

AP#
\$ PAID
1/26/15

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

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

Application #: AR15-03 Date Received: 1-26-15 Zoning District: GR

Property Address: 1005 Harrington St., Beaufort SC

Applicant: Jim D. Jones Phone: 704-622-4776

Applicant's Address: 117 Gainswood Dr., Mooresville NC 28117

Beaufort County 1997 Historic Sites Survey listing: U-13-1128

Property Owner: Brian and Linda Deblasio Phone: 704-338-3013

Owner's Address: 177 Poplar Grove Rd., Mooresville NC 28117

Architect: _____ Phone: _____

Architect's Address: _____

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:

THE OWNERS ARE RESTORING THE HOME AT ABOVE ADDRESS.
THE CONTRACTOR WILL BE REFURBISHING THE ORIGINAL STRUCTURE
STAYING AS CLOSE AS POSSIBLE ADDING 2 BATHROOMS AND NEW KITCHEN ^{TO BACK OF} HOUSE IN
KEEPING W/ EXISTING

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: JAN. 19, 2015

APPLICANT'S SIGNATURE: [Signature] DATE: JAN. 19, 2015

**BEAUFORT COUNTY
HISTORIC SITES SURVEY - 1997**

RECONNAISSANCE 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 - 1128
Access County Site #
USGS Quad: 025 Beaufort
Doc. Level: Reconnaissance Level

Historic name(s): _____ Map Ref.: BFT.09 (TL) Tax Number: R120 004 000 0152 0000
Common name(s): _____ City Block Ref.: 93 Island: Port Royal Is.
Address/location: 1005 Harrington St. City/Vicinity of (vic.): Beaufort
Date: 1900 Alteration date: ca. 1960
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

Notes: Rectangular 1 story 5 x 1 bay frame dwelling w/lateral gable roof

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 # 6 Neg. 6 View of: W facade & S elev., fac. NE

CITY OF BEAUFORT
Historic District Review Board
Full Board
Staff Report
Meeting of February 11, 2015

Case Number: HR15-02
Property Address: 1005 Harrington Street
Applicant: Jim Jones
Type of Request: Alterations & Additions – Final + Bailey Bill
Zoning: GR – General Residential – NWQ

Historical: 1005 Harrington Street is located in the Northwest Quadrant Neighborhood. It is listed, c. 1900 as Contributing on the 1997 Above Ground Historic Sites Survey, with an alteration date of 1960. It appears on the 1958 Sanborn Map as shown at right.



Request: **The applicant wishes to restore the original portion of the historic structure in-kind, remove the small post-1960 rear addition, and add a new one-story rear addition. The applicant is also requesting approval of the Bailey Bill application for the work being done to the original historic portion of the structure.**

Background: This project appeared before the HRB in January 2015. The board did not make a motion on the project but gave the applicant a number of suggestions, including modifying the design to make it a 1-story plan with a side porch rather than a 2-story plan with a rear porch.

Zoning: GR – General Residential – Northwest Quadrant

- Setbacks – this project would not change the setbacks.
 - Front: prevailing
 - Side: 6’
 - Rear: 15’
 - Side & Rear for Accessory Buildings (Historic District): 5’
- Maximum Height: 35’
- Impervious Surface Coverage, Max: 50%; (*shown at 48%*)
There are no zoning issues with this project.

Size:	Existing Heated First Floor:	1,000 SF
	<i>Removing Existing SF</i>	<i>200 SF</i>
	Proposed Heated First Floor:	750 SF
	Proposed Unheated Area	236 SF
	Total:	1,550 SF (750 SF new) heated
		236 SF new unheated

Synopsis of Applicable Guidelines:

- Secretary of the Interior Standards #9&10 discuss new additions to historic structures.
- The Northwest Quadrant Design Principles, p. 26, discusses new additions to structures, and particularly the roof forms (attached).
- 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.
- With regards to scale, p. 17 states “An addition should be smaller than the original building.” With regards to massing, it states that massing should “complement but not necessarily be the same as the original building.”

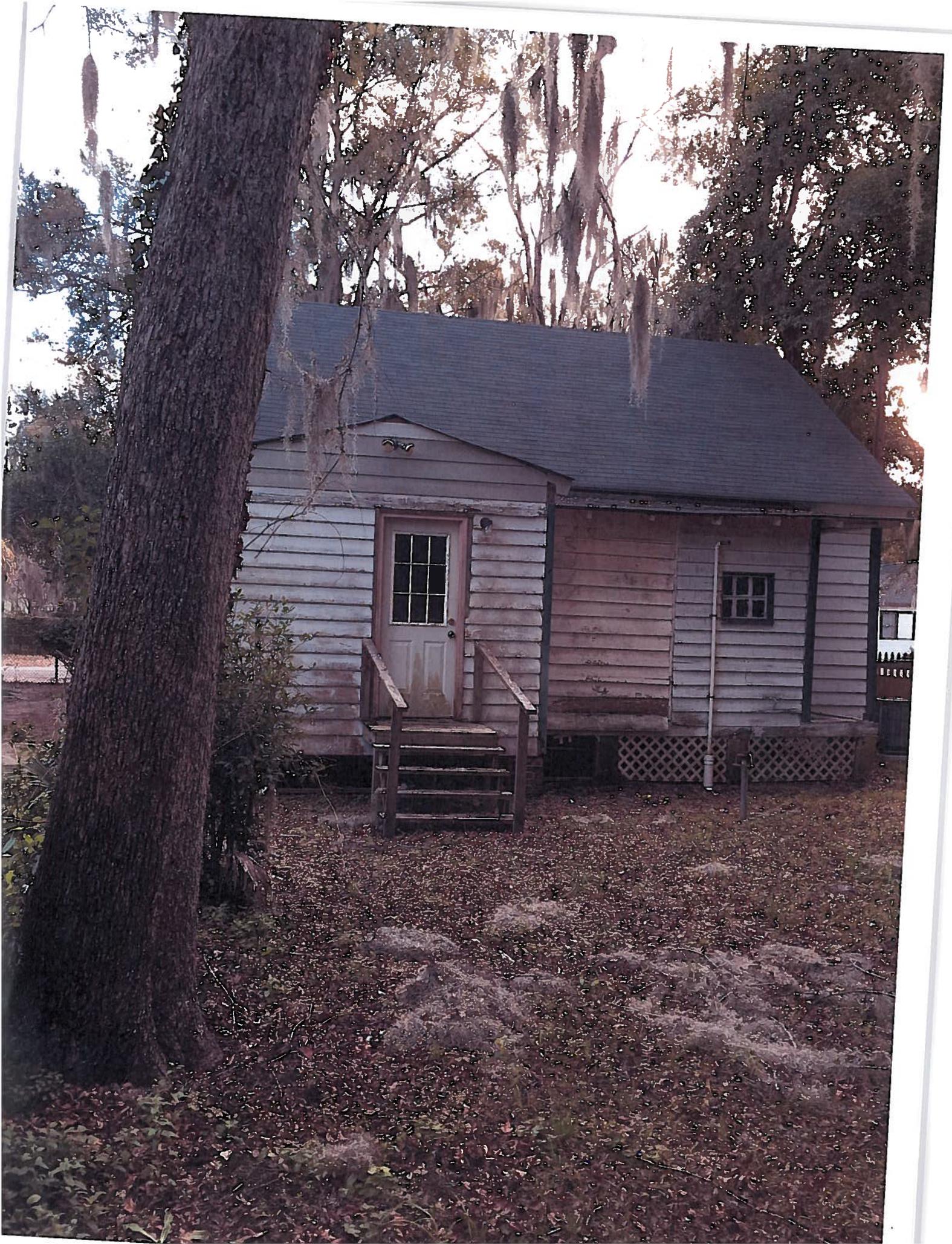
Staff Questions, Comments & Suggestions:

- Staff appreciates the consideration given to the advice heard at the previous HRB meeting. This new plan takes into consideration all of the comments heard at the January HRB meeting.

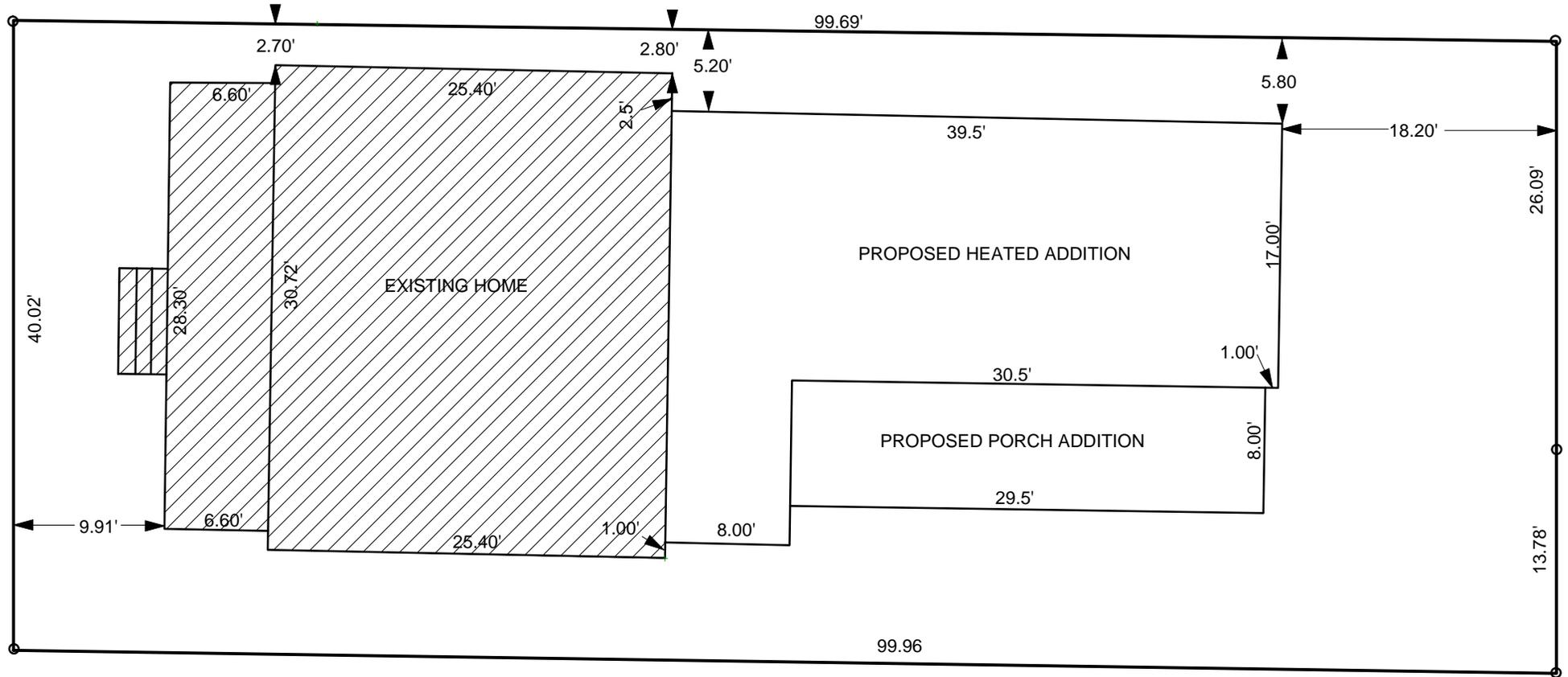
Staff Recommendation: Staff recommends final approval of this project, as well as the Bailey Bill application, as submitted.











PROPOSED SITE PLAN

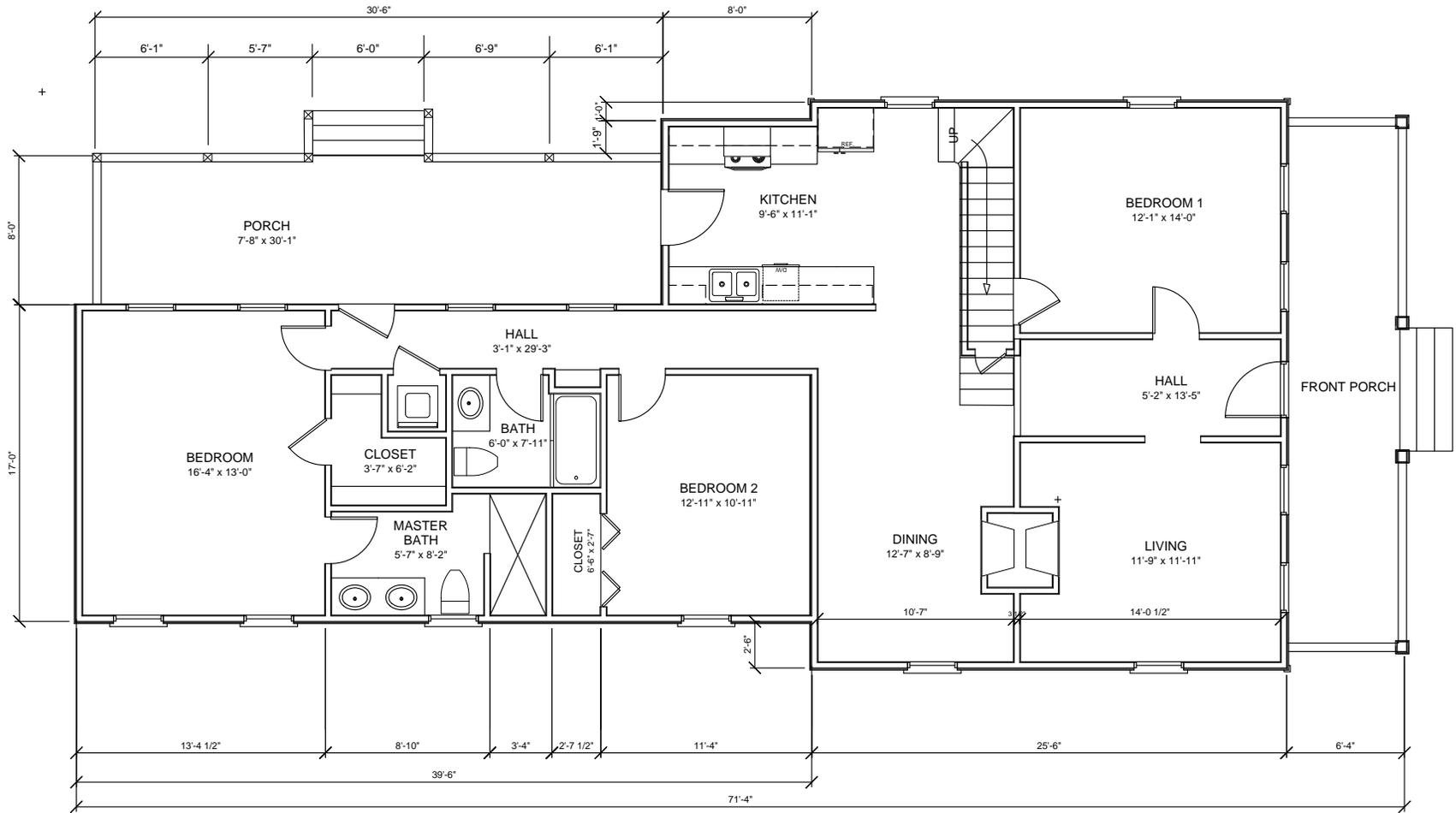
SCALE: 1"=10.00'

PROPOSED SITE PLAN BY:

OTIS SMITH LLC
182 LAUREL BAY ROAD
BEAUFORT SC 29906
OTIS@OTISSMITH.COM
843 575 2540

JANUARY 25 2015

1005 HARRING ST.



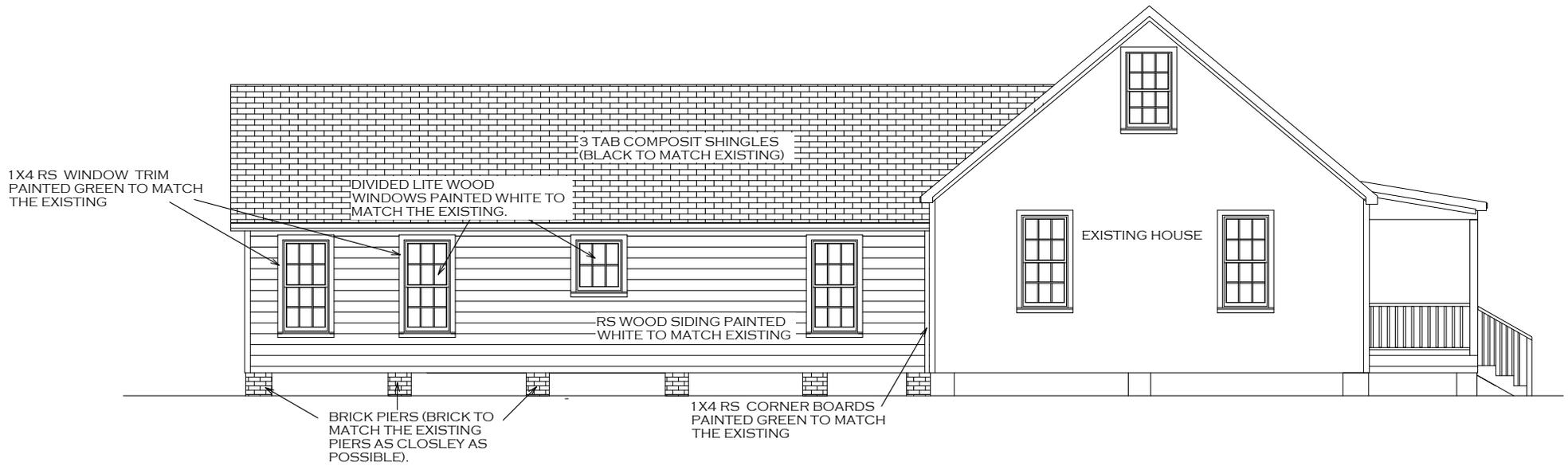
FLOOR PLAN

1005 HARRINGTON ST.

DATE: FEB. 3/ 2015

DRAWN BY:

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182 LAUREL BAY ROAD
BEAUFORT, SC 29906
843 575 2540
OTIS@OTISSMITH.COM

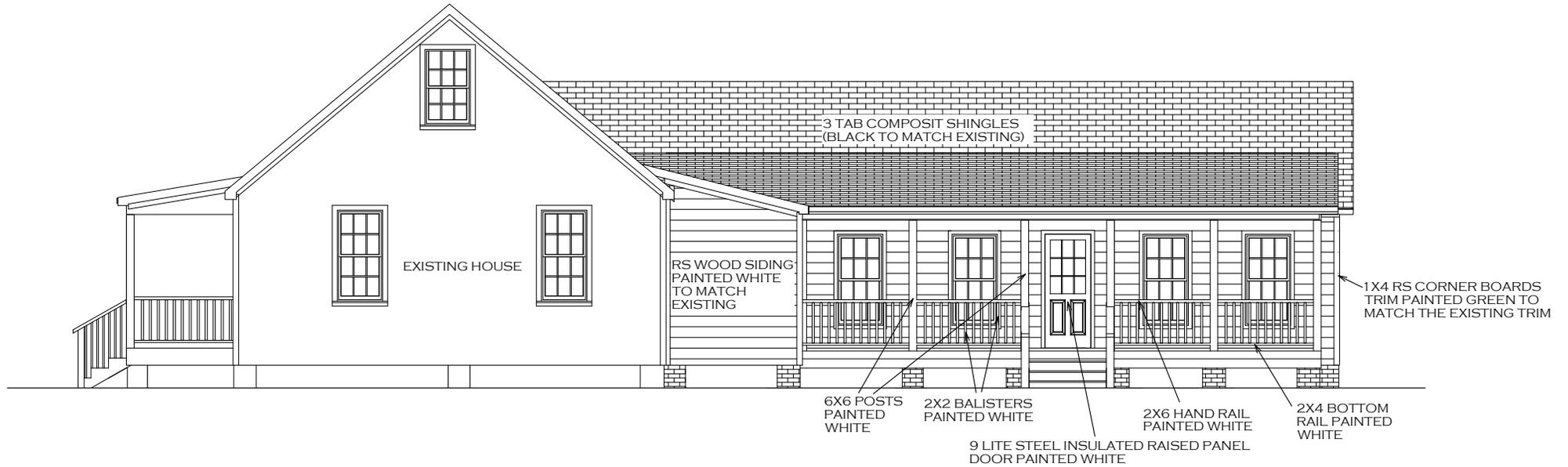


LEFT SIDE ELEVATION

1005 HARRINGTON ST.

DATE: FEB. 3/ 2015

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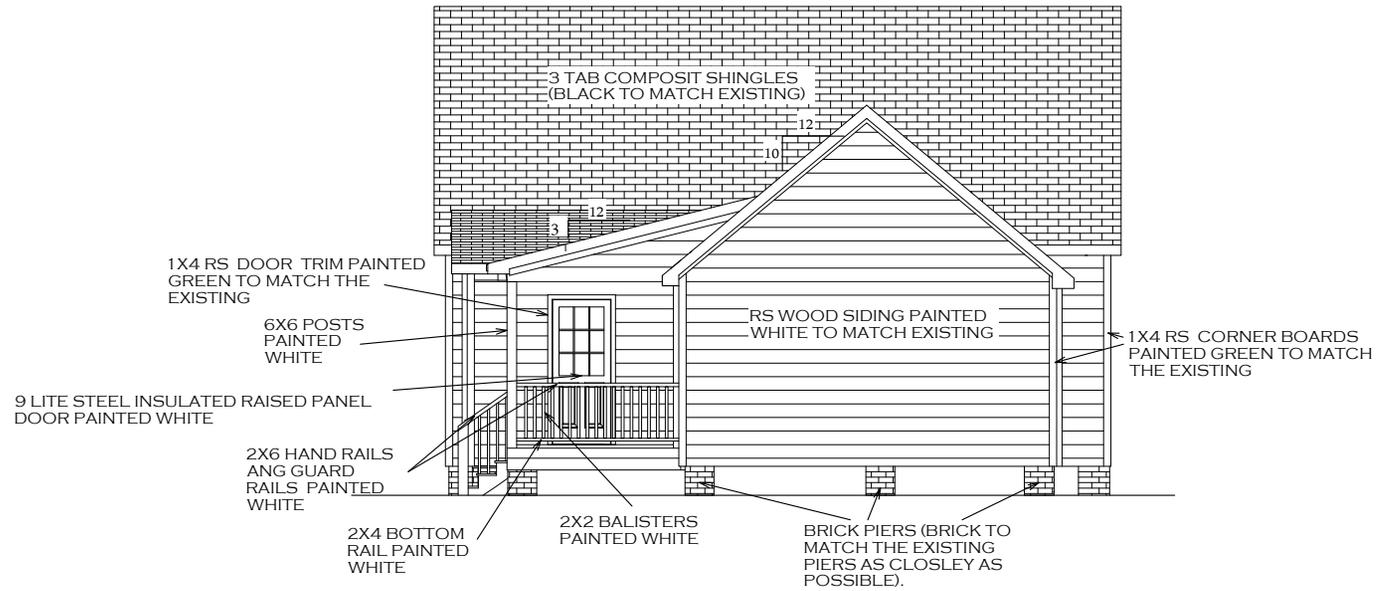


RIGHT SIDE ELEVATION

1005 HARRINGTON ST.

DATE: FEB. 3/ 2015

DRAWINGS BY:
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843 575 2540
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REAR ELEVATION

1005 HARRINGTON ST.

DATE: FEB. 3/ 2015

DRAWN BY:

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