

See back of application for fees

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

Application #:	Date Received:	Zoning District:
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Property Address: 712 New Street, Beaufort, SC 29902

Applicant: Donald Kenny Phone: (843) 379-0533

Applicant's Address: 712 New Street, Beaufort, SC 29902

Beaufort County 1997 Historic Sites Survey listing: _____

Property Owner: Donald Kenny Phone: (843) 379-0533

Owner's Address: 712 New Street, Beaufort, SC 29902

Architect: Thompson Builders Phone: (843) 812-9322

Architect's Address: 78 Sam's Point Rd., Lady's Island, SC 29907

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

NATURE OF WORK: (Check All That Apply)

<input type="checkbox"/> Color changes	<input checked="" type="checkbox"/> Alterations, Additions
<input type="checkbox"/> Signage, Awnings	<input checked="" type="checkbox"/> New Construction
<input checked="" type="checkbox"/> Legal Plat	<input checked="" type="checkbox"/> Minor/Major Demolition or Relocation
<input type="checkbox"/> Other: _____	

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

<input checked="" type="checkbox"/> Photographs	<input checked="" type="checkbox"/> Floor/Roof Plans	<input type="checkbox"/> Color Sample	<input checked="" type="checkbox"/> Elevation Drawings
<input checked="" type="checkbox"/> Site Plan/Plat	<input type="checkbox"/> Detail Drawing	<input type="checkbox"/> Material Sample	<input type="checkbox"/> Model

EXPLANATION AND DESCRIPTION OF WORK:

Relocation of existing porch, handrails and columns at Northwest elevation to new addition porch location, addition of kitchen/breakfast nook of North/Northwest elevation, and addition of laundry room on Northeast elevation, while repurposing as many existing architectural details as possible.

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: _____ DATE: _____

APPLICANT'S SIGNATURE: _____ DATE: _____

**BEAUFORT COUNTY
HISTORIC SITES SURVEY - 1997**

INTENSIVE 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 - 843
Access County Site #
USGS Quad: 025 Beaufort
Doc. Level: Intensive Level-Building

Historic name(s): Chaplin House Map Ref.: BFT 09 (TR) Tax Number: R120 004 000 0547 0000
Common name(s): _____ City Block Ref.: 33 .04 Island: Port Royal Is.
Address/location: 712 New St. City/Vicinity of (vic.): Beaufort
Date: 1791 ca. Alteration date: 1880 ca., 1985 ca.
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

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) 38 BU 1005 2 Excellent 63
 Historic Resources of the Lowcountry (1979) 033 (547) -1 The Point
 Milner Historic District Inventory (1979) 57 Vol. 14; full form
 A Guide to Historic Beaufort (1995 ed.)

Photograph: _____



Photographs:

- prints
- slides
- negatives

Date: 9-1-97

Recorder: C. Brooker, Brooker Arch. Cons.

Roll # Neg. View of:
B-12 23 S facade & W elev., fac. NE
B-12 24 S facade & W elev., fac. NE

Style: English Colonial Commercial Form:

Core Shape: rectangular Stories: 1.5 stories Construction: frame
 Roof: Shape: gable (lateral) Material: composition shingle

Chimney: Type: exterior Material: brick

Exterior Walls: weatherboard

Windows: single Type: bay Pane 6/6
 double hung Config.:

Doors: single Foundation: stuccoed masonry
 brick piers

Porch Height: 1 story Porch Width: Porch Roof Shape: shed
 Porch Details: posts Decorative
 slat balusters Elements:

Outbuildings: garage Interior Original trim, boarded partition between first floor spaces,
 Features: original or early mantelpieces, original enclosed staircase.

Number of Related Resources:

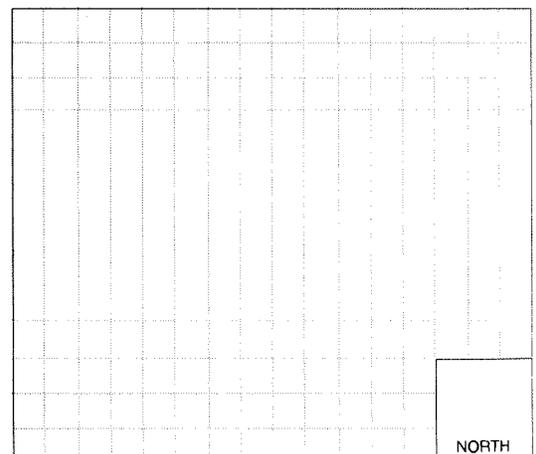
Surroundings: residential Acreage: Less than one Quadrangle: Beaufort

Alterations: Alteration date: 1880 ca., 1985 ca. Integrity: good Condition: excellent
 1880 addition to north, single story on brick piers with pedimented gable ends forming "T" shaped plan. Modern extension (1985 ca.) to north with porch east and west, end chimney.

Description: Original block single story raised on brick piers. Rare example of late 18th century plantation style single dwelling with through hall plan, exterior end chimneys (east and west); engaged porch on south side and double pitch gabled roof. South facade incorporates 5 bays, with central entrance. 2nd floor reached by enclosed stair, comprises two garret rooms lighted by end windows (original) and early 19th. century dormers. Single story north extension built c. 1900 produced a "T" shape plan configuration. This extension was itself subsequently extended by addition of kitchen and bathrooms areas which were much decayed in 1980's when replaced by single story garden room extending north.

Historical Data: An incised inscription found on a staircase support and the architectural style of the house suggest that its first phase of construction took place in 1791. Benjamin Chaplin was most likely the builder. Property had passed to Baynard family before 1862 according to Direct Tax Commission maps. When this house was sold by the U. S. Tax Commission in 1863, it was reportedly purchased by a newly freed African-American woman. Her family owned it continuously until the early 1930s. Chlotilde Martin, a local journalist, later owned the house. In the mid-1940s, she was an organizer of the Committee to Save the Lafayette Building (now referred to as the John Mark Verdier House) and later (1967) a founding member of Historic Beaufort Foundation. House restored by Dr. and Mrs. J. Shinn during 1980's and 1990's.

Sketch:



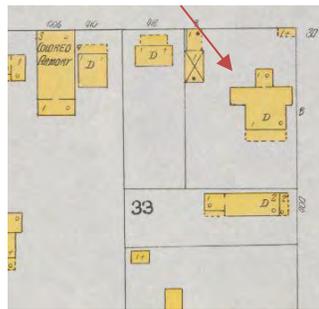
Site Number: U - 13 - 843

Informant/ Bibliography: Owners, Dr. and Mrs. J. Shinn. Measured survey records, Brooker Architectural Design, Historic Beaufort Foundation historic sites survey files.

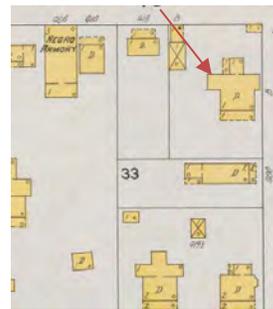
CITY OF BEAUFORT
Historic District Review
Board Full Board
Staff Report
Meeting of November 09, 2016

Case Number: HR16-42
Property Address: 712 New Street
Applicant: Thompson Builders
Type of Request: Alterations / Additions
Zoning: TBR – Traditional Beaufort Residential – The Point

Historical: 712 New Street - a.k.a the Chaplin House - is listed on the *1997 Beaufort County Above Ground Historic Sites Survey*, c. 1791. It is a residence that was altered in 1880 and 1985. The current footprint is different than the latest Sanborn maps of 1958 – see attached timeline diagram provided by the applicant.



1905 Sanborn



1912 & 1958 Sanborn

Request: **The applicant is requesting approval to modify a portion of the 1985 addition to the historic structure.** The modifications include:

- Enclosing the southern-most bay of the porch on the northeast corner of the house.
- Removing the porch on the northwest corner, replacing it with an enclosed addition, and rebuilding the porch further west, attached to the addition.

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

Zoning: **TBR – Traditional Beaufort Residential – The Point** – 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: 55% max.*

Size: **This project adds 246 SF of conditioned space, plus an additional 72 square feet of porch.**

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.

Staff Questions, Comments & Suggestions:

- Staff appreciates the reuse of existing materials including windows, doors, columns and railings.
- The new addition will not have any impact on the original historic structure.

Staff Recommendation: Staff recommends the HRB give final approval to this project, as submitted.



REVISION SET:

11.01.2016: DESIGN REVIEW SET 1

KENNY-SMALL RESIDENCE

712 New Street, Beaufort, SC 29902



Kenny-Small Residence
712 New Street
Beaufort, SC 29902

SHEET INDEX:

- CV1: COVER PAGE
- HISTORIC TIMELINE DIAGRAM
- SITE PLAN
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- A1: FIRST FLOOR PLAN
- A2.1: EXISTING ROOF PLAN
- A2.2: PROPOSED ROOF PLAN
- A3: ELEVATIONS
- A4: ELEVATIONS
- E1: FOUNDATION ELECTRICAL PLAN
- S2 OF 4: FOUNDATION DETAILS
- S3 OF 4: FRAMING DETAILS
- S4 OF 4: FRAMING DETAILS
- D1 OF 1: FRAMING DETAILS

ADDITION SQUARE FOOTAGE:

FIRST FLOOR HEATED & COOLED ADDITION: 246 SQ. FT.
 TOTAL ADDITION HEATED & COOLED: 246 SQ. FT.

FIRST FLOOR PORCH ADDITION: 72 SQ. FT.
 TOTAL ADDITION NON- HEATED & COOLED: 72 SQ. FT.

TOTAL ADDITION SQ. FT.: 318 SQ. FT.

CODE ANALYSIS: 2015 IRC & ASCE 07-10

OCCUPANCY GROUP: R (RESIDENTIAL)

WIND LOAD: 130 MPH (3 SECOND GUST)

ROOF LOADS: 20 PSF LIVE LOAD
 10 PSF DEAD LOAD

FLOOR LOADS: RESIDENTIAL LIVING AREAS:
 40 PSF LIVE LOAD
 10 PSF DEAD LOAD

RESIDENTIAL SLEEPING AREAS:
 30 PSF LIVE LOAD
 10 PSF DEAD LOAD

ALL WINDOWS AND EXTERIOR DOORS SHALL HAVE A DP RATING OF 50 OR AS OTHERWISE PERMITTED BY BUILDING OFFICIAL.

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SHEET TITLE:

Cover Sheet

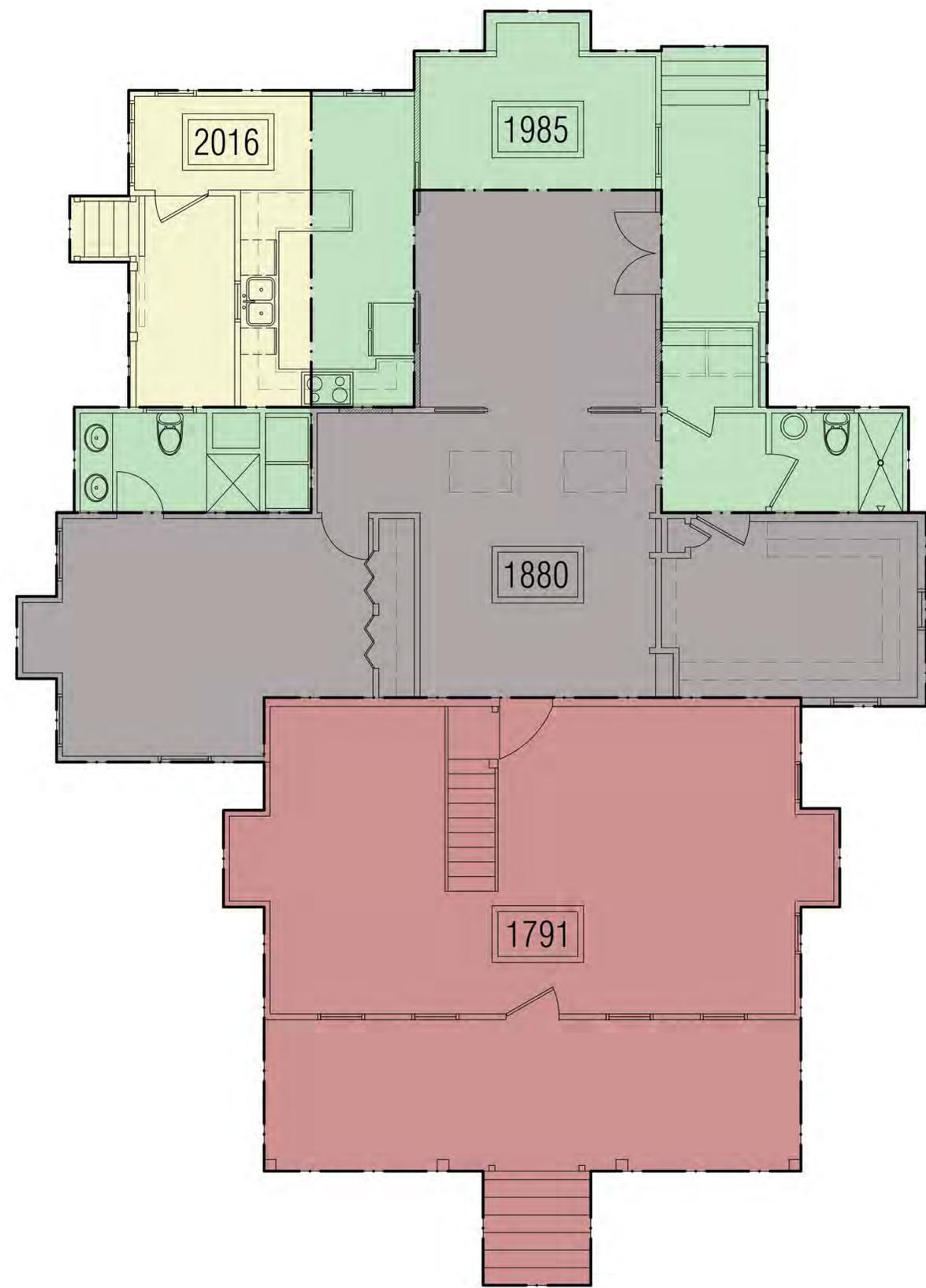
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C1

REVISION SET:

11.04.2016: DESIGN REVIEW SET 1

Kenny-Small Residence
712 New Street
Beaufort, SC 29902



HISTORIC TIMELINE DIAGRAM
 SCALE 1/4" = 1'-0"

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SHEET TITLE:
 First Floor
 Historic Timeline

DATE:
 DRAWN:

REVISION SET:

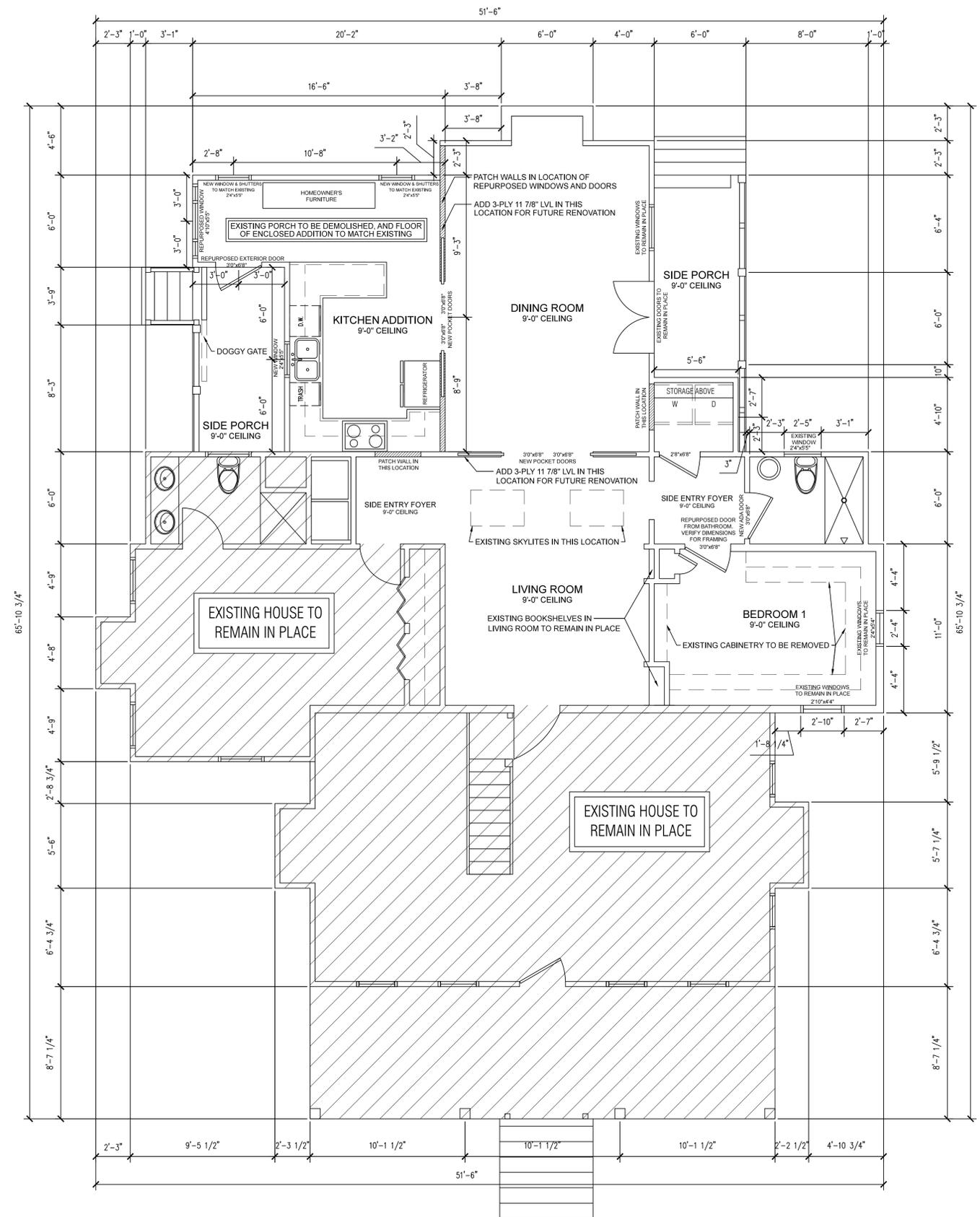
11.01.2016: DESIGN REVIEW SET 1

Kenny-Small Residence
712 New Street
Beaufort, SC 29902

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SHEET TITLE:
First Floor
Addition/Remodel Plan

DATE:
 DRAWN:
A1



FIRST FLOOR ADDITION/REMODEL PLAN
 SCALE 1/4" = 1'-0"

REVISION SET:

11.01.2016: DESIGN REVIEW SET 1

Kenny-Small Residence
712 New Street
Beaufort, SC 29902

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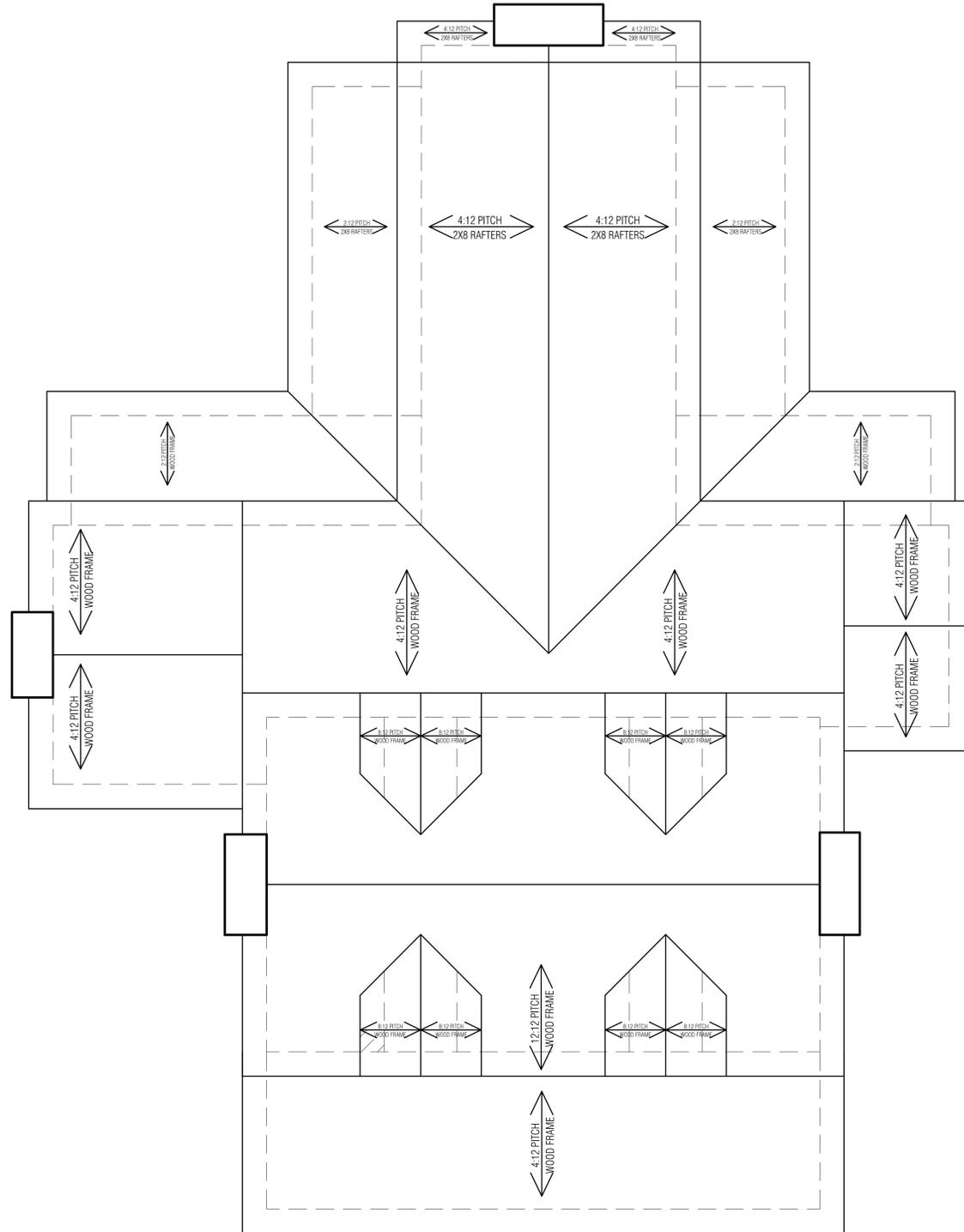
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SHEET TITLE:

Existing
 Roof Plan

DATE:
 DRAWN:

A2.1



EXISTING ROOF PLAN

SCALE 1/4" = 1'-0"

REVISION SET:

11.01.2016: DESIGN REVIEW SET 1

Kenny-Small Residence
712 New Street
Beaufort, SC 29902

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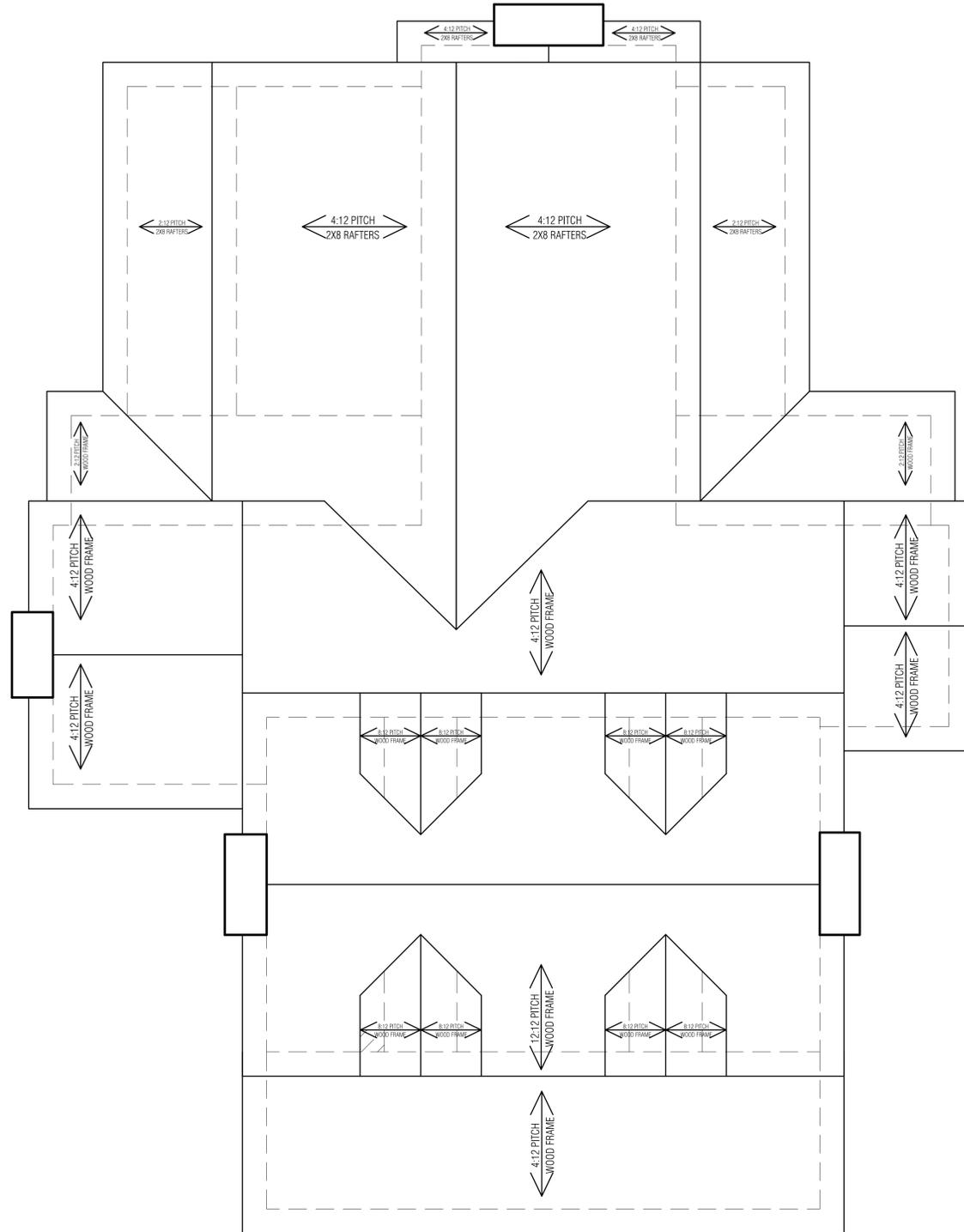
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SHEET TITLE:

Proposed
 Roof Plan

DATE:
 DRAWN:

A2.2



PROPOSED ROOF PLAN

SCALE 1/4" = 1'-0"

REVISION SET:

11.01.2016: DESIGN REVIEW SET 1

Kenny-Small Residence
712 New Street
Beaufort, SC 29902

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SHEET TITLE:

Elevations

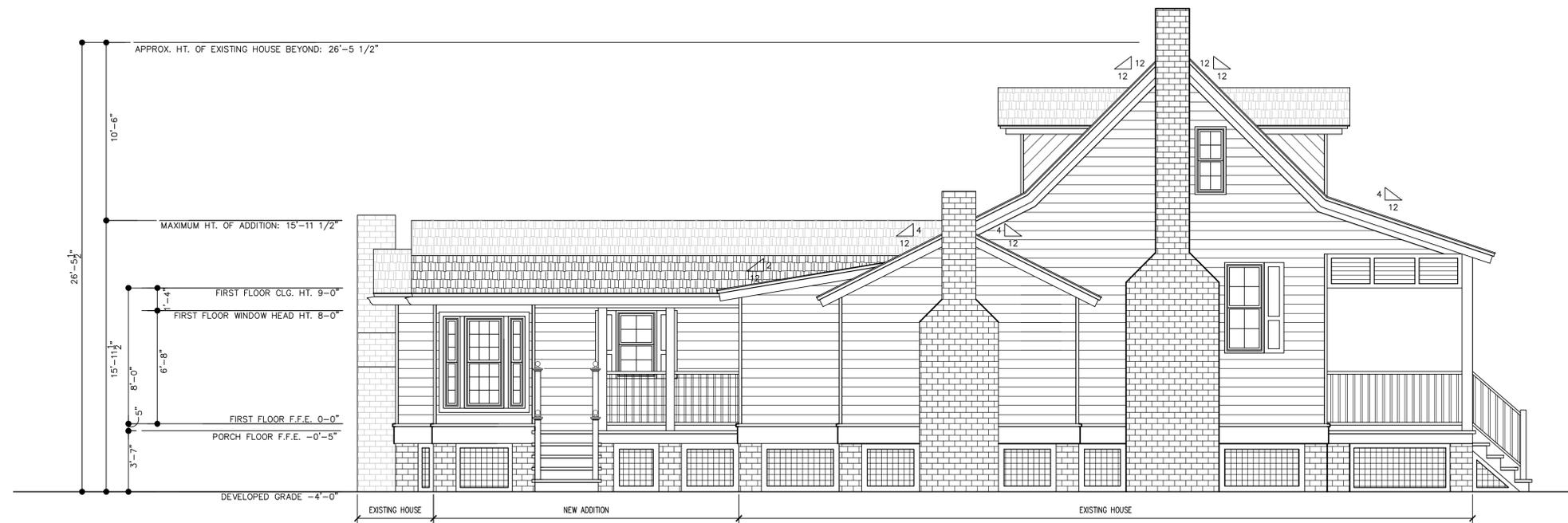
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A3



FRONT ELEVATION

SCALE 1/4" = 1'-0"



RIGHT ELEVATION

SCALE 1/4" = 1'-0"

REVISION SET:

11.01.2016: DESIGN REVIEW SET 1

Kenny-Small Residence
712 New Street
Beaufort, SC 29902

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SHEET TITLE:

Elevations

DATE:
DRAWN:

A4



REAR ELEVATION

SCALE 1/4" = 1'-0"



LEFT ELEVATION

SCALE 1/4" = 1'-0"

KENNY-SMALL RESIDENCE
EXISTING RESIDENCE: 712 NEW STREET



NORTH ELEVATION



NORTHWEST ELEVATION



WEST ELEVATION



WEST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



EAST ELEVATION



EAST ELEVATION



NORTHEAST ELEVATION

KENNY-SMALL RESIDENCE
STREETScape PHOTOS: 712 NEW STREET



USCB CAMPUS BUILDING AT DUKE STREET-NEW STREET INTERSECTION



NEIGHBORING HOUSE AT DUKE STREET-NEW STREET INTERSECTION



NEIGHBORING HOUSE AT DUKE STREET-NEW STREET INTERSECTION



NEIGHBORING HOUSE ON NEW STREET



NEIGHBORING HOUSE ON NEW STREET