

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

<b>PLANNING DEPARTMENT USE ONLY:</b> Application #: _____		Date Received: _____	Date Responded: _____
Certificate of Appropriateness Received #HR _____		Project Approved _____	
Project Approved with Conditions (see attached sheet) _____		Project Denied (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) \_\_\_\_\_ Parcel Id. Number: R12000400001520000  
 Street Address: 1005 Harrington St Use:  Owner-occupied, or  Income-producing  
 Estimated project start date March 1, 2015 Estimated project completion date July 31, 2015  
 Fair market value of building\* \$ 42,200 Estimated project costs \$ 35,000  
 Has an application for any other tax incentives been filed for this property?  Yes  No  
 If Yes, please describe \_\_\_\_\_

*\*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): 1950S ADDITION ON BACK (TO BE DEMOLISHED)

**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 Brian and Linda Deblasio  
 Mailing Address 177 Poplar Grove Rd  
 Email Address bdeblasi2817@gmail.com

Signature \_\_\_\_\_ Date 1/19/15  
 City Mooreville State NC Zip 28117  
 Primary Phone Number 704-338-3013

"COPY"

# JDJonesBuilder

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Jim D. Jones, General Contractor

*NC License #30397 SC License #111812*

117 Gainswood Dr., Mooresville NC 28117 704.622.4776 Mobile 704.662.3046 Office Phone/Fax

[jdjonesbuilder@roadrunner.com](mailto:jdjonesbuilder@roadrunner.com)

City of Beaufort Rehabilitated Historic Property/Bailey Bill Application  
1/19/15

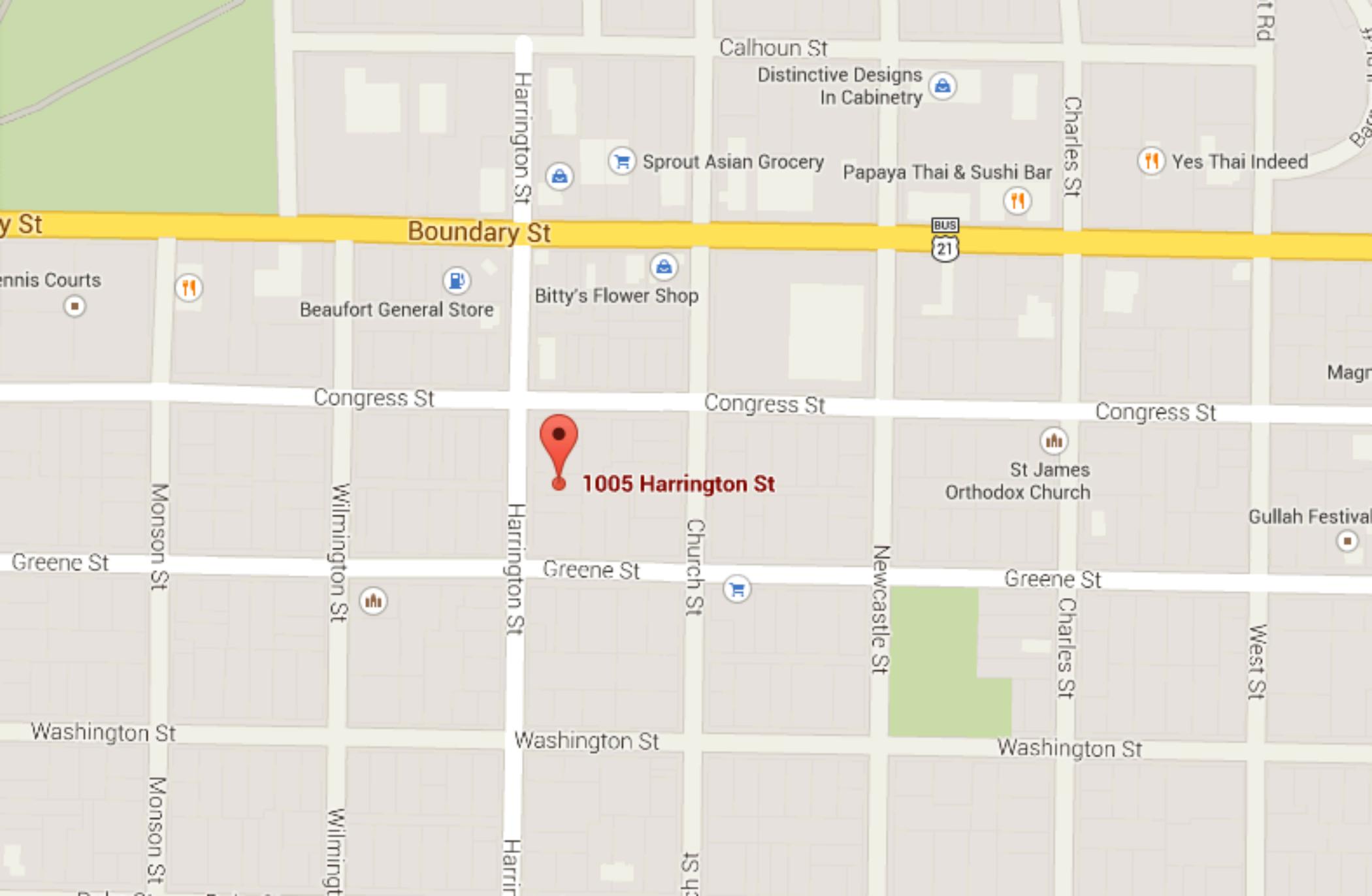
Interior and Exterior remodel of existing historic structure at:  
1005 Harrington St., Beaufort SC

**Owners:**

Brian and Linda Deblasio  
177 Poplar Grove Rd.  
Mooresville NC 28117

**PROJECT NARRATIVE:**

Straighten floor framing and structural support where needed  
Install all new windows (8)  
Rebuild front steps  
Refinish front porch floor  
Paint exterior siding and trim  
Run new electrical wiring, Install new light fixtures  
Run new ductwork for heating and air-conditioning  
Insulate walls, floor and ceiling  
Sheet rock walls  
Redo interior trim and doors  
Paint walls and trim  
Build new stairs to attic  
Work on mantels and fireplaces  
Refinish floors



**1005 Harrington St**

Calhoun St

Distinctive Designs  
In Cabinetry

Sprout Asian Grocery

Papaya Thai & Sushi Bar

Yes Thai Indeed

Boundary St

BUS  
21

Tennis Courts

Beaufort General Store

Bitty's Flower Shop

Congress St

Congress St

Congress St

St James  
Orthodox Church

Gullah Festival

Greene St

Greene St

Church St

Newcastle St

Greene St

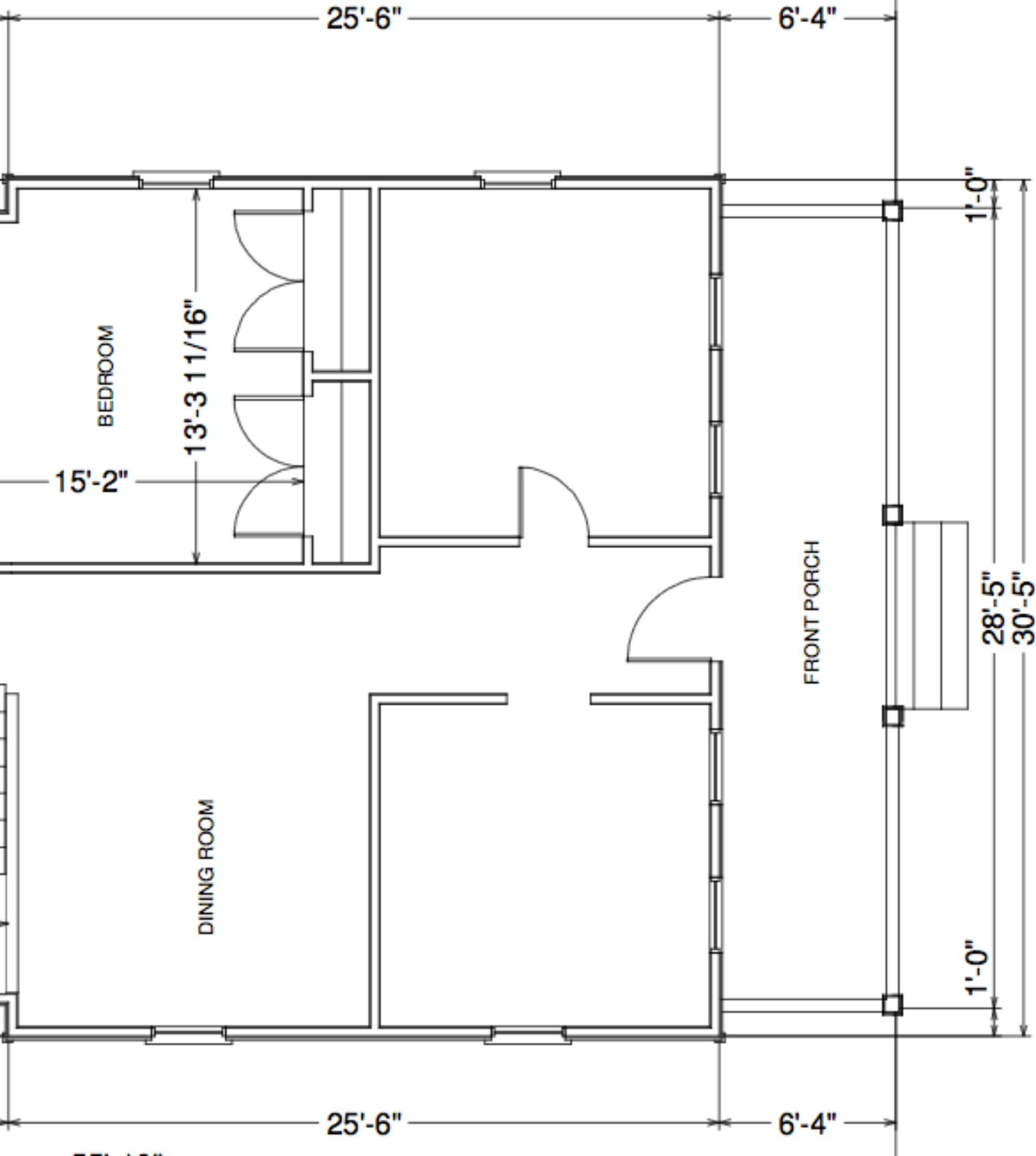
Charles St

West St

Washington St

Washington St

Washington St



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**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.)*

<p>Architectural element: <u>Floor system</u></p> <p>Approximate age: <u>115</u> original ___ added; if added ___ date ___</p> <p>___ Interior <input checked="" type="checkbox"/> Exterior; Location: N S E W</p> <p>Describe feature and its condition:</p> <p><b>Structural supports underneath house: settling over time</b></p> <p>Photograph No. _____ Drawing No. _____</p>	<p>Describe work and impact on feature</p> <p><b>Jack up house and add supports as needed to bring the house to straight and level condition</b></p>
<p>Architectural element: <u>Windows</u></p> <p>Approximate age: <u>115</u> original ___ added; if added ___ date ___</p> <p>___ Interior <input checked="" type="checkbox"/> Exterior; Location: N S E W</p> <p>Describe feature and its condition:</p> <p><b>In poor repair and do not match: several replaced by single pane aluminum sashes not in keeping</b></p> <p>Photograph No. _____ Drawing No. _____</p>	<p>Describe work and impact on feature</p> <p><b>Square up window frames and add new wood window sashes.</b></p> <p><b>All windows will match and be energy efficient and in working condition.</b></p>
<p>Architectural element: <u>Rebuild front steps</u></p> <p>Approximate age: <u>115</u> original ___ added; if added ___ date ___</p> <p>___ Interior <input checked="" type="checkbox"/> Exterior; Location: N S E W</p> <p>Describe feature and its condition:</p> <p><b>Masonry steps that are in bad repair and dangerous.</b></p> <p>Photograph No. _____ Drawing No. _____</p>	<p>Describe work and impact on feature</p> <p><b>Tear out and rebuild existing masonry steps. House will be safer, up to code and attractive.</b></p>
<p>Architectural element: <u>Front porch floor</u></p> <p>Approximate age: <u>115</u> original ___ added; if added ___ date ___</p> <p>___ Interior <input checked="" type="checkbox"/> Exterior; Location: N S E W</p> <p>Describe feature and its condition:</p> <p><b>Wood framed, tongue and grooved porch shows signs of age and moisture damage.</b></p> <p>Photograph No. _____ Drawing No. _____</p>	<p>Describe work and impact on feature</p> <p><b>Replace any rotten wood and repaint. This will be safer, durable and attractive.</b></p>

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<p>Architectural element: <u>Exterior paint</u></p> <p>Approximate age: <u>original</u> added; if added <u>?</u> date  <u>Interior</u> <input checked="" type="checkbox"/> Exterior; Location: N S E W</p> <p>Describe feature and its condition:  <b>White with green accents: thin, peeling, absent in places</b></p> <p>Photograph No. _____ Drawing No. _____</p>	<p>Describe work and impact on feature</p> <p><b>Prep all exterior surfaces: siding, trim, windows. Repaint with appropriate material by Sherwin Williams to match existing color scheme. This will beautify and preserve the structure.</b></p>
<p>Architectural element: <u>Electrical wiring</u></p> <p>Approximate age: <u>original</u> <input checked="" type="checkbox"/> added; if added <u>1950+</u> date  <input checked="" type="checkbox"/> Interior <u>Exterior</u>; Location: N S E W</p> <p>Describe feature and its condition:  <b>Inadequate, possibly dangerous</b></p> <p>Photograph No. _____ Drawing No. _____</p>	<p>Describe work and impact on feature</p> <p><b>Remove old wiring. Rewire structure up to code. Add new light fixtures and devices. This will create a safe, functional and attractive residence in keeping with the period of the structure.</b></p>
<p>Architectural element: <u>Ductwork</u></p> <p>Approximate age: <u>original</u> <input checked="" type="checkbox"/> added; if added <u>1970+</u> date  <input checked="" type="checkbox"/> Interior <u>Exterior</u>; Location: N S E W</p> <p>Describe feature and its condition:  <b>Inadequate and in poor repair</b></p> <p>Photograph No. _____ Drawing No. _____</p>	<p>Describe work and impact on feature</p> <p><b>Upgrade ductwork and registers. Relocation and replacement of all ductwork. Will create a more energy efficient system and thereby more comfortable living conditions.</b></p>
<p>Architectural element: <u>Insulation</u></p> <p>Approximate age: <u>original</u> added; if added _____ date  <u>Interior</u> <u>Exterior</u>; Location: N S E W</p> <p>Describe feature and its condition:  <b>Non-existent</b></p> <p>Photograph No. _____ Drawing No. _____</p>	<p>Describe work and impact on feature</p> <p><b>Insulate walls, floor and ceilings per code. Will create a more energy efficient structure and thereby more comfortable living conditions. Will reduce noise intrusion.</b></p>

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<p>Architectural element: <u>Interior walls</u>  Approximate age: <u>115</u> original ___ added; if added ___ date  X ___ Interior ___ Exterior; Location: N S E W  Describe feature and its condition:  Lathe and plaster. The plaster has been removed and only lathe remains.</p> <p>Photograph No. _____ Drawing No. _____</p>	<p>Describe work and impact on feature  Sheetrock, tape and bed the walls.  This will give a clean and consistent interior in keeping with existing ceilings.</p>
<p>Architectural element: <u>Interior trim and doors</u>  Approximate age: X ___ original ___ added; if added ___ date  X ___ Interior ___ Exterior; Location: N S E W  Describe feature and its condition:  1x8 baseboard, 1x6 door casing, 6-panel doors  In bad repair and some missing.</p> <p>Photograph No. _____ Drawing No. _____</p>	<p>Describe work and impact on feature  Repair or replace millwork as needed throughout the house. This will give a consistent, functional and attractive appearance to the house interior.</p>
<p>Architectural element: <u>Interior paint</u>  Approximate age: ___ original ___ added; if added ? ___ date  X ___ Interior ___ Exterior; Location: N S E W  Describe feature and its condition:  All surfaces (walls, ceilings, trim) need paint</p> <p>Photograph No. _____ Drawing No. _____</p>	<p>Describe work and impact on feature  Prep and paint all surfaces (wall, ceilings, trim) as appropriate for each surface</p>
<p>Architectural element: <u>Attic access stairs</u>  Approximate age: ___ original X ___ added; if added ? ___ date  X ___ Interior ___ Exterior; Location: N S E W  Describe feature and its condition:  Stairs from main level up to attic: Unsafe</p> <p>Photograph No. _____ Drawing No. _____</p>	<p>Describe work and impact on feature  Tear stairs out and rebuild according to code.</p>

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<p>Architectural element: <u>Mantels and fireplaces</u>  Approximate age: <input checked="" type="checkbox"/> original ___ added; if added ___ date  <input checked="" type="checkbox"/> Interior ___ Exterior; Location: N S E W  Describe feature and its condition:  Masonry with wood mantels.  Damaged bricks, one mantel missing, no longer vented through chimneys.  Photograph No. _____ Drawing No. _____</p>	<p>Describe work and impact on feature  Refurbish firebricks for aesthetic reasons.  Repair/replace mantels, paint or refinish as needed.  Will improve the aesthetics of the interior.</p>
<p>Architectural element: <u>Floors</u>  Approximate age: <input checked="" type="checkbox"/> original ___ added; if added ___ date  <input checked="" type="checkbox"/> Interior ___ Exterior; Location: N S E W  Describe feature and its condition:  Tongue and groove heart pine in poor repair.  Finish worn, some damaged wood.  Photograph No. _____ Drawing No. _____</p>	<p>Describe work and impact on feature  Replace damaged wood, as needed. Sand and finish.  Will make a beautiful and comfortable floor.</p>
<p>Architectural element: _____  Approximate age: ___ original ___ added; if added ___ date  ___ Interior ___ 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: ___ original ___ added; if added ___ date  ___ Interior ___ Exterior; Location: N S E W  Describe feature and its condition:    Photograph No. _____ Drawing No. _____</p>	<p>Describe work and impact on feature</p>

4



13

9 mantel, window, elec fixtures



5

Left side front view



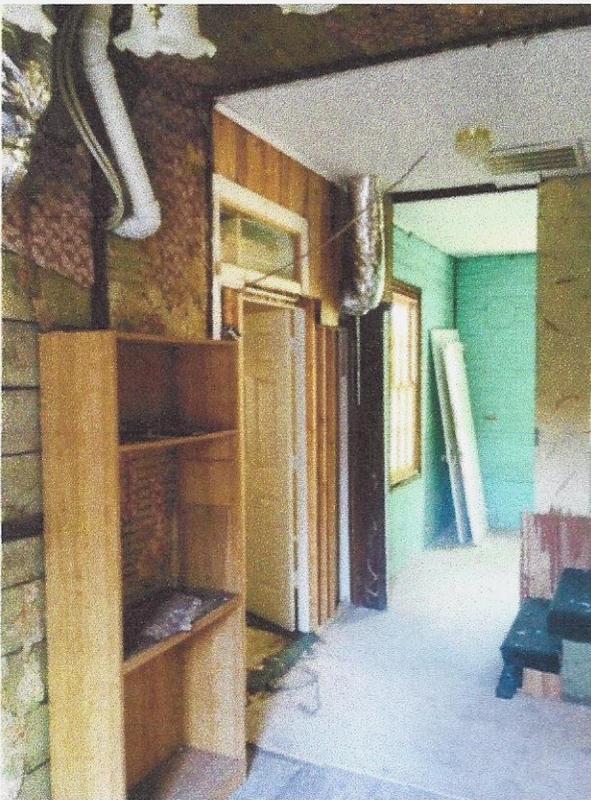
5

Right side of house from front



3 4 5

Front at angle w side copy



6 7 10

7 duct,elect



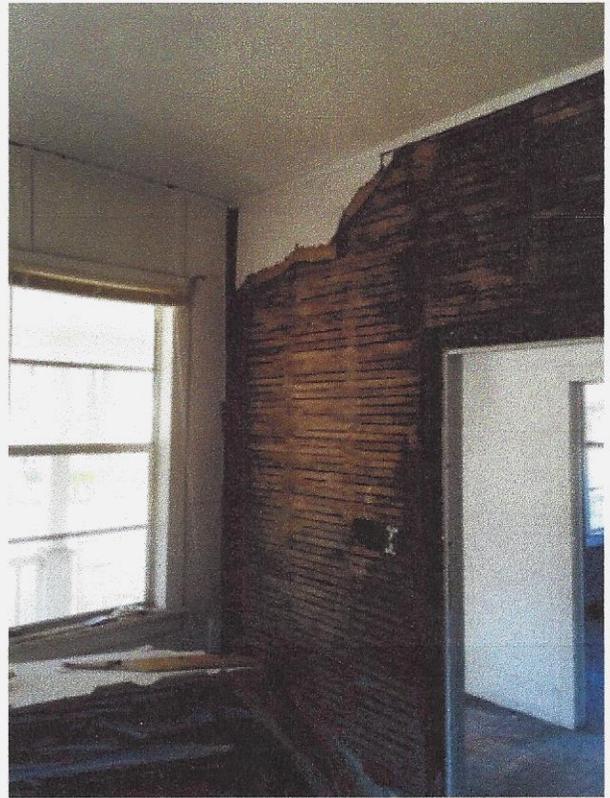
6 7

6 electric



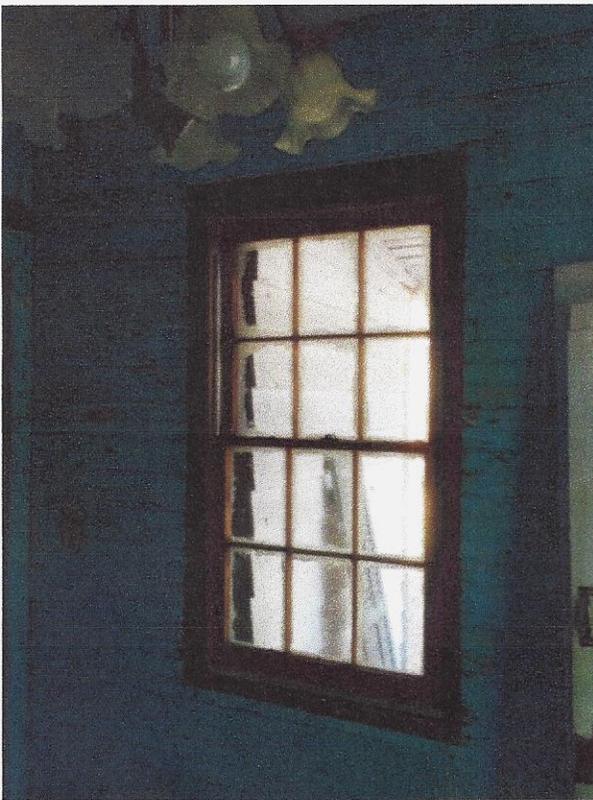
9 11

10 walls



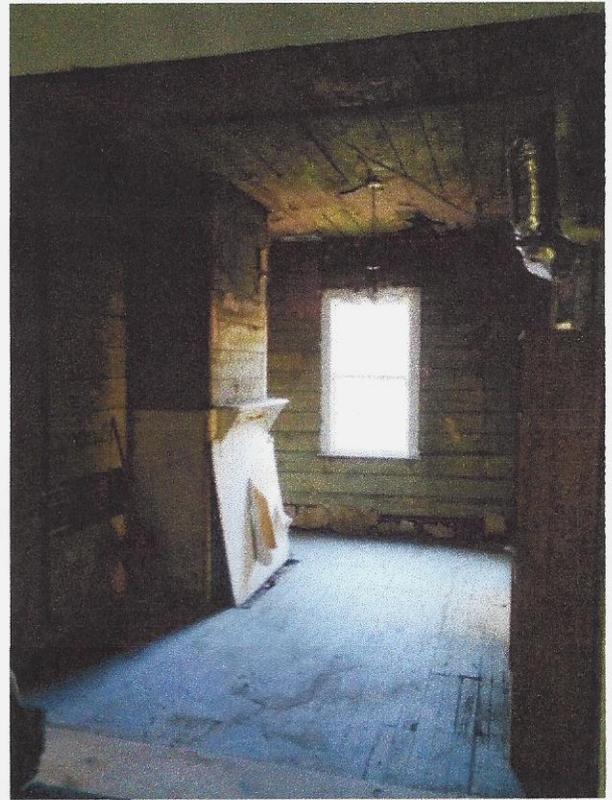
2 9

2 window2



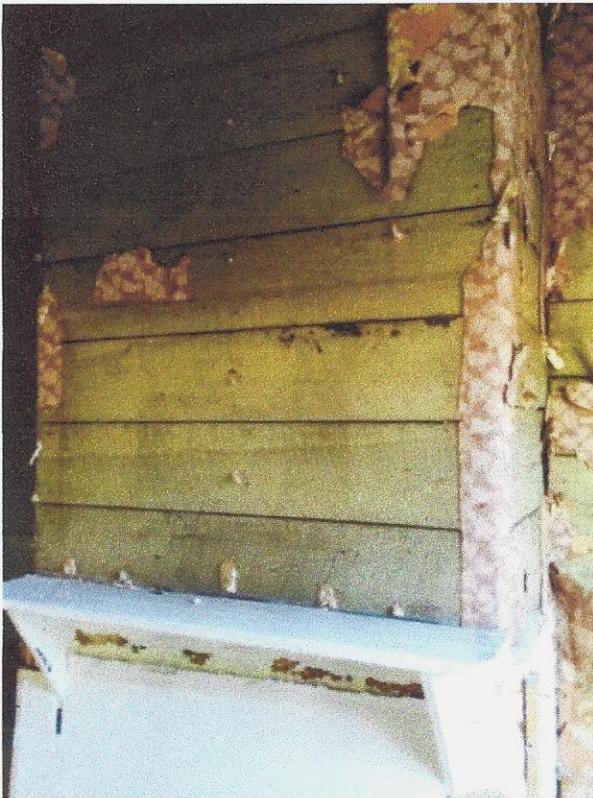
⑩ ⑪

1 window



⑦ ⑬ ⑭

9 mantel, floor



⑨ ⑬

9 mantel 2



⑫ ⑥

12 Int stairs