

See back of application
for fees

CITY OF BEAUFORT HISTORIC DISTRICT REVIEW BOARD PROJECT APPLICATION (Revised - 05/12/2016)

OFFICE USE ONLY

Application #: _____ Date Received: _____ Zoning District: _____

Beaufort County 1997 Historic Survey Listing: Yes. Site No.: _____ No

Property Address: 1511 King St, Beaufort SC 29902

Applicant: Allen Brooker Phone: (706) 463-2719 E-mail: abrooker@brookerford.com

Applicant's Address: P.O. Box 519 Dalton, GA 30722

Property Owner: Allen & Dawn Brooker Phone: (706) 463-2719 E-mail: abrooker@brookerford.com

Owner's Address: P.O. Box 519 Dalton, GA 30722

Architect: same Phone: _____ E-mail: _____

Architect's Address: _____

REQUEST FOR: Conceptual Review Preliminary Review Bailey Bill Approval*

Final Approval Change After Certification

*Requires a Bailey Bill-Part A Preliminary Review Application Form

NATURE OF WORK: (Check All That Apply)

Color changes Alterations, Additions Other: _____
 New Construction Primary Structure Secondary Structure
 Minor/Major Demolition or Relocation

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/Context Imagery
 Part A Preliminary Review Form for a Rehabilitated Historic Property

EXPLANATION AND DESCRIPTION OF WORK (if requesting Bailey Bill Approval, may leave blank):

see Bailey Bill application

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 are not 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:** 6 hardcopies of ALL documents + a digital copy of ALL 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: 7-9-2016

APPLICANT'S SIGNATURE: [Signature] DATE: 7-9-2016

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

CITY OF BEAUFORT REHABILITATED HISTORIC PROPERTY / BAILEY BILL APPLICATION
PART A – PRELIMINARY REVIEW FORM

PLANNING DEPARTMENT USE ONLY: Application #: _____	Date Received: _____	Date Responded: _____
_____ Certificate of Appropriateness Received #HR _____	_____ Project Approved	_____ Project Denied (see attached sheet)
_____ Project Approved with Conditions (see attached sheet)	_____	_____
_____	_____	_____
Authorized Signature _____	Date _____	_____

This application is used by the City to review rehabilitation work on historic properties, in accordance with South Carolina 1976 Code Sections 12-120 through 12-125, and pertinent regulations. A separate application should be submitted for each historic building, unless they were functionally-related during the historic period, in which case they can be submitted as a historic complex. Applications must include attachments as listed below and the required review fee to be considered complete. Fee: \$150 for single family residences or duplexes; \$300 for all other properties.

1. PROPERTY INFORMATION

Historic Name of Property (if known) 1511 KING STREET Parcel Id. Number: _____
Street Address: 1511 KING ST Beaufort Use: _____ Owner-occupied, or Income-producing
Estimated project start date AUGUST 20, 2016 Estimated project completion date DECEMBER 2016
Fair market value of building* \$ 98,800. Estimated project costs \$ \$100K - \$125K
Has an application for any other tax incentives been filed for this property? _____ Yes No
If Yes, please describe N/A
**fair market value is based on County tax assessor data OR a recent appraisal (within 45 days) by a licensed appraiser*

2. HISTORIC DESIGNATION

The property must have been designated "historic" by the local government allowing this incentive.

This building is a:

- Contributing structure in the Historic District
 Non-contributing structure, but over 50 years old, and in the Historic District
 Structure located outside of the Historic District, but listed on the Beaufort County 1997 Historic Survey

Significance:

Construction Date: 1900 Is this property individually listed on the National Register? _____ Yes _____ No
Describe previous major alterations or additions (give dates): unknown

3. ATTACHMENTS

The following information is needed to process your application. Please send complete information with the initial submission:

- An original signed and completed Part A application;
 An original signed and completed Historic Review Board Project Application;
 Payment of \$150, for single family residences or duplexes; \$300 for all other properties – checks should be made out to the City of Beaufort
 An overall project narrative along with an itemized list describing the precise scope of work; and
 All HRB Submission Requirements (found on the Checklist, pages 8-10) including but not limited to:
_____ Location map showing where the building is located;
_____ Photographs clearly showing not only the areas to be rehabilitated, but also overall views of the building;
_____ Site plan, architectural floor plans and elevations of pre-rehabilitation conditions;
_____ Site plan, architectural floor plans and elevations of the proposed work.

4. OWNER INFORMATION

Name Allen & Dawn Brooker Signature [Signature] Date 7-7-2016
Mailing Address P.O. Box 519 City DALTON State GA Zip 30722
Email Address abrooker@brookerford.com Primary Phone Number 706 463 2719

**CITY OF BEAUFORT REHABILITATED HISTORIC PROPERTY / BAILEY BILL APPLICATION
 PART A – PRELIMINARY REVIEW FORM**

5. DESCRIPTION OF PROPOSED WORK

In addition to a separate narrative and itemized project list, use the spaces below to describe the proposed work in detail. Architectural elements would include items such as: roof; exterior brick or siding; porches; exterior elevations; windows; doors; site/landscape features; entrance hall; main stair; parlors; fireplaces/mantles; floors/walls/ceilings; mechanical/ electrical/plumbing; etc. If an application has been submitted for any state or federal preservation Tax Credits, you may use a copy of the description of the proposed work from the state or federal forms for this section, but your submittal must still include the information in sections 1 through 4.

(Please feel free to make copies of this sheet. Use as many spaces as necessary to fully describe your project.)

Architectural element: <u>front porch & steps</u> Approximate age: ___ original <input checked="" type="checkbox"/> added; if added <u>30's</u> date? ___ Interior <input checked="" type="checkbox"/> Exterior; Location: N <input checked="" type="checkbox"/> E W Describe feature and its condition: <u>currently poured concrete porch has deteriorated & separated from front door, & front of house. Steps have also begun deterioration. Handrails need to be replaced.</u> Photograph No. <u>1(a) 1(b)</u> Drawing No. _____	Describe work and impact on feature <u>Concrete porch will be removed & repoured using reinforced concrete. Steps will be leveled & reinforced. Front of porch will be painted black w/ wood plank faux underpinning. Porch railing on sides & front. Gas lights on both sides of front door.</u>
Architectural element: <u>main living room</u> Approximate age: <input checked="" type="checkbox"/> original ___ added; if added ___ date <input checked="" type="checkbox"/> Interior ___ Exterior; Location: N <input checked="" type="checkbox"/> E W Describe feature and its condition: <u>large original main living area in reasonably good condition. Carpet soiled & some minor wall plaster cracks.</u> Photograph No. <u>2(a) 2(b)</u> Drawing No. _____	Describe work and impact on feature <u>Carpet will be removed & original and/or reclaimed hardwood will be used in flooring. Built in book shelves & TV on north wall. Shiplap used on other 3 walls to add to vintage decor.</u>
Architectural element: <u>master bedroom</u> Approximate age: <input checked="" type="checkbox"/> original ___ added; if added ___ date <input checked="" type="checkbox"/> Interior ___ Exterior; Location: N S E <input checked="" type="checkbox"/> W Describe feature and its condition: <u>original largest bedroom in good condition - soiled carpet will need to be replaced.</u> Photograph No. <u>3</u> Drawing No. _____	Describe work and impact on feature <u>Carpet will be removed & original and/or reclaimed hardwood will be used in flooring. Shiplap will be used on walls. Window on west wall of bedroom will be covered on interior side, but exterior will be left intact. closets will be configured on North wall, and entrance to en suite master bath will be on west end of north wall.</u>
Architectural element: <u>middle bedroom</u> Approximate age: ___ original ___ added; if added ___ date ___ Interior ___ Exterior; Location: N S E <input checked="" type="checkbox"/> W Describe feature and its condition: <u>this bedroom will be converted into bathrooms for master & 2nd bedroom. Currently in good condition other than soiled carpet.</u> Photograph No. <u>4</u> Drawing No. _____	Describe work and impact on feature <u>Per attached design plans, middle bedroom will be converted into a Master bath and a guest bath. Ceramic tile flooring will be used. A tile shower & double vanity will be put in the master bath, A tub-shower & single vanity will be put in the guest bath.</u>

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(Please feel free to make copies of this sheet. Use as many spaces as necessary to fully describe your project.)

<p>Architectural element: <u>Guest bedroom</u> Approximate age: <input checked="" type="checkbox"/> original <input type="checkbox"/> added; if added <input type="checkbox"/> date <input type="checkbox"/> <input checked="" type="checkbox"/> Interior <input type="checkbox"/> Exterior; Location: N S E <u>(W)</u> Describe feature and its condition: <u>In relatively good shape other than soiled carpet.</u> Photograph No. <u>5</u> Drawing No. _____</p>	<p>Describe work and impact on feature <u>Carpet removed & original and/or reclaimed hardwood will be used in flooring. Existing closet will be removed & replaced with shelving. Comparable window (to other bedroom windows) will be installed in center of shelving on north wall. Shiplap will be used on E, W, & S bedroom walls.</u></p>
<p>Architectural element: <u>HALLWAY</u> Approximate age: <input checked="" type="checkbox"/> original <input type="checkbox"/> added; if added <input type="checkbox"/> date <input type="checkbox"/> <input checked="" type="checkbox"/> Interior <input type="checkbox"/> Exterior; Location: N S E W <u>CENTER</u> Describe feature and its condition: <u>Existing hallway runs N-S thru center of house. In decent condition. Breaker box is located on east side of hallway.</u> Photograph No. <u>NO PIC</u> Drawing No. _____</p>	<p>Describe work and impact on feature <u>Hallway will be opened up in to kitchen & dining area. Original and/or reclaimed hardwood to be used in flooring. Structural support beam will replace east side wall of hallway. Breaker box will be relocated to wall just off 1/2 bath doorway. Shiplap will be used on west side wall.</u></p>
<p>Architectural element: <u>Existing bathroom</u> Approximate age: <input type="checkbox"/> original <input checked="" type="checkbox"/> added; if added <input type="checkbox"/> date <input type="checkbox"/> <u>?</u> <input checked="" type="checkbox"/> Interior <input type="checkbox"/> Exterior; Location: N S <u>(E) W</u> Describe feature and its condition: <u>VERY DETERIORATED. Water damage from roof leak damaged ceiling. Floor shows deterioration from water damage as well.</u> Photograph No. <u>6</u> Drawing No. _____</p>	<p>Describe work and impact on feature <u>Flooring will be completely removed - joists, subflooring will be repaired/replaced. Flooring TBD. Existing tub removed & replaced with washer/dryer connections. Commode & vanity installed per plan design. Existing West wall/door of bathroom moved east 36" - storage closet on south wall outside door - breaker box on north wall</u></p>
<p>Architectural element: <u>DINING ROOM</u> Approximate age: <input type="checkbox"/> original <input checked="" type="checkbox"/> added; if added <input type="checkbox"/> date <input type="checkbox"/> <u>?</u> <input checked="" type="checkbox"/> Interior <input type="checkbox"/> Exterior; Location: N S <u>(E) W</u> Describe feature and its condition: <u>same Add-on roof as existing bathroom shows deterioration in dining room area. (on ceiling)</u> Photograph No. <u>7</u> Drawing No. _____</p>	<p>Describe work and impact on feature <u>Removal of wall in hallway will open up dining/kitchen area. Ceiling will be raised to align with roof pitch, with recessed lighting. And shiplap ceiling. Floors will be reclaimed hardwood & shiplap will be used on walls.</u></p>

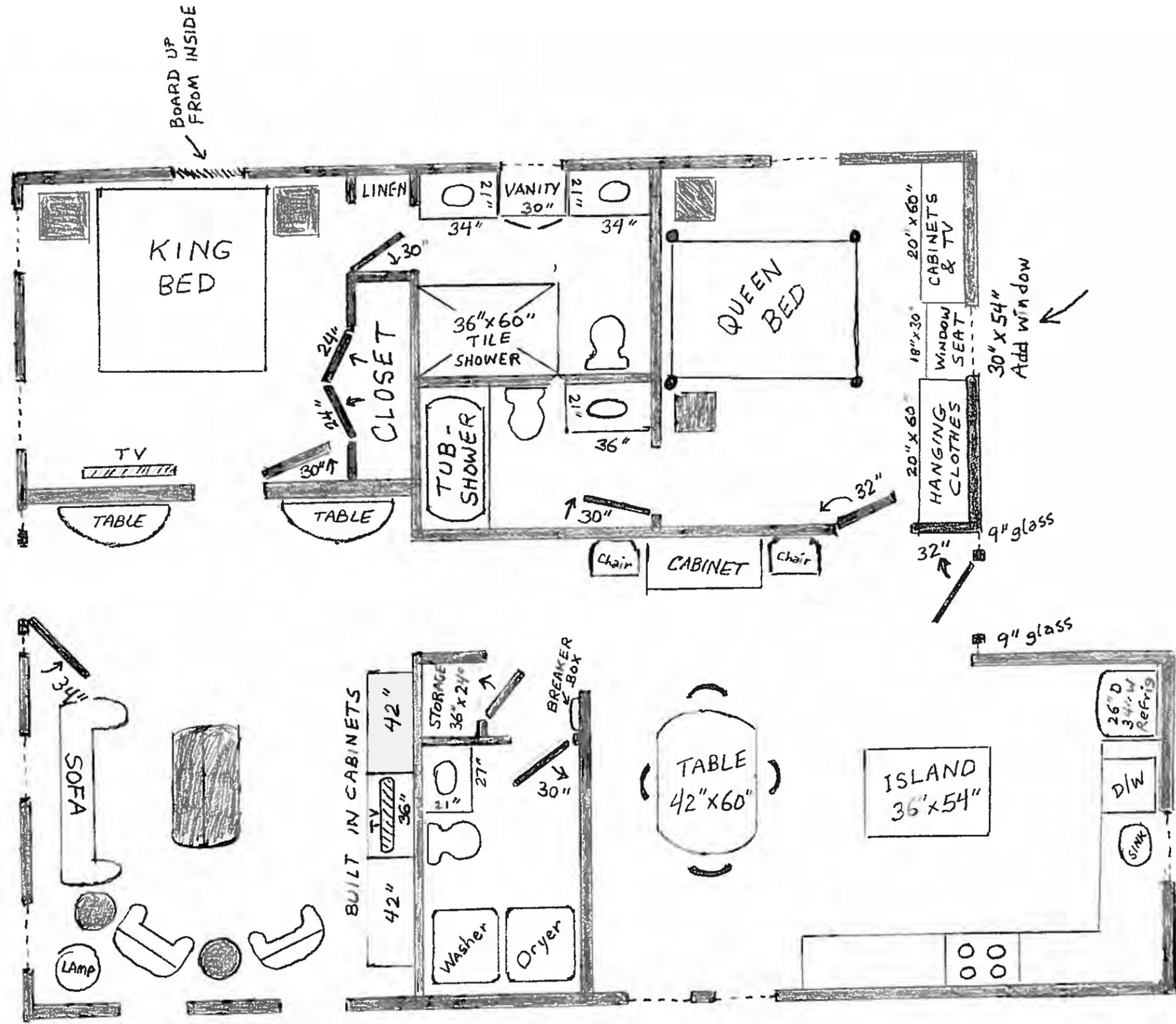
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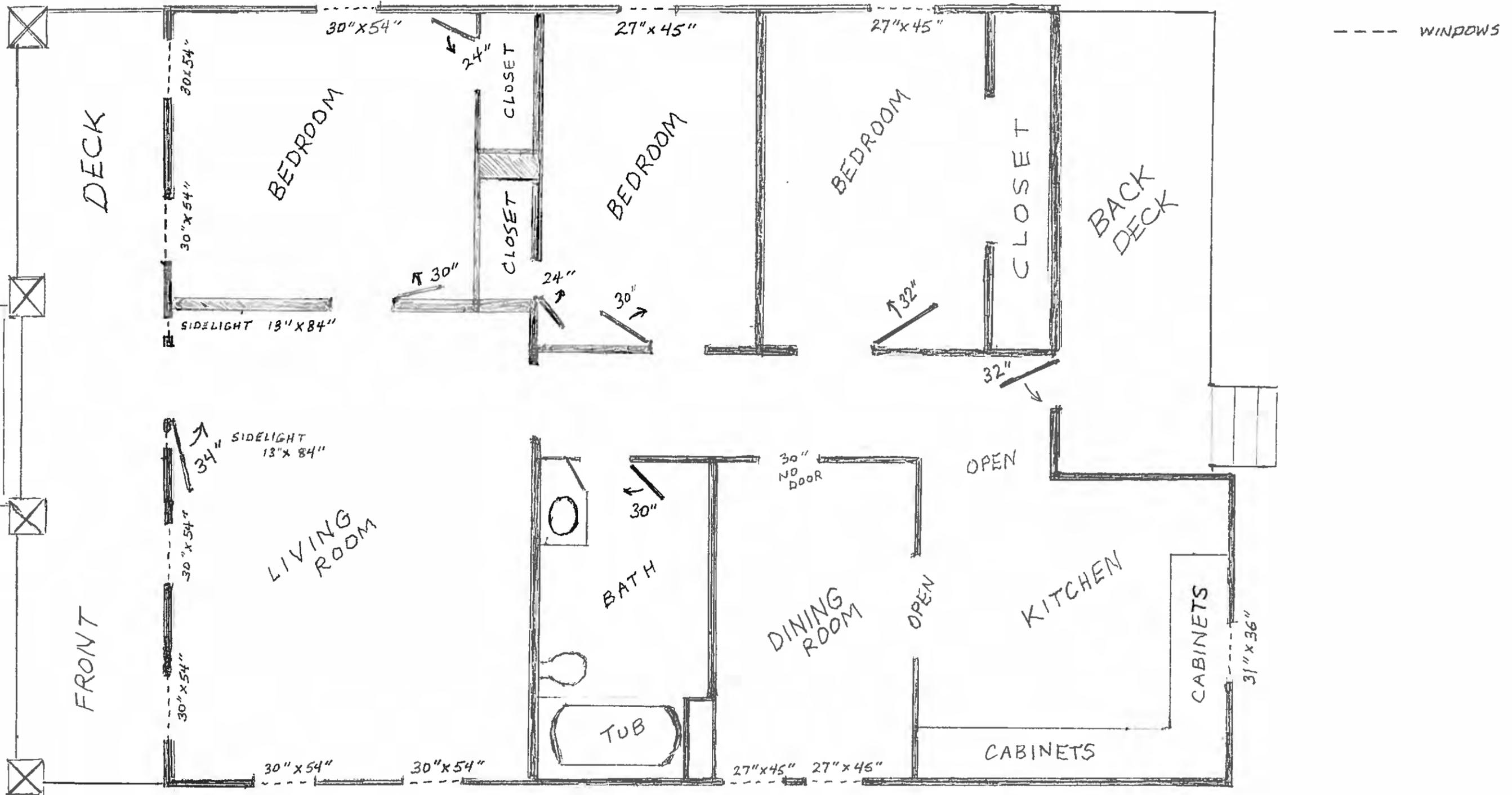
(Please feel free to make copies of this sheet. Use as many spaces as necessary to fully describe your project.)

<p>Architectural element: <u>Kitchen</u> Approximate age: <u>original</u> <input checked="" type="checkbox"/> added; if added <u>?</u> date <input checked="" type="checkbox"/> Interior <input type="checkbox"/> Exterior; Location: N S <u>(E)</u> W Describe feature and its condition: <u>Flooring & ceiling deteriorated - non-functioning chimney encased in framing needs to be removed. Cabinets deteriorated.</u> Photograph No. <u>8</u> Drawing No. _____</p>	<p>Describe work and impact on feature <u>Removal of wall in hallway to open up kitchen. Chimney & casing to be removed. Ceiling will be raised to align w/roof pitch. Some recessed lighting, & hanging pendant lights over kitchen island (per design plan). New cabinets & appliances, Reclaimed hardwood flooring - shiplap on walls & ceiling.</u></p>
<p>Architectural element: <u>Rear of house (back deck)</u> Approximate age: <u>original</u> <input checked="" type="checkbox"/> added; if added _____ date <input type="checkbox"/> Interior <input checked="" type="checkbox"/> Exterior; Location: <u>(N)</u> S E W Describe feature and its condition: <u>SIDING DECENT except for dirt/algae. Exterior non-functioning exterior chimney needs to be removed. Power will change from above ground to under ground.</u> Photograph No. <u>9(a) 9(b)</u> Drawing No. _____</p>	<p>Describe work and impact on feature <u>Exterior chimney will be removed. Rear door will be replaced and side glass installed. Window exterior of installed guest room window will be comparable in size & design of other bedroom windows. Composite deck with stairs & railing will be installed over existing concrete back deck.</u></p>
<p>Architectural element: _____ Approximate age: <u>original</u> <input type="checkbox"/> added; if added _____ date <input type="checkbox"/> Interior <input type="checkbox"/> Exterior; Location: N S E W Describe feature and its condition: _____ Photograph No. _____ Drawing No. _____</p>	<p>Describe work and impact on feature _____</p>
<p>Architectural element: _____ Approximate age: <u>original</u> <input type="checkbox"/> added; if added _____ date <input type="checkbox"/> Interior <input type="checkbox"/> Exterior; Location: N S E W Describe feature and its condition: _____ Photograph No. _____ Drawing No. _____</p>	<p>Describe work and impact on feature _____</p>



INTERIOR DIMENSIONS

Scale $\frac{1}{4}'' = 1 \text{ ft.}$



CHRISTENSEN ~ KHALIL SURVEYORS, INC.

P.O. BOX 1826 BEAUFORT, SC. 29901-1826
 (843) 524-4148 , FAX (843) 524-4149
 CKSURVEYING.COM

S-9070

GRAPHIC SCALE



(IN FEET)
 1 inch = 20 ft.

LEGEND

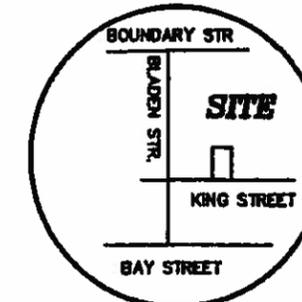
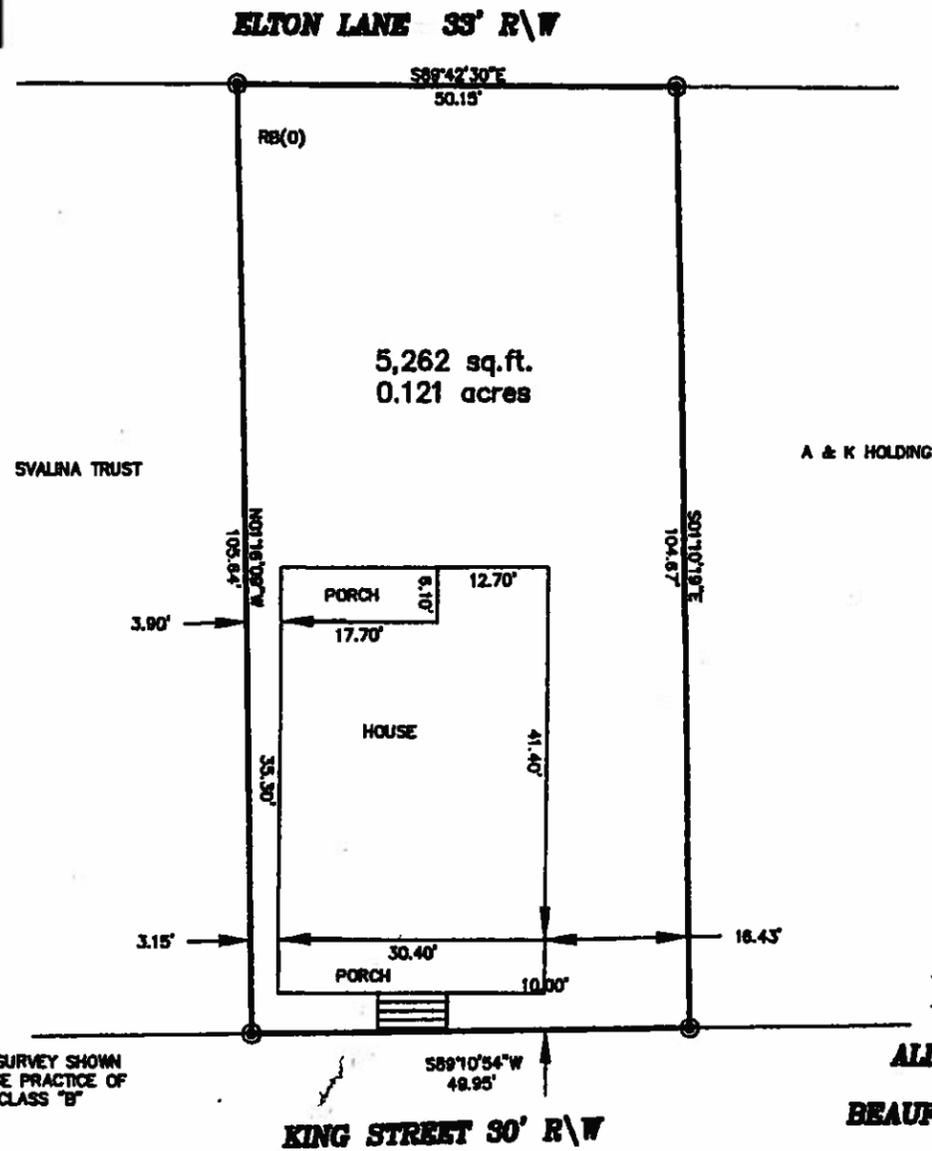
- CM(O) = CONCRETE MONUMENT OLD
- CM(N) = CONCRETE MONUMENT NEW
- RB(O) = 1/2" REBAR FOUND
- RB(N) = 1/2" REBAR SET
- OHP = OVERHEAD POWER LINES

GENERAL NOTES:

- 1.) PRESENT OWNER OF PROPERTY SHOWN HEREON:
 MARY JENKINS HILL
- 2.) T.M.N # 120 04 0595
- 3.) THE BEARINGS SHOWN HEREON ARE MAGNETIC AND AS SUCH
 SUBJECT TO LOCAL ATTRACTION.
- 4.) PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "C"
 ELEVATION (NVA) PER FEMA PANEL #450026-0005-D
 DATED: SEPT. 29, 1986

REFERENCE PLATS & DEEDS

- 1.) 2047/2467 & 3402/878



**LOCATION MAP
 NTS**



SVALINA TRUST

A & K HOLDINGS

CERTIFICATION:

I, ZYAD A. KHALIL, HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" AS SPECIFIED THEREIN:

ZYAD A. KHALIL RLS
 S.C. REG. NO. 15178 [THIS SURVEY IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL]

**PLAT SHOWING
 R120 004 000 0595 0000
 A PORTION OF BLOCK 121
 PREPARED FOR:
 ALLEN E & DAWN G. BROOKER
 CITY OF BEAUFORT
 BEAUFORT COUNTY, SOUTH CAROLINA
 DATED: FEB. 2, 2018
 SCALE: 1"=20'**



7511



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