

#10915

Post Office Drawer 1167  
1911 Boundary Street  
Beaufort, South Carolina 29902  
Phone (843) 525-7011 / Fax (843) 986-5606  
Website: [www.cityofbeaufort.org](http://www.cityofbeaufort.org)

See back of application  
for fees

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

Application #: HR/5-01 Date Received: 12-29-14 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: 0-13-1128

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  Final Approval  Preliminary Review  Change After Certification

**PAID**  
12/29/14 CLK

**NATURE OF WORK:** (Check All That Apply)

Color changes  Signage, Awnings  Legal Plat  Other: \_\_\_\_\_  
 Alterations, Additions  New Construction  Minor/Major Demolition or Relocation

**DRAWINGS/MATERIALS ACCOMPANYING APPLICATION:** (Refer to Appropriate Checklists for Requirements)

Photographs  Site Plan/Plat  Floor/Roof Plans  Detail Drawing  Color Sample  Material Sample  Elevation Drawings  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 TO ORIGINAL AND ADDING 2 BATHROOMS AND NEW KITCHEN TO BACK OF HOUSE IN KEEPING WITH EXISTING STRUCTURE

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](http://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: DEC. 26, 2014

APPLICANT'S SIGNATURE: [Signature] DATE: DEC. 26, 2014

OVER FOR FEE SCHEDULE -

**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 # Neg. View of:  
S-11 6 W facade & S elev., fac. NE

**CITY OF BEAUFORT**  
**Historic District Review Board**  
**Full Board**  
**Staff Report**  
**Meeting of January 14, 2015**

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**Case Number:** HR15-01  
**Property Address:** 1005 Harrington Street  
**Applicant:** Jim Jones  
**Type of Request:** Alterations & Additions – Preliminary  
**Zoning:** GR – General Residential – NWQ

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**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 two-story rear addition.**

**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%  
 There are no zoning issues with this project.

|              |                               |  |
|--------------|-------------------------------|--|
| <b>Size:</b> | Existing Heated First Floor:  | 1,000 SF                                       |
|              | <i>Removing Existing SF</i>   | <i>200 SF</i>                                  |
|              | Proposed Heated First Floor:  | 448 SF   |
|              | Proposed Heated Second Floor: | 448 SF   |
|              |                               | 998 additional SF gross; 798 additional SF net |
|              | Proposed Unheated Area        | 432 SF   |
|              | <b>Total:</b>                 | <b>1,698 SF (998 SF new) heated</b>            |
|              |                               | <b>432 SF new unheated</b>                     |

### **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 is excited about this project and believes that it will be a great benefit for not only this building but the neighborhood as well.
- **Siting:** the siting of this new addition is appropriate and conforms to the Preservation Manual Supplement
- **Building Design & Details:**
  - The general configuration and scale of the new addition - being pulled in from the existing structure to differentiate it, and having a roof height lower than the original roof is in keeping with the applicable guidelines.
  - The main concern staff has about this design is the massing and roof form. This long, essentially flat shed roof is not characteristic of the NWQ or the historic district in general. Staff feels that with a couple minor adjustments, the form can be modified to be more in keeping with the structure and the district. These are as follows:
    - Break up the rear mass into two forms – a gabled roof (approx. 20’ wide), and a shed roof (see attached sketches). The gabled roof could be around a 4:12 pitch – it should be as steep as possible without exceeding the height of the existing structure. The shed roof should have a minimum 2:12 pitch, ideally 2.5:12 or 3:12
    - On the shed portion, ideally the wall would be offset in the rear (to the inside) 6’-12”. This would allow further differentiation between the shed and the gable.
    - This would require the plate height of both forms to be lowered to about 7’. One additional thought on the floor plan would be to flip the closet and bathroom on the upstairs – then you could possibly reduce the plate height to 5’ and increase the roof pitch.
  - Windows: there are two items to address with the windows
    - Overall, the windows should be more vertically proportioned. This is in keeping with the existing structure and the historic district in general. Window lites should be square or vertical.
    - On the northern side, the existing building is 2.7’ off of the property line. You are able to maintain this non-conforming setback as long as you don’t increase the non-conforming, which you aren’t. However, as per the fire code, any wall closer than 5’ to a property line has to be

fire rated. This precludes most windows as well. SO that is something to consider in the whole design. It may require eliminating a window in the kitchen, and one in the bathroom. This is also further support for flipping the bathroom and the closet upstairs.

**Staff Recommendation:** Staff recommends preliminary approval with the following conditions:

- The large shed roof on the rear addition should be reconsidered and broken into forms that are more compatible with the existing historic structure;
- The windows should have a more vertical proportion.

Final approval could be to staff, if that board was comfortable with that.

REAR ELEVATION  
SCALE: 1/4" = 1'-0"

MORE VERTICAL PROPORTIONED  
MUST MEET EGRESS REQ'S IN BEDROOM



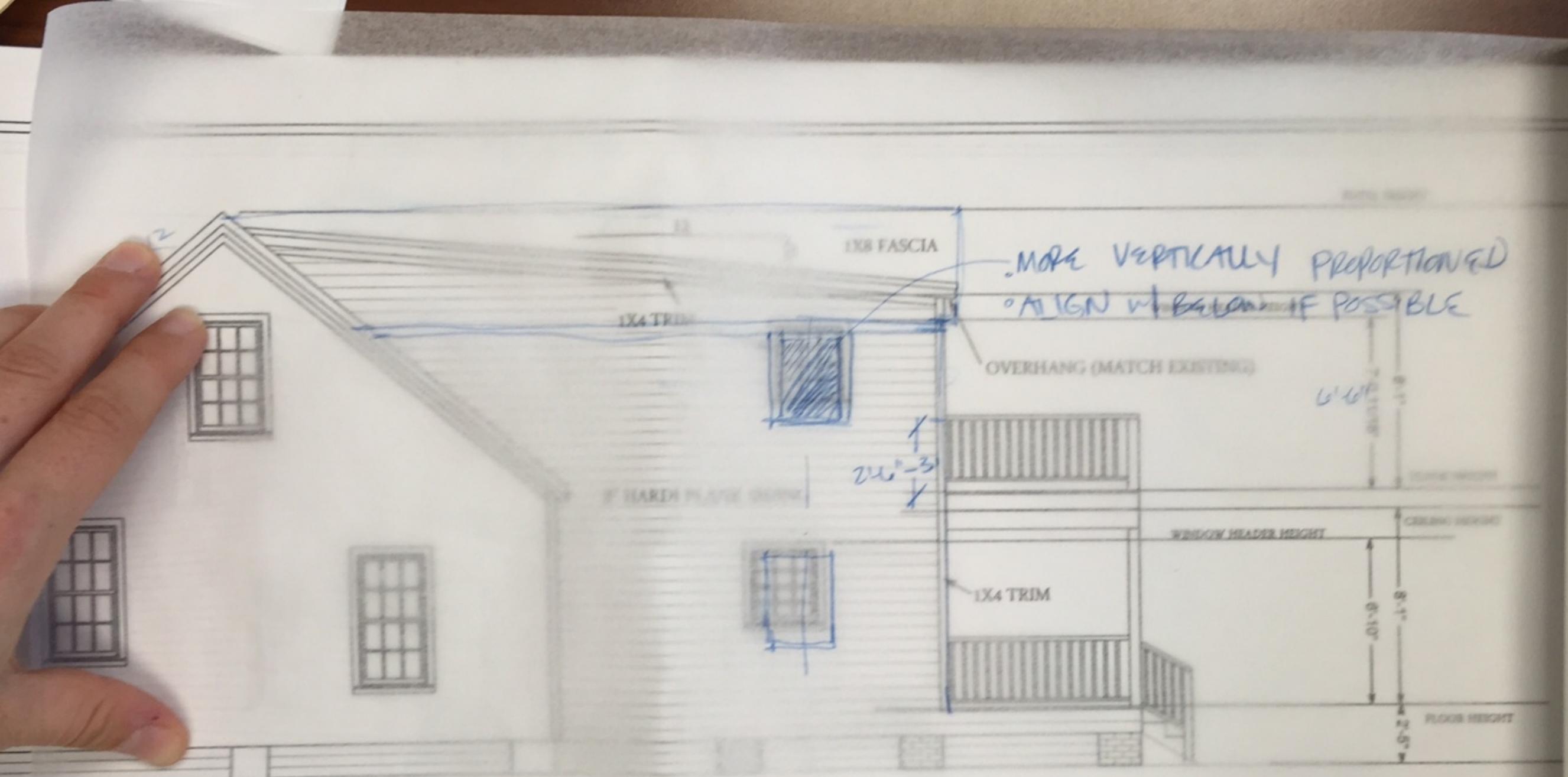
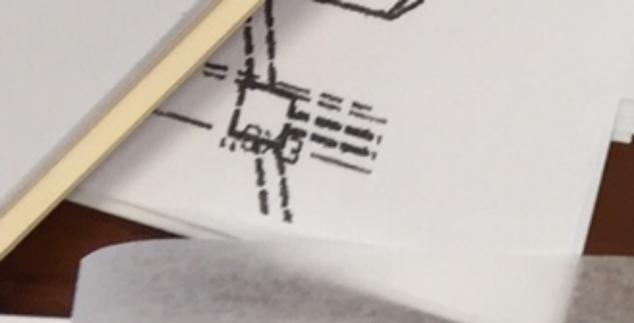
REAR ELEVATION

SCALE: 1/4" = 1'-0"

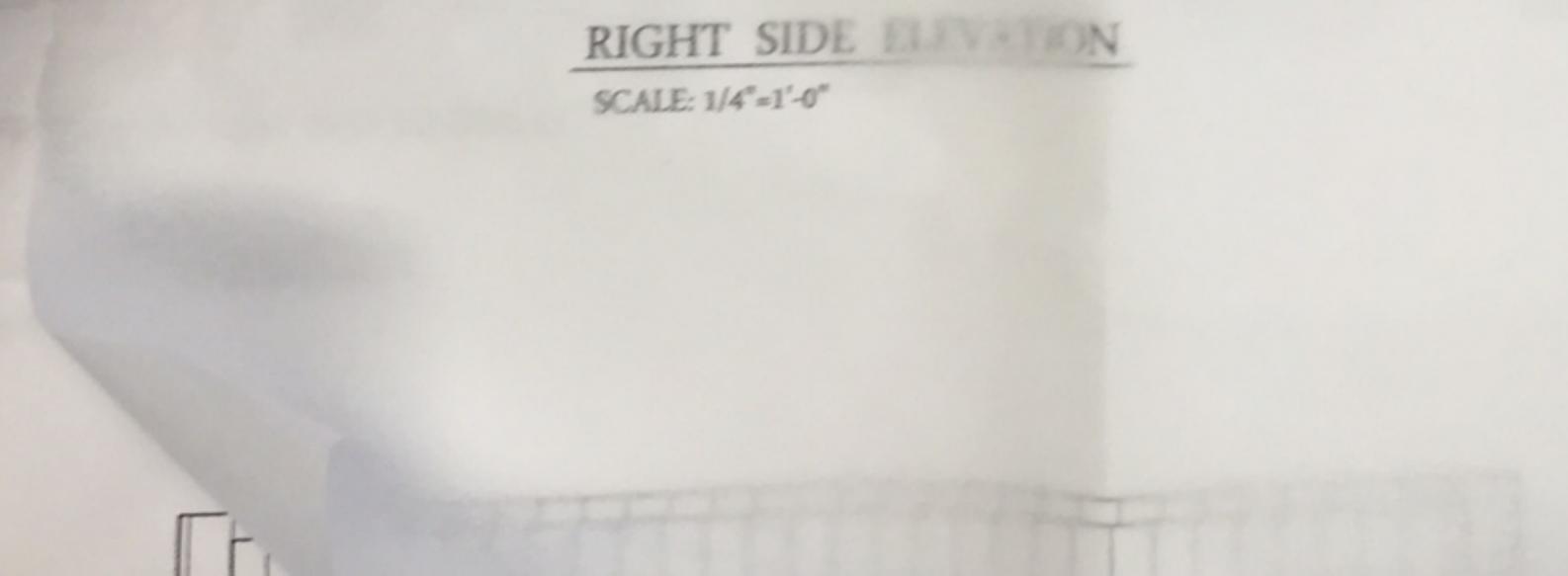
LE)



REAR LEFT VIEW (NOT TO SCALE)

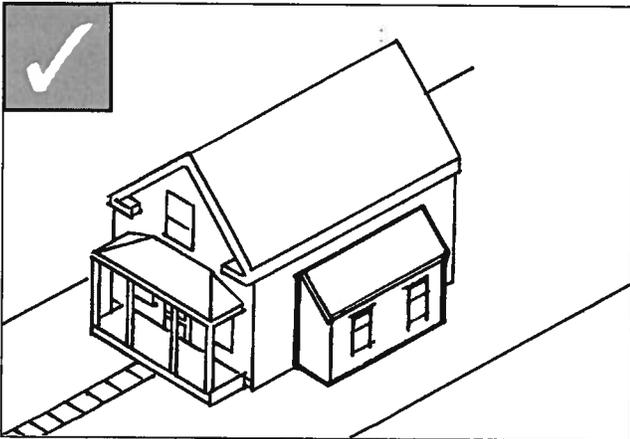


RIGHT SIDE ELEVATION  
 SCALE: 1/4" = 1'-0"



# 8

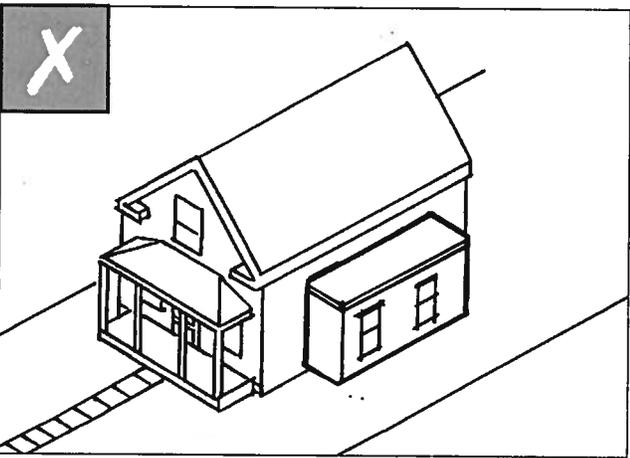
Use roof forms and roof pitches on additions that are compatible with the main house.



8.1 A basic rectangular building form and a hipped or gabled roof are *preferred* for additions.

8.2 The roof form of a new addition should be in character with that of the primary building.

- It is *preferred* that if the roof of the primary building is symmetrically proportioned, the roof of the addition should be similar.
- It is also *preferred* that the slope of the roof be similar to that of the primary building.
- Typically, gable, hip and shed roofs are *acceptable*.
- Flat roofs are generally *not appropriate*.



Use roof forms and roof pitches on additions that are compatible with the primary structure and with other established structures along the block.

## For More Information, Refer to:

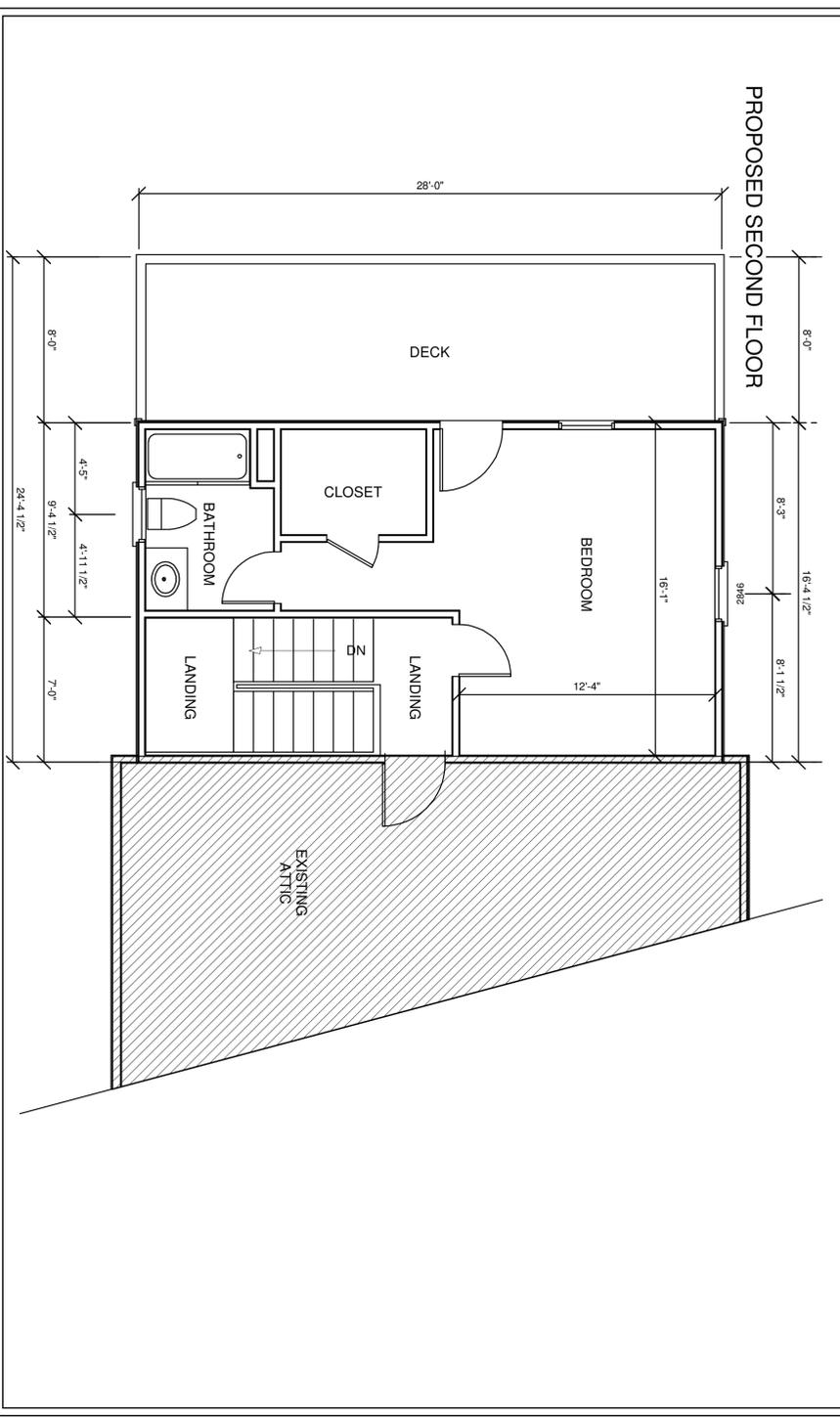
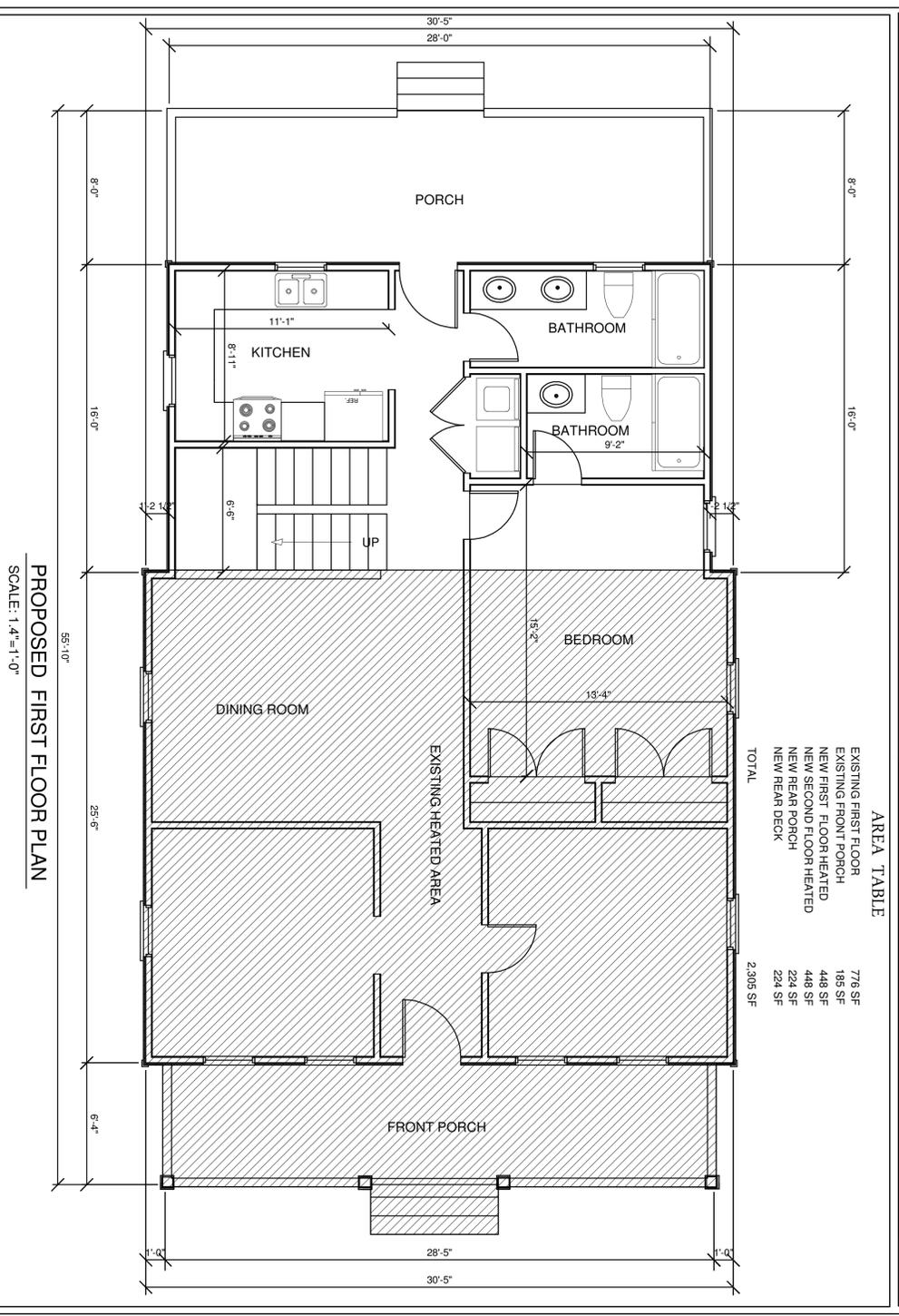
-  *The Beaufort Preservation Manual Supplement:*
- p. 17: Additions to Existing Buildings
  - p. 70: Additions to Main Facades

DATE DRAWN:  
DEC. 27 2014

OWNERS  
MR. & MRS.  
LINDA AND BRIAN DEBLASIO  
PROPERTY ADDRESS  
1005 HARRINGTON STREET  
BEAUFORT SOUTH CAROLINA

DESIGN BY:  
OTIS SMITH, LLC.  
182 LAUREL BAY ROAD  
BEAUFORT, SOUTH CAROLINA 29906  
PHONE: 843 575 2540  
EMAIL: OTIS@OTISSMITH.COM

SHEET  
A-01

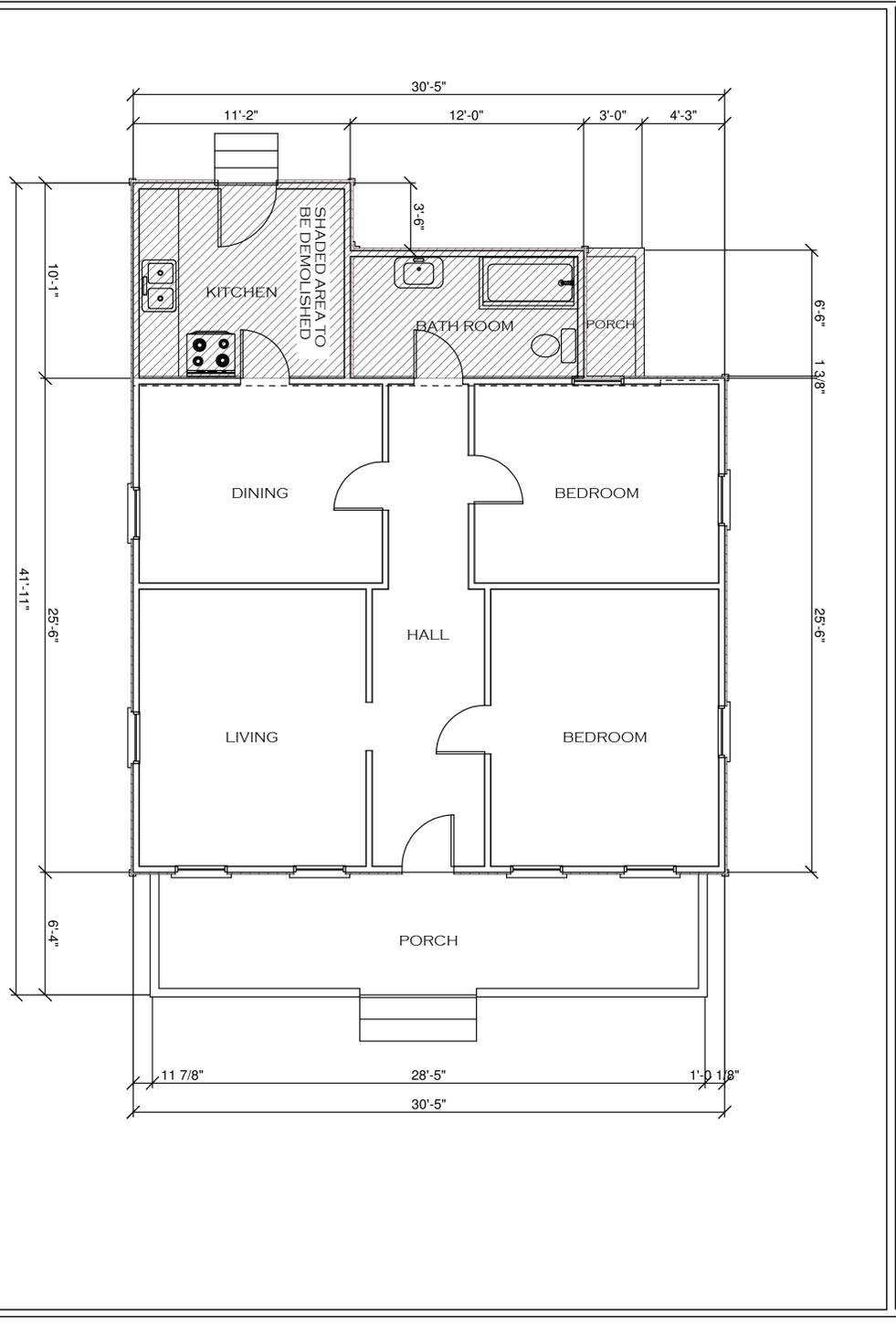


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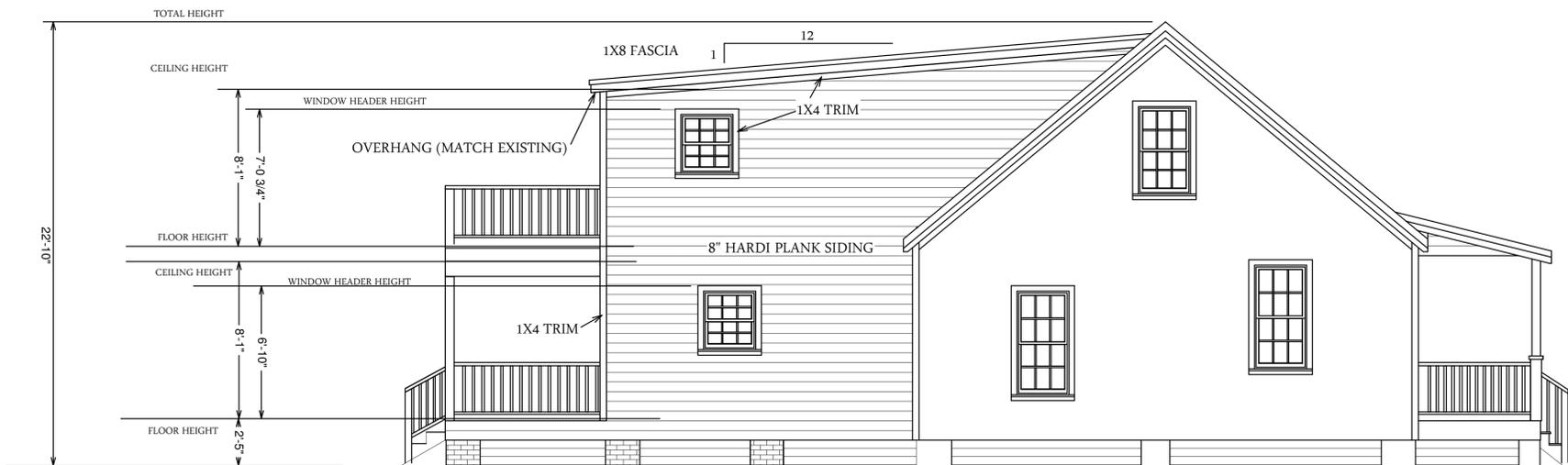
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A-02

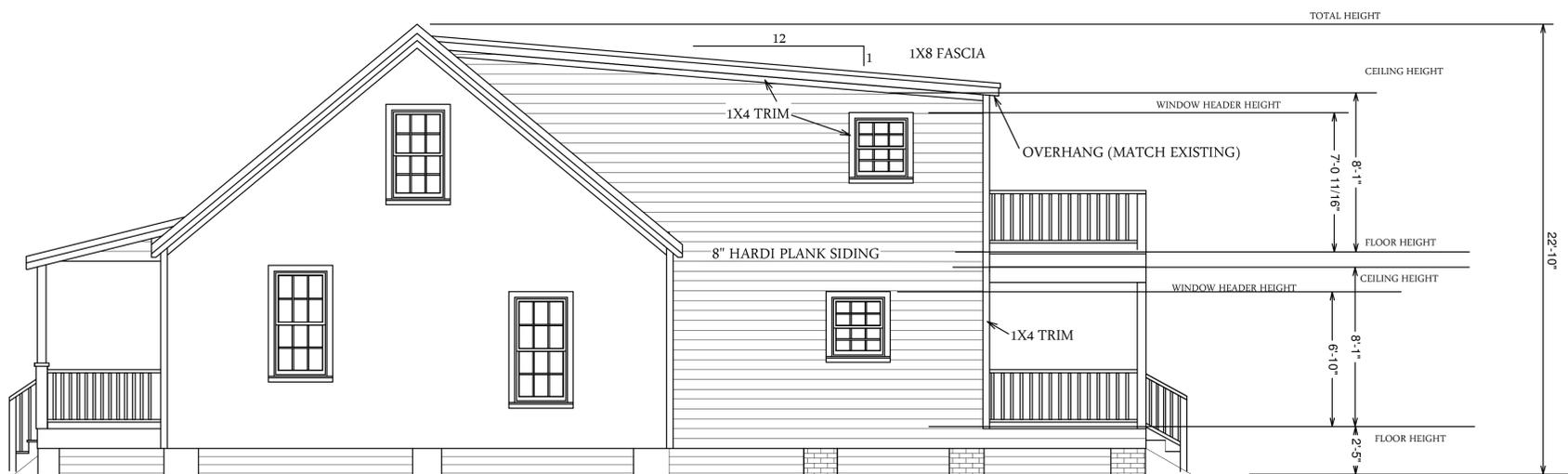




FRONT ELEVATION  
SCALE: 1/4"=1'-0"



LEFT SIDE ELEVATION  
SCALE: 1/4"=1'-0"



RIGHT SIDE ELEVATION  
SCALE: 1/4"=1'-0"



REAR ELEVATION  
SCALE: 1/4"=1'-0"

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A-03

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SHEET  
A-04



FRONT LEFT VIEW (NOT TO SCALE)



FRONT RIGHT VIEW (NOT TO SCALE)



REAR RIGHT VIEW (NOT TO SCALE)



REAR LEFT VIEW (NOT TO SCALE)

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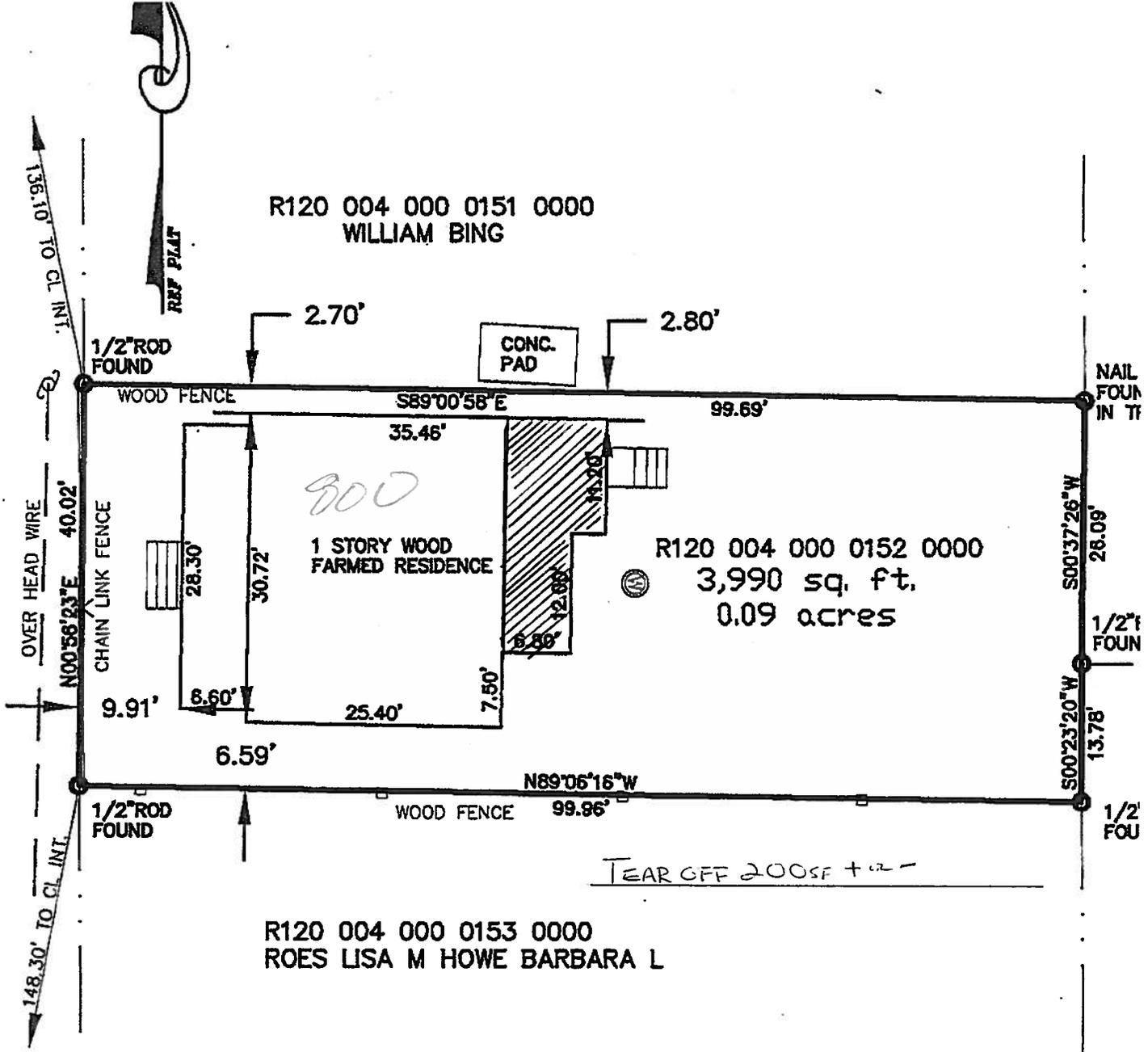
SHEET  
A-05

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SHEET  
A-06



KEY PREPARED FOR

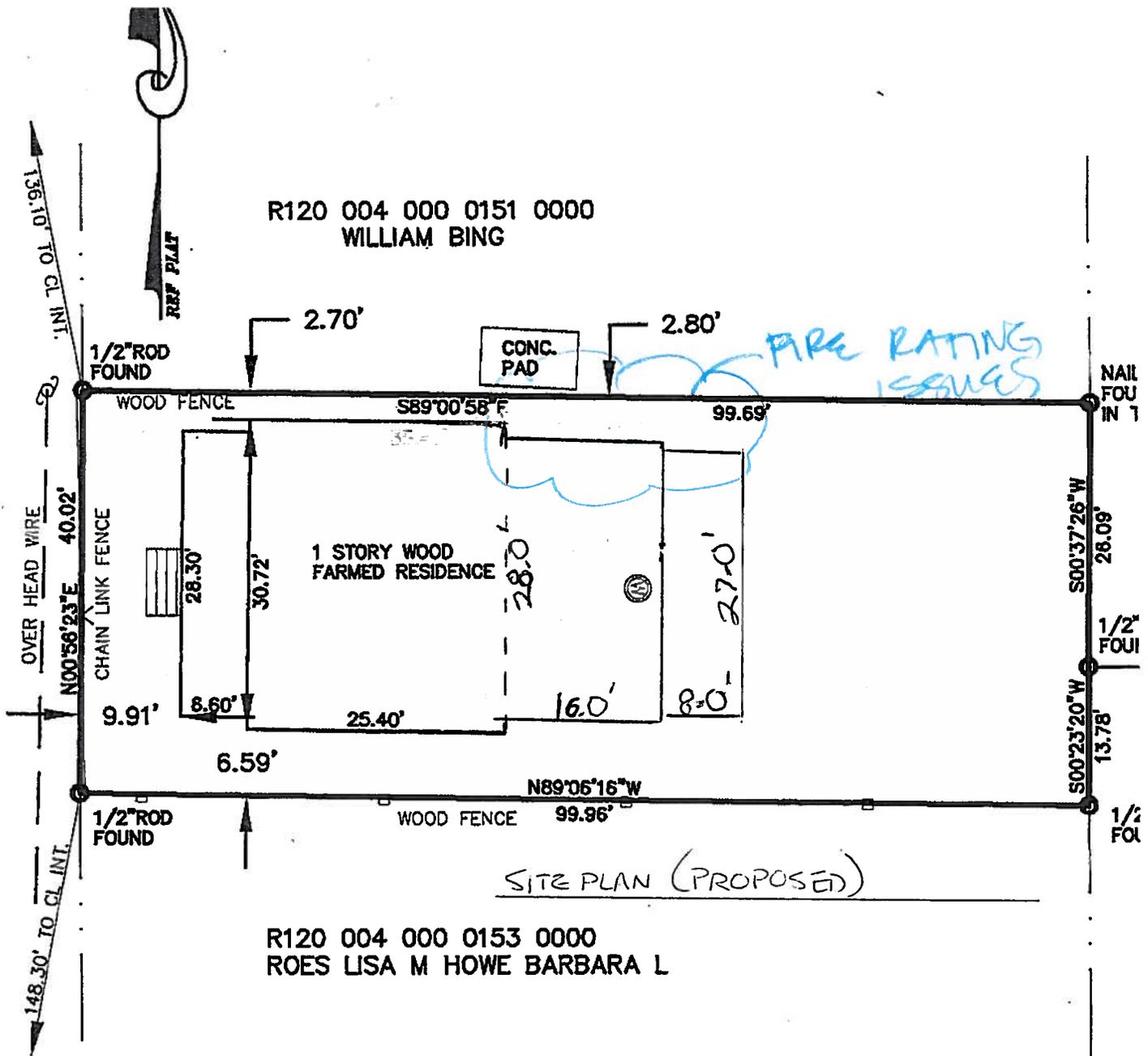
**BASIO & LINDA BEBASIO**

PORTION OF BLOCK 93, CITY OF BEAUFORT, AS SHOWN ON A MAP OR PLAN  
FILED WITH THE U.S. DIRECT TAX COMMISSIONER FOR THE DISTRICT OF SOUTH

THE CITY OF BEAUFORT BEAUFORT COUNTY SOUTH CAROLINA  
R120 004 000 0152 0000

THE CITY HAS NOT INVESTIGATED OR BEEN INSTRUCTED TO INVESTIGATE THE EXISTENCE OR  
LOCATION OF ANY OVERLAY DISTRICTS, SUCH AS; AIRPORT, MILITARY, NOISE, CRASH POTENTIAL  
OR OTHER ISSUES.

THESE RIGHTS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS



KEY PREPARED FOR

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120 004 000 0152 0000

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