

PAID
9/29/16
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

AP# 13905

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

Application #: HR16-37 Date Received: 9-23-16 Zoning District: TBR

Property Address: 504 East Street, Beaufort, SC 29902

Applicant: Johan Niemand Phone: (843) 605-6168

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

Beaufort County 1997 Historic Sites Survey listing: _____

Property Owner: Tierney Stone Phone: _____

Owner's Address: 504 East Street, Beaufort, SC 29907 tierneystone42@gmail.com

Architect: Johan Niemand Phone: (843) 605-6168

Architect's Address: 73 Sams Point Road, 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:

PROPOSES COVERED PORCH & UPPER DECK ADDITION TO EX. REFERENCE.

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: _____

APPLICANT'S SIGNATURE: [Signature] DATE: 09-23-2016

- OVER FOR FEE SCHEDULE -

CITY OF BEAUFORT
Historic District Review
Board Full Board
Staff Report
Meeting of October 26, 2016

Case Number: HR16-37
Property Address: 504 East Street
Applicant: Johan Niemand
Type of Request: Alterations / Additions
Zoning: TBR – Traditional Beaufort Residential (The Point)

Historical: 504 East Street is not listed on the *1997 Beaufort County Above Ground Historic Sites Survey*. The tax records indicate it as circa 1976.

Request: **The applicant is requesting approval to add a side porch with uncovered deck above.**

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

Zoning: **TBR – Traditional Beaufort Residential – The Point**

- **Setbacks:**
 - *Front Setback:* prevailing
 - *Rear:* 15'
 - *Side:* 10'
 - *Side & Rear for Accessory Uses:* 5' – n/a
 - *Impervious Surface Coverage:* 55% max.; shown at 52%

The existing structure encroaches into the north side setback and rear (west) setback. The proposed construction extends an existing nonconformity, but does not increase it. Therefore it is permitted.

Size: **This project adds 149 SF of exterior porch space,**

Synopsis of Applicable Guidelines: none

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 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.



6 Perspective - South East



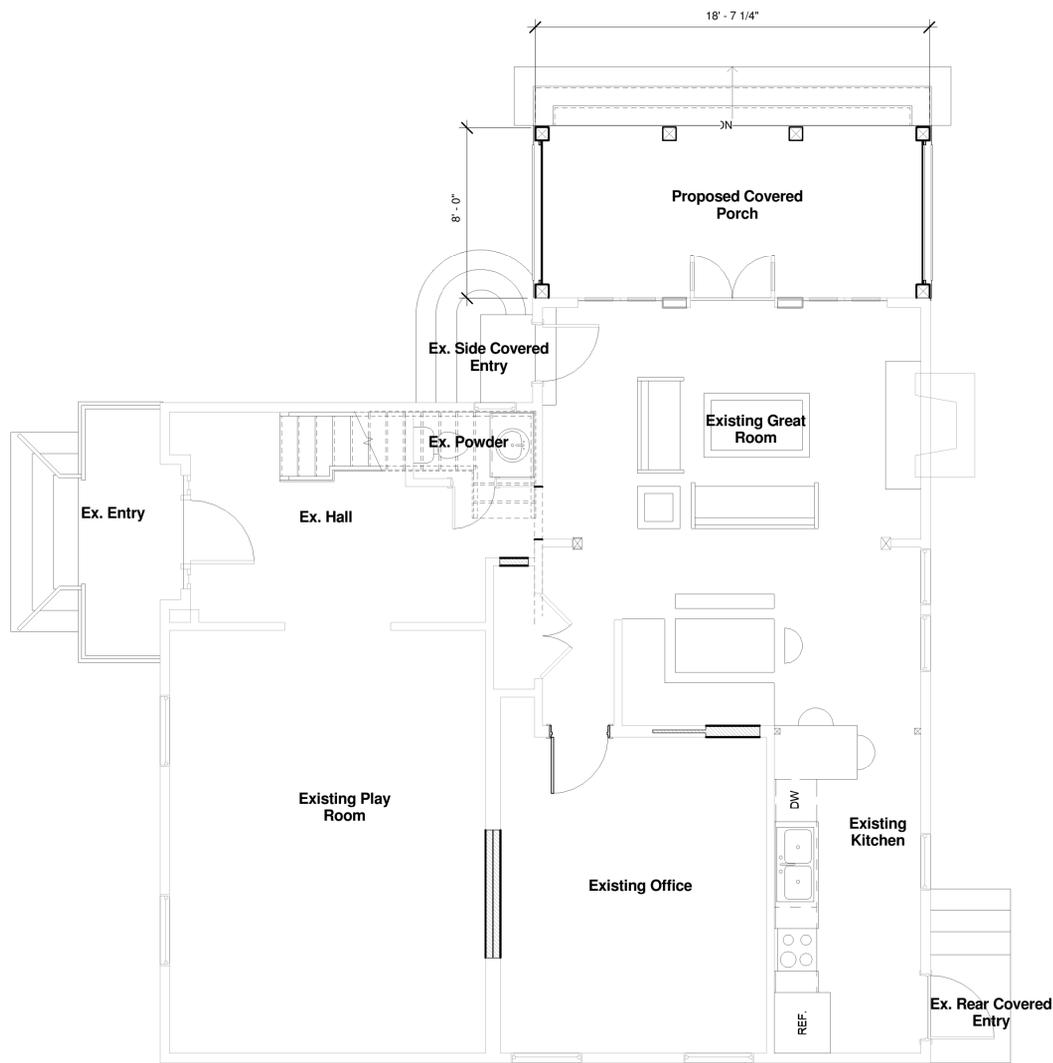
4 West Elevation
1/8" = 1'-0"



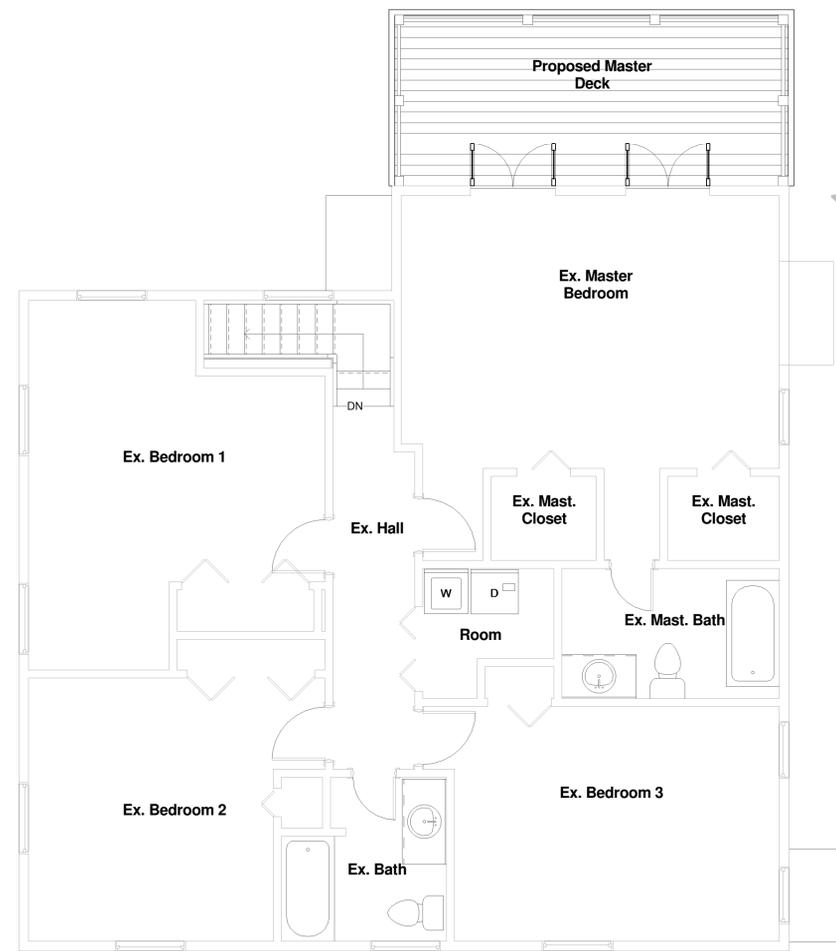
3 North Elevation
1/8" = 1'-0"



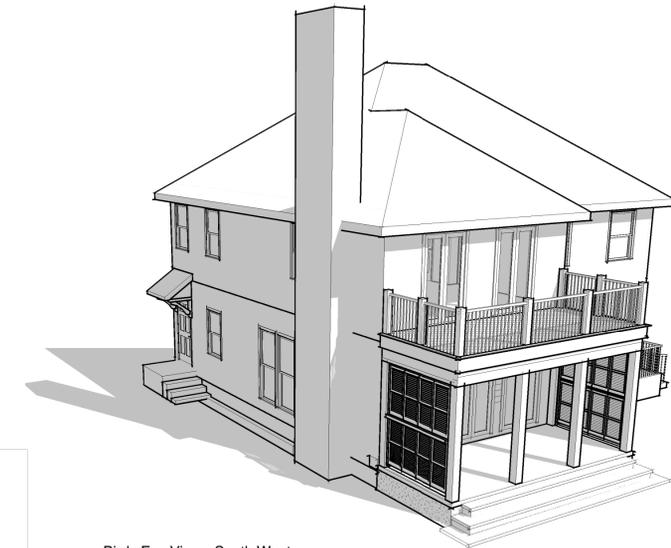
2 East Elevation
1/8" = 1'-0"



1 First Floor Plan
1/4" = 1'-0"



7 Second Floor Plan
1/4" = 1'-0"



5 Birds Eye View - South West

Schedule of Areas		
Name	Area	First Floor/ Second Floor
Covered Patio	149 SF	First Floor
Master Porch	149 SF	Second Floor
	299 SF	

Preliminary not for Permit

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JHN-Residential Building Design
JHN-Residential LLC
73 Sams Point Road,
Beaufort, SC 29907
Tel: 843.405.6168
info@jhn-residential.com
jhn-residential.com



Revision

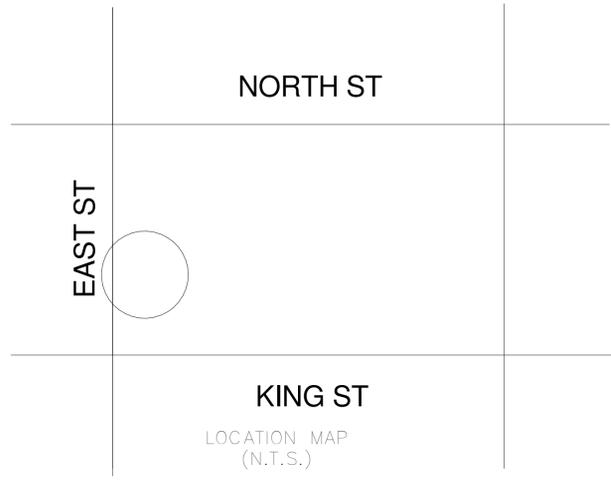
PROPOSED REMODEL AND
ADDITION TO THE STONE
RESIDENCE
504 EAST ST., BEAUFORT, SC. 29902

Plans and Elevations

SD01

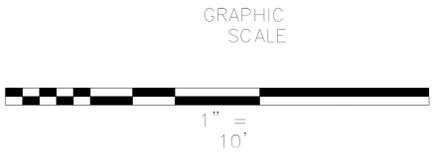
Scale: As indicated Date: September, 23 2016

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

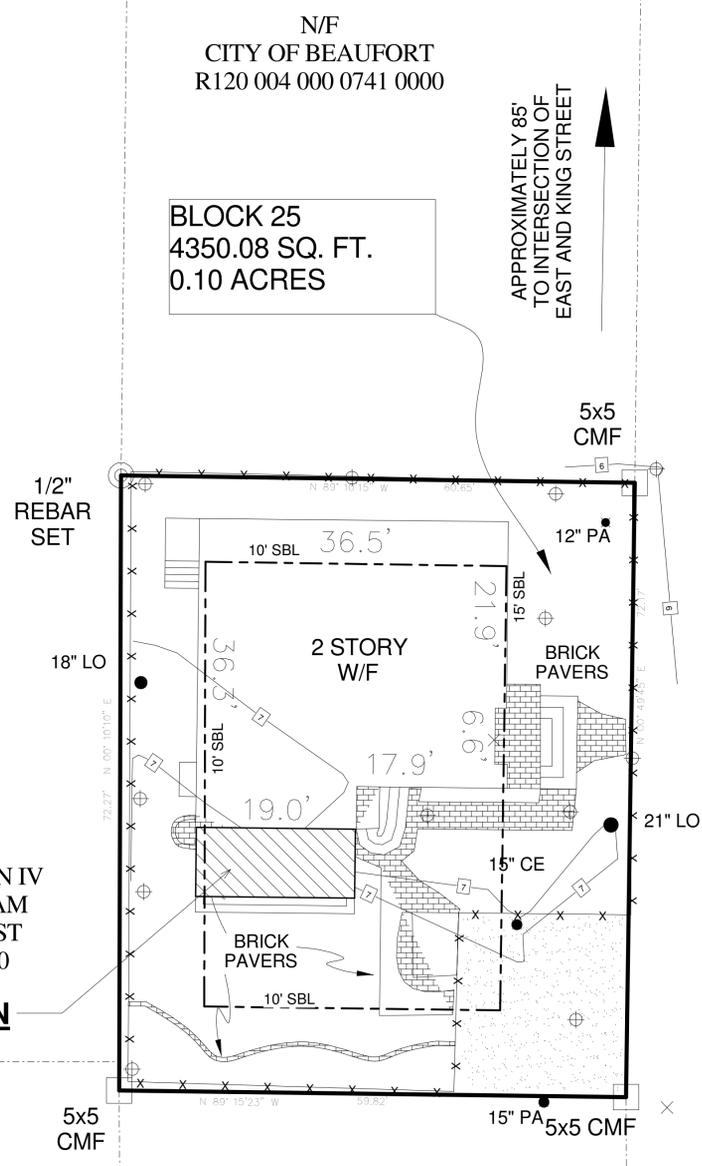


- NOTES:** BEARINGS SHOWN HEREON ARE
- 1.) MADE BY THE SURVEYOR AND ARE SUBJECT TO LOCAL ADJUSTMENTS. THE SURVEYOR DOES NOT CERTIFY.
 - 2.) THE REFERENCE TO THE U.S. ARMY CORPS METHOD OF AREA CALCULATION IS FOR INFORMATION ONLY. THE METHOD OF UNDERGROUND UTILITIES ARE FROM RECORDS ONLY AND ARE NOT GUARANTEED.
 - 3.) THIS PLAN REPRESENTS A SURVEY BASED ON THE INFORMATION PROVIDED AND IS NOT THE RESULT OF A TITLE SEARCH. INFORMATION IS NOT GUARANTEED TO BE CORRECT AND IS SUBJECT TO CHANGE.
 - 4.) THE CERTIFIER HAS NOT INVESTIGATED OR BEEN INSTRUCTED TO INVESTIGATE THE EXISTENCE OR NONEXISTENCE OF ANY OVERLAY DISTRICTS, SUCH AS HISTORIC DISTRICTS, AND IS NOT RESPONSIBLE FOR ANY SUCH INFORMATION. INFORMATION MUST BE VERIFIED BY THE CLIENT OR OTHER APPROPRIATE OFFICIALS.
 - 5.) SETBACKS SHOWN AS PER PLAT OF RECORD AND MUST BE VERIFIED WITH OFFICIAL AGENCY BEFORE PURCHASE AND OR CONSTRUCTION ON SUBJECT PROPERTY.
 - 6.) THIS PROPERTY APPEARS TO BE IN FLOOD ZONE A-11 ELEVATION DETERMINED BY FEMA FIRM COMM-PANEL NUMBER 0005 D, DATED SEPTEMBER 29, 2005.
 - 7.) CONTOUR INTERVAL IS 1'. VERTICAL DATUM IS 1929.
 - 8.) NGVD.

- REFERENCES:**
- 1.) PLAT BY NIELS CHRISTENSEN DATED APRIL 28, 2008 BOOK 218 PAGE 28 BEAUFORT COUNTY RMC



1 Site Plan
1" = 10'-0"



IMPERVIOUS AREA CALCULATIONS

Site Area	=	4350.08 SQ. Feet
Max. Impervious Area Allowed (55%)	=	2,392.54 SQ. Feet
Existing Impervious Area	=	2,074.61 SQ. Feet
Proposed New Impervious - Porch	=	149.00 SQ. Feet
- Steps	=	36.00 SQ. Feet
Total Impervious Area	=	2259.61 SQ. Feet

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
 - TREE SIZE & TYPE
 - ELEVATION
 - MVM MAIN VALVE MONUMENT
 - MH MANHOLE
 - GW GUY WIRE
 - CB CABLE BOX
 - OE OVERHEAD POWERLINE
 - EDGE OF PAVEMENT
 - BACK OF CURB
 - LIGHTPOLE
 - GAS LINE
 - CENTER LINE
 - CONTOUR LINE

TREE LEGEND

CODE	COMMON NAME	BOTANICAL NAME
FR	FRUIT TREE	FRUIT TREE
MA	MAGNOLIA	Magnolia grandiflora
PL	PLUM	Prunella spp.
SL	SOUTHERN LARCH	Larix laricina
SP	SPRING BURNING	Prunella spp.
ST	STAGHORN	Staphylea trifolia
TR	TRIFOLIUM	Trifolium spp.
VA	VANILLA	Vanilla spp.
WE	WATER OAK	Quercus nigra
WH	WHITE OAK	Quercus alba
WY	WYOMING	Wyomingia spp.
YU	YUCCA	Yucca spp.
ZO	ZONAL	Zonaria spp.

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 WHICH IS APPROXIMATELY 40 INCHES ABOVE GROUND, GROUND ELEVATION AT TREE LOCATIONS MAY OR MAY NOT ACCURATELY REPRESENT ELEVATIONS BETWEEN TREE SPOTS DUE TO THE GROUND IRREGULARITY AT THE BASE OF THE TREE.

*NOTE: ANY TREE LOCATION THAT IS CRITICAL BEYOND THE TOLERANCE STATED ABOVE FOR DESIGN MUST BE AGREED UPON.

TREE AND TOPOGRAPHICAL SURVEY
CITY OF BEAUFORT BLOCK 25
PREPARED FOR
TIERNEY STONE
BEAUFORT
BEAUFORT COUNTY-SOUTH CAROLINA
DATE JULY 7 2016 SCALE 1" = 10'

Preliminary not for Permit
9/27/2016 1:01:42 PM

MEMBER
A | B | D
AMERICAN INSTITUTE OF BUILDING DESIGN

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N · C · B · D · C
NATIONAL COUNCIL OF BUILDING DESIGNERS
JOHANNES W. NEWMAN
CERTIFICATION NO. 41-411

Revision

PROPOSED REMODEL AND ADDITION TO THE STONE RESIDENCE
504 EAST ST., BEAUFORT, SC. 29902

Scale 1" = 10'-0" Date September, 23 2016

Site Plan
SD02



View From South



View From East



View From South-East



**JHN-Residential
Building Design**

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**PROPOSED REMODEL AND
ADDITION TO THE STONE
RESIDENCE**

504 EAST ST., BEAUFORT, SC, 29902

Scale

Date September, 23 2016

Unnamed

SD03

9/27/2016 10:30:44 PM

Preliminary not for Permit

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