

**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 - 1207
Access County Site #
USGS Quad: 025 Beaufort
Doc. Level: Intensive Level-Building

Historic name(s): _____ Map Ref.: BFT 09 (TL) Tax Number: R120.004.000.0344.0000
Common name(s): _____ City Block Ref.: 111 Island: Port Royal Is.
Address/location: 1407 Duke St. City/Vicinity of (vic.): Beaufort
Date: 1870 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

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-13 23 S facade & W elev., fac. NE

Style: Folk: gable front Commercial Form: _____

Core Shape: rectangular Stories: 2 stories Construction: frame

Roof: Shape: gable (end to front) Material: other metal-V crimp

Chimney: Type: not visible Material: _____

Exterior Walls: weatherboard

Windows: single Type: _____ Pane 6/6
Config.: _____

Doors: single Foundation: brick piers
transom pier with infill-concrete block
sidelights

Porch Height: _____ Porch Width: _____ Porch Roof Shape: pedimented gable

Porch Details: supports on pedestals Decorative Elements: _____

Outbuildings: none Interior Features: _____

Number of Related Resources: _____

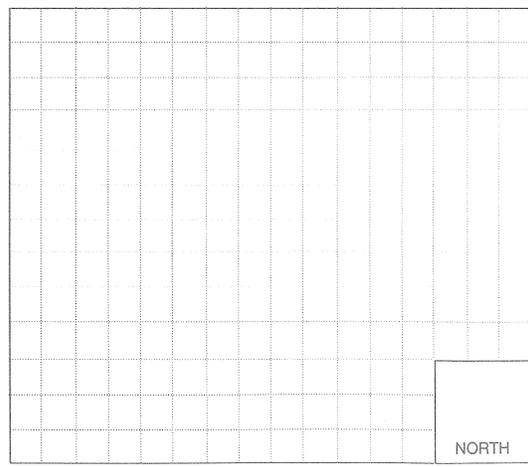
Surroundings: residential/commercial Acreage: _____ Quadrangle: Beaufort

Alterations: Alteration date: _____ Integrity: good Condition: deteriorated
intermediate level of porch removed; replacement posts; some windows boarded

Description: round arched louvered window at gable; 4 bays deep w/1-story shed extension at rear

Historical Data: Shown on the 1924 & 1914 Sanborn maps; area is not shown on earlier maps. Cited on "Vacant & Abandoned Building List" dated July 1989 ("updated by HBF April 12, 1990") in Historic Beaufort Foundation files.

Sketch:



Site Number: U - 13 - 1207

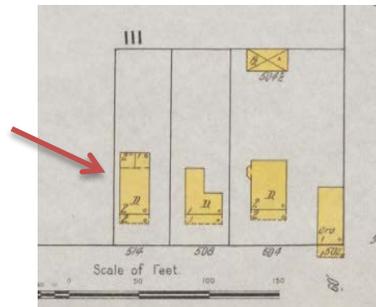
Informant/
Bibliography:

CITY OF BEAUFORT
Historic District Review
Board Full Board
Staff Report
Meeting of August 13, 2014

Case Number: HR14-36
Property Address: 1407 Duke Street
Applicant: Historic Beaufort Foundation
Type of Request: Alterations and Additions - Final
Zoning: GC – General Commercial (NWQ)

Historical:

1407 Duke Street is listed on the *1997 Beaufort County Above Ground*



Historic Sites Survey as “Contributing to the listed district.” It’s estimated that this building is c.1870 and is the former Frogmore Lodge. It first appears on 1912 Sanborn Map (left). There was a substantial porch alteration c. 1940 that replaced the traditional double stacked porch, as indicated in the Sanborn Map, with a two-story exaggerated order porch.

Request:

The applicant is proposing to continue with the stabilization process. This phase includes:

- **Reconstructing the front porch to a two-story, stacked porch, as is seen in the 1968 photograph;**
- **Removal of the dilapidated rear addition, and securing the rear opening with plywood.**

Background:

The project has not appeared before the board.

Zoning:

GC – General Commercial
Front Setback: 7-12 feet build-to / prevailing for residential use
Rear: 10’ / 15’ for residential use
Side: 10’ / 6’ for residential use
There are no zoning issues associated with this project.

Size:

N/A

Synopsis of Applicable Guidelines:

- The Secretary of the Interior Standards, #9, discusses exterior alterations.

- The *Preservation Manual Supplement*, p. 27-33 discusses porches. Page 27 states “If a porch restoration is to be undertaken where a porch once was, but where no fabric remains, every effort should be made to obtain photographs or other documentation of the buildings historic porch on which to base the design.” Pages 28-33 discuss specific details and elements.

Staff Questions, Comments & Suggestions:

- In general these modifications will be a significant improvement to the structure, and will restore the front façade back to its original historic condition.
- The modifications meet the intent of the SOI Standards, as well as the Preservation Manual Supplement guidelines.
- Regarding the roof, there is currently a tarp that has been covering the roof for 18-24 months. The scope of work states that it will be refastened, treated, primed and painted. Is this to be included in this phase? Please provide a details and a timeframe for a permanent roof solution.
- Plywood securing building openings must be painted gray, or a color that blends in with the structure.

Staff Recommendation: Staff recommends final approval to this request, as submitted, with the condition that the roof be addressed in this phase as well.



To: Lauren Kelly
From: Maxine Lutz

Re: 1407 Duke Street, The Frogmore Lodge

The following is the scope of work that has been approved by SHPO under the grant:

1. Remove existing first floor concrete front porch and temporarily support gable end at beam to grade.
2. Foundation: Repoint all brick piers with Savannah ivory mortar (one part white portland cement, 3 parts lime and 10 parts sand) and replace damaged or missing brick with solid brick to match.
3. Refasten entire roof w/neoprene washer screws, treat existing roof with ospho and prime and paint w/two coats of industrial enamel paint.
4. Repair or replace all destroyed framing members with southern yellow pine.
5. Repair or replace exterior siding and trim with treated yellow pine (dried after treatment) as needed to match at south, east, west walls and at eave and above at whole house. Remaining existing siding should be hand-scraped and primed with exterior oil-based primer and painted with two coats of quality exterior semi-gloss latex paint. New siding should also be primed with exterior oil-based primer and painted with two coats of quality exterior semi-gloss latex paint.
6. Remove all metal underpinning.
7. Rear only – add ½” treated plywood over all exposed framing sections, doors, windows and cover with 30# felt.
8. Remove all debris from interior.
9. Front only – Replace window sashes as needed to match. Use sashes from east or west windows or cypress, cedar or other rot resistant wood to be approved by owner. Leave upper door boarded with treated plywood. First floor door will be provided and hung by contractor.
10. Add new porches at first and second floors as drawn using turned balusters in cedar to match 1968 photograph.

Add alternate:

1. Remove and retain all window sashes on east and west sides of building and fit treated plywood in window openings. Retain window sashes for storage by owner.

SEP • 66



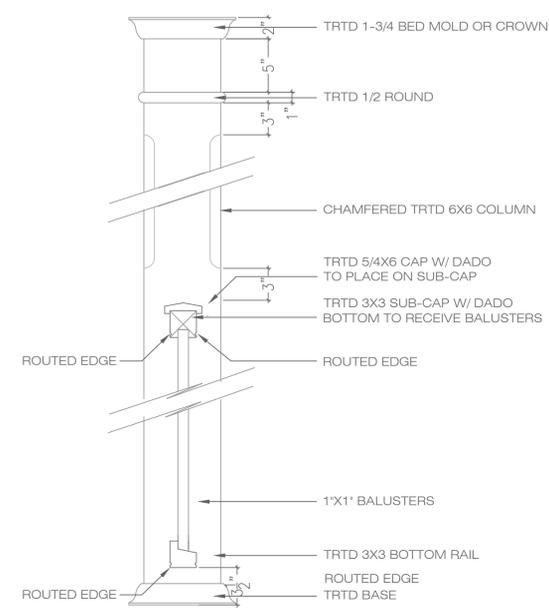
1407 DOKE

2-20-68

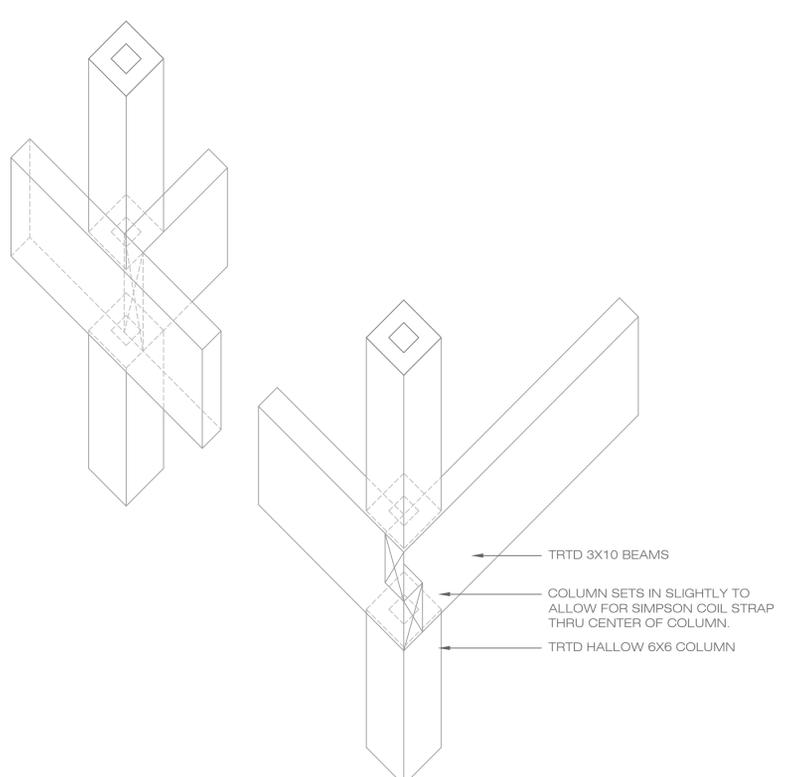
FROGMORE LODGE

1407 DUKE ST.
BEAUFORT S.C.

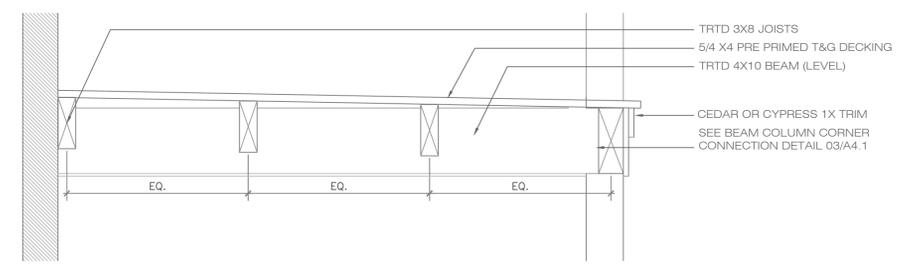
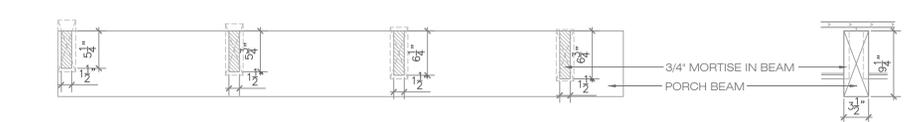
HEFNER DESIGN
CONTEMPORARY HOME



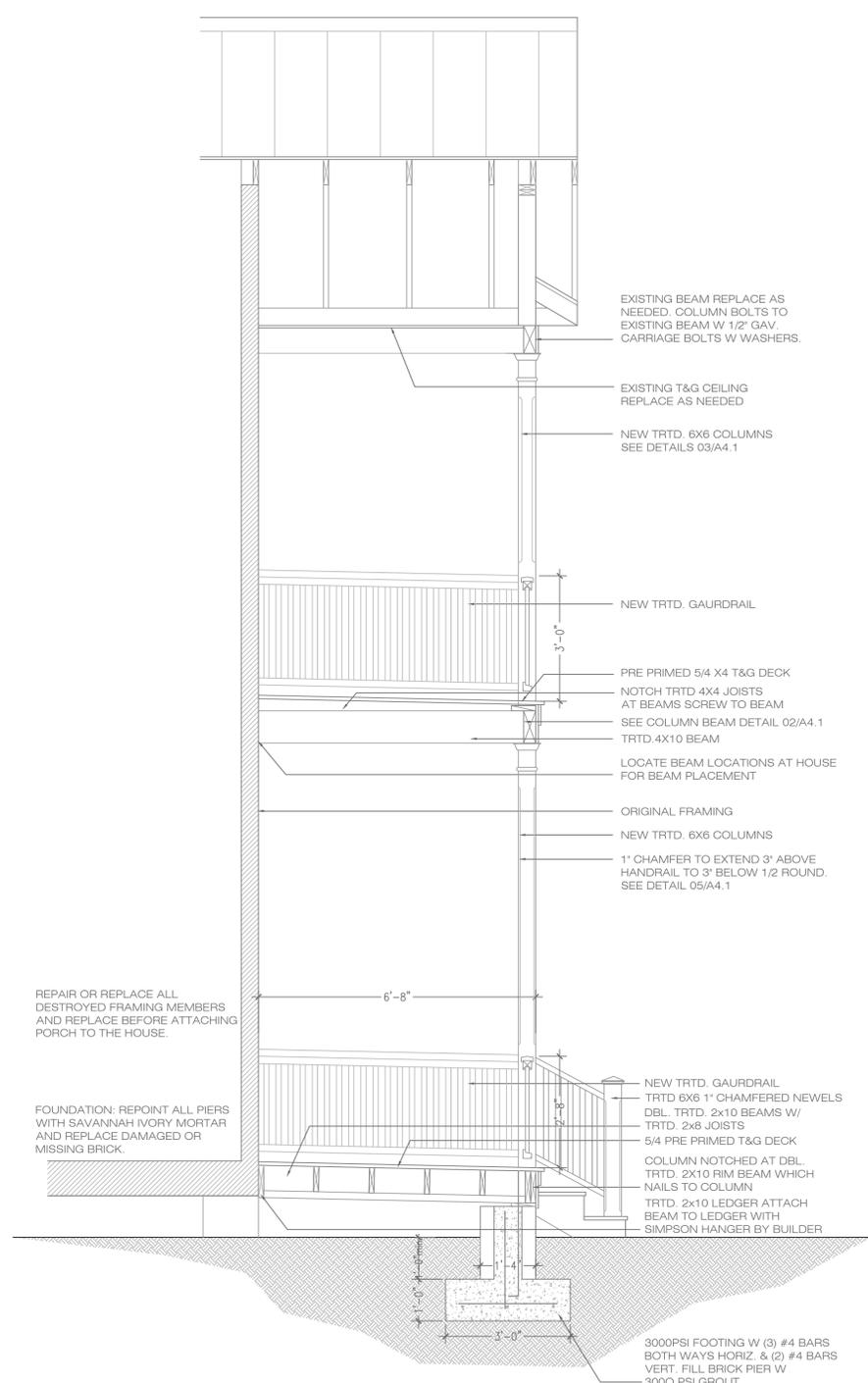
05 PORCH COLUMN DETAIL
A4.1 SCALE 1-1/2"=1'-0"



04 PORCH DETAIL
A4.1 SCALE 1-1/2"=1'-0"



02 FRONT PORCH DETAILS
A4.1 SCALE 1/2"=1'-0"



01 FRONT PORCH DETAILS
A4.1 SCALE 1/2"=1'-0"

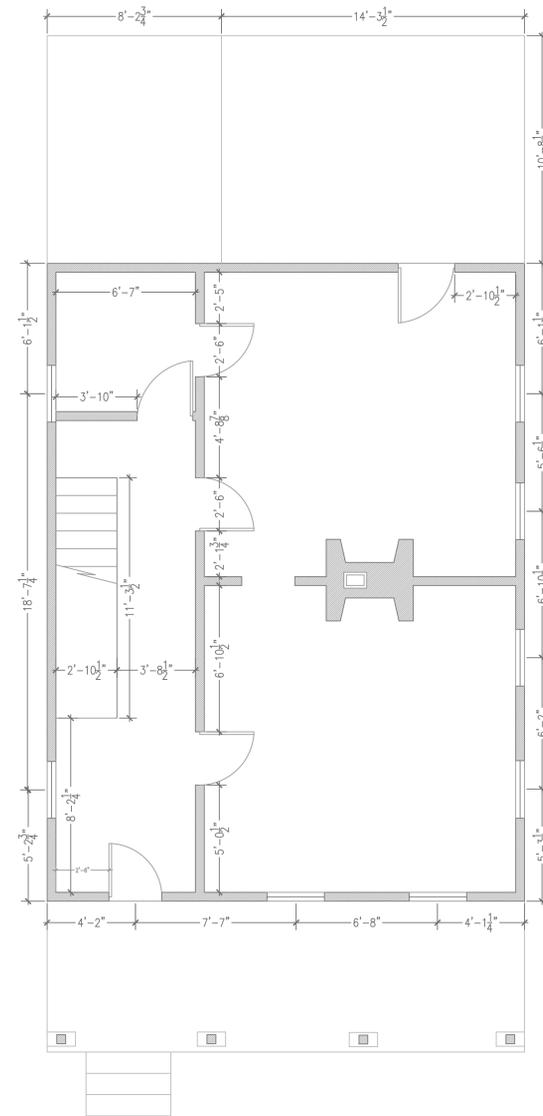
DATE	NOV. 22, 2012
JOB NO.	2012.8
DRAWN	A.H.
SHEET NO.	

PHASE #1 NOTES

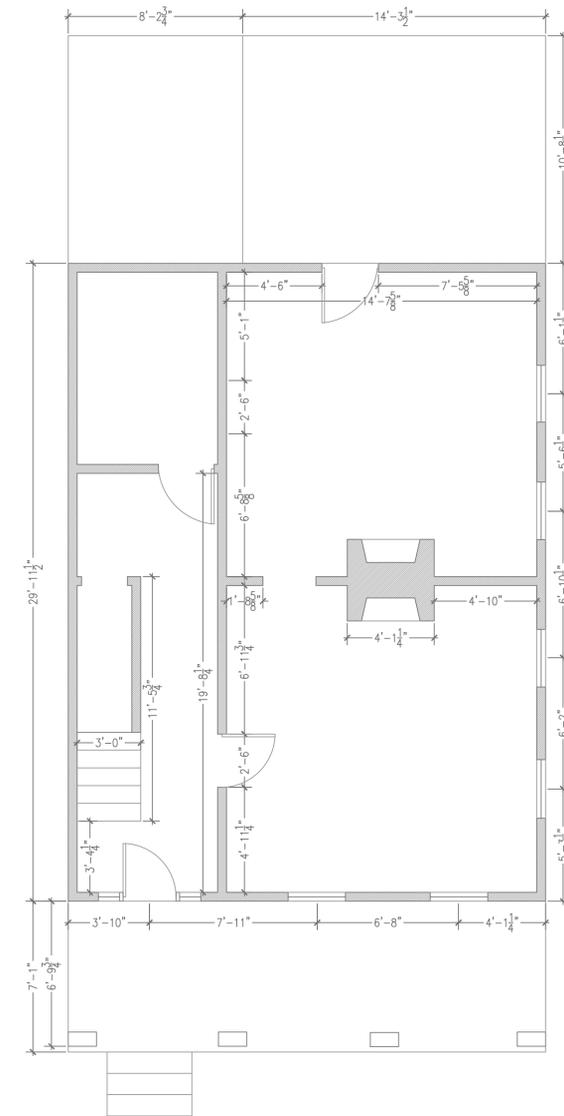
- *REMOVE FRONT PORCH AND TEMPORARLY SUPPORT GABLE END AT BEAM TO GRADE.
- *FOUNDATION: REPOINT ALL PIERS WITH SAVANNAH IVORY MORTAR AND REPLACE DAMAGED OR MISSING BRICK.
- *REFASTEN ENTIRE ROOF W/ NEOPRENE WASHER SCREWS, TREAT EXISTING ROOF W/ OSPHO AND PRIM AND PAINT W TWO COATS OF INDUSTRIAL ENAMEL PAINT.
- *REPAIR OR REPLACE ALL DESTROYED FRAMING MEMBERS.
- *REPAIR OR REPLACE EXTERIOR SIDING & TRIM AS NEEDED TO MATCH AT SOUTH, EAST, WEST WALLS AND AT EAVE AND ABOVE AT WHOLE HOUSE.
- *REMOVE ALL METAL UNDERPINNING
- *REAR ONLY- ADD 1/2" TRTD. PLYWOOD OVER ALL EXPOSED FRAMING SECTIONS, DOORS, WINDOWS, AND COVER W 30# FELT.
- *REMOVE ALL DEBRIS FROM INTERIOR, REMOVE ALL EXISTING PLASTER LATH AND DRYWALL.
- *REMOVE AND RETAIN ALL WINDOW SHASES ON EAST AND WEST SIDES OF BUILDING AND FIT PLYWOOD IN WINDOW OPENINGS.
- *FRONT ONLY - REPLACE WINDOW SHASES AS NEEDED TO MATCH. USE SHASES FROM EAST OR WEST WINDOWS OR CYPRESS, CEDAR, OR OTHER ROT RESISTANT WOOD TO BE APPROVED BY OWNER. LEAVE BOTH DOORS BOARDED UP.
- *APPROVE ALL MATERIALS WITH OWNER.

PHASE #2 NOTES

- *ADD NEW FRONT PORCH SEE DETAILS ON A4.1
- *REPAIR OR REPLACE ALL WINDOW SHASES ON EAST AND WEST SIDES OF BUILDING WITH MATCHING SHASES OF ROT RESISTANT WOOD. SHASES MAY BE OBTAINED FROM WILLINGHAM SASH AND DOOR, MACON GA.



02 2ND FLOOR PLAN
A2.1 SCALE 1/4"=1'-0"



01 1ST FLOOR PLAN
A2.1 SCALE 1/4"=1'-0"

FROGMORE LODGE

1407 DUKE ST.
BEAUFORT S.C.

DATE
NOV. 22, 2012

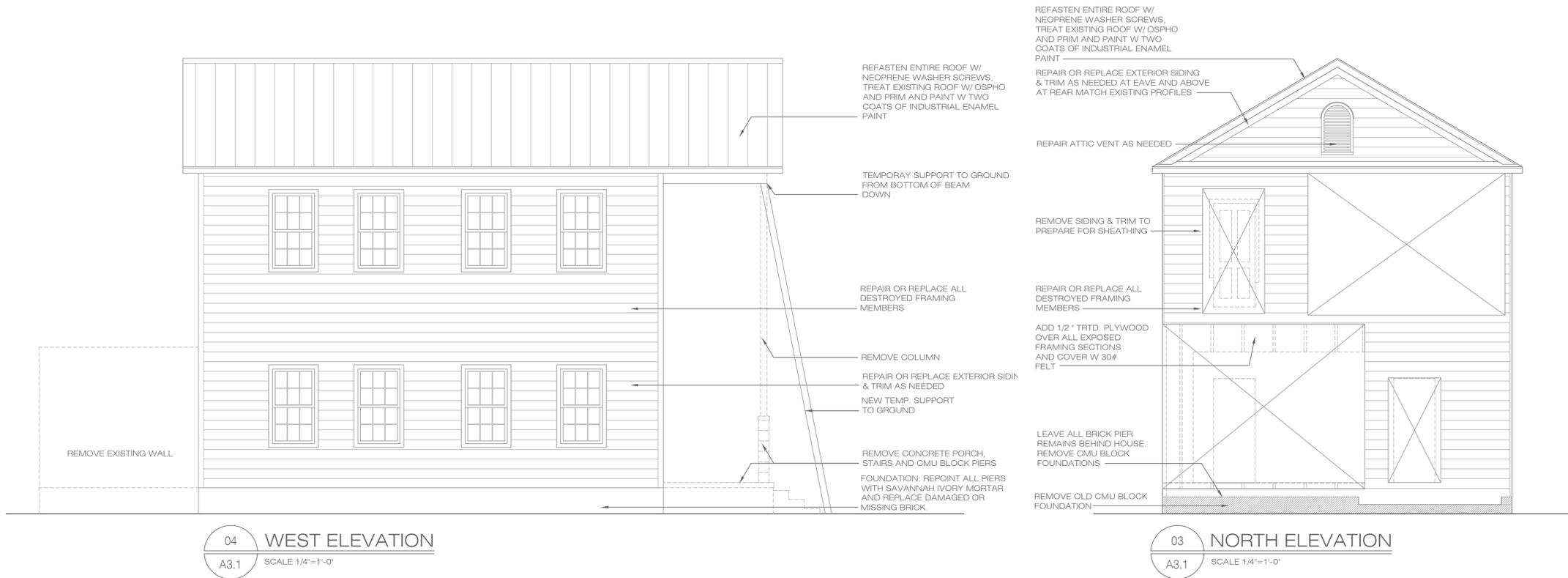
JOB NO.
2012.8

DRAWN
A.H.

SHEET NO.

A2.1

PHASE #1



FROGMORE LODGE

1407 DUKE ST.
BEAUFORT S.C.

HEFNER DESIGN
CONTEMPORARY HOME

DATE	NOV. 22, 2012
JOB NO.	2012.8
DRAWN	A.H.
SHEET NO.	

A3.1