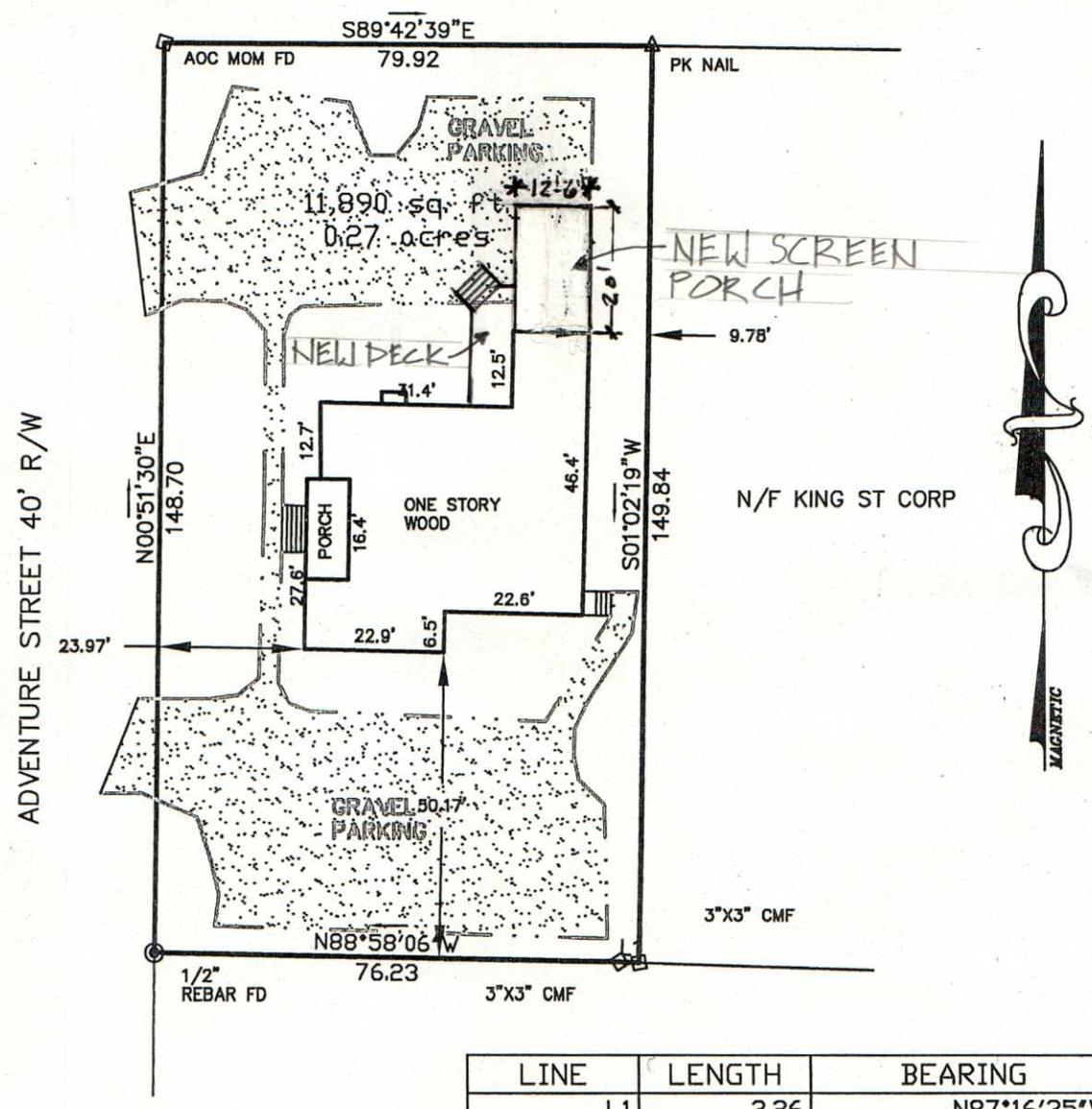
GASQUE & ASSOCIATES INC.
LAND SURVEYORS & PLANNERS

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



VICINITY MAP NOT TO SCALE

KING STREET 30' R/W



LINE	LENGTH	BEARING
L1	3.26	N87°16'35"W

ASBUILT SURVEY PREPARED FOR

ERIC R. SMITH and SUSAN L. STOTT-SMITH

BEING A PORTION OF BLOCK 130, THE CITY OF BEAUFORT ON A MAP BY THE U.S. DIRECT TAX COMMISSIONERS FOR THE DISTRICT OF SOUTH CAROLINA. LOCATED IN THE CITY OF BEAUFORT, BEAUFORT COUNTY SOUTH CAROLINA R 120 003 000 0228 0000

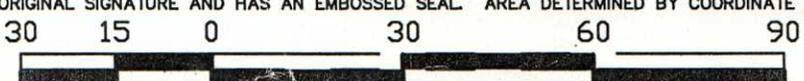
THE CERTIFIER HAS NOT INVESTIGATED OR BEEN INSTRUCTED TO INVESTIGATE THE EXISTENCE OR NONEXISTENCE OF ANY OVERLAY DISTRICTS, SUCH AS; AIRPORT, MILITARY, NOISE, CRASH POTENTIAL OR ENVIRONMENTAL ISSUES. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. THIS PLAT IS COPYRIGHTED 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 PROPER BUILDING CODES OFFICIAL.

THIS PROPERTY IS IN FLOOD ZONE "C" ACCORDING TO F.E.M.A. RATING MAP 4500256 0005 D DATED 9/29/86

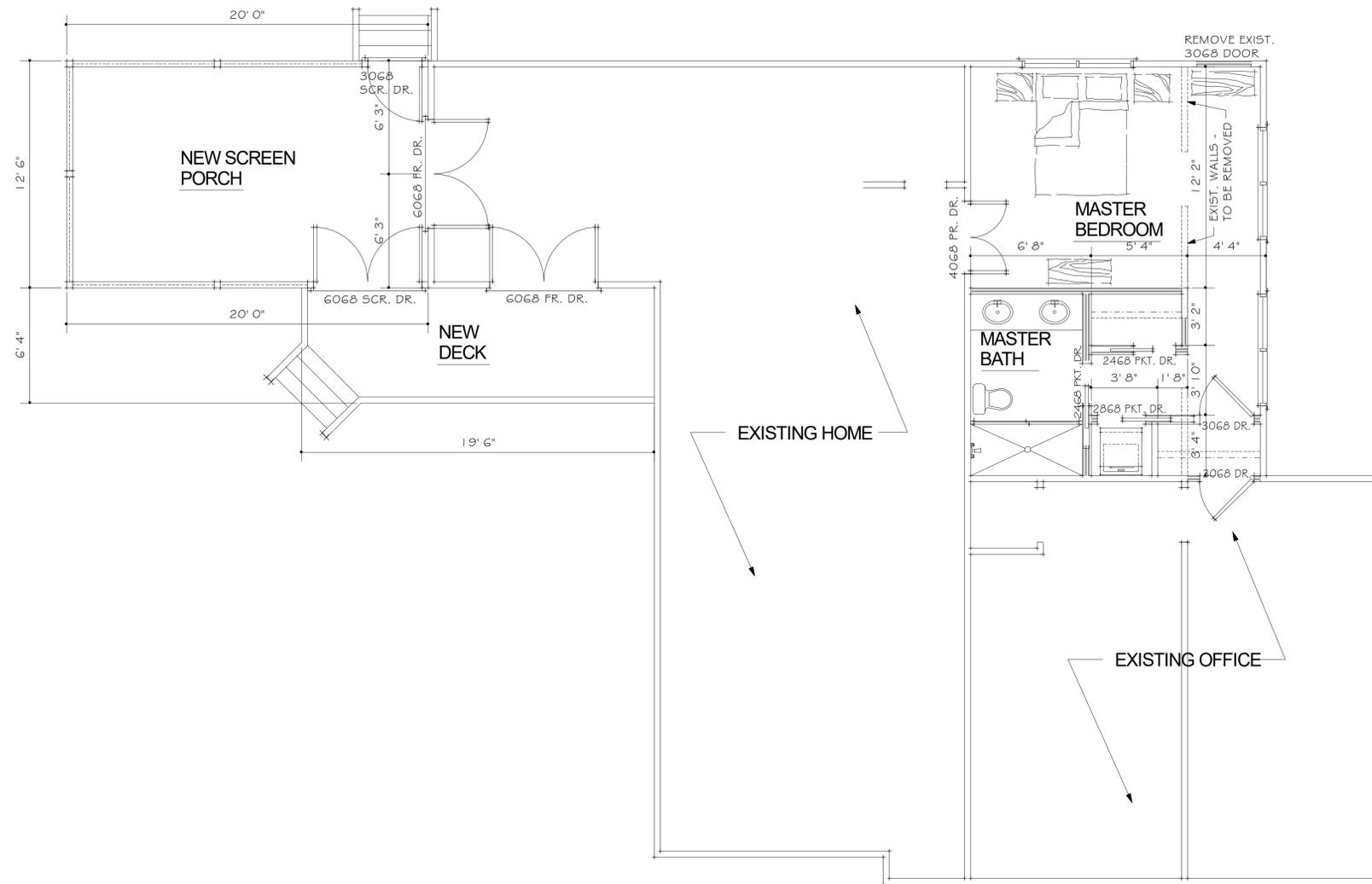
THE UNDERSIGNED DOES NOT CERTIFY THAT THE PROPERTY SHOWN HEREON COMPLIES WITH ANY RESTRICTIVE CONVEYANCES OR ANY CITY AND/OR COUNTY ORDINANCES.

I, DAVID E. GASQUE, HEREBY CERTIFY TO ERIC R. SMITH and SUSAN L. STOTT-SMITH 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.



SCALE: 1" = 30' DATE: 2/22/2012

DAVID E. GASQUE, R.L.S. JOB # 38925
 S.C. REGISTRATION NUMBER 10506 FB# cody DSGN#5
 THIS PLAT IS NOT BINDING UNLESS ACCOMPANIED BY AN ORIGINAL SIGNATURE AND AN EMBOSSED SEAL.



FLOOR PLAN

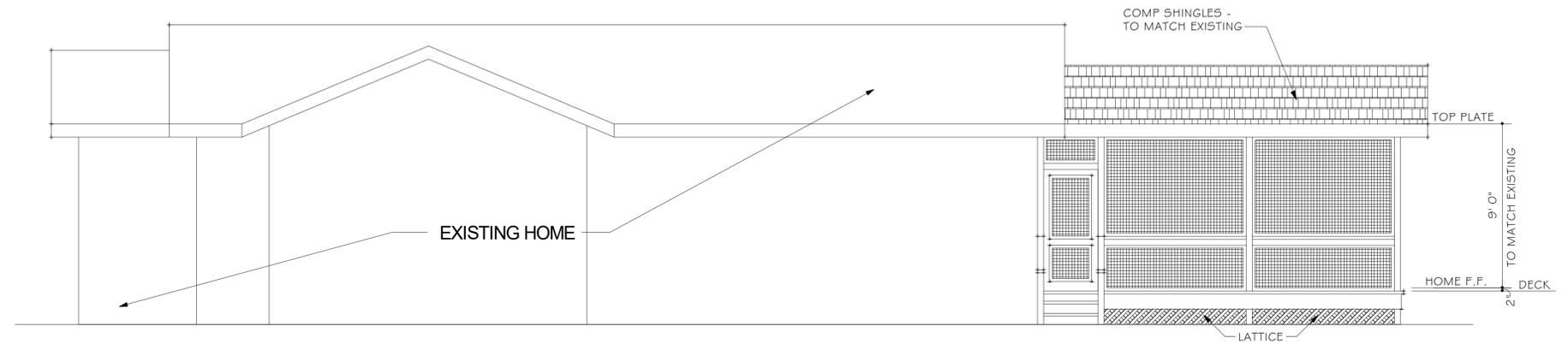
SCALE : 1/4" = 1' 0"

MATTHEW BREDESON, HOME DESIGN
 10 PADDINGTON LANE
 BLUFFTON, SC 29910
 PHONE (843) 384-0496

A HOME DESIGN FOR:
DR. & MRS. SMITH
 509 ADVENTURE STREET
 BEAUFORT, SC

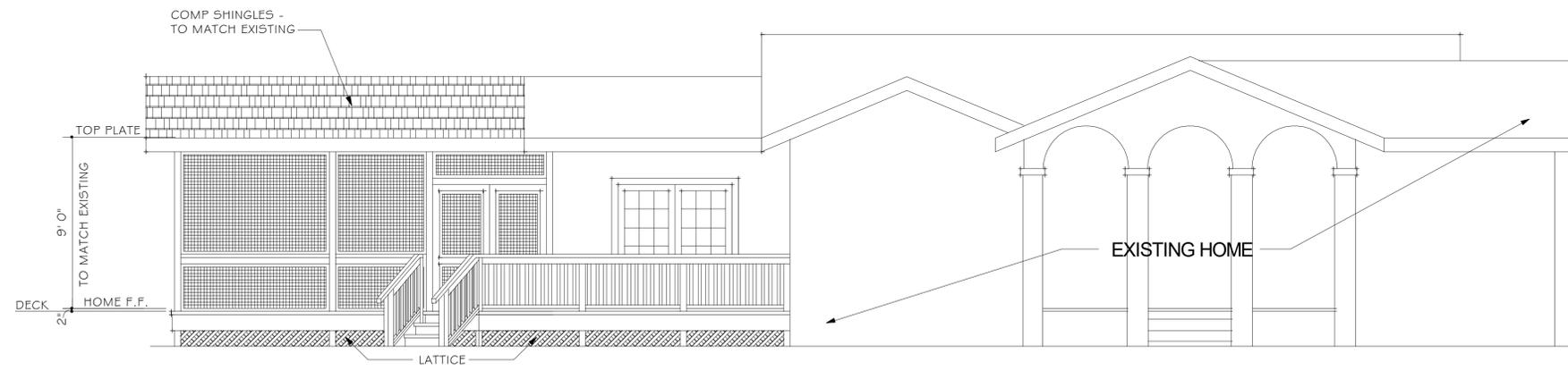
DRAWN
 MJB
 DATE
 OCT. 18, 2016
 JOB NO.

 SHEET NUMBER
1
 OF SHEETS



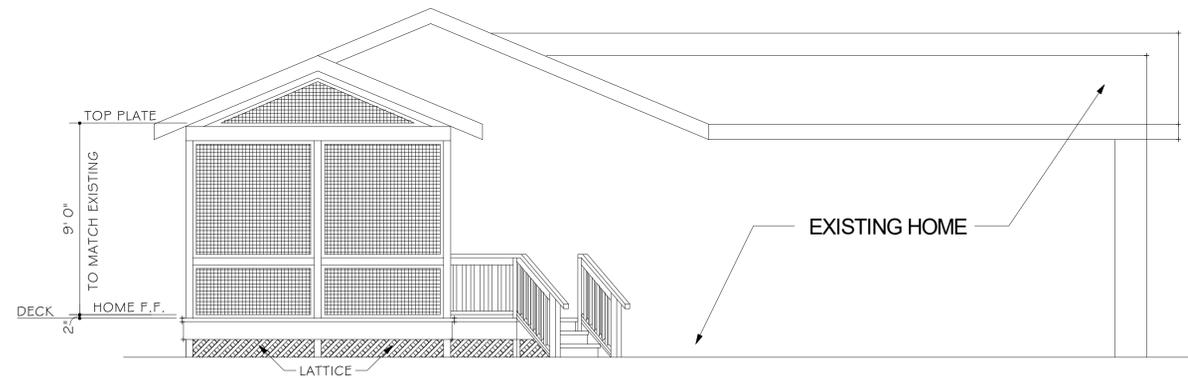
REAR ELEVATION

SCALE : 1/4" = 1' 0"



FRONT ELEVATION

SCALE : 1/4" = 1' 0"



RIGHT SIDE ELEVATION

SCALE : 1/4" = 1' 0"

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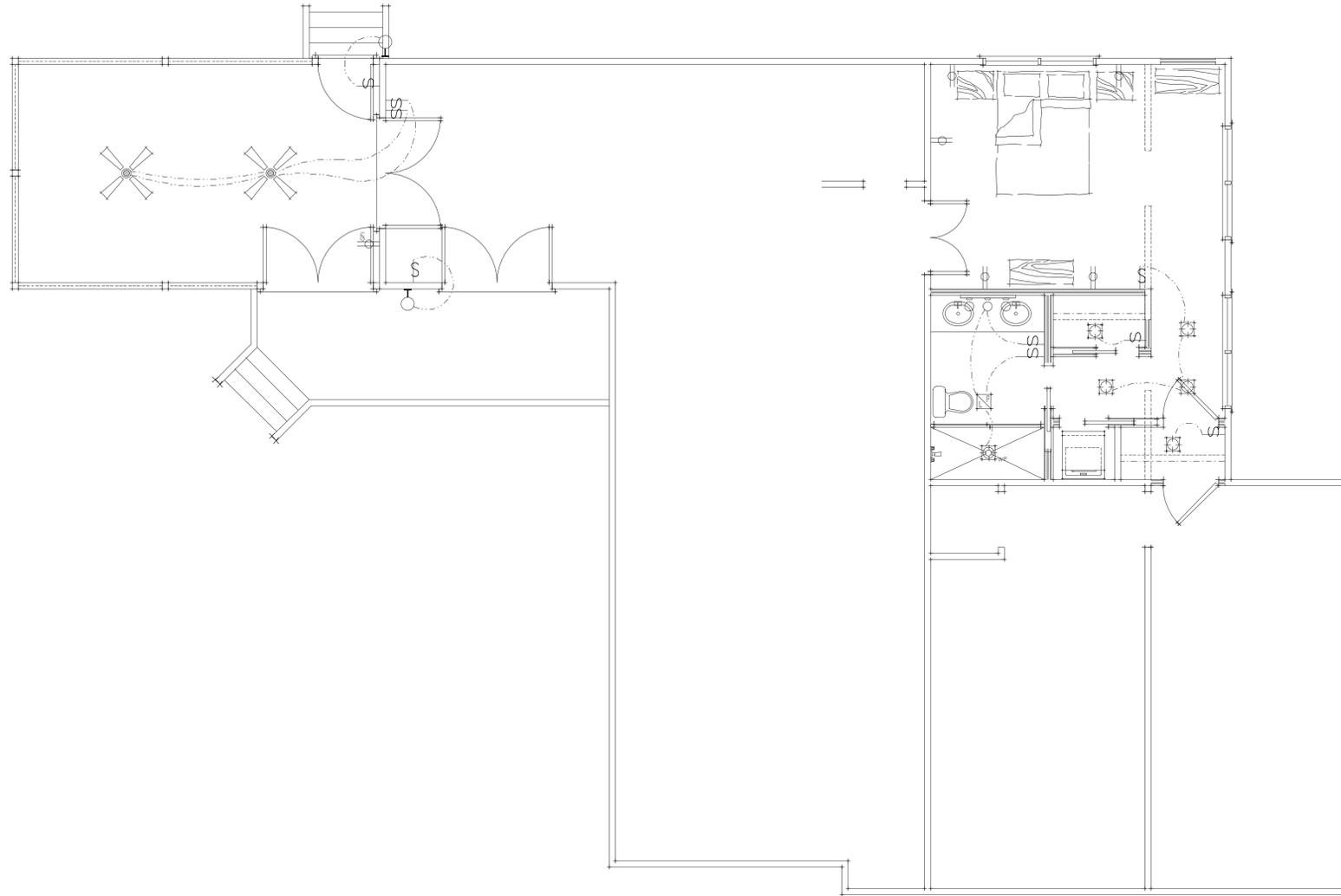
A HOME DESIGN FOR:
DR. & MRS. SMITH
 509 ADVENTURE STREET
 BEAUFORT, SC

DRAWN
 MJB
 DATE
 OCT. 18, 2016
 JOB NO.

 SHEET NUMBER

2

OF SHEETS



ELECTRICAL PLAN

SCALE : 1/4" = 1' 0"

A HOME DESIGN FOR:
DR. & MRS. SMITH
 509 ADVENTURE STREET
 BEAUFORT, SC

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 DATE
 OCT. 18, 2016
 JOB NO.
 11
 SHEET NUMBER

3

OF SHEETS

MATTHEW BREDESON, HOME DESIGN
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 BLUFFTON, SC 29910
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