

pd. check 8/23/15
AP# 12015

(HR15-29)

digital

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>BB15-06</u> Date Received: <u>8-25-15</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) Walker Residence Parcel Id. Number: R1200040001
 Street Address: 905 Wilmington St Use: _____ Owner-occupied, or Income-producing 258 0000
 Estimated project start date Oct. 2015 Estimated project completion date Nov 2015
 Fair market value of building* \$ 98,300 Estimated project costs \$ 83,340
 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: _____ Is this property individually listed on the National Register? Yes No

Describe previous major alterations or additions (give dates): Unknown

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 Kevin Dennis
 Mailing Address 8319 16th St.
 Email Address kevinsdennis@hotmail.com

Signature Kevin Dennis Date 8-24-15
 City Silver Spring State MD Zip 20901
 Primary Phone Number 818 318 9285

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.)

Architectural element: <u>Roof</u> Approximate age: <u>30</u> original <input checked="" type="checkbox"/> added; if added ___ date ___ ___ Interior ___ Exterior; Location: N S E W Describe feature and its condition: <u>3 Tab Shingles</u> <u>worn out</u> Photograph No. _____ Drawing No. _____	Describe work and impact on feature <u>Remove and replace with new.</u>
Architectural element: <u>Screen Porch</u> Approximate age: <u>30</u> original <input checked="" type="checkbox"/> added; if added <u>unk</u> date ___ ___ Interior ___ Exterior; Location: N S E W Describe feature and its condition: <u>Very Poor</u> Photograph No. _____ Drawing No. _____	Describe work and impact on feature <u>Remove screen and solid railing and reconfigure to match original Porch.</u>
Architectural element: <u>Siding</u> Approximate age: <u>40</u> original <input checked="" type="checkbox"/> added; if added <u>unk</u> date ___ ___ Interior <input checked="" type="checkbox"/> Exterior; Location: N S E W Describe feature and its condition: <u>Fair</u> Photograph No. _____ Drawing No. _____	Describe work and impact on feature <u>Replace damaged tiles</u>
Architectural element: <u>Doors + Windows</u> Approximate age: <input checked="" type="checkbox"/> original ___ added; if added ___ date ___ ___ Interior ___ Exterior; Location: N S E W Describe feature and its condition: <u>Wooden / Damaged</u> Photograph No. _____ Drawing No. _____	Describe work and impact on feature <u>Replace damaged units with approved replacements</u>

AP# 12016
AT CBAS-06

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.beaufortsc.gov

See back of application for fees

CITY OF BEAUFORT HISTORIC DISTRICT REVIEW BOARD PROJECT APPLICATION (Revised - 10/21/2010)

Application #: HR15-29 Date Received: 8-25-15 Zoning District: GR

Property Address: 905 + 905.5 Wilmington St

Applicant: Kevin Dennis Phone: 818-318-9285

Applicant's Address: 8319 16th St. Silver Springs MD 20901

Beaufort County 1997 Historic Sites Survey listing: yes. U-13-1171

Property Owner: Kevin Dennis Phone: 818-318-9285

Owner's Address: 8319 16th St. Silver Springs MD 20901

Architect/Designer: Otis Smith Phone: 843 575 2540

Architect's Address: 182 Laurel Bay Rd. Beaufort SC 29906

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: Restoration

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:

See accompanying drawings

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.beaufortsc.gov) 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: Kevin Dennis DATE: 8/24/15
APPLICANT'S SIGNATURE: _____ DATE: _____

CITY OF BEAUFORT
Historic District Review Board
Full Board
Staff Report
Meeting of September 09, 2015

Case Number: HR15-29; BB15-06
Property Address: 905 & 905 ½ Wilmington Street
Applicant: Kevin Dennis
Type of Request: Alterations & Additions – Final
Zoning: GR – General Residential – Northwest Quadrant

Historical: 905 & 905 ½ Wilmington Street are both listed as contributing on the 1997 Above Ground Historic Sites Survey. 905 ½ is listed as 903 Wilmington on the Survey, and is c. 1900. 905 Wilmington, the northernmost structure, is c. 1945 and originally was non-contributing, but then became contributing with the expanded period of significance in 2001. These structures have been vacant for a number of years, and then in 2014 a large tree fell over both, significantly damaging 905 Wilmington.

Request: **The applicant would like Final Approval, to include approval of the Bailey Bill application, for exterior alterations as follows:**
905 Wilmington: In kind restoration, and replacement of the front stoop.
905 ½ Wilmington: In kind restoration, minor demolition of a rear addition, and restoration of the front porch.

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

Zoning: GR – General Residential – Northwest Quadrant

- 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 not zoning issues with this project.

Size: There is no additional square footage associated with this project.

Synopsis of Applicable Guidelines:

- Secretary of the Interior Standards #2 discusses this type of project.
- The Preservation Manual Supplement, p. 27-33 discusses porches.

Staff Questions, Comments & Suggestions:

- Staff is very 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, scope of work and investment.
- 905 Wilmington Street – the applicant could consider using a shed or gable roof for the front stoop, particularly since a hip roof is not found anywhere else on this structure.
- A specification for the new windows will be required. Shutter materials will need to be approved as well.

Staff Recommendation: Staff recommends final approval of this project as submitted, with final approval of any new materials to be approved by staff during the building permit process.

**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 - 1170
Access County Site #
USGS Quad: 025 Beaufort
Doc. Level: Reconnaissance Level

Historic name(s): _____ Map Ref.: BFT 09 (TL) Tax Number: R120 004 000 0258 0000
Common name(s): _____ City Block Ref.: 102 Island: Port Royal Is.
Address/location: 903 Wilmington St. City/Vicinity of (vic.): Beaufort
Date: 1900 Alteration date: ca. 1965
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 2 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.) _____

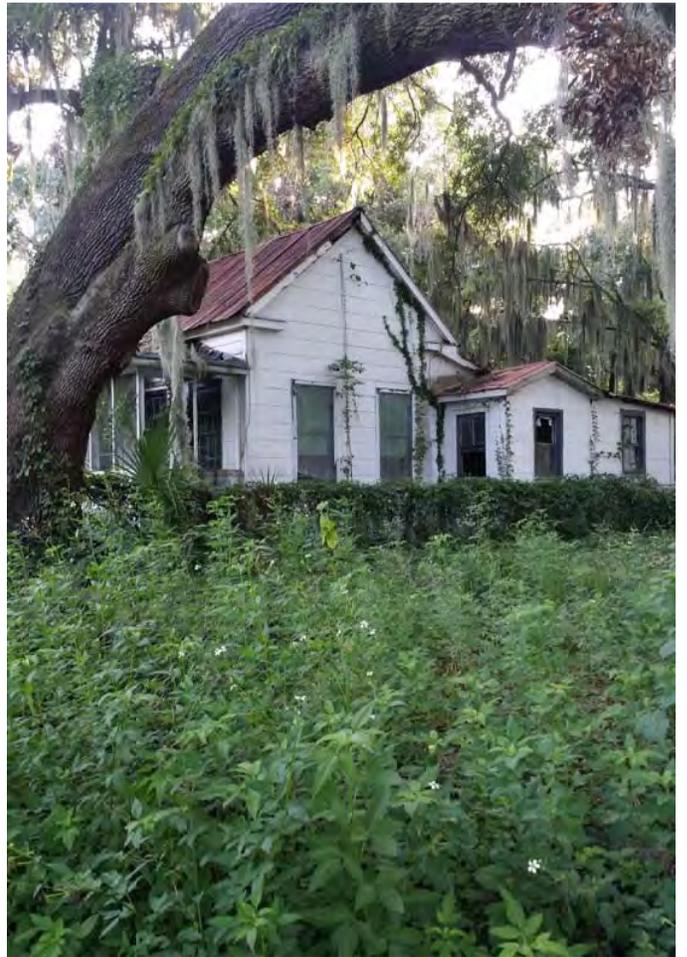
Photograph: _____

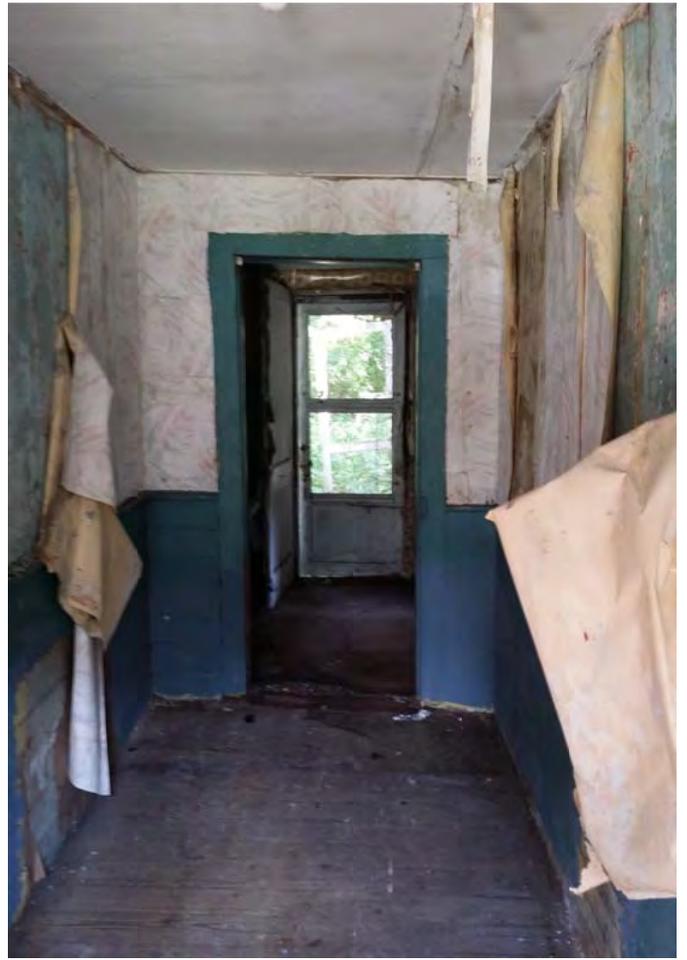
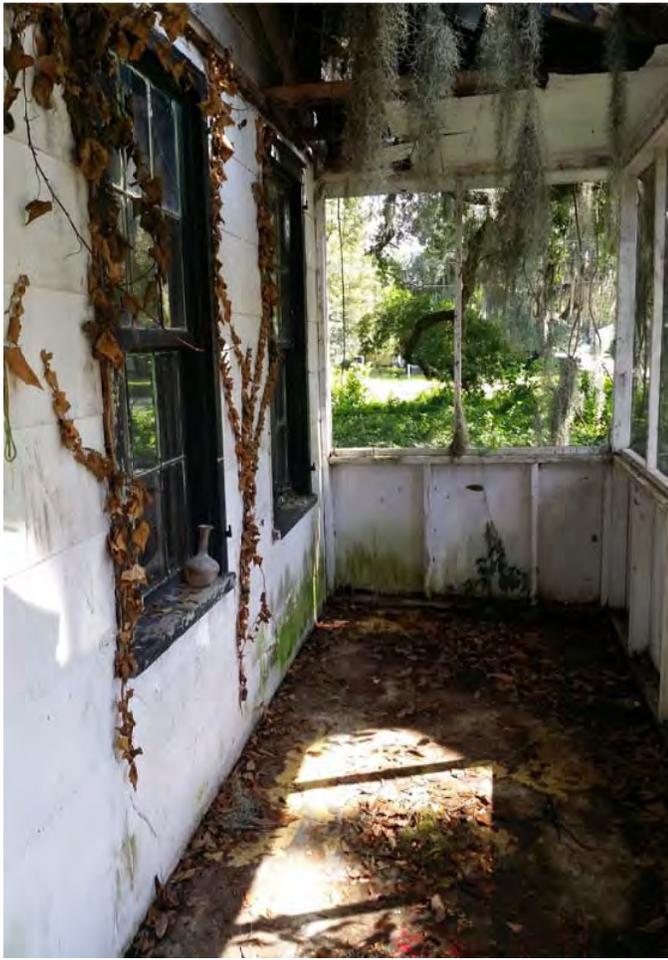


Photographs:
 prints
 slides
 negatives

Date: 8/1/97
Recorder: D. Schneider, Historic Beaufort Fdn.

Roll # Neg. View of:
S-12 13 W facade & N elev., fac. SE









**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 - 1171
Access County Site #

USGS Quad: 025 Beaufort
Doc. Level: Reconnaissance Level

Historic name(s): _____ Map Ref.: BFT.09 (TL) Tax Number: R120 004 000 0258 0000
Common name(s): _____ City Block Ref.: 102 Island: Port Royal Is.
Address/location: 905 Wilmington St. City/Vicinity of (vic.) Beaufort
Date: 1945 Alteration date: ca. 1970
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 2 x 3 bay frame dwelling w/front-facing 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: Does not contribute to listed district Name: Beaufort Historic District

Consultant Recommendation: May contribute to district w/expanded period of signif. Name: Beaufort Historic District

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:



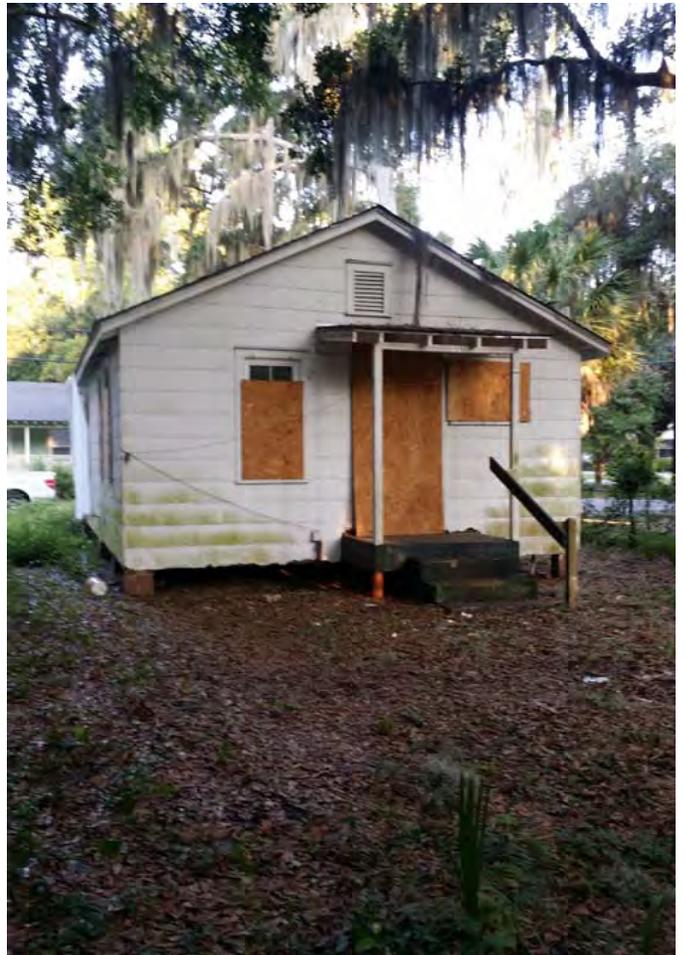
Photographs:

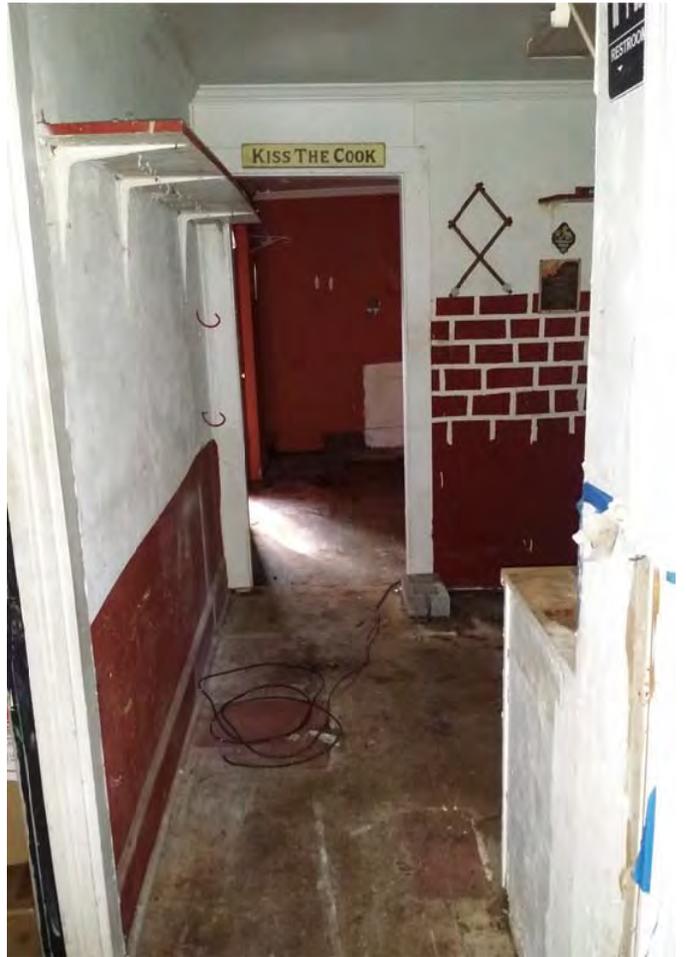
- prints
- slides
- negatives

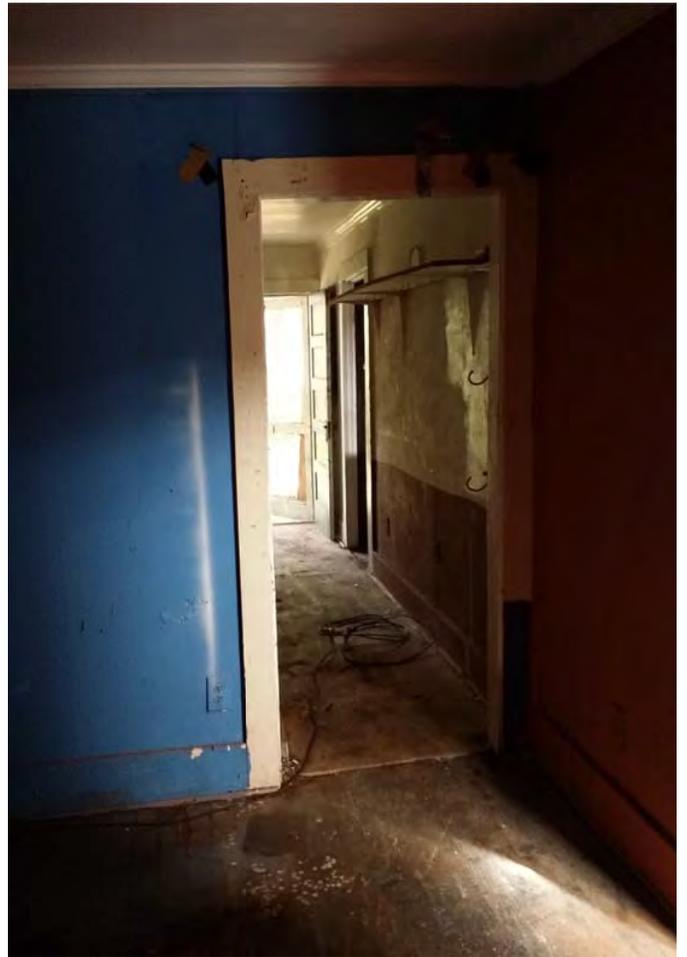
Date: 8/1/97

Recorder: D. Schneider, Historic Beaufort Fdn.

Roll # Neg. View of:
S-12 12 W facade & N elev., fac. SE





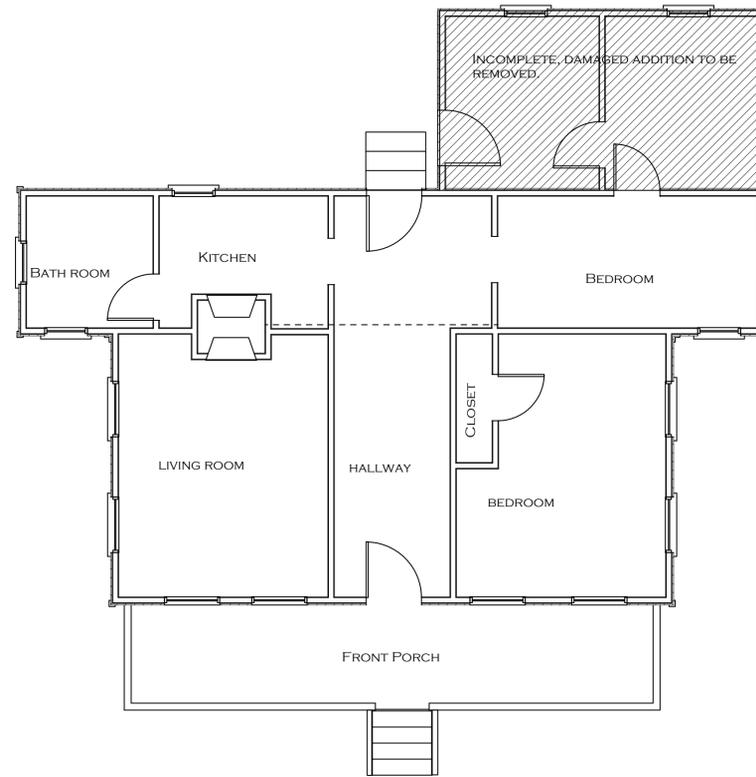




DESCRIPTION OF WORK

EXTERIOR:
 REMOVE DAMAGED ADDITION FROM THE REAR OF THE HOUSE. REMOVE THE INSECT SCREEN AND SOLID RAILING FROM THE FRONT PORCH. REMOVE EXISTING ROOFING. REPLACE DAMAGED ROOF SHEATHING AND APPLY 15LB FELT AND ONIX BLACK 3 TAB ROOF SHINGLES. REPAIR ALL DAMAGED SOFFET AND FASCIA, REPLACE ALL DAMAGED SIDING, REPLACE ALL DAMAGED WINDOWS AND DOOR WITH APPROVED REPLACEMENT MATERIALS. RECONFIGURE THE FRONT PORCH POST AND RAILS TO MATCH THE ORIGINAL AS CLOSELY AS POSSIBLE. PAINT EXTERIOR SIDING WHITE WITH CHARLESTON GREEN TRIM.

INTERIOR:
 REMOVE AND DISCARD KITCHEN CABINETS APPLIANCES AND FIXTURES IN THE ENTIRE HOUSE. REMOVE ALL WALL COVERINGS. REPLACE ANY DAMAGED STRUCTURAL MEMBERS. INSTALL NEW ELECTRICAL SYSTEM, PLUMBING SYSTEM, HVAC SYSTEM, INSULATE UNIT, HANG SHEETROCK THROUGHOUT, INSTALL NEW INTERIOR DOORS AND TRIM, NEW CABINETS AND ALL NEW APPLIANCES AND FIXTURES, NEW FLOORING. (TOTAL RENOVATION).



EXISTING LAYOUT

DRAWING INDEX

A-01	905 WILLMINGTON ST. (EXISTING CONDITIONS)
A-02	905 WILLMINGTON ST (PROPOSED IMPROVEMENTS)
A-03	905.5 WILLMINGTON ST. (EXISTING CONDITIONS)
A-04	905.5 WILLMINGTON ST. (PROPOSED IMPROVEMENTS)

RESTORATION FOR: MR. KEVIN DENNIS 905 WILLMINGTON STREET BEAUFORT, SOUTH CAROLINA	DATE DRAWN: AUGUST 22., 2015
DRAWINGS BY: OTIS SMITH, LLC. 182 LAUREL BAY ROAD BEAUFORT, SOUTH CAROLINA 29906 PHONE: 843-575-2540 EMAIL: OTIS@OTISSMITH.COM	SHEET A-01



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



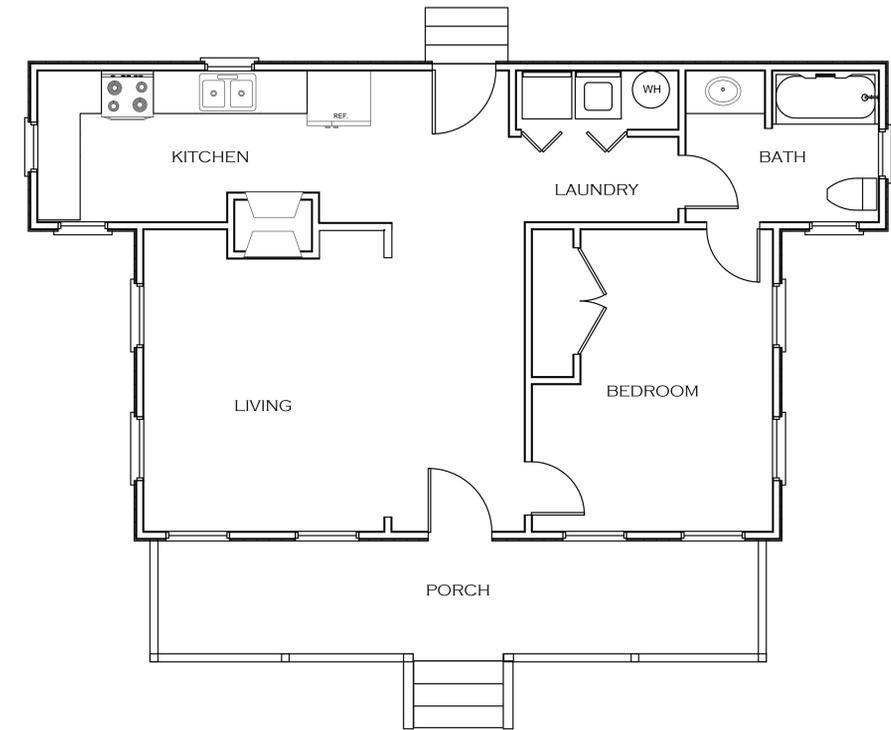
REAR ELEVATION
SCALE: 1/4"=1'-0"



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



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



905 WILLMINGTON ST. (PROPOSED FLOOR LAYOUT)

DATE DRAWN:
AUGUST 22., 2015

RESTORATION FOR:
MR. KEVIN DENNIS
905 WILLMINGTON STREET
BEAUFORT, SOUTH CAROLINA

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

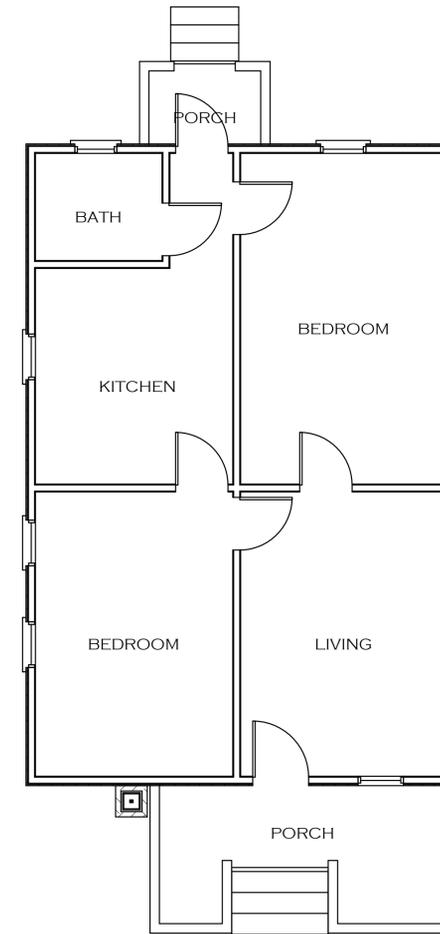
SHEET
A-02



DESCRIPTION OF WORK

EXTERIOR:
 REMOVE EXISTING ROOFING. REPLACE DAMAGED ROOF SHEATHING AND APPLY 15LB FELT AND ONIX BLACK 3 TAB ROOF SHINGLES. REPAIR ALL DAMAGED SOFFET AND FASCIA, REPLACE ALL DAMAGED SIDING, REPLACE ALL DAMAGED WINDOWS AND DOOR WITH APPROVED REPLACEMENT MATERIALS. PAINT EXTERIOR SIDING WHITE WITH CHARLESTON GREEN TRIM.

INTERIOR:
 REMOVE AND DISCARD KITCHEN CABINETS APPLIANCES AND FIXTURES IN THE ENTIRE HOUSE. REMOVE ALL WALL COVERINGS. REPLACE ANY DAMAGED STRUCTURAL MEMBERS. INSTALL NEW ELECTRICAL SYSTEM, PLUMBING SYSTEM, HVAC SYSTEM, INSULATE UNIT, HANG SHEETROCK THROUGHOUT. INSTALL NEW INTERIOR DOORS AND TRIM, NEW CABINETS AND ALL NEW APPLIANCES AND FIXTURES, NEW FLOORING. (TOTAL RENOVATION).



LIVING AREA

DATE DRAWN:
 AUGUST 22., 2015

RESTORATION FOR:
 MR. KEVIN DENNIS
 905.5 WILLINGTON STREET
 BEAUFORT, SOUTH CAROLINA

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

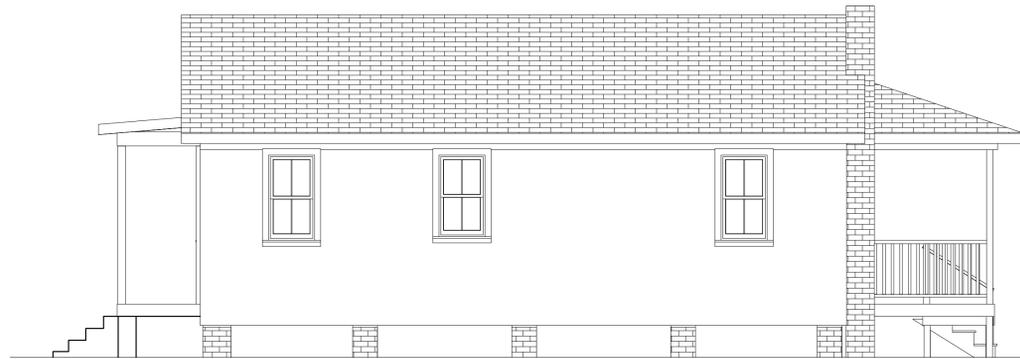
SHEET
 A-03



FRONT LEFT VIEW



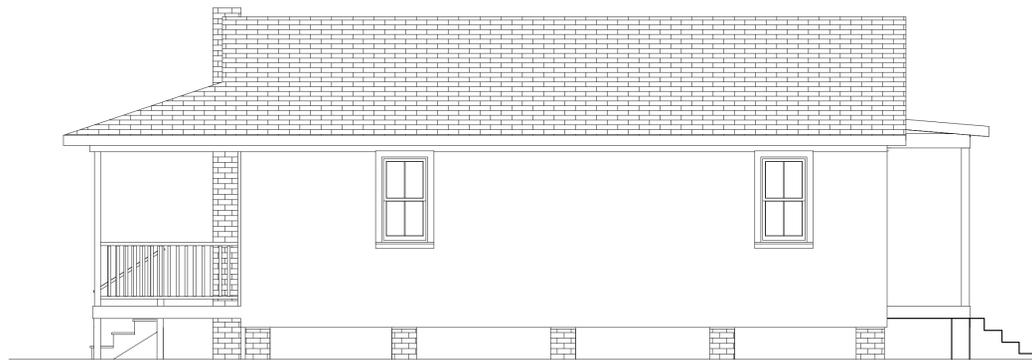
FRONT RIGHT VIEW



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



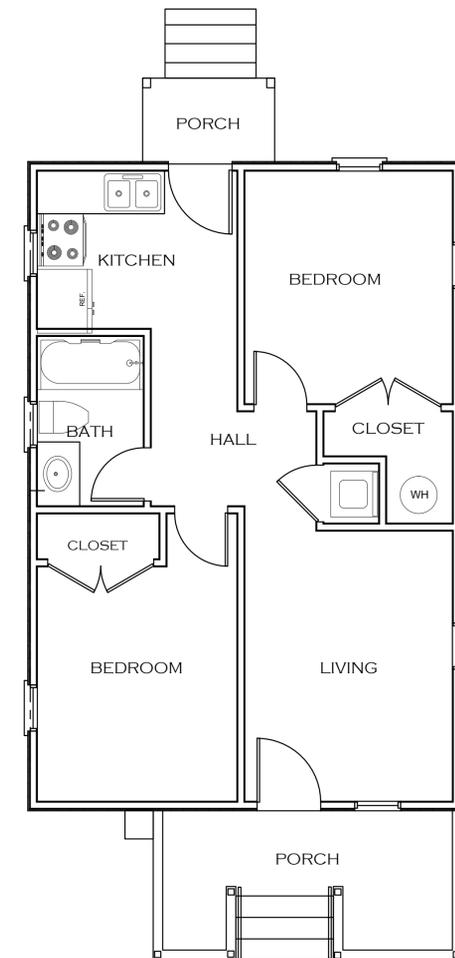
FRONT ELEVATION
SCALE: 1/4"=1'-0"



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



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



PROPOSED FLOOR LAYOUT
905.5 WILLMINGTON ST
654 SQ FT

DATE DRAWN:
AUGUST 22., 2015

RESTORATION FOR:
MR. KEVIN DENNIS
905.5 WILLMINGTON STREET
BEAUFORT, SOUTH CAROLINA

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

SHEET
A 04