

Northwest Quadrant Design Principles



**The City of Beaufort
Beaufort, South Carolina**

May 1999

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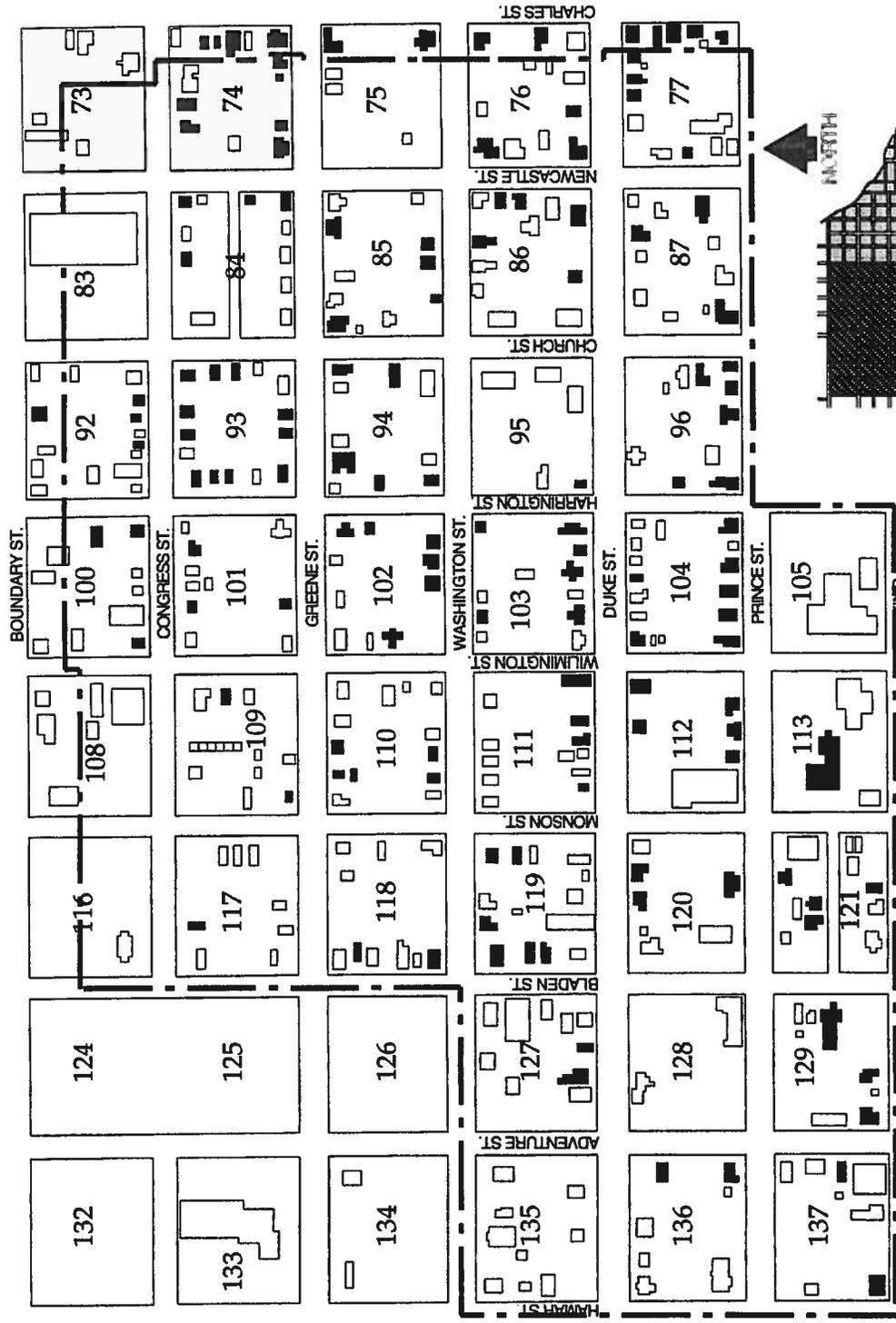
**The City of Beaufort
Beaufort, South Carolina**

May 1999

NORTHWEST QUADRANT

Neighborhood

Beaufort National Historic Landmark District



Key

- Contributing
- Noncontributing
- - - Boundaries of the Beaufort Conservation Neighborhood

Northwest Quadrant Design Principles



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May 1999

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Chapter 1

Historic Overview for the NWQ

The modest buildings of the Northwest Quadrant illustrate an important chapter in the history of Beaufort. The area developed in the years following the Civil War and was populated predominantly by African-American tradespeople, domestics, laborers and small business owners.

Little is known about this area of the city prior to the Civil War. A town plat of 1800, shows blocks and streets arranged generally along their present lines, with blocks north of Duke Street typically divided into four quarter lots and those to the south into six lots. Ownership of the individual parcels is indicated on the plat and includes the names of many of Beaufort's prominent planters, merchants, and citizens. No buildings are shown and the use to which the land was put is unclear. The only building presently surviving that may date from this period is the house at 1013 Duke Street. While the house has not been accurately dated, architectural evidence suggests that it was built in the latter decades of the 1700s.

By the time of the Civil War, cartographic sources suggest that the neighborhood was still undeveloped. Like other parts of Beaufort, land was confiscated by the federal government and resold for taxes. A plat prepared by the Direct Tax Commission in 1863, typically indicates the ownership of individual parcels prior to confiscation. Almost all of the blocks within the Northwest Quadrant have no such ownership citation, suggesting the possibility the land had largely reverted to the government before the war. Prior ownership is indicated for only six parcels. Blocks 96, 104, and 105 were not subdivided and individual owners, "J. Johnson," "Hall" and "Danner," respectively, are indicated. One-quarter

block parcels are shown at the southwest corner of block 76, the southeast corner of block 77 and the southwest corner of block 87. The parcel on block 76 corresponds to 1013 Duke Street and is indicated as having been owned by "J. W. Patterson." The parcel on block 77 is annotated "J. Jackson, col'd" and the parcel on block 87 is annotated "Ph. Givens."

When Beaufort was occupied by federal troops December, 1861, most of its residents had already fled their homes never to return. During the war, Beaufort's African-American population began to grow as refugees from nearby plantations made their way to town looking for shelter and work. At first classified as contraband of war, and later freed by the Emancipation Proclamation of 1862, these former slaves took part in the first efforts to assimilate former slaves into the broader society which became known as the Port Royal experiment. With the establishment of schools such as the Penn School on St. Helena Island and the Mather School on Port Royal Island, freedmen were given access to educational opportunities. Redistribution of land resulting from the direct tax, allowed many former slaves to be able to purchase land for the first time.

The war brought about profound social and political changes in the city. Beaufort's population shifted from a white majority to an African-American one. Prior to the war, there were approximately 850 white residents, a number that fell to 466 by the time of the 1870 census. Conversely, the community's African-American population rose dramatically after the war, reaching 1,273 by 1870. With this majority, Beaufort's African-American community was able to gain substantial political influence.

Largely because of its early occupation, the confiscation of the property of the former plantation owners, and the establishment of schools during the war, African-Americans in Beaufort County enjoyed better access to education and property than in many parts of the post-war south. As a result, it is thought to have become somewhat of a haven for African-Americans during Reconstruction. The African-American population in the city rose in part as people moved from surrounding counties to avail themselves of the more favorable political and social climate.

African-Americans during this time resided throughout the city. Those more prominent acquired the mansions of former slaveholders. Others built new dwellings scattered within the city's existing neighborhoods. Still others began to acquire property within the Northwest Quadrant and to build small houses there. An 1878 article in Harper's New Monthly Magazine, stated that most of the city's African-Americans occupied "their former slave quarters or new and neat shanties or houses."

In the latter 1800s, Beaufort's economy recovered due to the development of the phosphate industry and the resurgence of sea island cotton cultivation. This new prosperity created jobs that allowed many African-Americans to leave the former plantations to settle in town. As a result, new houses were built throughout the city, and especially within the Northwest Quadrant, to accommodate this population. Among those living in the Northwest Quadrant, were the builders and artisans responsible for building many of the historically significant buildings throughout Beaufort.

In the years after the turn of the century, the population of the Northwest Quadrant has changed. Although still predominantly an African-American neighborhood, a small number of immigrant residents from Europe and Asia are indicated in census records by 1900. During World War II, with a housing supply shortage throughout Beaufort County, the cultural mix of the neighborhood continued to change.

Today, the Northwest Quadrant continues to reflect its rich history through its modest residential architecture.



Typical Building Types

The following is a brief description of the typical building types found in the neighborhood.

Freedmen's Cottage (circa 1850 - 1880)

The first houses of newly freed African-Americans tended to reflect their modest economic circumstances and the simple architecture of the plantation slave houses they were familiar with. These houses are recognized by their simple architectural character—typically rectangular in plan, 1 room in depth, with a steep lateral gable roof and a front shed porch.



Gable Fronts (circa 1870 - 1940)

Gable fronts are recognized by the fact that their roof gables face the street. Examples are found on both one- and two-story variations. Based stylistically on Greek Revival precedents, the gable front houses are stylistically very simple. Many house styles adopted the gable front form and examples of gable front Folk Victorian, Craftsman and Minimal Traditional houses are common.



Hall and Parlor (circa 1870 - 1900)

As financial resources improved, houses tended to begin to reflect these changed circumstances. Still relatively simple in character, these houses are recognized by their rectangular, 1 room depth, central entrances, lateral gable roofs and front shed porches.





Massed Plan
(circa 1880 - 1940)

Massed plan houses became popular after the coming of the railroads, as they made light framing lumber more readily available. Still relatively simple in character, these houses are recognized by their rectangular shape, 2 or more room depth and open interior plans. They often have side gabled or hipped roofs.



Shotgun
(circa 1880 - 1940)

A major African-American folk architectural tradition, the Shotgun house has direct design precedents in African architecture. These houses are recognized by their orientation towards the street and they are typically one room wide and two or more rooms deep. They typically have front-facing gable or hipped roofs and front porches.



I-House
(circa 1870 - 1940)

I-houses are similar to hall-and-parlour houses in that their principal block is only one room deep and often three rooms wide with a central hallway. The primary difference is that I-houses are two stories in height. Typically, they have side gabled roofs, although the Charleston single house form is an I-house with its gable end to the street. Both types are found in the Northwest Quadrant.

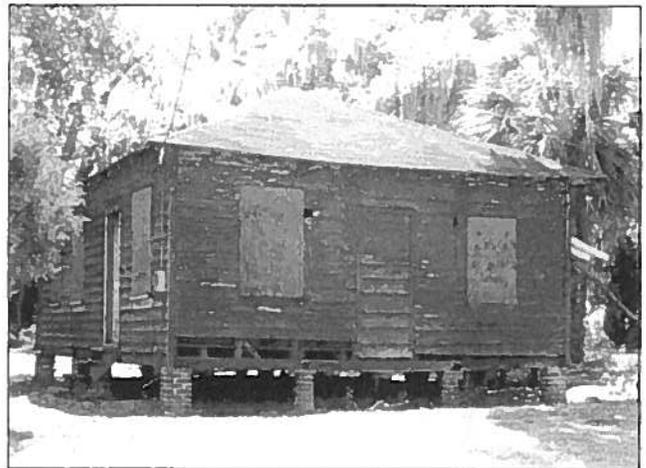
Gable Front & Wing
(circa 1870 - 1940)

Gable front and wing houses feature a front facing gable portion and a side-gabled wing that connect to form an ell-shaped plan. Shed or hipped roof porches are typically located along the front of the house within the ell.



Pyramidal
(circa 1870 - 1940)

Pyramidal houses are typically square or almost square in plan and feature four-sided hipped or pyramidal roofs.



Folk Victorian
(circa 1870 - 1910)

Folk Victorian buildings are generally similar to the previously listed folk styles, with the exception that Victorian details, such as spindlework porch details and jigsaw cut trim, have been added.





**Minimal Traditional
(circa 1935 - 1955)**

"With the economic Depression of the 1930s came this compromise style which reflects the form of traditional Eclectic houses, but lacks their decorative detailing. Roof pitches are low or intermediate...eaves and rake are close...Usually, but not always, there is a large chimney and at least one front gable." (*A Field Guide to American Houses*, Virginia and Lee McAlester, 1984, p. 478.)

In addition to these common building types mentioned above, there are a variety of other architectural styles represented, often by only one or a couple of buildings. The Historic Beaufort Foundation can provide more information about these styles. Also available for viewing at the City Planning Department is a copy of *A Field Guide to American Houses*, by Virginia and Lee McAlester, which might contain more information on these and other historic architectural styles.

Character-Defining Features

The Northwest Quadrant is different from other parts of the historic district in Beaufort. In general, its buildings are “younger,” dating from 1865 to 1950. Most are simple one and two story houses, set back from the street with a small front yard.

Because most buildings in the neighborhood are simple in design, the features that most strongly define the neighborhood are seen at the “block level.” That is, the way in which sets of buildings relate to each other defines the character of the area.

This is different from other parts of the historic district, where “fancier” houses are noted for their architectural details and the specific way in which doors and windows are arranged help to convey the historic character. It is also true that these houses retain most of their early features.

In the Northwest Quadrant, however, buildings were modest and altering them was a part of the tradition. A porch might have been screened to provide additional living space, or a dormer might have been added to create a bedroom in the attic.



Because most buildings in the neighborhood are simple in design, the features that most strongly define the neighborhood are seen at the “block level.”

These changes are a part of the character of the Northwest Quadrant. They indicate that further alterations may also be considered, when they are designed to respect the underlying features of the neighborhood.

It is also likely that many new houses will be constructed here in the future. In fact many of the lots are vacant, in some cases because earlier buildings have now been lost or because lots that once were side yards will now be considered opportunities for “infill” construction. This new construction is also appropriate, if it is designed to respect the traditional ways of building in the area.

However, new construction need not directly copy older building styles. In fact, doing so is discouraged because it would blur the ability to tell which buildings are old and which are new.

What are the key character-defining features of the Northwest Quadrant?

SITE FEATURES

The most important features that contribute to the character of the Northwest Quadrant are seen at the scale of an entire block. The manner in which sidewalks are constructed, the presence of street trees and the way in which houses face the street are some of the most important design ingredients.

Vegetation

In general, plantings are lush in this area. Although few houses have formal landscape designs, most contain a combination of street trees, planting beds and shrubs. It is this lack of formality that provides a uniqueness to the area. Therefore, yard plantings are encouraged. The vegetation provides interest along the street, making this area a good place to walk or bike.

Trees

One of the most important features is the presence of many mature trees. These tower over buildings and help to define the scale of the street. Maintaining trees along the street is therefore important.

Sidewalks

Most streets have no sidewalks. This contributes to a friendly "walking street" atmosphere, in which pedestrians share the street with automobiles. In some blocks, however, sidewalks do exist; where they occur, they are separated from the street with a grassy strip. Respecting these different conditions is preferred.

Front yards

Most properties have small front yards, which are planted with grass. Houses are set back about the same distance from the street, which also establishes a line of building fronts along the block. Maintaining this established building line is therefore a policy.

House orientation

Most houses face the street. This helps each property "connect" with the neighborhood. This relationship is important to maintain.



Because most buildings are simple in design, the key features are fairly basic.

HOUSE FORM AND CHARACTER

Box shapes

Building forms were simple box shapes, usually raised on piers. A few were made of "sets" of box shapes combined. The shotgun form also was popular and is an important part of the neighborhood's history. Buildings need not be "grand" in this area. In other words, the building forms were consistently simple, and generally did not have complex "footprints," or building shapes.

Roofs

Roofs were simple sloping forms (gable or hip types). Materials were shingles and metal sheets. Heavier materials, such as tiles, were not used. Some houses had dormers, which helped to break up the size of the roof. This traditional variety may be considered in repairs and new construction.

Porches

Most houses had a deep porch, which faced the street and helped to identify the front door. This is one of the most important features of the area and should be respected. It helps establish a human scale for each building. It also shades the front of the house. As a result, the details of the front building wall are often in shadow and are less significant than the character of the porch itself.

Materials

Traditionally, wood clapboard siding was the most popular building material. In some cases, other types of wood siding were used, such as board and batten. Occasionally, brick veneer buildings appeared, especially in later years. In many cases homeowners used what was readily available.

Architectural details

Because most of the early buildings were simple in design, the key features are fairly basic. In a few cases, architectural details, such as ornamental porch posts or brackets were used. Operable shutters also were applied on some windows.

Respecting key character-defining features in the Northwest Quadrant

The key to the character of the Northwest Quadrant is that it is a collection of relatively modest buildings which have been combined with the surrounding landscape. The basic way in which simple house forms were used, the manner in which they were set back from the street with small front yards and the limited range of building materials were important characteristics. These, and the consistent use of a front porch are the elements that must be preserved in order to maintain the traditional character of the area. These are the elements that the BOAR will focus on when determining the appropriateness of proposed work.

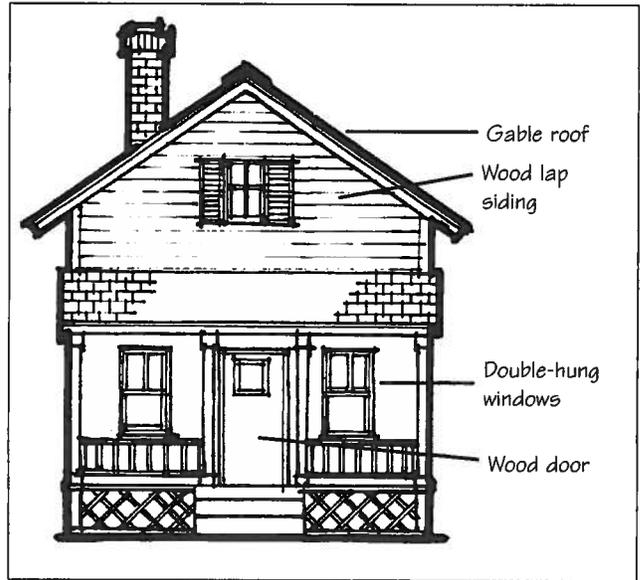
With this said, it is important to note that many of the building details are secondary to the historic context and therefore greater flexibility in their treatment is appropriate.



The consistent use of a front porch must be preserved in order to maintain the traditional character of the area.

Design Principles

These design principles apply to all properties in the Northwest Quadrant and for projects including 1) historic buildings, 2) existing non-historic buildings, 3) new construction and 4) site improvements. The design principles are organized in categories ranging from broad scale elements to those of more detail. Their sequence does not indicate order of importance.



Elements of a typical house.

Site Features

1

Maintain the traditional character of each block.

The established streetscape is one of the most important aspects of the Northwest Quadrant. There is still a very informal character within the neighborhood. This includes lush, sub-tropical vegetation, vacant lots and, in most cases, no sidewalks for pedestrians.

1.1 Planting trees is encouraged.

- It is *preferred* that existing vegetation be preserved, when feasible.
- When an existing tree dies, replacement is *preferred*.
- Clear-cutting a site for new construction is *not appropriate*, especially if landscaping is a part of the finished project.

1.2 Vacant lots should be kept in good condition.

- Many houses in the neighborhood have vacant lots next to them. It is *preferred* that property owners should do what they can to keep these lots clear of debris.
- Clean lots will help invite continued investment in the neighborhood.

For More Information, Refer to:

The Beaufort Preservation Manual Supplement:

- p. 59: Landscaping
- p. 62: Paving and Bordering

The Beaufort Preservation Manual:

- p. 1: Reflections on Beaufort's Architectural Development
- p. 125: Landscaping & Site Amenities
- p. 135: Public Improvements

2

Maintain the informal nature of streets, lanes and gardens where they exist.

Part of what makes the Northwest Quadrant a unique neighborhood and an important historic neighborhood is the rural, informal character of the streets and residences. Streets with soft, grassy edges, the few grassy lanes which still exist and the simple private gardens all contribute to this character. Although these features sometimes go unnoticed, they are important to the neighborhood and should be maintained.

2.1 Maintain the soft edges found along neighborhood streets.

- Roll curbs are used along most streets in the Northwest Quadrant. This type of curb tends to soften the street edge and is *preferred*.
- Installing a sidewalk at the street edge is *not appropriate*, except where it already exists in the block.
- Sidewalks may be considered in some limited circumstances, such as near schools or churches, where traffic safety is a concern. When they must be used, it is *preferred* that a grass strip between the curb and sidewalk be provided.
- Do not replace roll curbs with, or install new, block curb and gutter systems—it is *not appropriate*.

2.2 Where a grassy lane exists, it should be maintained.

- These lanes were not developed with large automobiles in mind. If a grassy lane is needed as a driveway or for loading purposes, it is *acceptable* to consider using grass-concrete on a limited basis to maintain the visual appearance of grass while reinforcing the lane to withstand the weight of vehicular traffic.



Maintaining the soft edges found along neighborhood streets is preferred.



When they must be used, it is preferred that a grass strip between the curb and sidewalk be provided.

2.3 Informal gardens are encouraged throughout the neighborhood.

- Traditionally, gardens were a part of the pedestrian experience in the Northwest Quadrant. They invite personal interaction between residents and provide interest for passersby. This trend is *acceptable*.

3

Maintain the traditional character of a front yard.



The existence of grass lawns enhances the pedestrian environment and contributes to the character of the neighborhood, and is therefore acceptable.

Buildings in the Northwest Quadrant are typically set back a similar distance from the street edge. In cases where detached sidewalks exist, this setback may be even greater. These setbacks help to define a house's front yard. The existence of these grass lawns enhances the pedestrian environment and contributes to the character of the neighborhood; it should be maintained.

3.1 Use a grass lawn in the front yard.

- It is *preferred* that the front yard be similar in depth to neighboring houses.
- Minimizing the amount of hard surface paving for patios, terraces or drives in front yards is *preferred*.
- It is *not appropriate* to use rock and gravel in a front yard. If used, however, it should only occur as an accent element.

3.2 Maintain the visual connection to the front lawn from the street.

- Although not part of the tradition, a front fence or low retaining wall may be *acceptable*, if it meets the guidance found in Policy #4 (p. 21).
- Enclosing a front lawn with a fence or porch, such that it is not visible from the street, is generally *not appropriate*.

For More Information, Refer to:

The Beaufort Preservation Manual Supplement:

- p. 8: Zoning Regulations & Requirements
- p. 15: Siting

The Beaufort Preservation Manual:

- p. 46: Siting
- p. 125: Landscaping & Site Amenities

4

If it is to be used, a fence should be in character with those seen traditionally.

Using fences in front yards is not a strong tradition in the Northwest Quadrant. Typically, fences were seen enclosing side and rear yards. They were low and appeared semi-transparent. Wood pickets, wire or thin metal members were typical.

4.1 It is *not appropriate* to use a front yard fence.

- Keep the front yard open to the street and inviting to pedestrians. Using no fence at all is often the *preferred* approach.
- When a front yard fence is to be installed, a low fence (4 feet or less) is *preferred*.
- Transparent elements, such as wrought iron and wood picket, are *preferred*.
- There is also a tradition of twisted wire fences and low masonry walls in the neighborhood that are *acceptable*. This design is *preferred* over chain link.
- A chain link fence is *not appropriate*. However, they may be *acceptable* in side and rear yards, where security issues merit.

4.2 Fences are *preferred* for side and rear yards.

- A low wood or metal fence is *acceptable*.
- Taller fences may be *acceptable* in side and rear yards where more privacy is desired. These will be considered on a case-by-case basis.



Using a low wood or metal fence in side and rear yards is acceptable.



There is also a tradition of twisted wire fences in the neighborhood that are acceptable. This design is preferred over chain link.

4.3 Due to the folk character of the neighborhood, it is *preferred* that all fence designs be very simple.

- Vertical board fences of 4 feet or less in height are *preferred*. Avoid the use of solid fences by leaving spaces between the vertical boards.
- “Living fences” may be *acceptable*. They should be planted out adequately to ensure proper vegetation. In addition, vegetation vulnerable to frost is *not appropriate*.

4.4 The following types of fencing are *not appropriate* for use within the neighborhood.

- They may be considered on a case-by-case basis. In reviewing such applications, the BOAR should consider the location and context of the fencing and whether or not there are other traditional examples in the immediate area:
 - Exposed treated lumber fencing
 - Lattice fences
 - Railroad ties or other rough or naturally finished wood
 - Barbed wire fencing
 - Vinyl or other synthetic fencing
 - Woven wood fencing

For More Information, Refer to:

 *The Beaufort Preservation Manual Supplement:*

- p. 61: Fencing and Walls
- p. 71: The demolition of a Porch

 *The Beaufort Preservation Manual:*

- p. 130: Site Amenities: Fencing & Walls

Building Form

5

Building forms should be similar to those seen traditionally.

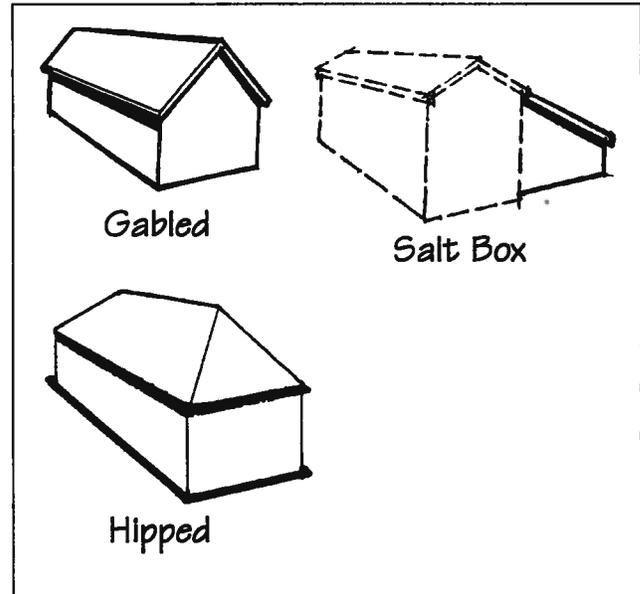
A similarity of building forms also contributes to a sense of visual continuity. In order to maintain this feature, a new building should have a basic form that is similar to those seen traditionally. The character of the roof is a major feature of buildings in the Northwest Quadrant. This should be maintained.

5.1 Simple rectangular building forms are preferred.

- An A-frame form, for example, is *not appropriate*.

5.2 Sloping roofs such as gable and hipped roofs are acceptable for primary roof forms.

- Shed roofs are *acceptable* for porches and additions.



Sloping roofs such as gable and hipped roofs are acceptable for primary roof forms.

For More Information, Refer to:

☞ *The Beaufort Preservation Manual Supplement:*
 • p. 15: Design Guidelines for New Construction: Forms

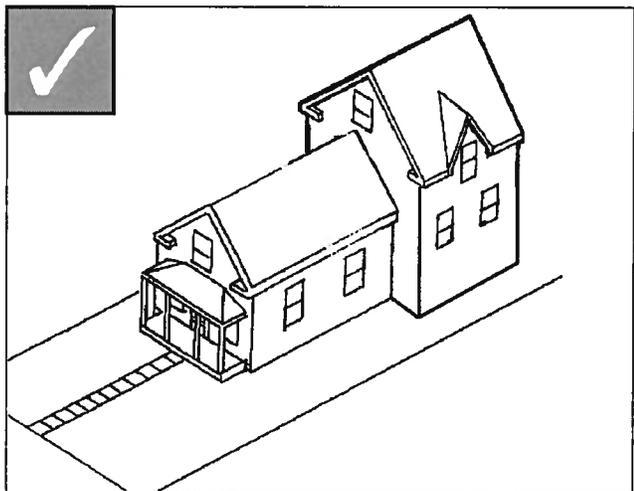
☞ *The Beaufort Preservation Manual:*
 • p. 45: New Construction - Design Criteria: Forms

6

Buildings should appear similar in scale to houses found traditionally in the neighborhood.



These new houses in Port Royal successfully incorporate one-story porches that are similar in size to those seen traditionally in their community.



In order to relate to the scale of traditional buildings in the neighborhood, larger portions of a new building should be set back from the front of the house.

6.1 Buildings may convey a sense of human scale by employing the following techniques.

- Using building materials that are of traditional dimensions is *preferred*. For example, the lap dimension of traditional wood siding gives a sense of human scale.
- Providing a porch that is similar in size to those seen traditionally is *preferred*.
- Using a building mass that is similar in size to those seen traditionally is *preferred*.

6.2 A building should relate to single family houses seen traditionally in the neighborhood.

- The majority of houses in the Northwest Quadrant are one-story cottages with a front porch or entry element. However, some larger two-story structures exist.
- It is *preferred* that a new building relate in character to the contributing historic buildings in the Northwest Quadrant.
- It is *preferred* that a building not be wider at the front than that seen traditionally on surrounding houses.
- If a larger building would be needed, it is *acceptable* to divide it into smaller "modules" that reflect the one- to two-story character.

For More Information, Refer to:

 *The Beaufort Preservation Manual Supplement:*
• p. 13: Design Guidelines for New Construction

 *The Beaufort Preservation Manual:*
• p. 42: New Construction - Design Criteria

Additions

7

Design an addition to be compatible with the main house.

The overall design of the addition should be in keeping with the design of the primary structure as well. Keeping the size of the addition small, in relation to the main structure, also will help minimize its visual impacts.

7.1 An addition should be made distinguishable from the original building.

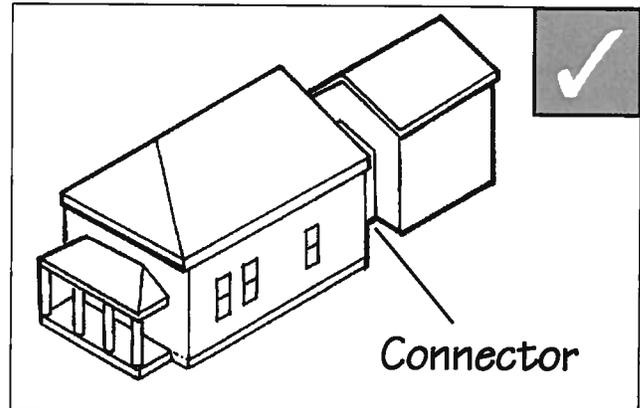
- Creating a jog in the foundation between the original and the new may help to define the later addition and is *acceptable*.
- Even applying a new trim board at the connection point can help define the addition and is *acceptable*.

7.2 Placing an addition at the rear of a building and/or setting it back from the front to minimize the visual impacts is *preferred*.

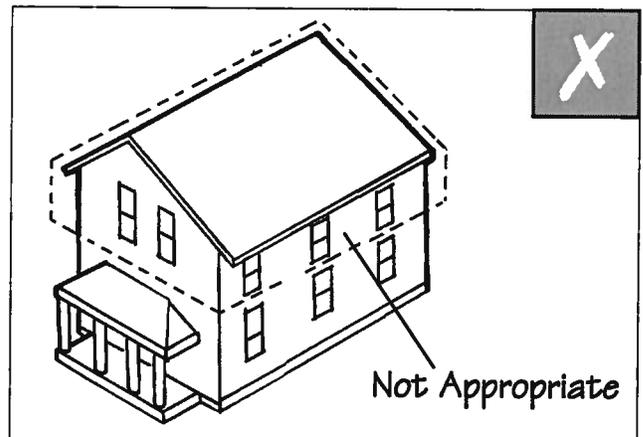
- This will allow the original proportions and character to remain prominent.
- Locating an addition at the front of a structure is *not appropriate*.

7.3 Design an addition to be compatible in size and scale with the main building.

- Keeping the mass visually subordinate to the original building is *preferred*.
- Keeping the existing building visually dominant over the addition is *preferred*. One *acceptable* treatment is to separate it from the primary building and then link it with a "connector."



One option is to construct an addition to the rear and link it to the main structure with a "connector."



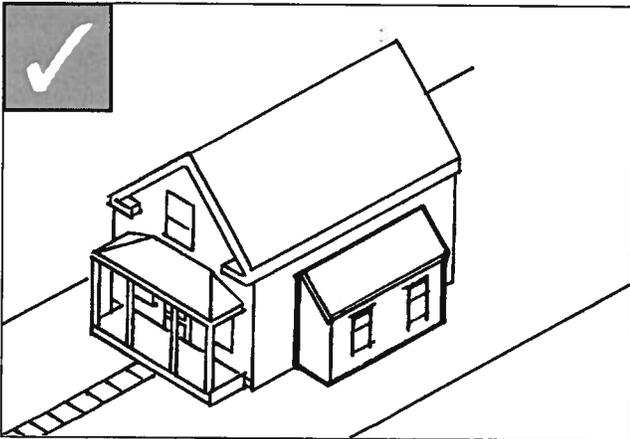
A new addition should not negatively affect the character of the existing building.

For More Information, Refer to:

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

8

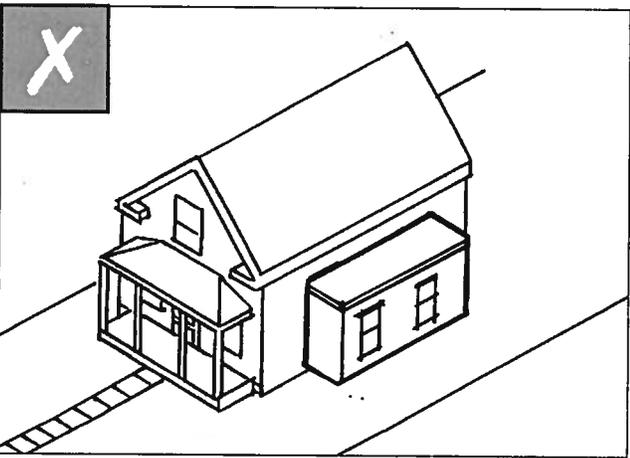
Use roof forms and roof pitches on additions that are compatible with the main house.



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

9

A roof-top addition should not visually overpower the primary structure.

9.1 When constructing a rooftop addition, keeping the mass and scale subordinate to that of the primary building is *preferred*.

- It is *not appropriate* for the addition to overhang the lower floors of the primary building in the front or to the side.

9.2 It is *preferred* to set a rooftop addition back from the front of the building when this will preserve the building's proportions as seen from the street.

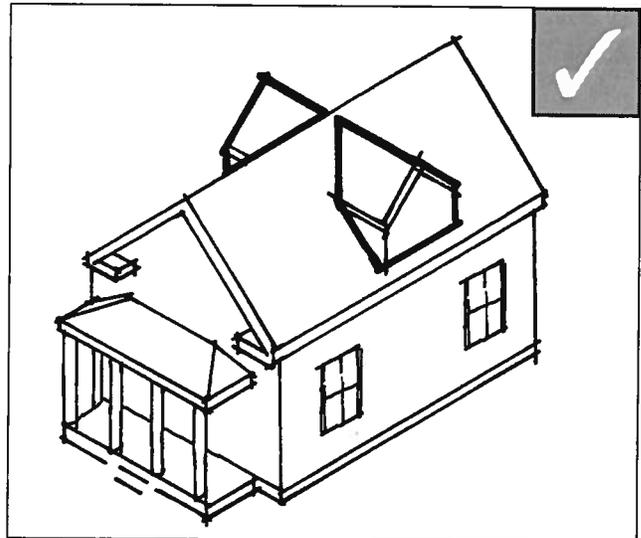
- A second floor addition that is in the plane of the building front may be *acceptable* in limited situations where the overall character is maintained.

9.3 When adding a dormer to an existing roof, it is *preferred* that it be in character with the primary structure.

- The dormer should be subordinate to the overall roof mass and should be in scale with older ones on similar structures.

9.4 A skylight may be *acceptable* if it lies flat with the roof.

- A skylight is *not appropriate* where it would be visible from a public vantage.
- A bubble skylight is *not appropriate*.



In some cases, adding on vertically, through construction of dormers, will help to minimize the impacts of additions and preserve rear yards.

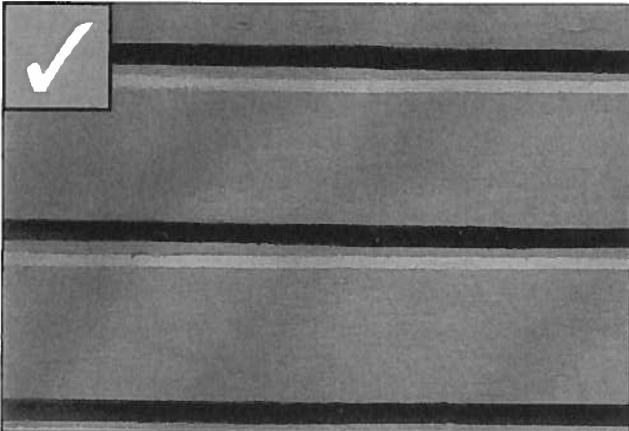


A skylight is not appropriate where it would be visible from a public vantage.

Building Materials

10

Primary historic building materials should be preserved in place whenever feasible.

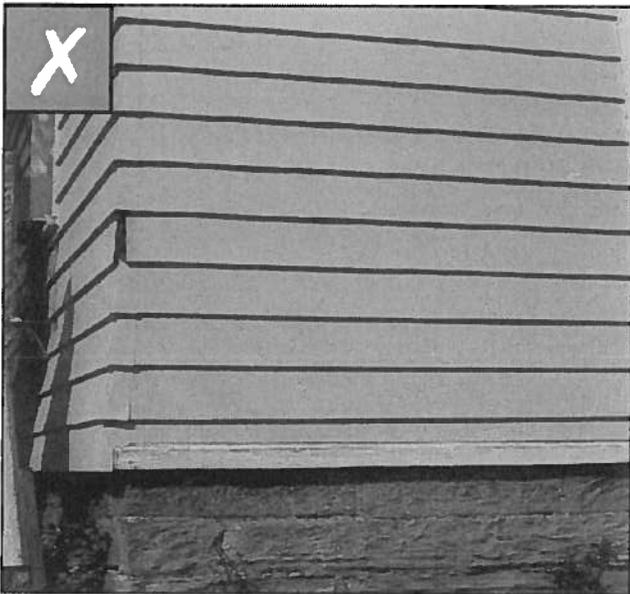


Protect wood features from deterioration. Maintain protective coatings to retard drying and ultraviolet damage. If the building was painted originally, it should remain painted.

In the neighborhood, brick and wood siding are the dominant primary building materials. Wood siding occurs in a variety of forms but painted, horizontal clapboard is typical.

10.1 Preserving historic siding is *preferred*.

- It is *acceptable* to remove only the siding which is deteriorated and must be replaced.
- If portions of wood siding must be replaced, it is *preferred* that the style and lap dimensions match that of the original.
- If the building was painted historically, it is *preferred* that it remain painted, including all trim.
- It is *not appropriate* to remove siding that is in good condition or that can be repaired in place.



Consider removing inappropriate covering materials; examples include vinyl, aluminum or asphalt siding.

10.2 Repair existing wood features to blend in with existing adjacent conditions.

- When repairing materials, it is *preferred* to patch or consolidate where needed, matching the adjacent material exactly in size, profile and surface appearance.
- Removing damaged wood that can be repaired is *not appropriate*.
- For more information, contact the City of Beaufort Planning Department or the Historic Beaufort Foundation.

10.3 Historic building materials should not be covered with synthetic sidings.

- If original materials are presently covered, it is *preferred* that they be exposed once more.
- Vinyl, aluminum and imitation brick are *not appropriate* as coverings of historic materials.

10.4 Using materials similar to those employed historically is *preferred*.

- It is *acceptable* to use substitute materials if they match the original in appearance as closely as is possible.
- Retaining later covering materials that have not achieved historic significance is *not appropriate*. Asphalt siding that covers original wood siding is still considered to be inappropriate.

10.5 Preserving masonry features that define the overall historic character of the building is *preferred*.

- Examples are walls, cornices, pediments, steps and foundations.
- It is *preferred* to preserve the original mortar joint and brick unit size, the tooling and bonding patterns, coatings and color when feasible.
- It is *not appropriate* to paint brick or stone that was not painted historically.

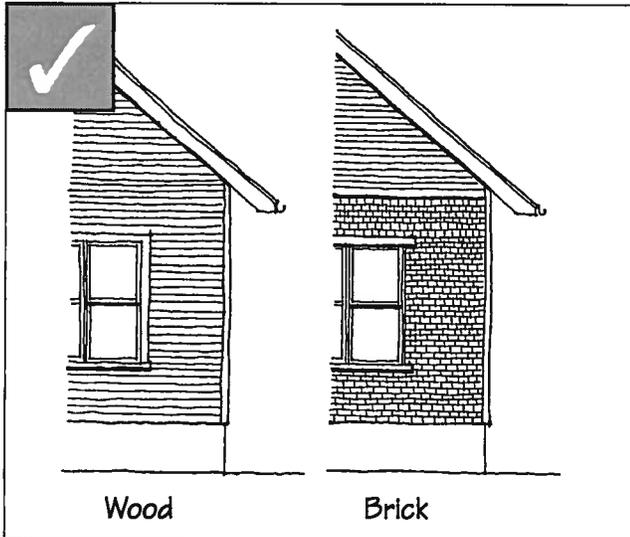
For More Information, Refer to:

-  *The Beaufort Preservation Manual Supplement:*
- p. 25: Masonry - Brick, Tabby, Stucco, Concrete
 - p. 41: Siding and Trim

-  *The Beaufort Preservation Manual:*
- p. 57: Brick and Chimneys
 - p. 69: Tabby, Stucco, & Concrete
 - p. 75: Wood Preservation
 - p. 97: Siding and Trim

11

Building materials should be similar to those used traditionally in the neighborhood.



Wood lap siding, brick and stone are acceptable primary building materials for the Northwest Quadrant.

Building materials of new structures and additions to existing structures should contribute to the visual continuity of the neighborhood. They should appear similar to those seen traditionally to establish a sense of visual continuity.

11.1 Horizontal lap siding is *acceptable* in most applications.

- It is *preferred* that all wood siding have a weather-protective finish.

11.2 The use of masonry that appears similar in character to that seen traditionally is also *acceptable*.

- It is *preferred* that brick have a modular dimension similar to that used traditionally.
- The use of concrete block is *not appropriate*. Where it is used, it is *acceptable* if it is painted or has a surface textured to approximate the appearance of stone or stucco.
- It is *not appropriate* to use "antiqued" bricks.

11.3 Other than for foundations, the use of brick is *acceptable* for non-contributing buildings and new construction only.

- Installing a brick veneer over an existing building is *not appropriate*.

11.4 New materials that are similar in character to traditional materials are *acceptable* for non-contributing buildings and new construction.

- It is *preferred* that alternative materials should appear similar in scale, proportion, texture and finish to those used traditionally. They also should have a proven durability in similar locations in this climate.
- Use of highly reflective materials is *not appropriate*.



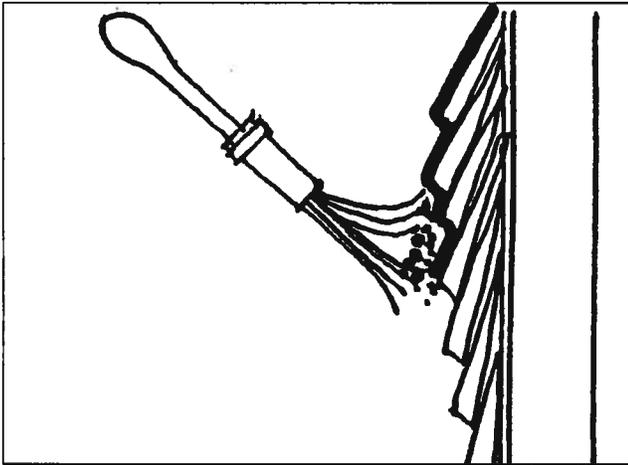
It is preferred that alternative materials should appear similar in scale, proportion, texture and finish to those used traditionally.

For More Information, Refer to:

-  *The Beaufort Preservation Manual Supplement:*
- p. 25: Masonry - Brick, Tabby, Stucco, Concrete
 - p. 41: Siding and Trim

12

Wood siding and other surfaces which were painted historically should remain so.



Plan repainting carefully. Preparing a good base and using compatible paints is preferred.

Frame houses were usually painted to protect the wood. Historically, the range of paint colors available was limited.

12.1 All wood surfaces should be painted.

- It is *not appropriate* for exposed treated wood to be visible from public vantages. It is a common misconception that pressure treated lumber does not need to be painted. In fact it will withstand our local climate much better if it is painted.

12.2 Preparing a good base for painting is always preferred.

- Remove damaged or deteriorated paint only to the next intact layer, using the gentlest method possible, prior to painting.

12.3 Using compatible paints is preferred.

- It is *not appropriate* to use some latex paints because they will not bond well to earlier oil-based paints without a primer coat.

12.4 Using the historic scheme is preferred. If it cannot be used, then the following options are acceptable:

- Use one muted color as a background, which unifies the composition. Use one or two colors to highlight details and trim.
- Use a single color scheme for the entire exterior so upper and lower floors and subordinate wings of buildings are seen as components of a single structure.
- Use bright primary colors as accent colors (including yellow, green or "haint blue").
- Neon or visually jarring colors are *not appropriate*.

For More Information, Refer to:

 *The Beaufort Preservation Manual Supplement:*
• p. 51: Painting

 *The Beaufort Preservation Manual:*
• p. 113: Painting

13

Roof materials should be similar to those used traditionally in the neighborhood.

13.1 Roof materials should either be standing seam metal or composition shingles.

- Roof materials that convey a scale and texture similar to those used traditionally are *preferred*.
- Roof materials that have a matte, non-reflective finish are *preferred*.
- Imitation wood shingles are *not appropriate*.
- Imitation asbestos tile is *not appropriate*.

13.2 Existing historic roofing should be retained and repaired wherever possible.

- Early houses often had wood shingles, but in time were replaced with composition shingles or with metal. Traditionally, these were relatively low profile. Wood shingles are rarely used today. It is *preferred* that replacement materials have a texture and size similar to materials used historically.
- Within the neighborhood are several surviving historic standing seam metal roofs. Modern coatings may be applied which offer a relatively low-cost repair alternative.

13.3 When using metal roofing, a metal roof with a low profile is *preferred*.

- A rolled seam is *preferred*. Traditional ridge and eave details are also *preferred*.
- Other low standing seam designs are also *acceptable*.
- Painting a metal roof is *preferred*.
- "V" crimp and "5-V" roofing is *acceptable*.
- Roofs with a taller standing seam than used traditionally or those of a corrugated design are *not appropriate*, but may be considered on a case-by-case basis.
- Prefabricated industrial roofing or modern pan roofing is *not appropriate*.
- Snap lock seams are generally *not appropriate*.



Standing seam metal is an acceptable roofing material.



Composition shingles are an acceptable roofing material.

13.4 Painted standing seam or exposed wood shingle roofing is *acceptable* for use on contributing buildings.

13.5 Asphalt or fiberglass shingle roofing is *acceptable* for use on all buildings.

- Architectural three-tab roofing is *preferred*.
- Gray or black roofing is *preferred*.
- Green, brown and red are *acceptable*.
- Patterned shingles are *acceptable*.
- Blue shingles are *not appropriate*.

13.6 Tile and slate roofs were not a part of the building tradition in the Northwest Quadrant and are *not appropriate*.

For More Information, Refer to:

 *The Beaufort Preservation Manual Supplement:*

- p. 32: Porch Roofs
- p. 45: Roofs, Flashing, Gutters, and Downspouts

 *The Beaufort Preservation Manual:*

- p. 101: Roof Repair and Maintenance

Architectural Features

14

Preserve historic building features and details.

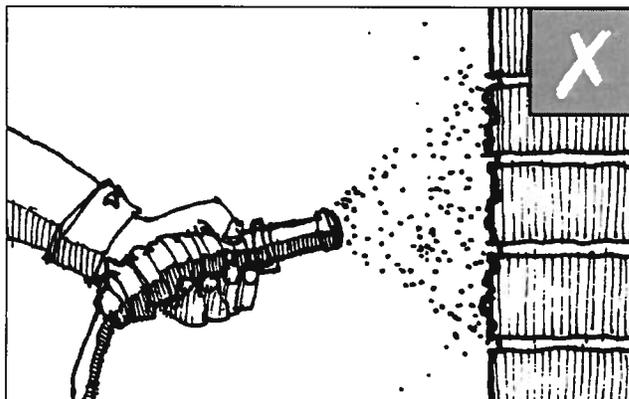
Historic features, including original materials, architectural details, as well as window and door openings, contribute to the character of a structure and should be preserved when feasible. Continued maintenance is the best preservation method. When required, work should not destroy the distinguishing qualities or character of the property and its environment.

14.1 Removing or altering historic materials or significant features is *not appropriate*.

- Porches, turned columns and brackets, are examples of architectural features which should not be removed or altered.
- Preserving features such as original doors, windows and porches is *preferred*.
- It is also *preferred* that original siding material be preserved.

14.2 Using approved technical procedures for cleaning, refinishing and repairing historic materials is *preferred*.

- When choosing preservation treatments, it is *preferred* to use the gentlest means possible that will achieve the desired results.
- Employ treatments such as rust removal, caulking, limited paint removal and reapplication of paint.
- Belt sanding is *acceptable*. Circular sanding or sandblasting is *not appropriate* because it can damage the material surface.



Use approved technical procedures for cleaning, refinishing and repairing historic materials. Harsh cleaning methods, such as sandblasting, and circular sanding, can damage the historic materials, changing their appearance. Such procedures are not appropriate.

For More Information, Refer to:

The Beaufort Preservation Manual Supplement:

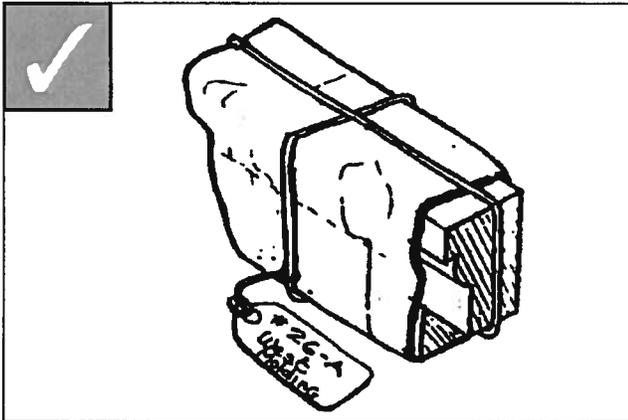
- p. 27: Porches
- p. 35: Doors, Windows, Shutters
- p. 48: Flashing, Gutters, and Downspouts

The Beaufort Preservation Manual:

- p. 57: Brick and Chimneys
- p. 69: Tabby, Stucco, & Concrete
- p. 75: Wood Preservation
- p. 79: Porch Repairs
- p. 93: Doors, Windows, and Shutters
- p. 97: Siding and Trim
- p. 107: Flashing, Gutters, and Downspouts
- p. 113: Painting

15

Deteriorated architectural features should be repaired rather than replaced, whenever possible.



When disassembly of an historic feature is required in a restoration procedure, document its location so that it may be repositioned accurately.

15.1 Make the minimum possible repairs to historic elements.

- Maintaining character-defining features is *preferred*. Then, repair only those features that are deteriorated. Finally, replace only those features that are beyond repair.
- Patch, piece-in, splice, consolidate or otherwise upgrade the existing material, using recognized preservation methods whenever possible.

15.2 Replacement of missing elements may be included in repair activities.

- Using the same kind of material as the original is *preferred*.
- A substitute material may be *acceptable* if the form and design of the substitute itself conveys the visual appearance of the original material.

15.3 When disassembly of an historic element is necessary for its restoration, using methods that minimize damage to the original materials is *preferred*.

- When disassembly of an historic feature is required in a restoration procedure, document its location so it may be repositioned accurately. Always devise methods of replacing the disassembled materials in their original configuration.

16

Replace historic features in-kind when restoration is not an option.

While restoration of the original feature is the preferred alternative, in-kind replacement is also an option. In the event replacement is necessary, the new material should match that being replaced in design, color, texture and other visual qualities. Replacement should occur only if the existing historic material cannot be reasonably repaired.

16.1 Replacement of missing elements may be included in repair activities.

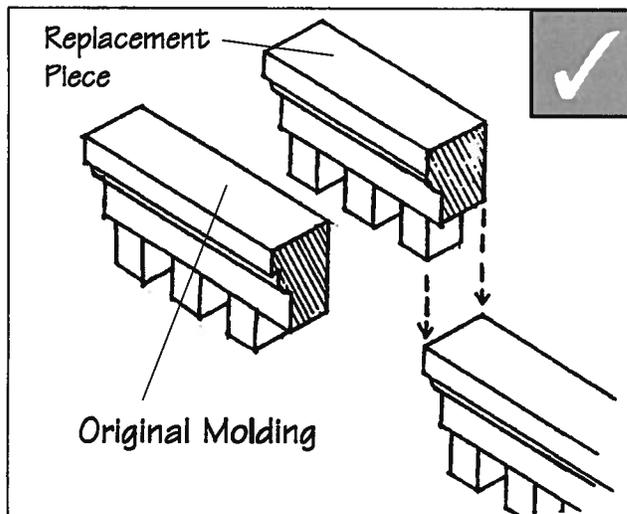
- Replacing only those portions that are beyond repair is *preferred*.
- It is *preferred* that replacement elements be based on documented evidence.
- Generally, in-kind replacement does not require BOAR approval. However, if the existing condition is in conflict with design principles, then it should be brought to Staff in order to be placed on the review agenda, if necessary.

16.2 Repair or replacement of missing or deteriorated architectural elements should be based on original features.

- It is *preferred* that the design be substantiated by physical or pictorial evidence to avoid creating a misrepresentation of the building's genuine heritage.
- When reconstruction of an element is impossible, developing a compatible new design that is a simplified interpretation of the original is *acceptable*.

16.3 Guessing "historic" designs for replacement parts is *not appropriate*.

- Where "scars" on the exterior siding suggest the location of decorative brackets but no photographs exist of its design, then designs based on brackets of historic houses that are clearly similar in character are *acceptable*.



Where replacement is required, one should remove only those portions that are deteriorated beyond repair.

17

Architectural features should be used with restraint.



Using architectural features that are common to traditional buildings in the neighborhood are preferred.

For the most part, buildings in the Northwest Quadrant were simple in design, with little or no decorative detailing. Even the larger homes in the neighborhood have little architectural detailing. New buildings should maintain this tradition.

17.1 Using architectural features that are common to traditional buildings in the neighborhood are *preferred*.

- These include porch columns and balustrades, chimneys, trim elements and shutters.

17.2 Don't confuse the history of building design in the Northwest Quadrant with fake historic details.

- Using ornamental details with restraint is *preferred*.
- Historic details that were not found in the Northwest Quadrant are *not appropriate*.
- The exact copying or replication of historic styles is also *not appropriate*.

17.3 Exposed eaves should remain open and uncovered.

18

A porch should "appear" similar to those seen traditionally.

Like most southern neighborhoods, most of the houses in the Northwest Quadrant incorporate front porches. Historically, these porches were open and some were later screened in. Some were the full width of the house, while others were seen as small front stoops. On some of the larger houses, the porches were sometimes two-stories in height. Although there was a variety in the treatment of front porches, the common element was that there always was one.

18.1 All houses should have a front porch.

- All new construction should include a front porch element similar to those seen traditionally.

18.2 Existing porches should be maintained in good condition.

- If a porch is to be enclosed, using screens is *preferred*.
- Enclosing with glass may also be *acceptable*.
- Using a solid material is *not appropriate*.

18.3 Maintain the character-defining features of a porch if enclosing it with glass.

- It is *preferred* that porch piers and balustrades still be seen after a porch has been enclosed. The transparent nature of glass will still allow the porch to read as an "open" element.

18.4 Porch supports should be of a substantial enough size that the porch does not appear to float above the entry.

- Brick or wood columns are *preferred* for most structures in the neighborhood.
- Where wrought iron supports exist, replacing them with more substantial columns is *preferred*.



When replacing porch posts, use supports that are of adequate size. This porch reconstruction was based on neighboring houses of similar character and age and is preferred.



This porch has experienced an alteration that is not appropriate; wrought iron supports have replaced wood piers.



Enclosing an open porch with screen material is acceptable.



A ramp should access the porch from the side when there is adequate space.

18.5 A ramp for handicap or elderly person access should not detract from the appearance of a front porch.

- A ramp that accesses the porch from the side, when there is adequate space, is *preferred*.
- For a ramp that must protrude from the front of a porch, a "jog" that will diminish its overall size is *acceptable*.
- It is also *acceptable* to locate a ramp to the rear of the building.

18.6 Existing historic porches and porch details on contributing buildings within the neighborhood should be retained and repaired rather than replaced.

18.7 The use of painted tongue and groove porch decking is *preferred*.

- Sloping porch decks to adequately allow water runoff is *preferred*.
- Other types of painted wood plank decking is *acceptable* for non-contributing buildings and new construction.

18.8 Concrete porch decks are *not appropriate* but are *acceptable* on non-contributing houses and new construction.

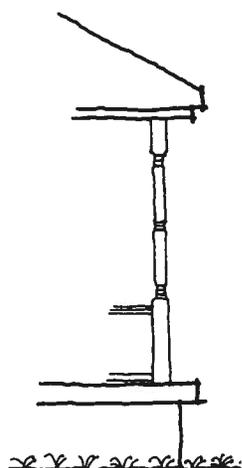
For More Information, Refer to:

 *The Beaufort Preservation Manual Supplement:*

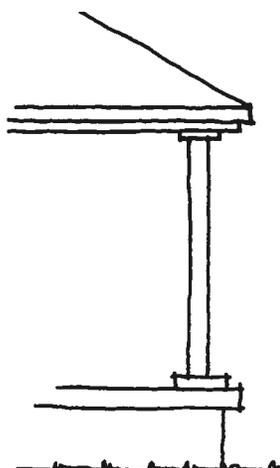
- p. 27: Porches

 *The Beaufort Preservation Manual:*

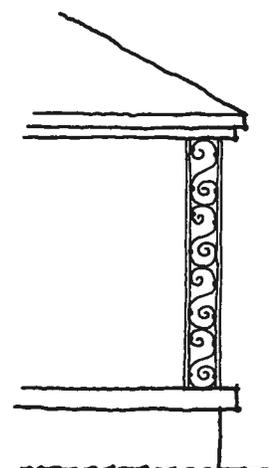
- p. 79: Porch Repairs
- p. 101: Roof Repair & Maintenance



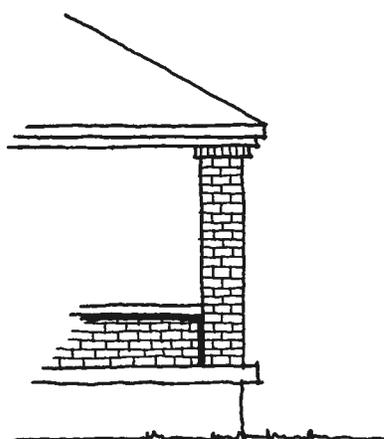
Turned column
Acceptable for
Cottages, Shotgun
and Queen Anne



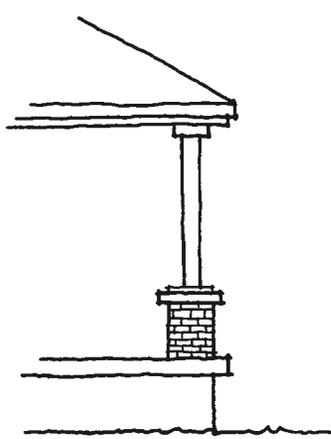
Classical Column
Acceptable for
American Four
Square, Cottages,
Shotgun, Minimal
Traditional and
Queen Anne style
houses.



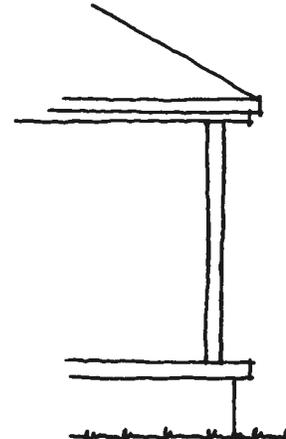
Wrought Iron
Columns
Not appropriate
for all historic
style houses.



Continuous column
Acceptable for
Bungalow and
Craftsman style
houses.



Column supported
by pier
Acceptable for
Bungalows,
Craftsman and
Four Square style
houses.



Timber column
Not appropriate
for all historic
style homes.
Appropriate for
Ranch and
Minimal
Traditional.

A variety of column styles, illustrated above, are found throughout the Northwest Quadrant. Specific column styles compliment building types. For example, turned columns are mostly found on Vernacular cottages. Consider using the appropriate column style when restoring a porch.

19

Keeping the original arrangement of windows and doors on the building front is encouraged.

For many of the vernacular houses of the Northwest Quadrant, the position and design of windows and doors is of less concern than the overall form of a building and the character of its siding and porch. In fact, doors and windows sometimes were altered during the history of a building. Preserving original door and window designs is encouraged, however, on properties rated "contributing."

19.1 Keep original doors and windows on the front of the house, when feasible.

- Maintaining original door and window frames and trim is *preferred*.
- Altering openings on the sides of houses in the area may be *acceptable*, as determined on a case-by-case basis.

19.2 If a replacement is necessary, using a design similar to the original is *preferred*.

- Replacing a wood window with wood is *preferred*.
- Alternative materials are *acceptable* if they have a painted finish.
- Aluminum or vinyl clad replacement window systems are *acceptable* for non-contributing buildings and new construction.
- Using unpainted metal on the front of a contributing house is *not appropriate*.
- Note that these same provisions apply to storm windows.

19.3 Using clear glass in windows and doors is *preferred*.

19.4 Where existing shutters survive, it is *preferred* that they be retained and repaired.

19.5 Installing picture windows or other specialty windows on elevations that do not face the street is *acceptable*.

19.6 Window screens are *acceptable*.

- The screen system should cover the entire window opening and framing should be as minimally visible as possible.
- Dividing rails should be visually aligned with the dividing rails of the window themselves.

19.7 Altering existing historic window opening sizes is *not appropriate*.

19.8 Installing window air-conditioners in front windows is *not appropriate*.

19.9 Vinyl or aluminum shutters are *not appropriate* on contributing buildings.

For More Information, Refer to:

 *The Beaufort Preservation Manual Supplement:*
• p. 35: Doors, Windows, Shutters

 *The Beaufort Preservation Manual:*
• p. 93: Doors, Windows and Shutters
• p. 119: Energy Conservation

20

Raised cottages are a part of the building tradition and their use should be continued.



A raised cottage should remain so.

Historically, most houses in the South were raised above grade by brick or stone piers to protect the wood framing from rot—due to both termites and water damage. Recently, many property owners have filled these voids with concrete block or poured concrete foundations. Some new construction has even resorted to placing the structure on a concrete slab, thereby not raising the cottage at all. Although there are cost savings involved with building on a concrete slab, raising cottages is a strong part of the building tradition in the Northwest Quadrant and should be continued.

20.1 A raised cottage should remain so.

- The piers should be kept in sound condition.
- If it is necessary to enclose a foundation, using lattice to maintain good ventilation is *acceptable*.

20.2 Raising a new structure above grade is preferred.

- This neighborhood is in a coastal environment, and raising the structure will help protect it against potential water damage from tropical storms.
- A solid foundation can be used, but proper ventilation should be incorporated into its design.

For More Information, Refer to:

The Beaufort Preservation Manual Supplement:

- p. 14: Elevation of the first floor
- p. 28: Porch Piers
- p. 60: Landscaping at Basement Piers

The Beaufort Preservation Manual:

- p. 42: New Construction - Design Criteria: Elevation of first floors
- p. 58: Brick Piers
- p. 76: Pest Control
- p. 76: Rot
- p. 79: Porch Repairs

Non-Residential Buildings

21

Commercial and institutional structures should reflect their traditional role within the neighborhood.

Churches and corner stores were a strong part of southern neighborhoods. They provided goods and services and local gathering spots all within walking distance for area residents. Many times, however, the original uses are no longer viable for the structures. When this occurs, the building's character should still be retained. Even if a corner store is purchased for a residential use, the historic building should still be seen as a commercial structure.

21.1 Preserving the appearance of commercial and institutional structures is *preferred*.

- Every reasonable effort should be made to provide a compatible use for the building that requires minimal alteration(s).

21.2 A new commercial building should reflect the traditional corner store arrangement of the neighborhood. Locating a new commercial building at the front of a property is *preferred*.

- Locating parking to the rear or to the side is *preferred*.
- Locating parking in front is *not appropriate*.

21.3 Maintaining or using traditional storefront elements is *preferred*.

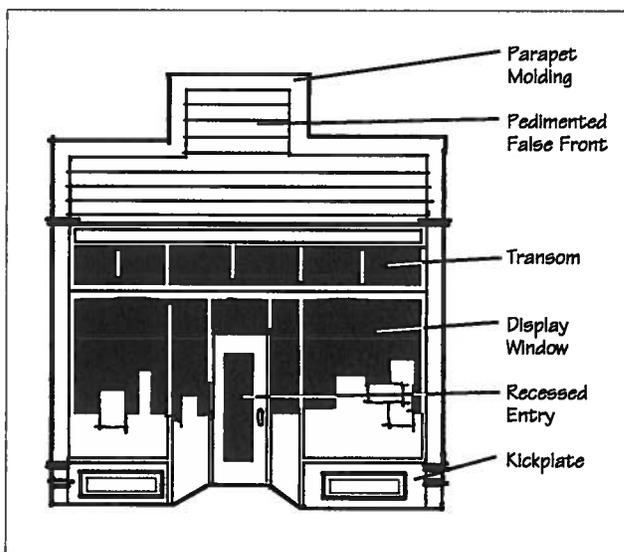
- Use elements such as display windows, recessed entries, parapet moldings, kickplates and transoms.

21.4 Buffering parking areas with appropriate landscaping is *preferred*.

- Planning parking areas and driveways in a manner that minimizes their visual impact on the property and the surrounding neighborhood is *preferred*.
- For more information, see the city's landscape regulations.



This traditional storefront uses many of the storefront facade elements. The use of oversized windows is acceptable. Note how these are used instead of storefront windows with transoms and kickplates.



Typical storefront facade elements.

Accessory Buildings

22

An accessory building should be detached from the primary structure on a lot, and should be smaller in scale.

Historically, accessory buildings were smaller than the primary structure on a lot. The tradition of detached accessory buildings is acceptable because it reduces the overall mass of building on a lot. This includes sheds, garages, pools and pool sheds.

22.1 Locating an accessory building to the rear of a lot, when conditions permit, is *preferred*.

- Above ground pools are *not appropriate*, but may be considered on a case-by-case basis.
- If they are allowed, they should be screened from public view. If a wood screen or wall is used, it should be painted and appropriate landscaping should be planted in front of it to help soften its visual impact.

22.2 Locating an accessory building as far from the primary structure is *preferred*.

22.3 It is *preferred*, that the character of the accessory building be very modest, and reflect the building form of the primary structure.

- Basic rectangular forms, with hip or gable roofs are *preferred*.
- Building materials and details should be similar to those seen on the primary structure.

Mechanical Equipment

23

Mechanical equipment and associated areas should not be visually obtrusive to a building's site.

New technologies in heating, ventilating and telecommunications have introduced mechanical equipment into historic areas where they were not seen traditionally. Satellite dishes and rooftop heating and ventilating equipment are among those that may now intrude upon the visual appearance of historic neighborhoods. Whenever feasible, the visual impacts of such systems should be minimized such that the historic character of the area or building is not negatively affected.

23.1 Minimize the visual impacts of mechanical equipment, as seen from the street.

- Screening mechanical equipment from view is *preferred*. Screen ground mounted units with fences, stone walls or hedges.
- Using low-profile mechanical units on rooftops so they will not be visible from the street is *preferred*.
- Using smaller satellite dishes and mounting them low to the ground away from front yards, front facades or highly visible roof planes is *preferred*.
- Where rooftop units are visible, screening them with materials that are compatible with those of the building itself is *acceptable*.
- It is *acceptable* to use muted colors on telecommunications and mechanical equipment that will help minimize their appearance.
- Locating window air conditioning units on a primary facade is *not appropriate*.
- Locating new meters on a primary facade is *not appropriate*.

For More Information, Refer to:

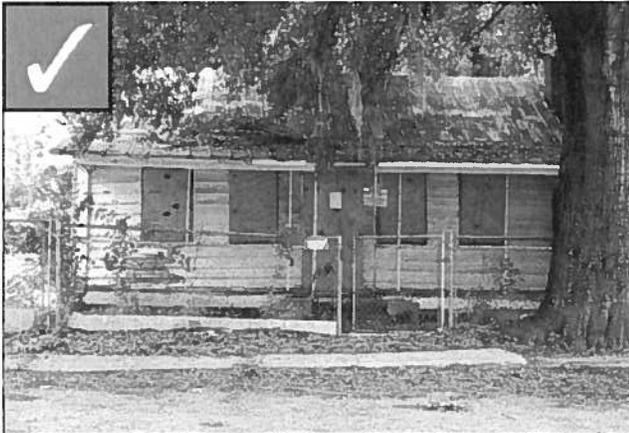
 *The Beaufort Preservation Manual Supplement:*
 • p. 55: Mechanical, Electrical and Communication Systems

 *The Beaufort Preservation Manual:*
 • p. 124: Visual Aspects of Mechanical Equipment

Securing Buildings

24

If a building must be closed, secure it in a way that respects its basic character.



At times, it may be necessary to "mothball" a building in order to keep it safe until it can be improved.

At times, it may be necessary to "mothball" a building in order to keep it safe until it can be improved. Doing so is preferred, rather than letting the building deteriorate.

24.1 Secure the building against vandalism, break-ins and natural disasters.

- Maintaining a weather-tight roof is *preferred*. Temporary roofing may be installed if needed.
- Structurally stabilizing the building, if needed, is *preferred*.
- When closing window and door openings, it is *not appropriate* to damage frame and sash components. Mounting wood panels to fit within the openings is *preferred*. Painting the panels to match the building color is *preferred*.

24.2 Providing adequate ventilation to the interior of the building is *preferred*.

24.3 The building should be treated for termites before it is closed.

24.4 Secure the mechanical and utility systems.

- Terminating the utilities is *preferred*.
- Removing flammable items from the building is *preferred*.

24.5 Periodically monitor the building to insure the effectiveness of the mothballing program.

Demolition

25

The demolition of contributing historic buildings is generally not appropriate.

23.1 In the unlikely event that the BOAR must approve the demolition of a building or a portion of a building, it may require documentation as a condition of the approval.

- At a minimum, the applicant will be required to provide photographs clearly showing what is to be demolished.
- The BOAR may require additional photographic documentation and/or measured drawings.
- For more information, see *Recording Historic Structures*, edited by John A. Burns, AIA, Washington, DC: The AIA Press, 1989, available for use at the City of Beaufort Planning Department.

Appendices

Appendix A: The Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings

The Secretary of the Interior's Standards are general rehabilitation guidelines established by the National Park Service. These standards are policies that serve as a basis for design principles presented in this document. The Secretary's Standards state that:

1. *A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*
2. *The historic character of a property shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property shall be avoided.*
3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, shall not be undertaken.*
4. *Changes to a property that have acquired historic significance in their own right shall be retained and preserved.*
5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*
6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.*
7. *Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.*
8. *Archeological resources shall be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken.*
9. *New additions, exterior alterations, or related new construction shall not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
10. *New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Design for alternations and additions to existing properties should not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material. Such design should be compatible with the size, scale, color, material and character of the property, neighborhood and environment.

Appendix B:

Preservation Briefs

Following is a comprehensive list of all 40 *Preservation Briefs*, as published by the National Park Service (as of June 1998). All of these materials, as well as others like it, can be found at the City of Beaufort, Planning Department, 701 Craven Street, Beaufort, South Carolina 29902, (803) 525-7014. (Those *Preservation Briefs* which Northwest Quadrant residents might find particularly useful are in bold face.)

- Mack, Robert C. *Preservation Briefs 1: The Cleaning and Waterproof Coating of Masonry Buildings*. Washington, D.C.: U.S. Government Printing Office, 1975.
- Mack, Robert C., de Teel Patterson Tiller and James S. Askins. ***Preservation Briefs 2: Repointing Mortar Joints in Historic Brick***. Washington, D.C.: U.S. Government Printing Office, 1980.
- Baird, Smith M. ***Preservation Briefs 3: Conserving Energy in Historic Buildings***. Washington, D.C.: U.S. Government Printing Office, 1978.
- Sweetser, Sarah M. ***Preservation Briefs 4: Roofing for Historic Buildings***. Washington, D.C.: U.S. Government Printing Office, 1978.
- U.S. Department of the Interior. *Preservation Briefs 5: Preservation of Historic Adobe Buildings*. Washington, D.C.: U.S. Government Printing Office, 1978.
- Grimmer, Anne E. ***Preservation Briefs 6: Dangers of Abrasive Cleaning to Historic Buildings***. Washington, D.C.: U.S. Government Printing Office, 1979.
- Tiller, de Teel Patterson. *Preservation Briefs 7: The Preservation of Historic Glazed Architectural Terra-Cotta*. Washington, D.C.: U.S. Government Printing Office, 1979.
- Myers, John H., revised by Gary L. Hume. ***Preservation Briefs 8: Aluminum and Vinyl Siding on Historic Buildings***. Washington, D.C.: U.S. Government Printing Office, 1978.
- Myers, John H. ***Preservation Briefs 9: The Repair of Historic Wooden Windows***. Washington, D.C.: U.S. Government Printing Office, 1981.
- Weeks, Kay D. and David W. Look. ***Preservation Briefs 10: Exterior Paint Problems on Historic Woodwork***. Washington, D.C.: U.S. Government Printing Office, 1982.
- Jandl, H. Ward. *Preservation Briefs 11: Rehabilitating Historic Storefronts*. Washington, D.C.: U.S. Government Printing Office.
- U.S. Department of the Interior. *Preservation Briefs 12: The Preservation of Historic Pigmented Structural Glass*. Washington, D.C.: U.S. Government Printing Office, 1984.
- Park, Sharon C. *Preservation Briefs 13: The Repair and Thermal Upgrading of Historic Steel Windows*. Washington, D.C.: U.S. Government Printing Office.
- Weeks, Kay D. ***Preservation Briefs 14: New Exterior Additions to Historic Buildings: Preservation Concerns***. Washington, D.C.: U.S. Government Printing Office, 1986.

- Coney, William B. and Wiss, Janney, Elstner Associates, Inc. *Preservation Briefs 15: Preservation of Historic Concrete: Problems and General Approaches*. Washington, D.C.: U.S. Government Printing Office.
- Park Sharon C. *Preservation Briefs 16: The Use of Substitute Materials on Historic Building Exteriors*. Washington, D.C.: U.S. Government Printing Office.
- Nelson, Lee H. *Preservation Briefs 17: Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character*. Washington, D.C.: U.S. Government Printing Office.
- Jandl, H. Ward. *Preservation Briefs 18: Rehabilitating Interiors in Historic Buildings*. Washington, D.C.: U.S. Government Printing Office, 1988.
- Park Sharon C. *Preservation Briefs 19: The Repair and Replacement of Historic Wooden Shingle Roofs*. Washington, D.C.: U.S. Government Printing Office.
- Auer, Michael J. *Preservation Briefs 20: The Preservation of Historic Barns*. Washington, D.C.: U.S. Government Printing Office, 1989.
- MacDonald, Marylee. *Preservation Briefs 21: Repairing Historic Flat Plaster—Walls and Ceilings*. Washington, D.C.: U.S. Government Printing Office, 1989.
- Grimmer, Anne. *Preservation Briefs 22: The Preservation and Repair of Historic Stucco*. Washington, D.C.: U.S. Government Printing Office, 1990.
- Flaharty, David. *Preservation Briefs 23: Preserving Historic Ornamental Plaster*. Washington, D.C.: U.S. Government Printing Office, 1990.
- Park, Sharon C. *Preservation Briefs 24: Heating, Ventilating, and Cooling Historic Buildings: Problems and Recommended Approaches*. Washington, D.C.: U.S. Government Printing Office, 1991.
- Auer, Michael J. *Preservation Briefs 25: The Preservation of Historic Signs*. Washington, D.C.: U.S. Government Printing Office, 1991.
- Bomberger, Bruce D. *Preservation Briefs 26: The Preservation and Repair of Historic Log Buildings*. Washington, D.C.: U.S. Government Printing Office, 1991.
- Waite, John G. *Preservation Briefs 27: The Maintenance and Repair of Architectural Cast Iron*. Washington, D.C.: U.S. Government Printing Office, 1991.
- Chase, Sara B. *Preservation Briefs 28: Painting Historic Interiors*. Washington, D.C.: U.S. Government Printing Office, 1992.
- Levine, Jeffrey S. *Preservation Briefs 29: The Repair, Replacement, and Maintenance of Historic Slate Roofs*. Washington, D.C.: U.S. Government Printing Office, 1992.
- Grimmer, Anne E. and Paul K. Williams. *Preservation Briefs 30: The Preservation and Repair of Historic Clay Tile Roofs*. Washington, D.C.: U.S. Government Printing Office, 1992.
- Park, Sharon C. *Preservation Briefs 31: Mothballing Historic Buildings*. Washington, D.C.: U.S. Government Printing Office, 1993.
- Jester, Thomas C. and Sharon C. Park. *Preservation Briefs 32: Making Historic Properties Accessible*. Washington, D.C.: U.S. Government Printing Office, 1993.
- Vogel, Neal A. and Rolf Achilles. *Preservation Briefs 33: The Preservation and Repair of Historic Stained and Leaded Glass*. Washington, D.C.: U.S. Government Printing Office, 1993.
- Thornton, Jonathan and William Adair. *Preservation Briefs 34: Applied Decoration for Historic Interiors: Preserving Composition Ornament*. Washington, D.C.: U.S. Government Printing Office, 1994.

McDonald, Travis C. *Preservation Briefs 35: Understanding Old Buildings: The Process of Architectural Investigation*. Washington, D.C.: U.S. Government Printing Office, 1994.

Birnbaum, Charles A. *Preservation Briefs 36: Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes*. Washington, D.C.: U.S. Government Printing Office, 1994.

Park, Sharon C. and Douglas Hicks. *Preservation Briefs 37: Appropriate Methods for Reducing Lead Paint Hazards in Historic Housing*. Washington, D.C.: U.S. Government Printing Office, 1995.

Weaver, Martin E. *Preservation Briefs 38: Removing Graffiti from Historic Masonry*. Washington, D.C.: U.S. Government Printing Office, 1995.

Park, Sharon C. *Preservation Briefs 39: Holding the Line: Controlling Unwanted Moisture in Historic Buildings*. Washington, D.C.: U.S. Government Printing Office, 1994.

Grimmer, Anne E. and Kimberly A. Konrad. *Preservation Briefs 40: Preserving Historic Ceramic Tile Floors*. Washington, D.C.: U.S. Government Printing Office, 1995.

Appendix C: Glossary

Alignment. The arrangement of objects along a straight line.

"Antiqued" Brick. New brick that is manufactured to look old. The disadvantage of "antiqued" brick is that the brick surface is easily discernible, as the "antiqued" surfaces are fairly consistent throughout.

Asphalt Shingles. A type of roofing material composed of layers of saturated felt, cloth or paper, and coated with a tar, or asphalt substance, and granules.

Baluster. A short, upright column or urn-shaped support of a railing.

Balustrade. A row of balusters and the railing connecting them. Used as a stair rail and also above the cornice on the outside of a building.

Bargeboard. A projecting board, often decorated, that acts as trim to cover the ends of the structure where a pitched roof overhangs a gable.

Board and Batten. Vertical plank siding with joints covered by narrow wood strips.

Bracket. A supporting member for a projecting element or shelf, sometimes in the shape of an inverted L and sometimes as a solid piece or a triangular truss.

Clapboards. Narrow, horizontal, overlapping wooden boards, usually thicker along the bottom edge, that form the outer skin of the walls of many wood frame houses. The horizontal lines of the overlaps generally are from four to six inches apart in older houses.

Column. A slender upright structure, generally consisting of a cylindrical shaft, a base and a capital; pillar: It is usually a supporting or ornamental member in a building.

Composition Shingles. See asphalt shingles.

Cornice. The continuous projection at the top of a wall. The top course or molding of a wall when it serves as a crowning member.

Double-Hung Window. A window with two sashes (the framework in which window panes are set), each moveable by a means of cords and weights.

Dormer. A window set upright in a sloping roof. The term is also used to refer to the roofed projection in which this window is set.

Eave. The underside of a sloping roof projecting beyond the wall of a building.

Elevation. A mechanically accurate, "head-on" drawing of a face of a building or object, without any allowance for the effect of the laws of perspective. Any measurement on an elevation will be in a fixed proportion, or scale, to the corresponding measurement on the real building.

Facade. Front or principal face of a building, any side of a building that faces a street or other open space.

Fascia. A flat board with a vertical face that forms the trim along the edge of a flat roof, or along the horizontal, or "eaves," sides of a pitched roof. The rain gutter is often mounted on it.

Form. The overall shape of a structure (i.e. most structures are rectangular in form).

Frame. A window component. See window parts.

Gable. The portion, above eave level, of an end wall of a building with a pitched or gambrel roof. In the case of a pitched roof this takes the form of a triangle. The term is also used sometimes to refer to the whole end wall.

Renovation. The act or process of returning a property to a state of utility through repair or alteration which makes possible a contemporary use.

In-Kind Replacement. To replace a feature of a building with materials of the same characteristics, such as material, texture, color, etc.

Kickplate. The horizontal element or assembly at the base of a storefront parallel to a public walkway. The kickplate provides a transition between the ground and storefront glazing area.

Lap Siding. See clapboards.

Mass. The physical size and bulk of a structure.

Masonry. Construction materials such as stone, brick, concrete block or tile.

Module. The appearance of a single facade plane, despite being part of a larger building. One large building can incorporate several building modules.

Molding. A decorative band or strip of material with a constant profile or section designed to cast interesting shadows. It is generally used in cornices and as trim around window and door openings.

Muntin. A bar member supporting and separating panes of glass in a window or door.

Parapet. A low wall or railing often used around a balcony or along the edge of a roof.

Opaque Fence. A fence that one *cannot* see through.

Orientation. Generally, orientation refers to the manner in which a building relates to the street. The entrance to the building plays a large role in the orientation of a building; whereas, it should face the street.

Pediment. A triangular section framed by a horizontal molding on its base and two sloping moldings on each of its sides. Usually used as a crowning member for doors, windows and mantles.

Porch Piers. Upright structures of masonry which serve as principal supports for porch columns.

Post. A piece of wood, metal, etc., usually long and square or cylindrical, set upright to support a building, sign, gate, etc.; pillar; pole.

Preservation. The act or process of applying measures to sustain the existing form, integrity and materials of a building or structure, and the existing form and vegetative cover of a site. It may include initial stabilization work, where necessary, as well as ongoing maintenance of the historic building materials.

Protection. The act or process of applying measures designed to affect the physical condition of a property by defending or guarding it from deterioration, loss or attack or to cover or shield the property from danger of injury. In the case of buildings and structures, such treatment is generally of a temporary nature and anticipates future historic preservation treatment; in the case of archaeological sites, the protective measure may be temporary or permanent.

Reconstruction. The act or process of reproducing by new construction the exact form and detail of a vanished building, structure or object, or part thereof, as it appeared at a specific period of time.

Recessed Entry. A common component of a historic storefront. Display windows, which contained dry goods and other wares for sale, flanked the recessed entry historically.

Rehabilitation. The act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural and cultural value.

Renovation. The act or process of returning a property to a state of utility through repair or alteration which makes possible a contemporary use.

Restoration. The act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work.

Roof. The top covering of a building (see sketches on page 23). Following are some types:

- **Gable roof** has a pitched roof with ridge and vertical ends.
- **Hip roof** has sloped ends instead of vertical ends.
- **Shed roof** (lean-to) has one slope only and is built against a higher wall.

Sash. See window parts.

Scale. The size of structure as it appears to the pedestrian.

Semi-Transparent Fence. A fence that one can see partly through.

Shape. The general outline of a building or its facade.

Siding. The narrow horizontal or vertical wood boards that form the outer face of the walls in a traditional wood frame house. Horizontal wood siding is also referred to as clapboards. The term "siding" is also more loosely used to describe any material that can be applied to the outside of a building as a finish.

Sill. The lowest horizontal member in a frame or opening for a window or door. Also, the lowest horizontal member in a framed wall or partition.

Size. The dimensions in height and width of a building's face.

Stile. A vertical piece in a panel or frame, as of a door or window.

Stabilization. The fact or process of applying measures designed to reestablish a weather resistant enclosure and the structural stability of an unsafe or deteriorated property while maintaining the essential form as it exists at present.

Standing Seam Metal Roof. A standing seam roof is a roof with vertical panels. Historically, the panels were fitted together with hand rolled seams.

Store Front. The street level facade of a commercial building, usually having display windows.

Streetscape. Generally, the streetscape refers to the character of the street, or how elements of the street form a cohesive environment.

Tongue and Groove Boards. Boards that fit together by a joint composed of a rib (tongue) and a groove.

Transom Window. A small window or series of panes above a door, or above a casement or double hung window.

Transparent Fence. A fence that one *can* see through.

Vernacular. This means that a building does not have details associated with a specific architectural style, but is a simple building with modest detailing and form. Historically, factors often influencing vernacular building were things such as local building materials, local climate and building forms used by successive generations.

Visual Continuity. A sense of unity or belonging together that elements of the built environment exhibit because of similarities among them.

Window Parts. The moving units of a window are known as *sashes* and move within the fixed frame. The *sash* may consist of one large *pane* of glass or may be subdivided into smaller panes by thin members called *muntins* or *glazing bars*. Sometimes in nineteenth-century houses windows are arranged side by side and divided by heavy vertical wood members called *mullions*.