

App# 11372

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 - 01/31/2014)

Application #: 11215-12 Date Received: 3-26-15 Zoning District: NC
Beaufort County 1997 Historic Survey Listing: U-13-957

Property Address: 807 CRAVEN lloydbernyahoo-com
Applicant: LOYD BENJAMIN Phone: 831-722-9353
Applicant's Address: 127 EUREKA CYN RD WATSONVILLE, CA 95076
Property Owner: LOYD BENJAMIN Phone: 831-722-9353
Owner's Address: 127 EUREKA CYN RD WATSONVILLE, CA 95076
Architect: _____ Phone: _____
Architect's Address: _____

- REQUEST FOR:**
- Conceptual Review
 - Final Approval
 - Preliminary Review
 - Change After Certification

- NATURE OF WORK:** (Check All That Apply)
- Color changes
 - Signage, Awnings
 - Legal Plat
 - Alterations, Additions
 - New Construction
 - Minor/Major Demolition or Relocation
 - Other: INTERNAL + EXTERNAL REPAIR NO CHANGE IN EXTERIOR STRUCTURE. CHANGE FLOOR PLAN

- 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:

RENOVATE INSIDE OF UPSTAIRS AND DOWNSTAIRS
BRING ELECTRICITY UP TO MODERN + SAFETY STANDARDS
REPAIR FOUNDATION

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. **Submit!**
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: 3/26/15
APPLICANT'S SIGNATURE: _____ DATE: _____

App# 11373

\$ PAID
4/7/15 CC

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 #: <u>B15-02</u> Date Received: <u>3/26/15</u> 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: 2120 004 000
 Street Address: 807 CRAVEN Use: Owner-occupied, or Income-producing
 Estimated project start date 1 MAY 2015 Estimated project completion date 31 DEC 2015
 Fair market value of building* \$ 280,000 Estimated project costs \$ 170,000
 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: 1880 Is this property individually listed on the National Register? Yes No

Describe previous major alterations or additions (give dates): 1890 - ADDITION 1969 ADDITION

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 11072 BENJAMIN
 Mailing Address 127 EUREKA CYN RD
 Email Address 11072benj@yahoo.com
11072benj@yahoo.com

Signature [Signature] Date 3/25/15
 City WATSONVILLE State CA Zip 95076
 Primary Phone Number 831-722-9353

AP# 11373

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.)

<p>Architectural element: <u>FLOORING</u> Approximate age: <u>original</u> added; if added <u> </u> date <input checked="" type="checkbox"/> Interior <input type="checkbox"/> Exterior; Location: N S E W Describe feature and its condition: <u>BOTH FLOORS - THROUGHOUT HOUSE</u></p> <p>Photograph No. <u> </u> Drawing No. <u> </u></p>	<p>Describe work and impact on feature <u>RESTORE ORIGINAL FLOORS WHEREVER POSSIBLE REPLACE WHERE NECESSARY</u></p>
<p>Architectural element: <u>OUTSIDE PAINT</u> Approximate age: <u>?</u> original added; if added <u> </u> date <input type="checkbox"/> Interior <input checked="" type="checkbox"/> Exterior; Location: N S E W Describe feature and its condition:</p> <p>Photograph No. <u> </u> Drawing No. <u> </u></p>	<p>Describe work and impact on feature <u>REPAINT + REPAIR OUTSIDE OF HOUSE COMPLETELY RETAIN CURRENT WHITE COLOR AND GRAY TRIM</u></p>
<p>Architectural element: <u>ELECTRICAL / PLUMBING</u> Approximate age: <u>?</u> original added; if added <u> </u> date <input type="checkbox"/> Interior <input type="checkbox"/> Exterior; Location: N S E W Describe feature and its condition:</p> <p>Photograph No. <u> </u> Drawing No. <u> </u></p>	<p>Describe work and impact on feature <u>REPAIR COMPLETELY AND BRING UP TO MODERN USAGE AND SAFETY STANDARDS</u></p>
<p>Architectural element: <u>FLOORS, WALLS, CEILING</u> Approximate age: <u> </u> original added; if added <u> </u> date <input type="checkbox"/> Interior <input type="checkbox"/> Exterior; Location: N S E W Describe feature and its condition:</p> <p>Photograph No. <u> </u> Drawing No. <u> </u></p>	<p>Describe work and impact on feature <u>REDESIGN INTERIOR OF UPSTAIRS TO MAKE IT MORE FUNCTIONAL AND LIVABLE NO CHANGE TO OUTSIDE STRUCTURE</u></p>

Wednesday, April 01, 2015

Sutton Construction Company
809 Craven Street
Beaufort S.C. 29902

TO: City of Beaufort Historic Review Board

SUBJ: Baily Bill application/renovation request

Applicant: Lloyd Benjamin

Property: 807 Craven Street, a two story duplex



Proposed renovation/repair list

1st Floor: (main two bedroom residence)

- Foundation repairs first floor
- Exterior wood repair (in-kind)
- Exterior Paint
- Minor Interior Demolition including wall coverings
- Electrical Service moved underground
- Replace termite damaged pine flooring
- Complete Re-wiring with new 200 Amp electrical Service
- New HVAC system
- New tank-less hot water system
- Insulation
- New plumbing
- Washer/dryer connections
- Two new bathrooms
- New expanded kitchen
- New bedroom closets
- New drywall
- Interior paint
- Smoke/Fire/CO alarm systems

2nd Floor (one bedroom apartment)

- Minor Interior Demolition (drywall)
- Electrical Service moved underground
- Refinish pine flooring
- Complete Re-wiring with new 200 Amp electrical Service
- New HVAC system
- New tank-less hot water system
- Insulation
- New plumbing
- New bathroom
- New kitchen
- Washer/dryer connections
- New bedroom closet
- New drywall
- Interior paint
- Smoke/Fire/CO alarm systems

NOTE: The primary focus of the project is to make critical repairs to the first floor foundation, a process that requires working thru the interior floor system. This process will require the removal of interior pine floors to gain access to the crawl space. Once the homes infrastructure is secure the interior work can proceed. The scope of work outlined above will bring the interior finishes up to code and provide for an extended life span for the structure.

**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 - 957
Access County Site #
USGS Quad: 025 Beaufort
Doc. Level: Reconnaissance Level

Historic name(s): _____ Map Ref.: BFI 09 (BR) Tax Number: R120 004.000 0808.0000
Common name(s): _____ City Block Ref.: 58 .11 Island: Port Royal Is.
Address/location: 807 Craven St. City/Vicinity of (vic.): Beaufort
Date: 1880.ca.? 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

Notes: 2 story dwelling of uncertain date before 1912 facing street S. Much altered S. facade and porch, former 2 story N.porch. lost. Replacement siding.

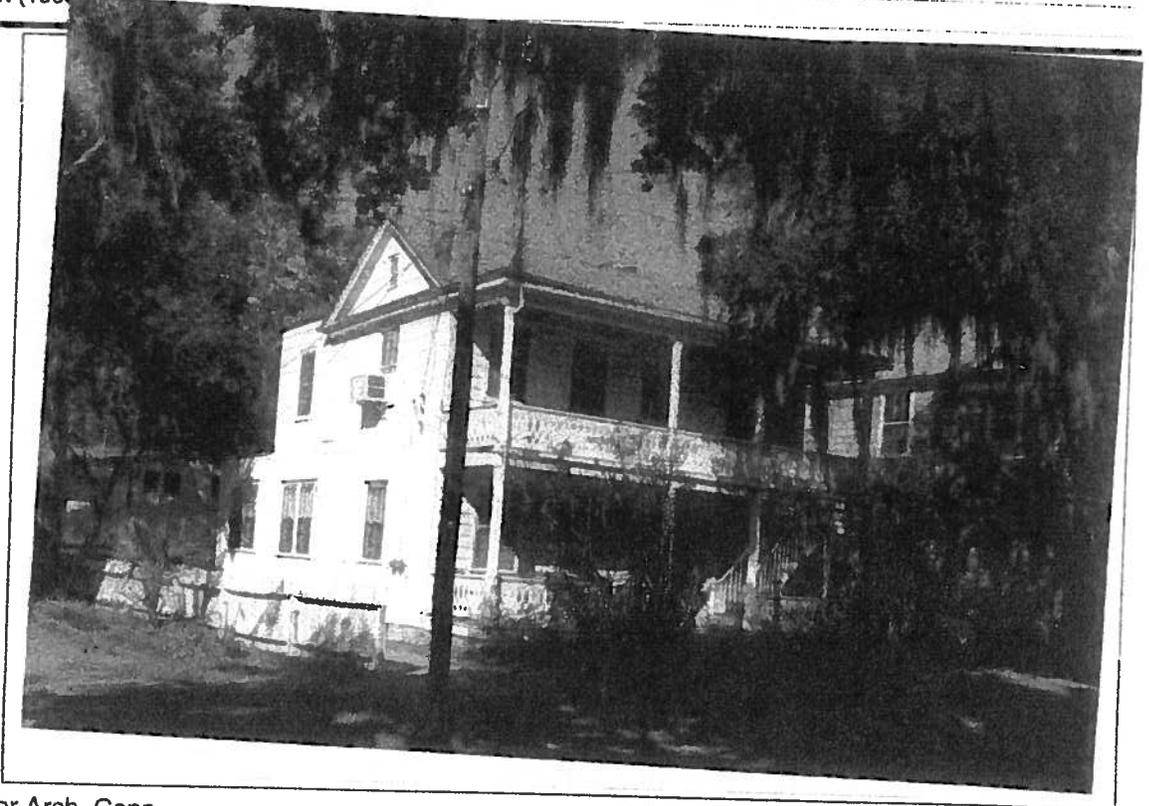
National Register Status: _____ Date: _____ Listing Name: _____ NRIS # _____
National Register Historic District (NHL, 11/73) 12/17/69 Beaufort Historic District 69000159

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) 058 - 808 4 Worthy of Mention
 Historic Resources of the Lowcountry (1979)
 Milner Historic District Inventory (1979) 058 (808) -7 Vol. 08; full form
 A Guide to Historic Beaufort (1995 ed.)

Photograph:



Photographs:

- prints
- slides
- negatives

Date: 3/9/98

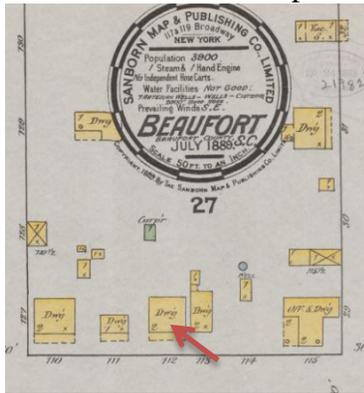
Recorder: C. Brooker, Brooker Arch. Cons.

Roll # Neg. View of:
B-24 21 S. facade & W elev., fac. NE

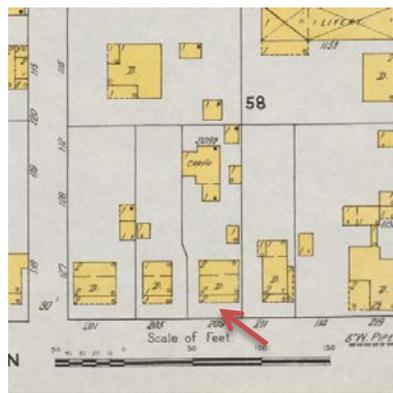
CITY OF BEAUFORT
Historic District Review Board
Full Board
Staff Report
Meeting of May 13, 2015

Case Number: HR15-12
Property Address: 807 Craven Street
Applicant: Lloyd Benjamin
Type of Request: Alterations & Additions – Final + Bailey Bill
Zoning: NC – Neighborhood Commercial – Old Commons

Historical: 807 Craven Street is a duplex located in the Old Commons Neighborhood. It is listed, c. 1880 as Contributing on the 1997 Above Ground Historic Sites Survey. It has been altered multiple times. Such alterations include a replacement south-facing porch, and a removed or infilled north-facing porch.



1889 Sanborn



1912 Sanborn



1958 Sanborn

Request: The applicant wishes to restore the original portion of the historic structure in-kind, and bring the mechanical systems and interiors up to date. There are no exterior modifications being proposed at this time.

Background: This project has not previously appeared before the HRB.

Zoning: NC – Neighborhood Commercial – Old Commons
There are no zoning issues with this project.

Size: There is no new square footage being added to this structure.

Staff Questions, Comments & Suggestions:

- Staff is excited about this rehabilitation project and the impact it will have on this building, street and neighborhood.
- This project meets the requirements for the Bailey Bill in location, age, and investment.

- Comprehensive interior and exterior photos of the structure will be required prior to processing the Bailey Bill application.

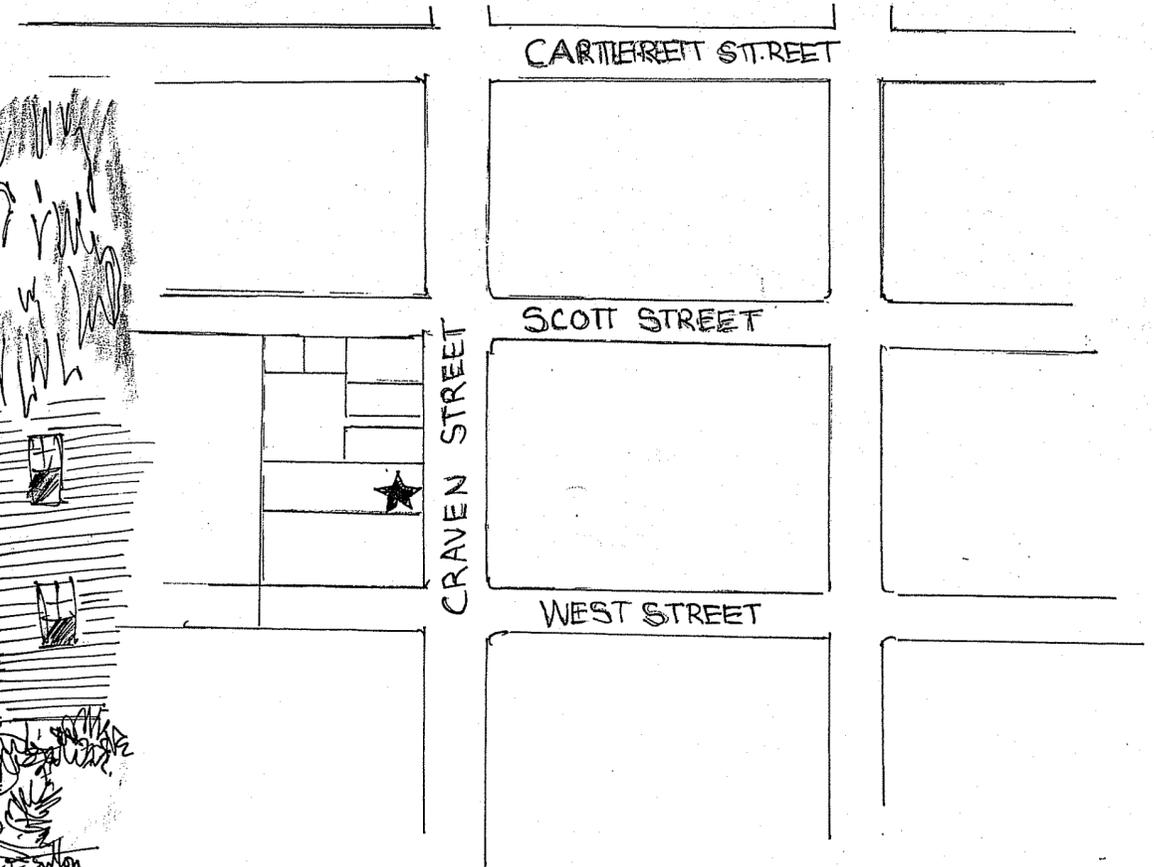
Staff Recommendation: Staff recommends final approval of this project, as well as the Bailey Bill application, as submitted, on the condition that the applicant submits detailed photographs of the interior and exterior of the structure to be attached to the Bailey Bill application.

807 Craven Street

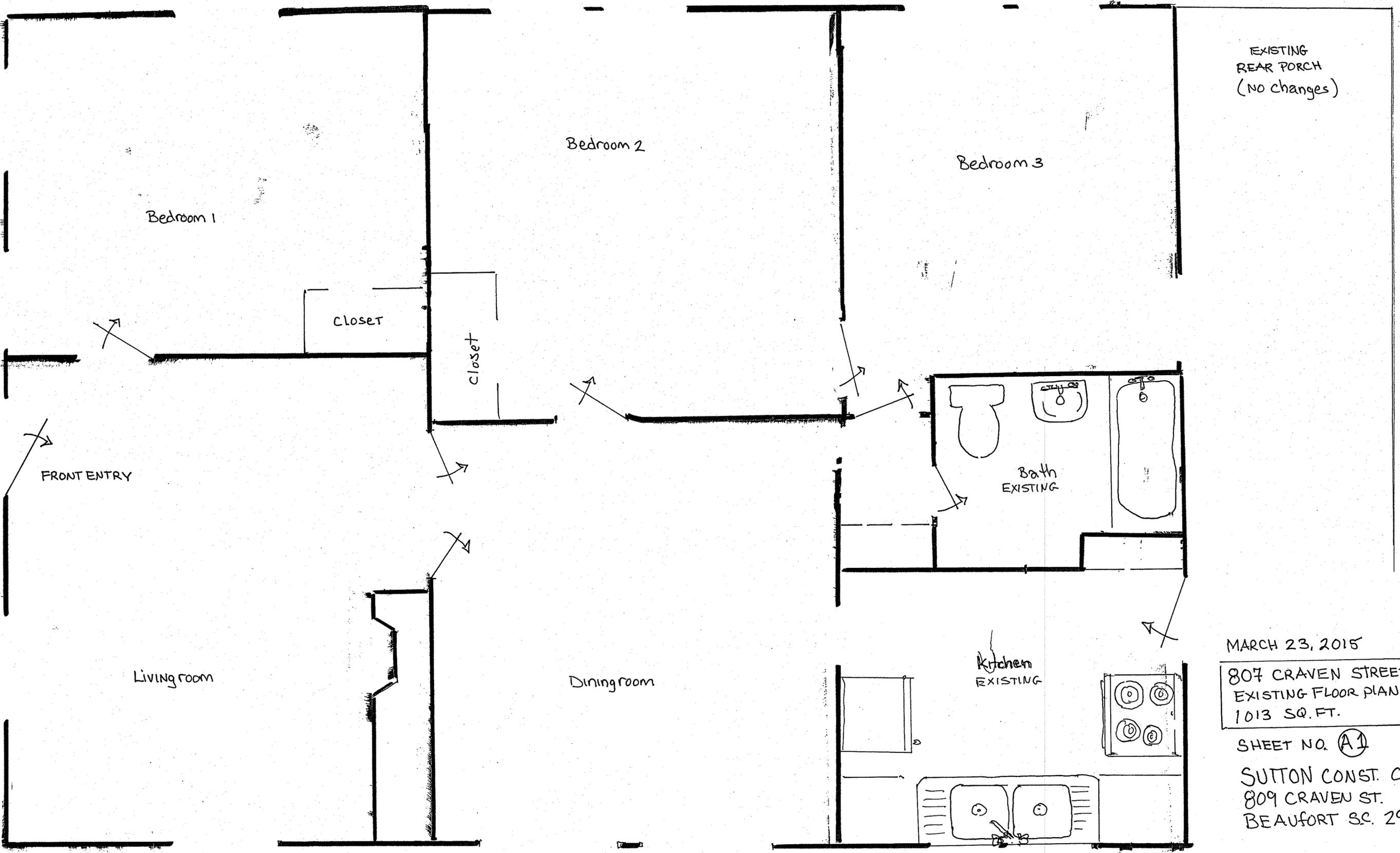
BEAUFORT S.C.

REHABILITATION PROJECT 2015

OWNER: LOYD BENJAMIN
CONTRACTOR: SUTTON CONSTRUCTION CO.

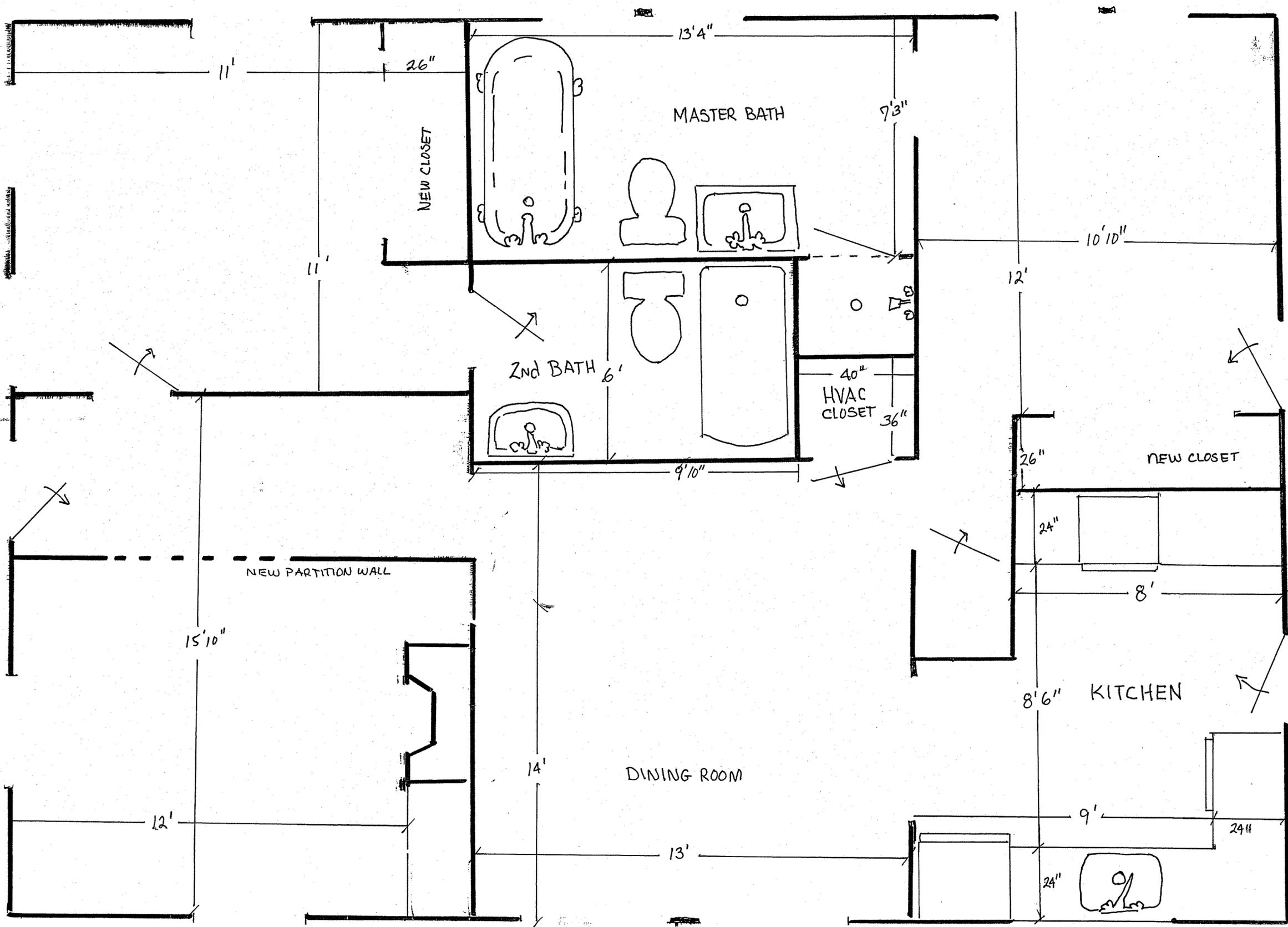


807 CRAVEN ST.

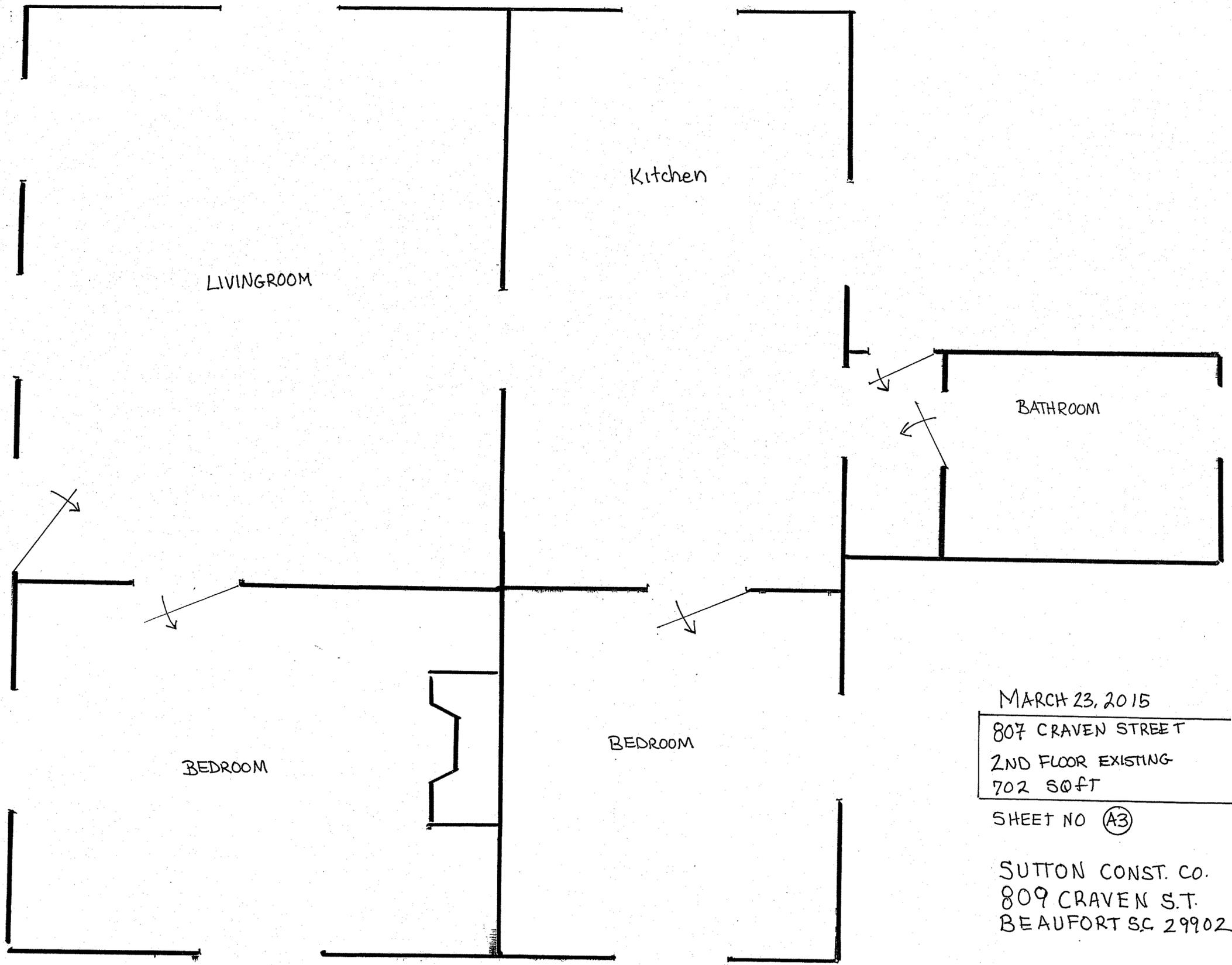


EXISTING
REAR PORCH
(NO changes)

MARCH 23, 2015
 807 CRAVEN STREET
 EXISTING FLOOR PLAN
 1013 SQ. FT.
 SHEET NO. (A1)
 SUTTON CONST. CO.
 809 CRAVEN ST.
 BEAUFORT SC. 29902



MARCH 23 2015
 807 CRAVEN STREET
 NEW FLOOR PLAN
 1013 sq ft 1st FLOOR
 SHEET NO (A2)
 SUTTON CONST. CO
 809 CRAVEN ST
 BEAUFORT SC 29902



LIVINGROOM

Kitchen

BATHROOM

BEDROOM

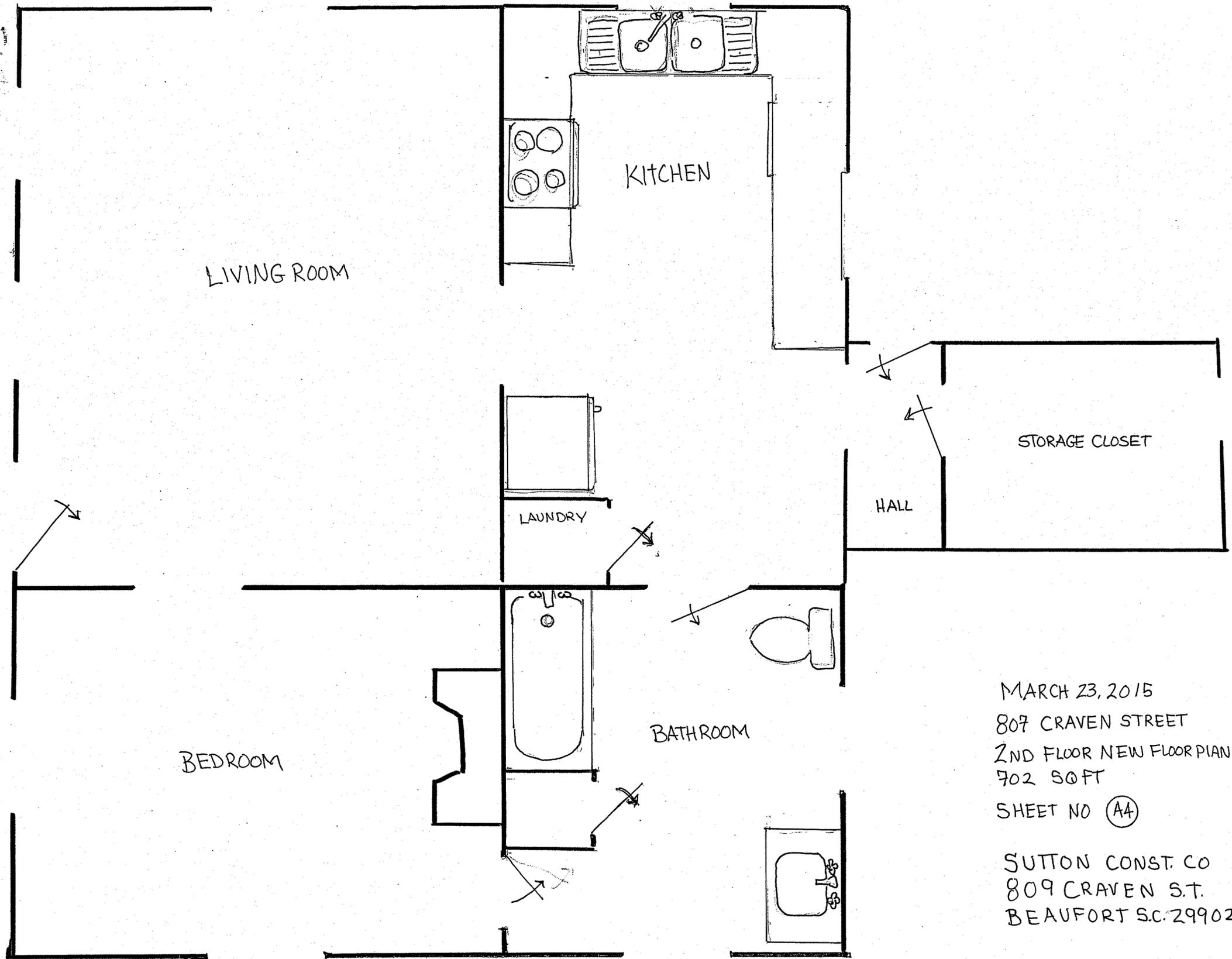
BEDROOM

MARCH 23, 2015

807 CRAVEN STREET
2ND FLOOR EXISTING
702 SQ FT

SHEET NO (A3)

SUTTON CONST. CO.
809 CRAVEN S.T.
BEAUFORT SC 29902



LIVING ROOM

KITCHEN

LAUNDRY

BATHROOM

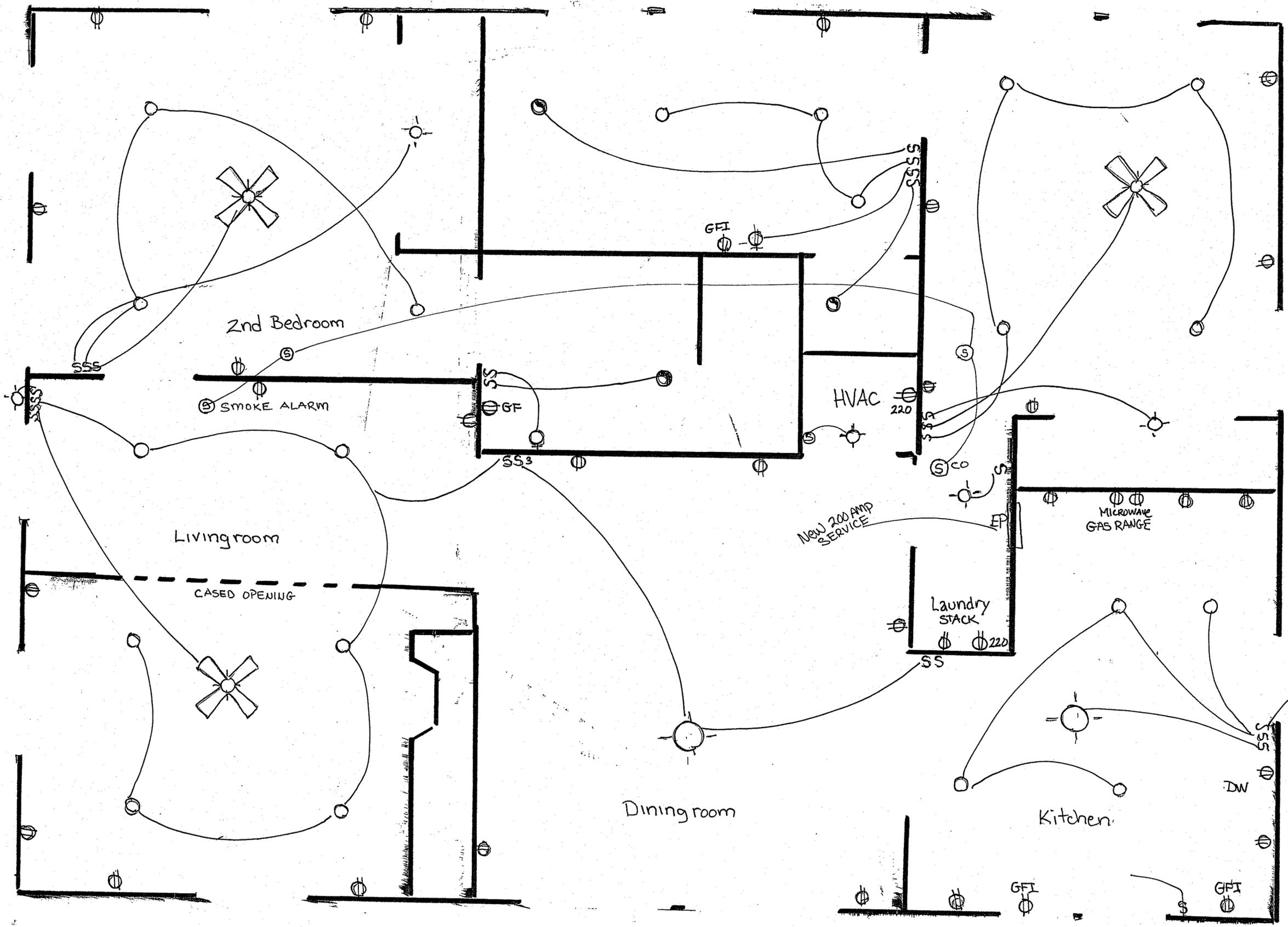
BEDROOM

HALL

STORAGE CLOSET

MARCH 23, 2015
807 CRAVEN STREET
2ND FLOOR NEW FLOOR PLAN
702 SQ FT
SHEET NO (A4)

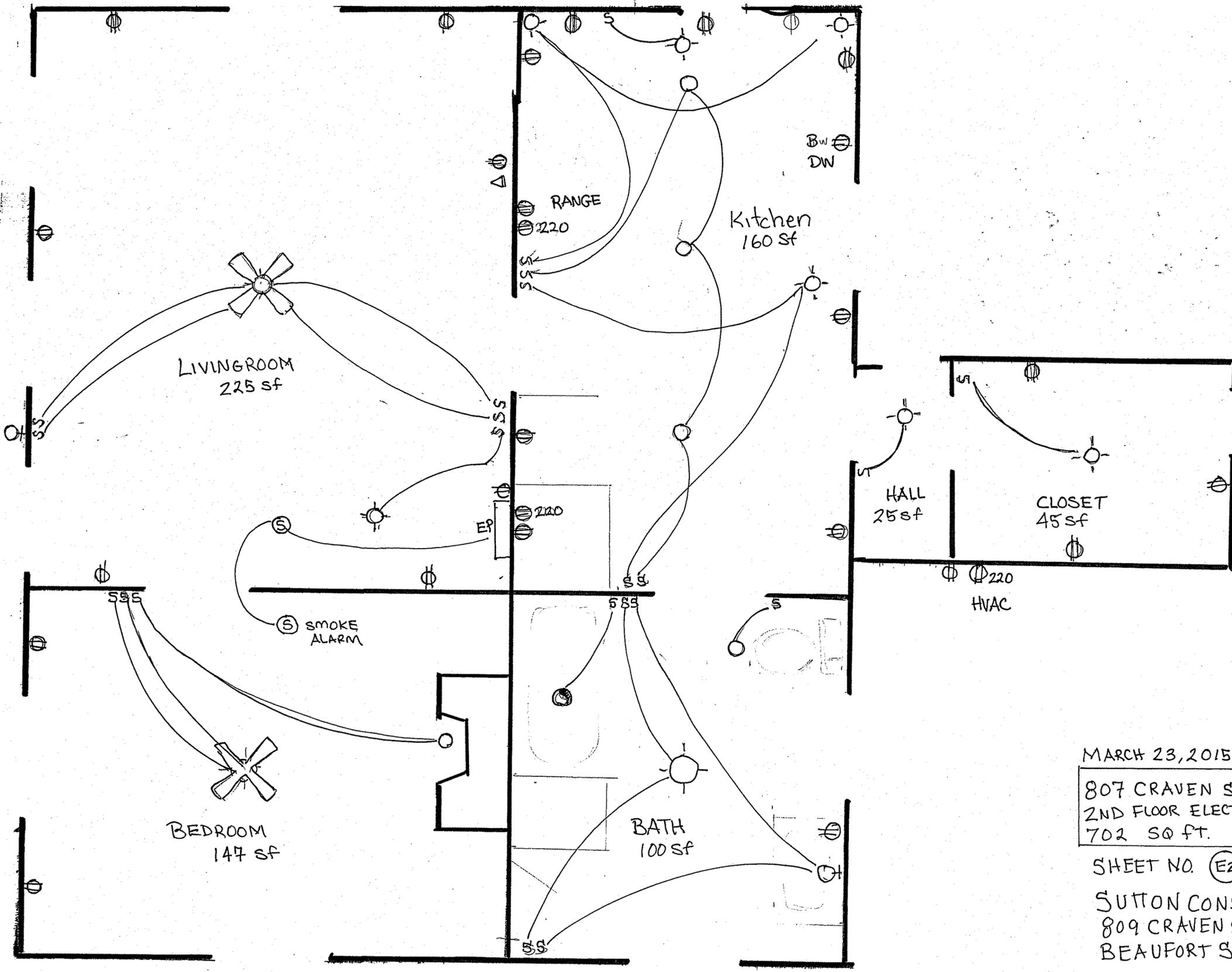
SUTTON CONST. CO
809 CRAVEN S.T.
BEAUFORT S.C. 29902



	CEILING FAN w/LT.
	SMOKE ALARM
	DUPLIX OUTLET
	WALL LIGHT
	FAN/LT EXHAUST
	RECESSED LIGHT
	SURFACE LIGHT
	SWITCH 3WAY
	SINGLE SWITCH
	GROUND FAULT
	ELE. PANEL 200 AMP

MARCH 23, 2015
 807 CRAVEN STREET
 1ST FLOOR ELECTRICAL
 1013 SQ.FT.

SHEET NO. (E1)
 SUTTON CONST. CO.
 809 CRAVEN S.T.
 BEAUFORT SC 29902



MARCH 23, 2015

807 CRAVEN STREET
 2ND FLOOR ELECTRICAL
 702 SQ FT.

SHEET NO. (E2)

SUTTON CONST. CO.
 809 CRAVEN ST
 BEAUFORT SC, 29902