

Pd. 9/26-ck
APP# 10532

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 - 10/21/2010)

Application #: HR14-42 Date Received: 9-24-14 Zoning District: TBR

Property Address: 511 Prince Street

Applicant: Allison Ramsey Architects Phone: 843.986.0559

Applicant's Address: 1003 Charles Street

Beaufort County 1997 Historic Sites Survey listing: _____

Property Owner: John & Bonnie McCardell Phone: 931.636.6566

Owner's Address: 511 Prince Street

Architect: Allison Ramsey Architects Phone: see above

Architect's Address: see above

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:

Renovation of area under front porch. Adding windows and doors.

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. A digital copy of all documents and 2 hardcopies of all documents must be filed by 12:00 noon on the deadline date. If digital copies cannot be provided, then 8 hardcopies of all documents are required. If the applicant or a representative is not present at the meeting, the application will not be reviewed.

OWNER'S SIGNATURE: _____ DATE: _____

APPLICANT'S SIGNATURE: Jenevieve Snel DATE: 9-23-2014

**BEAUFORT COUNTY
HISTORIC SITES SURVEY - 1997**

INTENSIVE 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 - 813
Access County Site #

USGS Quad: 025 Beaufort
Doc. Level: Intensive Level-Building

Historic name(s): Henry McKee House Map Ref.: BFT 09 (TR) Tax Number: R120 004 000 0556 0000
Common name(s): Robert Smalls House City Block Ref.: 23 .09 Island: Port Royal Is.
Address/location: 511 Prince St. City/Vicinity of (vic.) Beaufort
Date: 1834 ca. Alteration date: multiple
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

<i>National Register Status:</i>	Date:	Listing Name:	NRIS #
National Register Historic District (NHL, 11/73)	<u>12/17/69</u>	Beaufort Historic District	<u>69000159</u>
National Register, Individual Listing	<u>5/30/74</u>	Smalls, Robert, House	<u>74001823</u>

SHPO National Register Evaluation: Contributes to listed district Name: Beaufort Historic District

Consultant Recommendation: _____ Name: _____

<i>Previous Survey:</i>	Reference:	Notes:
<input checked="" type="checkbox"/> H.A.B.S.	<input type="checkbox"/> Other <u>SC-398 & SC-486</u>	<u>McKee-Smalls Hse./McKee, Henry</u>
<input checked="" type="checkbox"/> Feiss-Wright (1969)	<u>023 - 556</u>	<u>1 Outstanding 37</u>
<input checked="" type="checkbox"/> Historic Resources of the Lowcountry (1979)	<u>38 BU 1008</u>	<u>The Point</u>
<input checked="" type="checkbox"/> Milner Historic District Inventory (1979)	<u>023 (556) -7</u>	<u>Vol. 18; full form</u>
<input checked="" type="checkbox"/> A Guide to Historic Beaufort (1995 ed.)	<u>56</u>	

Photograph:



Photographs:

- prints
- slides
- negatives

Date: 9-5-97

Recorder: C. Brooker, Brooker Arch. Cons.

Roll #	Neg.	View of:
B-10	12	West facade
B-10	13	South facade

Style: Early Classical Revival Commercial Form:

Core Shape: T Stories: 2.5 stories Construction: frame
 Roof: Shape: gable (lateral) Material: composition shingle

Chimney: Type: interior Material: brick

Exterior Walls: weatherboard

Windows: single Type: double hung Pane 6/6
 Config.:

Doors: single Foundation: brick piers
 transom

Porch Height: 2 or more with tiers Porch Width: full facade Porch Roof Shape: shed
 Porch Details: posts Decorative
 turned balusters Elements:

Outbuildings: none visible Interior
 Features:

Number of Related Resources:

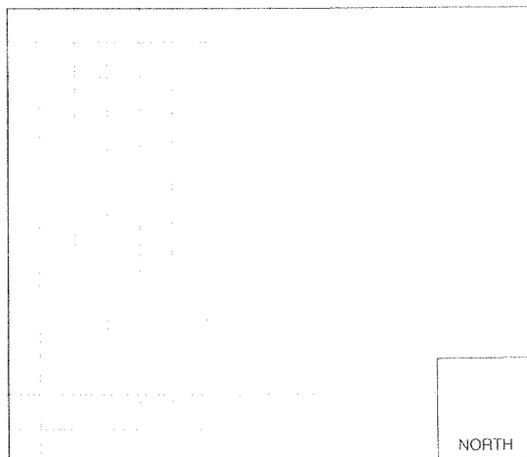
Surroundings: residential Acreage: Less than one Quadrangle: Beaufort

Alterations: Alteration date: multiple Integrity: fair Condition: good
 Porch reworked 1870 ca. or later. Rear wings appear reworked in part.

Description: Two story timber framed structure with pedimented gable end roof. Two story wing centered on rear (north) facade, flanked by single story accommodation projecting east and west. Late Federal style doorcase with 2 light transom over 2 story tiered porch, pediment front to main house rises above porch roof. Porch has rectangular post supports and turned balusters. Ruined tabby building reported to rear

Historical Data: Said to have been built by Henry McKee in 1834. Robert Smalls born on property in 1839. House acquired by De Treville family before 1862. Direct Tax Claim by William De Treville. Bought by Robert Smalls at Tax Auction during Civil War. Declared National Historic Landmark, 1975.

Sketch:



Site Number: U - 13 - 813

Informant/Bibliography: Historic Resources of the Low Country, 1979, where house designated 38 BU 1008.

CITY OF BEAUFORT
Historic District Review
Board Full Board
Staff Report
Meeting of October 08, 2014

Case Number: HR14-42
Property Address: 511 Prince Street
Applicant: Allison Ramsey Architect
Type of Request: Alterations to Porch Foundation
Zoning: TBR – The Point

Historical: 511 Prince Street is listed in *1997 Beaufort County Above Ground Historic Sites Survey* as “contributing to the listed district.” It is individually listed on the National Register as well. The building, c. 1834, is also known as the “Henry McKee House” and the “Robert Smalls House.” That house has undergone multiple alterations, including a porch rework in the 1870s.

Request: **The applicant is proposing to modify the infilled the porch foundation, which currently is filled with wood on the interior, and screening on the exterior. The applicant is proposing to replace that with stucco and windows to make it more habitable.**

Background: **The project has not appeared before the board. Historic Beaufort Foundation has an easement on this property so must approve any exterior modifications.**

Zoning: *TBR-The Point:*
Front Setback: prevailing;
Rear: 15’;
Side: 6’;
Side & Rear for Accessory Buildings (Historic District): 5’;
There are no zoning issues associated with this project.

Size: **The applicant is not proposing any increase in building footprint or size.**

Synopsis of Applicable Guidelines:

- The Secretary of the Interior Standards, #9, discusses exterior alterations and states that they should not “destroy historic materials, features, and spatial relationships that characterize the property”.
- The *Preservation Manual Supplement*, p. 27-33 discusses porches. Pages 28-29 specifically discusses porch piers, and states “Historic porches in the Historic Beaufort District are typically supported on non-continuous masonry piers...Infill between the masonry piers

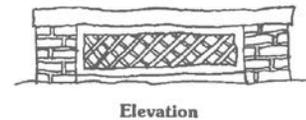
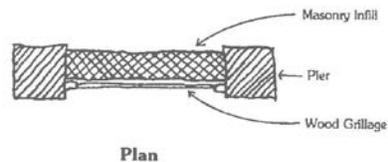
should be open wood grillage...Continuous masonry infill between porch piers is prevalent...though it is neither appropriate nor recommended and should be removed because it accelerates deterioration. Where continuous masonry infill already exists and is to remain in place, ventilation should be provided. In addition, it should be masked either by painting it dark green-black and placing a wood grillage in front of it, or by adding stucco and planting.”

Staff Questions, Comments & Suggestions:

- This property is located in a flood zone, with an approximate ground elevation of 8’, based on the GIS topography maps. However, the living level has already been established at that grade, so there are building code issues with this extension.
- The sides of the main structure have already been infilled with brick and windows, and the interior beyond is habitable.
- Applicant could consider articulating the infill differently, so that it reads more like an open board foundation, as recommended by the *Supplement* p.29 (see right). This could be accomplished with the same construction technique, but simply painting the CMU Charleston Green, and utilizing a wood overlay, rather than stucco, around the windows. However, stucco and planting is another recommendation in the Supplement, so it should be an acceptable option if it’s desired by the applicant.

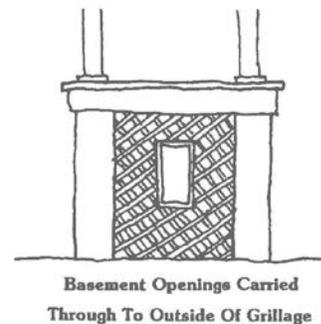
Staff Recommendation: Staff recommends final approval of this request, with the applicant considering modifying the articulation/exterior treatment based upon board discussion. This approval is contingent on approval from Historic Beaufort Foundation, since they hold a façade easement on it.

Continuous masonry infill between porch piers is prevalent in the Historic Beaufort District, though it is neither appropriate nor recommended and should be removed because it accelerates deterioration. Where continuous masonry infill already exists and is to remain in place, ventilation should be provided. In addition, it should be masked either by painting it dark green-black and placing a wood grillage in front of it, or by adding stucco and painting it.



Lattice Over Masonry Infill

Where the area under the porch is inhabited, the openings may be carried through to the outside of the grillage.



EXISTING SCREEN



EXISTING SCREEN & WOOD DOOR

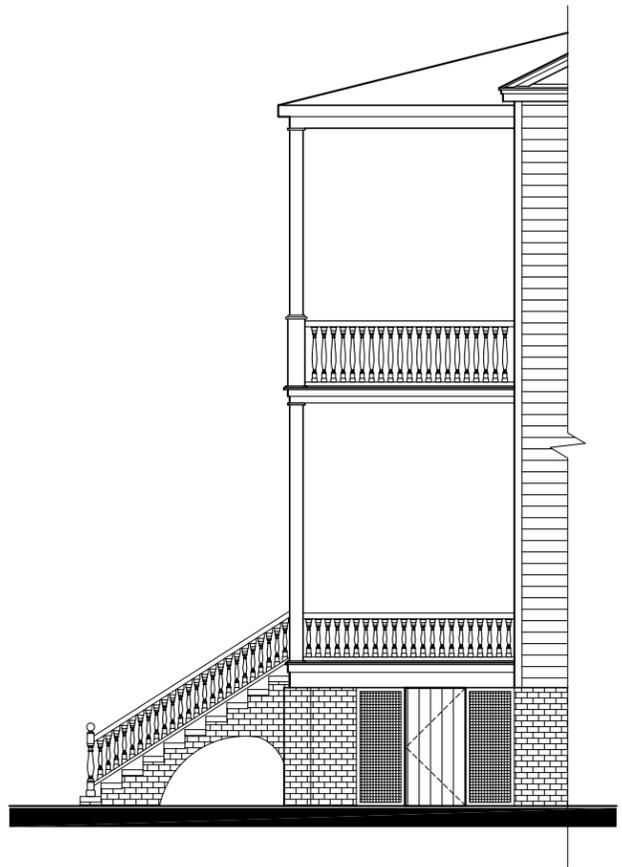


EXISTING ADJACENT WINDOWS

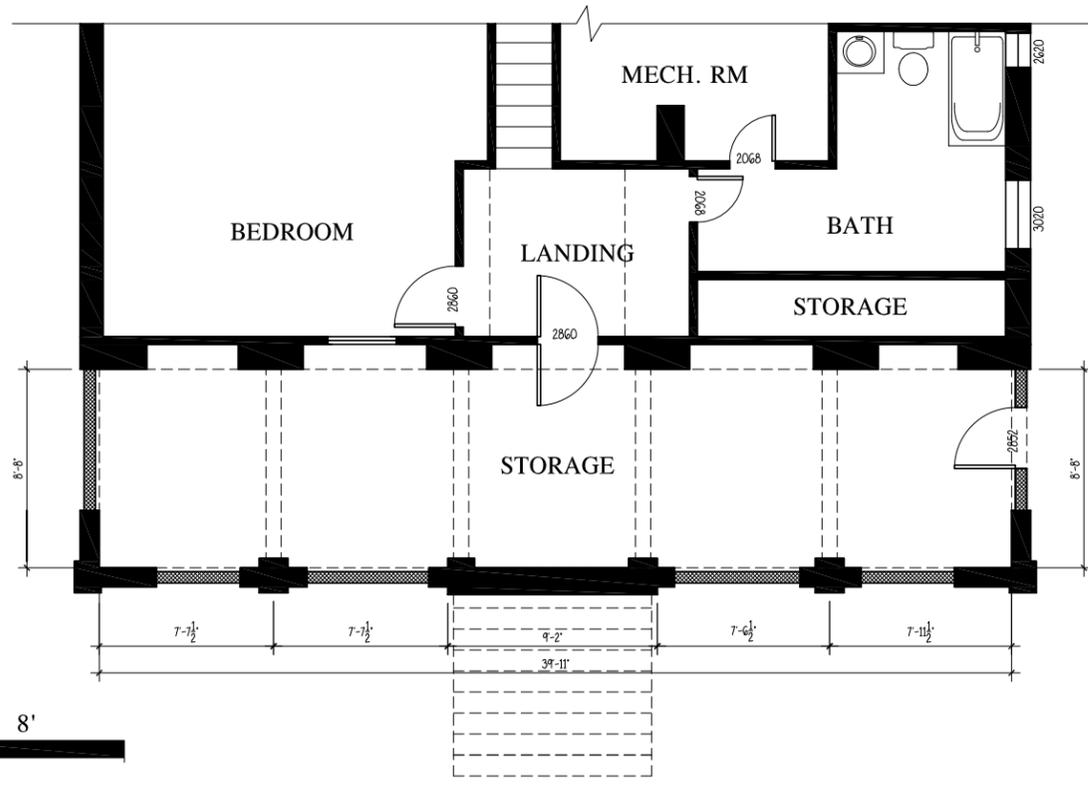


EXISTING ADJACENT WINDOWS





EXISTING WHITE PAINTED BRICK EXISTING SCREEN



EXISTING

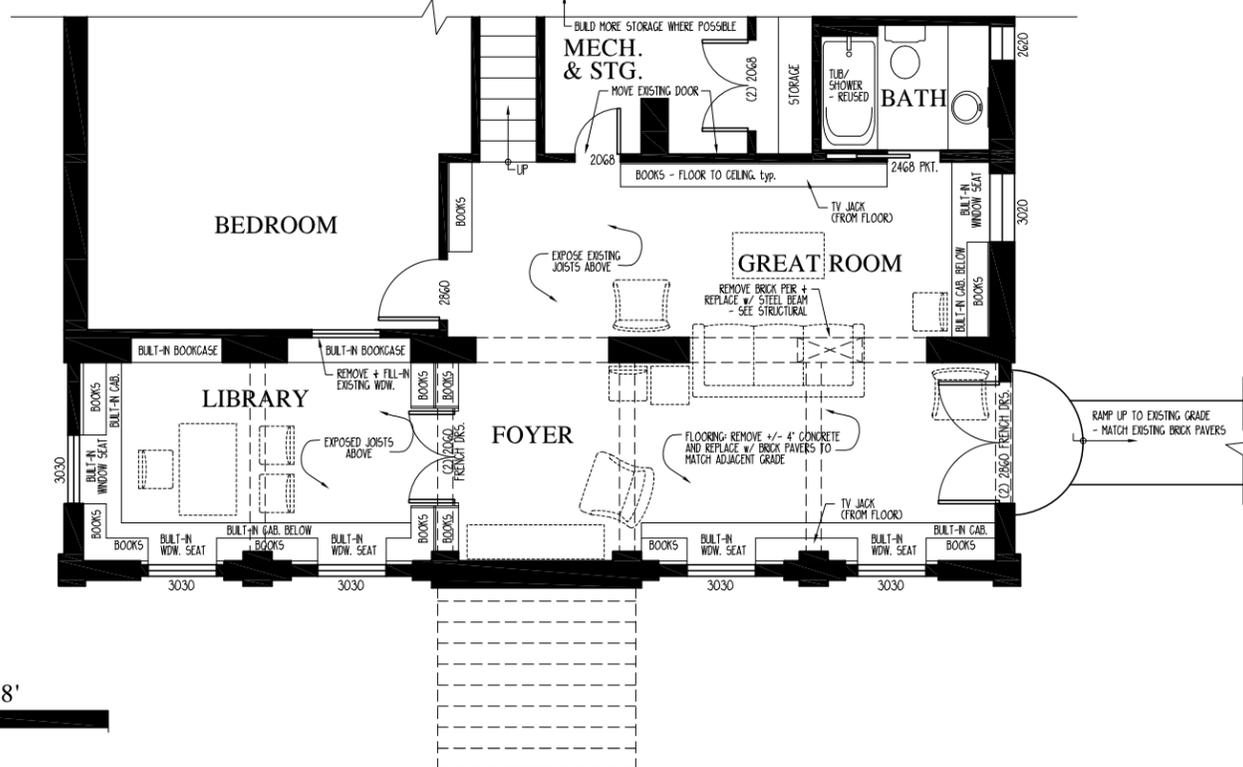


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PROPOSED ELEVATIONS



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