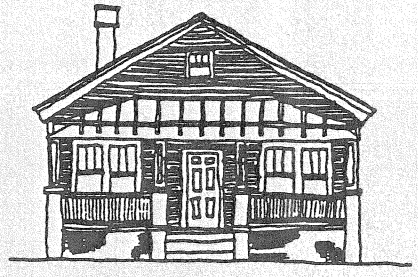
The Beaufort Preservation Manual Supplement



prepared for
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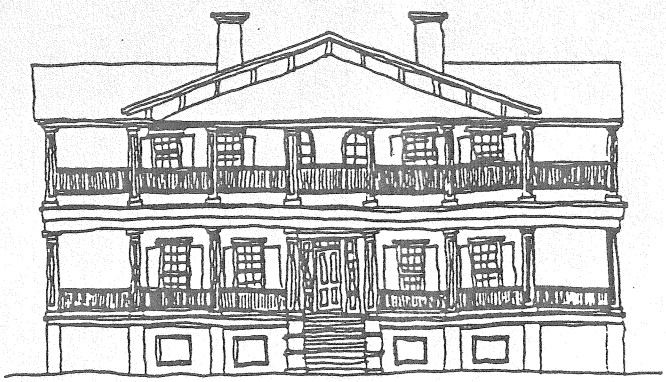

August, 1990

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Introduction

In August 1979, John Milner Associates completed *The Beaufort Historic District Inventory and Repair Guide* and its accompanying *Beaufort Preservation Manual*. These documents provided the City of Beaufort with an inventory of many of its historical and architectural assets, and a guide to their sympathetic maintenance and preservation.

The Historic District Inventory and Repair Guide incorporated in its twenty-one volumes a building-by-building survey of all structures located within what had come to be referred to as the "city-enforced" sector of the Historic District. The *Guide*, which since 1979 has been kept in the office of the City Planner, included for each building surveyed a brief description and assessment of its historical and architectural significance and general condition, a location map, and annotated photographs indicating areas where repair or maintenance was required. The *Beaufort Preservation Manual*, which accompanied the *Guide*, explained the methods and materials appropriate to the suggested repairs, as well as the design philosophy which generated them.

Our work in 1979 clearly acknowledged that the glory of Beaufort's historical and architectural character emerged from the clarity with which its evolution was expressed along virtually every street within the Historic District. Our work was an outgrowth of the simple idea that preservation of that continuum of stylistic expression - whether along a street or within a single building - is preferable to conjectural restoration of given buildings or streetscapes to particular periods in their history. Thus, as was explicit in its title, the bias of the *Manual* was clearly preservation rather than restoration. That attitude has been sustained in this *Supplement*.

Also explicit in the *Manual* was its repeated emphasis on appropriate maintenance as the most effective means to achieve the goal of preservation. The *Manual* recognized that the small attritions of historic building fabric that occur through poorly planned or incorrectly executed repair and maintenance procedures can, over the long run, be more destructive of a community's architectural character than more immediately apparent issues associated with major alterations. The *Manual's* self-defined mission was thus to a large degree preservation education. If every property owner, resident, and contractor within the Historic District acknowledged the goals of preservation and exclusively implemented appropriate repair and maintenance procedures, the continuity of much of Beaufort's architectural fabric would be virtually assured.

Since 1979, both the *Guide* and the *Manual* have increasingly begun to function in a manner somewhat different than initially intended, in that they are presently being utilized as a set of guidelines by which the City's Board of Architectural Review (BOAR) evaluates applications for building permits within the Historic District. It has become increasingly apparent that the *Manual*, although it contains numerous recommendations on which the BOAR has come to rely, is not ideally suited for use as design review guidelines. This *Supplement* acknowledges the present use of the *Manual* as a design guidelines document, and updates it to provide both the BOAR and applicants for building permits a concise description of the considerations that should affect proposed interventions to buildings and sites within the Historic District.

This *Supplement* is to a large degree an outgrowth of the recommendations contained in *The Beaufort Preservation Plan*, completed in 1988 by Thomason Associates of Nashville, Tennessee. The stated purpose of that *Plan* was:

> to assess the present condition, quality, and administrative process of the Beaufort Landmark Historic District and how the district can be enhanced in the future...(The *Plan*) is intended to provide goals and objectives for City officials, the Historic Beaufort Foundation, the Board of Architectural Review, and district citizens. (Thomason, p. 5).

To satisfy this intent, the Thomason *Plan* addressed a wide variety of issues, including the extent to which City-wide preservation goals were adequately addressed in various City Plans and Ordinances. In this context, Thomason Associates provided a chapter-by-chapter discussion of the *Manual's* strengths and weaknesses as design guidelines. The City's acceptance of the Thomason *Plan* recommendation to prepare a Supplement to the *Manual* has led to this document. Moreover, many of the particular design guidelines contained herein are a response to issues raised in the Thomason *Plan* summary of the *Manual*.

This *Supplement* also responds to preservation issues associated with two other concerns raised in the Thomason *Plan*. The first of these, addressed in Chapter 4 of this *Supplement*, updates the *Manual's* recommendations and evaluations of the facades of commercial properties along Bay Street between Carteret and Charles Streets. This update provides an evaluation of the relative significance of these properties, with implications for the general direction which might be taken to unite economic development and historic preservation goals along Bay Street's commercial core.

In Chapters 13 and 14, this *Supplement* also provides design guidelines for a limited category of interventions within the proposed "Beaufort Conservation Overlay District". In this proposed area, which occupies the northwest quadrant of the

Historic District, preservation design review associated with building permit activities would be limited to buildings of at least fifty years of age and to issues associated with new construction, demolition, and habitable additions to front facades.

In conclusion, it must be recalled that the *Manual*, though it expressed clear preferences for specific materials and methods, accepted that a wide variety of approaches were likely to be applied to the preservation of Beaufort's historic assets. In general, this *Supplement*, though intended to function as a design guidelines tool, hopes to maintain the *Manual's* openness to a variety of architectural expression, in the belief that cities are as much about diversity as they are about architectural excellence. Above and beyond the basic goal of preventing destruction of the physical as well as the intangible assets of a historic district, design guidelines have as their primary goal the management of change, rather than the prevention of change. Design guidelines have the potential to prevent architectural disaster, but if they are not flexibly and judiciously applied they also have the potential to erode the diversity that they are intended to protect.

John Milner Associates
August 1990

A Note on Terminology

As explained in the Introduction, this *Beaufort Preservation Manual Supplement* is intended to provide applicants for building permits for construction projects in Beaufort's Historic District with an understanding of the design considerations as well as the existing and proposed regulations which will affect the review of their project.

Both the 1979 *Manual* and this *Supplement* are intended to assist the residents and City government in preserving Beaufort's unique and characteristic physical environment--the *Manual* through its stress on appropriate repair and maintenance procedures, the *Supplement* through its stress on design guidelines and associated regulatory procedures.

By nature, therefore, this *Supplement* is more detailed than the *Manual* with regard to the various governmental regulations and procedures which bear on Beaufort's preservation goals. Much of the associated terminology is confusing or overlapping, and merits the series of brief definitions below. Rather than alphabetically, these terms are listed in an order compatible with cumulative understanding of their ramifications; an amplified description is contained in the Introductions to Chapter 1 and 13.

Terms used repeatedly throughout this *Supplement* are as follows:

Zoning Ordinance. This term, as used in the *Supplement* (and as referred to throughout as the "Ordinance"), refers to the governing "Official Zoning Ordinance of the City of Beaufort, South Carolina," which became effective on May 1, 1972. This Zoning Ordinance has been modified or enlarged on several occasions since May 1, 1972 through the formal enactment by City Council of new or altered provisions. The stated purpose of the Zoning Ordinance is:

> promoting the health, safety, morals, or general welfare of the community; lessening congestion in the streets, securing safety from fire; providing adequate light and air; preventing the overcrowding of land; avoiding undue concentration of population; facilitating the adequate provision of transportation, water, sewage, schools, parks, and other public improvements, protecting scenic areas, protecting areas subject to periodic flooding against development, . . . and promoting the educational, cultural, and general welfare of the public through the preservation and protection of historic and architecturally valuable districts and neighborhoods.

To achieve these purposes, the Zoning Ordinance divides the City into Zoning Districts within the boundaries of each of which certain uses and their associated physical requirements are either allowed or prohibited.

National Landmark Historic District. As used in this *Supplement*, this term refers to Beaufort's federally-designated historic district. This National Landmark Historic District was listed in the National Register of Historic Places in 1972. As noted, the boundaries of this National Historic District (indicated on Map 1, page 2) have been incorporated into the Ordinance as equivalent to the boundaries of the local Historic Beaufort District (see definition below).

To understand the distinction, it is necessary to recognize that there are only two types of historic districts, federal and local, and that the area contained within the boundaries shown on Map 1 (page 2) is both. National Register listing enables the owners of income-producing historic properties to be eligible for federal tax credits for projects involving the certified rehabilitation of their buildings. It also affords a measure of protection to historic buildings slated for demolition or alteration, but *only* in cases where federal funding is involved in the project. National Register status does not otherwise establish or place design controls on a historic district. Such controls can only be established through a local historic district authorized by state statute and enacted by local ordinance.

Historic Beaufort District. As used in this *Supplement*, this term refers to the local Zoning District, the stated purpose of which is to:

> promote the educational, cultural, and general welfare of the public through the preservation, protection and enhancement of the old, historic or architecturally worthy structures and areas of the City of Beaufort; and to maintain such structures and areas as visible reminders of the history and cultural heritage of the City, the State and the Nation.

The physical boundaries of this Zoning District are defined in the Ordinance as being equivalent to those of Beaufort's National Landmark Historic District (see definition above and Map 1, page 2). Within these boundaries, the Ordinance has authorized the City since 1972 to review, through an appointed Board of Architectural Review (see definition below), *all* proposed construction projects involving new

construction, total or partial demolition, and/or alteration of exterior architectural appearance. Evidence of approval of a project is the issuance by the Board of Architectural Review of a Certificate of Appropriateness (see definition below).

It is very important to note that the boundary of the Historic Beaufort District itself encompasses several Zoning Districts, (see Map 2, page 10) and that the requirements of those types of Zoning Districts may be either more or less flexible than those used by the Board of Architectural Review in its review of projects.

Board of Architectural Review. As used in this *Supplement* (and as abbreviated throughout as BOAR), this term refers to the appointed Board established in the Ordinance which has the responsibility to review all applications for building permits to build, alter, or demolish any building or structure located in the Historic Beaufort District. The five members of the BOAR serve without pay for overlapping terms; the President of the Historic Beaufort Foundation is required by the Ordinance to be one of the members. The City is currently considering a Draft Amendment to the Ordinance (see definition, "Draft Zoning Ordinance Amendment" below) which clarifies the qualifications, procedures, and jurisdiction of the BOAR.

This *Supplement* is intended to assist applicants for building permits and BOAR members in clarifying the guidelines which might be considered in evaluating projects within the Historic Beaufort District.

It must be stressed, however, that the BOAR's approval is necessary but *not* sufficient for the granting of a building permit. Also required is the approval of the City Building Official, who evaluates a project's compliance with governing building and safety codes. In addition, in cases where the proposed building does not conform to the dimensional requirements of the Zoning District in which the project is to be located, an appeal for a variance must be approved by the Zoning Board of Adjustment. Moreover, for a non-conforming use, or for a variance from the Standard Building Code, an appeal must be made at state level to the South Carolina Building Codes Council. (These parallel permitting requirements are described in more detail in Chapter 2.)

Certificate of Appropriateness. As used in this *Supplement*, this term refers to the formal verification by the BOAR that it has reviewed and approved a project under its jurisdiction. This procedural requirement is contained in both the Ordinance and the Draft Zoning Ordinance Amendment. The Certificate of Appropriateness is *not* a building permit, but is rather a necessary requirement for obtaining one for projects within the Historic Beaufort District.

City-Enforced and Non-City Enforced Sectors. As used in this *Supplement*, these two terms refer to two broad areas which together comprise the entire Historic Beaufort District. These areas are indicated by the boundary line internal to the Historic Beaufort District indicated on Map 1 (Page 2). In the "non-enforced" sector, which occupies roughly the northwestern quadrant of the Historic Beaufort District, it was until recently the City's practice to have no BOAR review, with the occasional exception of certain projects involving either demolition or alterations to pre-1900 buildings. Conversely, in the "enforced sector," the BOAR has reviewed projects in accordance with its jurisdiction, procedures, and responsibilities as defined in the Zoning Ordinance. This practice subdividing the Historic Beaufort District is not incorporated into existing City ordinances.

Historic Residential Zoning District. This term, as used in the *Supplement*, refers to the local Zoning District which corresponds to the general area east of Carteret Street which has become known as the "Point" (see Map 2, page 10). The Ordinance also occasionally refers to this Zoning District as the Historic Point Residential District. This Zoning District is contained *within* the larger Historic Beaufort District, and, as stated by the Ordinance, is to:

> be reserved for low density residential purposes, compatible with the recognition of the Point area as a part of the Historic District included in the National Register of Historic Places.

Towards this end, the Ordinance limits uses within this Zoning District, and provides minimum and maximum physical requirements associated with these uses. In that this Zoning District is contained *within* the boundaries of the larger Historic Beaufort District, as shown on Map 2 (page 10), the Board of Architectural Review has jurisdiction over all new construction, demolition, and exterior alterations.

Draft Zoning Ordinance Amendment. As used in this *Supplement* (and referred to throughout as the Amendment), this term refers to the Draft of an Amendment to the Zoning Ordinance which is presently under consideration by the City and which is intended to address procedural irregularities within the Historic Beaufort District. The text of the Draft Zoning Amendment--the signage sections of which have been enacted--was prepared by the planning consultants Barge, Waggoner, Sumner and Cannon of Nashville, Tennessee in conjunction with their 1989 *Beaufort Land Use Plan*.

The Draft Zoning Amendment, among other things, elaborates on the qualifications, procedures, and jurisdiction of the BOAR, and introduces into the Zoning Ordinance for the first time provisions by which considerations of financial hardship can be accommodated by the BOAR in its review of projects. In addition, by proposing the creation of the Historic Beaufort Overlay District and the Beaufort Conservation Overlay District (see definitions below), the Draft Amendment attempts to remove the apparent contradictions which exist between practice and the Ordinance with respect to the northwest quadrant of the District. As indicated on Map 1 (page 2), the

boundaries between these proposed Overlay Districts are very close to those between the "city-enforced" and "non-enforced" sectors, and are the result of recommendations contained in the 1988 Thomason *Plan*.

Historic Beaufort Overlay District. As used in this *Supplement*, this term signifies the area of the Historic Beaufort District indicated on Map 1 (page 2) within which the Draft Zoning Ordinance Amendment proposes that the BOAR exercise its full responsibilities to review all projects involving new construction, demolition, or exterior alterations. These are the responsibilities that the Ordinance now requires of the BOAR throughout the entire Historic Beaufort District.

Beaufort Conservation Overlay District. As used in this *Supplement*, this term signifies the area of the Historic Beaufort District indicated on Map 1 (page 2) in which the Amendment incorporates a decrease in BOAR jurisdiction from that currently contained in the Ordinance. In this proposed Overlay District, the BOAR is authorized to review projects involving only new construction, demolition, and the construction of enclosed habitable additions to primary facades. A fuller description of the genesis and application of this proposed Beaufort Conservation Overlay District is contained in the introduction to Chapter 13.

How to Use this *Supplement*

Many of the design guidelines which are contained in this *Supplement* were included in the 1979 *Manual*. Where appropriate, they have been reproduced or modified herein. In addition, new guidelines have been added, such as those addressing additions to existing buildings. Each chapter also contains, where appropriate, a list of preservation recommendations, some of which are reiterated from the *Manual*, and which are intended to be reminders of appropriate repair and maintenance techniques rather than design issues *per se*.

The design guidelines in the *Supplement* are divided into three categories--"recommended," "not recommended," and "inappropriate". Those approaches, treatments, and techniques that are likely to promote the preservation and protection of the Historic Beaufort District are categorized as "recommended". Those that might adversely affect the District are categorized as "not recommended". Those that will adversely affect the District are categorized as "inappropriate". *The three categories -- "recommended", "not recommended", and "inappropriate" -- thus reflect proposed treatments that, respectively, the BOAR is likely to approve, might approve, and is likely to disapprove.*

This language is to a degree intentionally vague. As architects specializing in historic preservation, we are repeatedly struck by the diversity of stylistic expression, construction techniques, and materials, the protection of which is without question the primary goal of historic preservation. The very notion of design guidelines can be seen as contrary to this diversity. It must therefore be stressed that the guidelines which follow are *not* a design "cookbook" and are intended to inform judgment rather than replace it. There may, therefore, be occasions when the BOAR considers it necessary to approve a design with a feature which the following guidelines call "inappropriate," or to deny one that is called "recommended." In fact, there *should* be such occasions.

Fortunately, there is no possible way to write guidelines that guarantee that every applicant, BOAR member, architect, or builder will approach projects or exercise judgment in exactly the same manner. That diversity, after all, is what the notion of community is all about. The design guidelines contained herein are intended to help all those involved in building projects within the Historic Beaufort District walk the very fine lines between individual and communal expression, and between contemporary and historic design.

It is our hope that these design guidelines have the potential to minimize, if not avert, architectural disasters within the Historic Beaufort District. It is also our hope that they will not minimize or avert the opportunities for contemporary architectural excellence at a level of quality consistent with Beaufort's past.

Architecture

Historic Beaufort District

Chapter 1

The Historic Beaufort District: Background

Introduction

The Ordinance explicitly defines the boundaries of the local Historic Beaufort District as being equivalent to those of the National Landmark Historic District. Those boundaries are indicated on Map 1 (page 2).

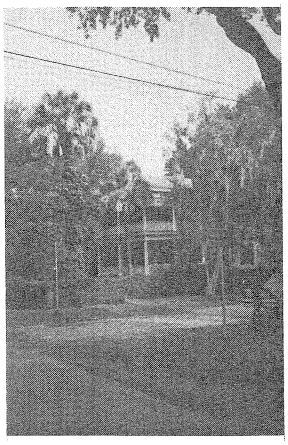
The Ordinance states that the purpose of the Historic Beaufort District is

> to promote the educational, cultural, and general welfare of the public through the preservation, protection and enhancement of the old, historic or architecturally worthy structures and areas of the City of Beaufort; and to maintain such structures and areas as visible reminders of the history and cultural heritage of the City, the State, and the Nation.

To achieve this purpose, the Ordinance sets forth procedures and regulations by which the City will govern the following construction activities associated with all buildings located within the Historic District: new construction, demolition (in whole or in part), and alteration of the exterior architectural appearance. The latter (also referred to in the Ordinance as "exterior architectural character") is defined as including

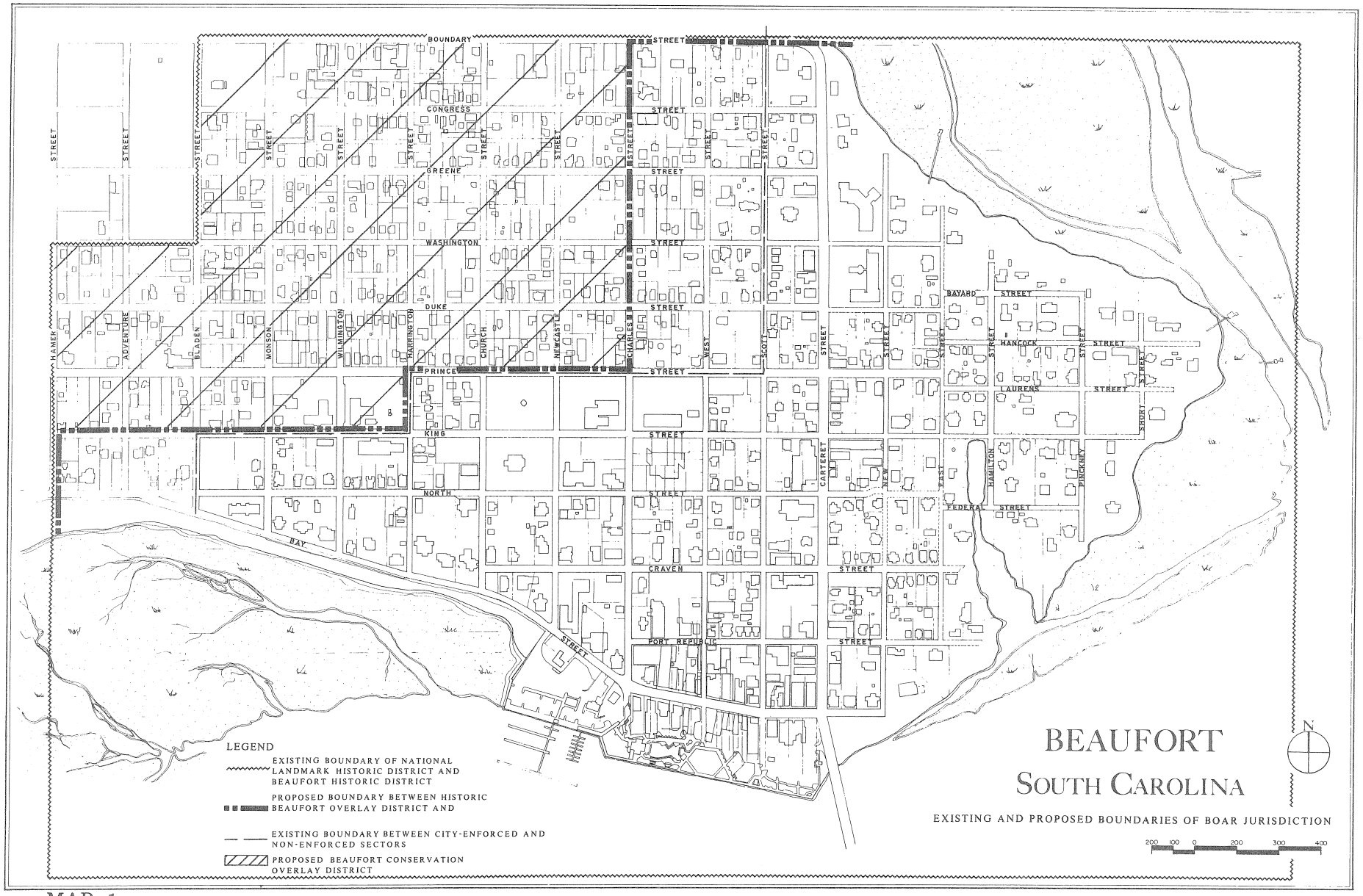
> architectural character, general composition and general arrangement of the exterior of a structure, including the kind, color, and texture of the building material and type and character of all windows, doors, light fixtures, signs, and appurtenant elements, visible from a street or public thoroughfare.

"Structure" is further defined as including "walls, fences, signs, light fixtures, steps, or appurtenant elements thereof."



To evaluate the impact of new construction, demolition, and exterior alterations on behalf of the stated purpose of the Historic Beaufort District, the Ordinance established a Board of Architectural Review (BOAR). As set forth in the Ordinance, the BOAR has responsibility for the review of data associated with applications for new construction, demolition, and exterior alterations within the entire Historic District. Such data, including drawings, specifications, color, and material samples, etc., is to be submitted by the Applicant to the City Building Official, who in turn is to forward it to the BOAR. BOAR approval of the projects it reviews is formalized by its issuance of a Certificate of Appropriateness, without which no building permit is granted.

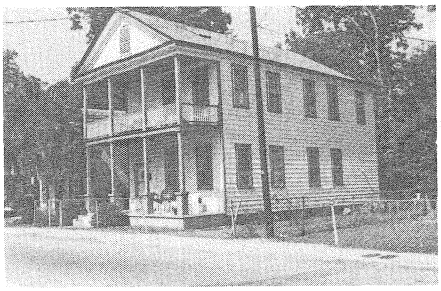
As noted, Map 1 (page 2) shows the equivalent boundaries of the local Historic Beaufort District and the National Landmark Historic District within which the BOAR is required to review new construction, demolition, and exterior alteration projects. The proposed Amendment to the Ordinance would establish the Historic Beaufort Overlay District, bounded on the north by an irregular line which runs along King, Prince, and


BEAUFORT
SOUTH CAROLINA
EXISTING AND PROPOSED BOUNDARIES OF BOAR JURISDICTION
LEGEND
EXISTING BOUNDARY OF NATIONAL LANDMARK HISTORIC DISTRICT AND BEAUFORT HISTORIC DISTRICT
PROPOSED BOUNDARY BETWEEN HISTORIC BEAUFORT OVERLAY DISTRICT AND
EXISTING BOUNDARY BETWEEN CITY-ENFORCED AND NON-ENFORCED SECTORS
PROPOSED BEAUFORT CONSERVATION OVERLAY DISTRICT
N
200 100 0 200 300 400
BOUNDARY STREET
CONGRESS STREET
GREENE STREET
WASHINGTON STREET
DUKE STREET
PRINCE STREET
KING STREET
NORTH STREET
CRAVEN STREET
PORT REPUBLIC STREET
BAY STREET
BAYARD STREET
HANCOCK STREET
LAURENS STREET
FEDERAL STREET
HAMER STREET
ADVENTURE STREET
BLADEN STREET
MONSON STREET
WILMINGTON STREET
HARRINGTON STREET
CHURCH STREET
NEWCASTLE STREET
CHARLES STREET
WEST STREET
SCOTT STREET
CARTERET STREET
WEST STREET
EAST STREET
HAMILTON STREET
PINCKNEY STREET
SHORT STREET

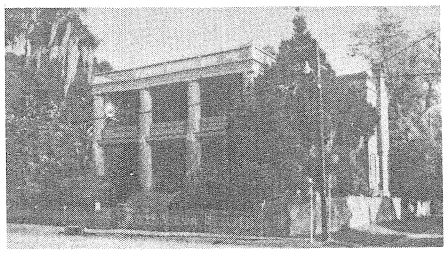
MAP 1

Boundary Streets, and on the west by an irregular line that runs along Charles, Harrington, and Hamer Streets, and on the south and east by the Beaufort River (see Map 1, page 2). Within this boundary, no structure could be erected, demolished, or removed in whole or in part, nor could the exterior architectural character of such a structure be altered until after an application for a Certificate of Appropriateness had been submitted to the BOAR and approved by it.

If enacted, the Amendment's designation of this District as an "Overlay" District would subject building projects to both the applicable requirements of the Ordinance sections entitled "Requirements by Districts", and the requirements and guidelines that are "overlayed" as a part of the BOAR design review process. These latter guidelines are, of necessity, different from the requirements found in the Ordinance, and may be more or less flexible than zoning requirements, depending on the issue in question.



The Ordinance authorizes the BOAR to use as guidelines the Secretary of the Interior's *Standards for Rehabilitation* and *The Beaufort Preservation Manual* in considering the appropriateness of a given project. Virtually every preservation or design guidelines document for a local Historic District in the United States has as their underlying philosophy the Secretary's *Standards*, including the *Manual* and this *Supplement*. Understanding those *Standards* and their implications is thus critical for both the applicant for a building permit and the reviewer.



Secretary of the Interior's Standards for Rehabilitation

It has become common practice for municipalities across the United States to incorporate reference to the Secretary of the Interior's *Standards for Rehabilitation* within the ordinances and regulations which govern the administration of construction activities affecting their historic districts and buildings. The *Standards*, which set forth approaches to the treatment of historic buildings, articulate basic philosophical principles which are fundamental to historic preservation and which have convincingly withstood the test of time.

The durability of the *Standards* is testimony not only to their basic soundness, but also to the inherent flexibility of their language. The *Standards* are *not* design guidelines. They provide to those involved with managing the treatment of historic buildings a shared philosophy and approach to the solution of problems. However, as written, and in and of themselves, they cannot provide a BOAR with specific solutions for specific problems. In other words, the *Standards* inform judgement, but do not replace it.

Both the *Manual* and this *Supplement* have been written to recommend interventions that we believe are in keeping with the philosophy of the *Standards*. To help articulate that philosophy, what follows is a brief discussion of the *Standards* as they apply to the historical and architectural character of the Historic Beaufort District. In fact, both the *Manual* and this *Supplement* can be seen as an elaboration of the *Standards* as they apply to that character.

The language of the *Standards* is contained in National Park Service, United States Department of the Interior #36 CFR Park 67. The ten Standards are quoted in full as follows:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces 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 architectural elements from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historic

significance in their own right shall be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic 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 other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

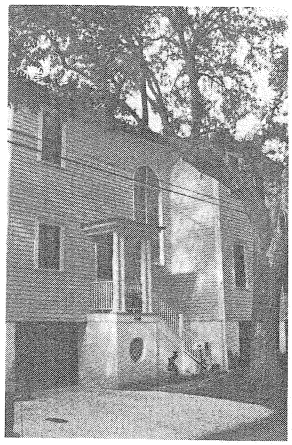
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archeological resources affected by a project shall be protected and preserved. 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 that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic 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.

Standard 1, requiring *compatibility of use*, is the only Standard in which the impact of a proposed reuse of a historic building is addressed. (Questions of use are typically fully and appropriately addressed in zoning ordinances and building codes.) The principle of this Standard - that a proposed reuse of a historic structure for purposes other than that for which it was initially designed should have minimal distinctive architectural consequences - is to a certain extent self-evident. That is to say, reuses that will clearly result in destructive architectural treatments are unacceptable. However, for reuses where the anticipated impact of a proposed reuse is not readily apparent, evaluation of the architectural treatment rather than the proposed use itself will still be required. In Beaufort, for example, in the case of single family dwellings converted to multi-family occupancy, such as 408 Hancock Street/707 East Street, the implementation of this reuse has had regrettable architectural results. In other cases, such as 500 Port Republic Street, such a reuse has been completed with no apparent negative effects.



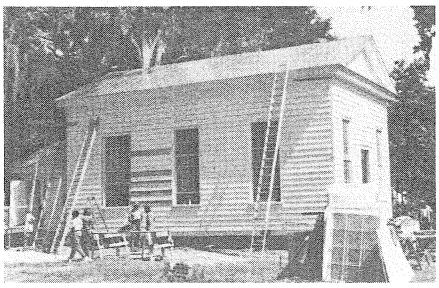
408 Hancock/707 East

500 Port Republic

Other examples include the Anchorage and 601 Bay Street which respectively demonstrate that reuse of a residence for restaurant or bed-and-breakfast purposes can be achieved with little or no negative effect.

The Anchorage

Standard 2, recommending the *retention and preservation of character-defining features*, is one of several clear statements in the *Standards* which emphasize preservation of as much building fabric as possible. Thus, alterations that accommodate and work with existing original or historic building fabric are, under this Standard, clearly preferable to those that require removals of such fabric.



Standard 3 recommends *historical honesty*, and is a clear endorsement of "true" versus "false" history. This Standard is thus the basis for the prevention of such practices as conjectural restoration of building features or the grafting of architectural features taken from one historic building onto another. This Standard also provides a clear basis on which to discourage, if not prevent, the growing practice in Beaufort of moving historic buildings into or within the Historic District. Recent relocations of buildings from 1107 Newcastle Street to 609 Prince Street, or from 1011 Bay Street to the corner of Washington and East Streets, seriously confuse the clarity of the District as a physical record.

500 Washington

Standard 4, which requires the *acknowledgement of physical evolution* of historic buildings, is a critical component in the evaluation of treatments for a historic building which has undergone many changes. This Standard not only accepts but values the fact that most historic buildings contain the record of their own evolution and thus are valuable records of changes in taste and use. This Standard would provide the basis for discouraging such practices as replacing historic metal roofing with wood shingles, even in cases where a wood shingle roof is known to have originally existed. It would also prevent the replacement of a late nineteenth century porch on an earlier house with a new porch similar to other porches of the vintage of the house.

The clear implication of this Standard is that, unless it is intended that a building undergo an accurate restoration to a specific period based on adequate documentation, it is best to recommend repair and/or replacement of historic building features *in kind*, whether or not they are part of the building's original construction.

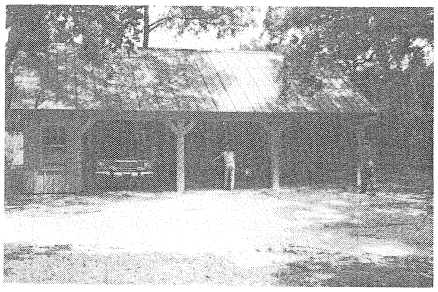
Standard 5 requires *preservation of the distinctive components* of historic buildings, and is a straightforward endorsement of preservation whenever possible. Standard 6 requires *repair rather than replacement* where possible and, where it is not, *visually matching replacements*. These two Standards articulate the strong preference in preservation for retaining the real object, and not just something that looks like the real object. Projects such as the porch repairs at 603 Craven Street are in complete accord with these two Standards, and show conscientious retention of historic fabric and careful matching of new replacement materials.

603 Craven

Standard 7, by its *prohibition of damaging chemical and physical treatments*, reflects an awareness - often gained through painful experience - that certain treatments can irreversibly damage the historic fabric that the preceding Standards are intended to protect. Sandblasting in particular, whether of wood for paint removal or masonry for cleaning, can irretrievably alter the surface characteristics of historic materials and thereby destroy not only visual characteristics but physical ones as well.

Standard 8 requires *preservation and protection of archeological resources*, and of course only comes into consideration when excavations are associated with a project. This Standard clearly recognizes that historic properties will in all likelihood have associated archeological deposits, and recommends that efforts should be made to consider and protect those resources to the extent feasible. Obviously, common sense must dictate the extent to which this consideration affects the evaluation of permit applications for privately-funded projects. It should be noted, however, that in projects utilizing either Federal or State funds, archeological mitigation will be required.

The goals of Standard 9 and 10 are *compatibility and reversibility of additions, alterations, and new construction*. Both Standards are intended to minimize the overall damage to historic fabric caused by building additions and to insure that new work should be differentiated from but compatible with old, in order to protect the historic integrity of the property. In Beaufort an example of new construction which largely conforms to these Standards is the new garage at the Castle, whereas additions and alterations such as the one at the corner of Craven and East Streets confuse the historical integrity of their property.



Garage At Castle

Craven And East

It is important to reiterate that the Secretary of the Interior's *Standards for Rehabilitation* provide a philosophical framework for the evaluation of preservation activities. As summarized above, that framework is one which emphasizes preservation of historic building fabric, honesty of historical expression, and reversibility. It is a philosophical framework which assumes that historic buildings are repositories of not only visual satisfaction but of information, and that as such, it must be possible to "read" the information they contain without having it clouded by conjecture.

The validity of the *Standards*' clear orientation towards architectural continuity and historical integrity is in fact exemplified by the Historic Beaufort District itself, which to a remarkably high degree exhibits the continuous application of the philosophical framework on which they are based.

It must also be noted that although the Standards as written apply to buildings in their entirety, the regulations governing building permit activity in Beaufort require the input of the BOAR for projects affecting *only* the exterior treatment of structures, demolition of structures, and new construction within the Historic District.

Finally, it must be noted that the same Federal regulation which promulgates the *Standards* explicitly states that they are intended to be "applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility". Thus, the level of craftsmanship and detail as well as the quality of materials that are proposed for any rehabilitation project should be commensurate with the structure to which they will be applied. From a preservation standpoint, successful rehabilitations neither "improve" the original design nor detract from it.

The proposed Amendment to the Ordinance would introduce for the first time in Beaufort explicit provisions by which the BOAR and applicants for building permits within the Historic Beaufort District could consider economic feasibility and the potential financial hardship associated with proposed rehabilitation projects. Especially in the case of permit applications for exterior alterations, this provision of the Amendment may place the BOAR in a more pro-active role, as it may have to suggest ranges of treatments compatible with the applicant's economic resources.

Chapter 2

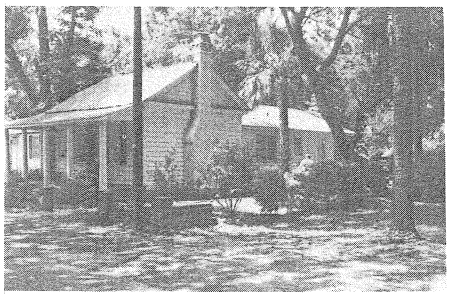
The Regulatory Process

Introduction

The stated purposes of Beaufort's Zoning Ordinance are:

> promoting the health, safety, morals, or general welfare of the community; lessening congestion in the streets; securing safety from fire; providing adequate light and air; preventing the overcrowding of land; avoiding undue concentration of population; facilitating the adequate provision of transportation, water, sewage, schools, parks, and other public improvements, protecting scenic areas, protecting areas subject to periodic flooding against development,... and promoting the educational, cultural, and general welfare of the public through the preservation and protection of historic and architecturally valuable districts and neighborhoods...

Contained in the Ordinance's Authority and Enactment Clause, these purposes constitute a clearly articulated recognition by City government of its responsibilities to protect Beaufort's quality of life to the extent feasible through the management of changes to its physical environment. As the statement of purpose makes clear, the Ordinance has sweeping application, addressing historic preservation among several concerns, including land use regulation and scenic protection, which contribute to the general welfare of Beaufort.



The Ordinance is virtually entirely devoted to establishing the procedures and regulations through which its stated purposes are to be accomplished. By nature, the Ordinance can directly regulate only the physical environment. As in all such Ordinances, however, there is a shared and pervasive assumption that there is a relation between the quality of that physical environment and the quality of life.

To achieve its purposes, the Ordinance primarily relies on two administrative tools: Zoning Districts and permits. The former include a variety of geographically defined areas within the City limits, within which certain uses and their associated physical requirements are encouraged and defined, and within which other uses are prohibited. The Historic Beaufort District is one such Zoning District, and is atypical in at least two respects; first, it contains within its boundaries at least fifteen contiguous Zoning Districts (see Map 2, page 10), and second, it is the only District in which BOAR review and approval of projects is required as part of the building permit process.

In addition to Zoning Districts, the Ordinance relies on the granting of official permits to demonstrate that the City has reviewed and approved a particular project. For projects within the Historic Beaufort District, the BOAR's issuance of a Certificate of Appropriateness is a necessary component of this permitting process. The BOAR's decision to grant a Certificate of Appropriateness is based on design guidelines for the Historic Beaufort District. The BOAR thus reviews projects from an architectural and historical perspective, utilizing preservation and visual criteria; the *Manual* and this *Supplement* are intended to provide guidelines for these criteria.

It must also be remembered that permits require the approval of the City Building Official, who has the responsibility to review a project's conformance to the Ordinance and to governing building and safety codes. In cases where a project will involve conditions (other than use) that do not conform to the Zoning District in which it is to be located, as well as in cases where an applicant chooses to appeal the determination of the City Building Official, permits will require the approval of the Zoning Board of Adjustment. Moreover, neither the Board of Adjustment nor the Building Official is empowered to grant permits or variances for a use of land, building, or structure that is prohibited in a given Zoning District. In cases where a project will not comply with the requirements of the Building Code, application for a variance must be made to the South Carolina Building Codes Council in Columbia.

In the broadest terms, then, the BOAR reviews preservation and appearance, and the Building Official reviews zoning use and code conformance. The Zoning Board of Adjustment reviews variances and appeals with regard to the Building Official's decisions regarding zoning. Appeals and variances regarding use and building codes are heard at the state level. Appeals of BOAR decisions are heard by the courts. The brief discussion of the permitting process and zoning regulations which follows is intended to describe the review context within which the design guidelines contained in this *Supplement* are used by the BOAR in its evaluation of projects within the Historic Beaufort District.

Permitting Process

In the case of a permit application for a building inside the proposed Historic Beaufort District, the City Building Official will determine from the permit application not only whether the proposed work conforms to the Ordinance's usage and dimensional restrictions and to the applicable provisions of governing codes, but also whether the proposed work will require a Certificate of Appropriateness from the BOAR. It has been the practice of the City of Beaufort to require a building permit for all work costing in excess of $100.00, including painting, roofing, and general repair. In general, in-kind repairs, - i.e. those that involve the replication of existing conditions - will not require a Certificate of Appropriateness.

Both the Ordinance and the Amendment require the BOAR to meet monthly to review applications for Certificates of Appropriateness. Based on the drawings and specifications that are required to be submitted with the building permit application, on the results of the BOAR meeting, and on the results of any outside professional consultation that it might solicit, the BOAR will issue or deny a Certificate of Appropriateness. BOAR decisions are to be based on a determination of whether the proposed project would be detrimental to the interests of the Historic Beaufort District and the City of Beaufort. The *Manual* and this *Supplement* are intended to assist the BOAR in its determinations by providing guidelines directed at preservation of the character of the District.

As provided by the Ordinance, applicants for zoning permits who wish to appeal the determination of the Building Official or who wish to seek a variance from certain Ordinance requirements associated with their project may appeal to the Zoning Board of Adjustment. As stated in the Ordinance, the Board of Adjustment shall have as among its duties the following:

> To authorize upon appeal in specific cases a variance from the terms of the Ordinance as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of the Ordinance will in an individual case, result in unnecessary hardship, so that the spirit of the Ordinance shall be observed, public safety and welfare secured, and substantial justice done. Such variance may be granted in such individual case of unnecessary hardship upon a finding by the Board of Adjustment that:
>
> a) there are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography;
>
> b) the application of the Ordinance on this particular piece of property would create an unnecessary hardship;
>
> c) such conditions are peculiar to the particular piece of property involved; <u>and</u>
>
> d) relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the Ordinance or the comprehensive plan, <u>provided</u>, however, that no variance may be granted for a use of land or building or structure that is prohibited in a given district.

The Board of Zoning Adjustment thus has powers equivalent to those of the Building Official from whom the appeal is taken.

Zoning Regulations and Requirements

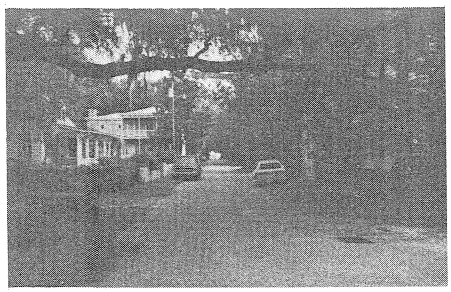
For all projects within the City of Beaufort, especially for those involving new construction or change of use, the first layer of regulations and requirements that must be met during the permitting process may be found clearly specified in the Ordinance. Its zoning requirements provide the most general guidelines with which new construction must comply, being intended primarily to insure compatible uses and to maintain

minimum standards for light, air, and population density within a given Zoning District.

As noted, the Zoning District known as the Historic Beaufort District contains within it many separate and contiguous Zoning Districts (see Map 2, page 10). It should not be surprising that the potential exists for conflict between the preservation goals of the larger District and the requirements associated with the Zoning Districts within it. While both the BOAR and permit applicants may be cognizant of such potential discrepancies, it is the BOAR's responsibility -- and, by extension, that of this *Supplement* -- to evaluate projects in accordance with the preservation goals of the larger Historic Beaufort District rather than the more limited perspective of the particular Zoning Districts within it.

Even the Amendment's proposed subdivision of the Historic Beaufort District into two "Overlay" Districts will not eliminate such potential discrepancies. For example, the Amendment's proposed Historic Beaufort Overlay District would contain within its boundaries all or part of the following Zoning Districts (see Maps 1 and 2): Historic Residential, General Residential, Conservation Preservation, Office Commercial, General Commercial, Neighborhood Commercial, and Core Commercial. Similarly, within the boundaries of the Amendment's proposed Beaufort Conservation Overlay District would be contained the following Zoning Districts: General Residential, General Commercial, Office Commercial, Neighborhood Commercial, and Highway Commercial.

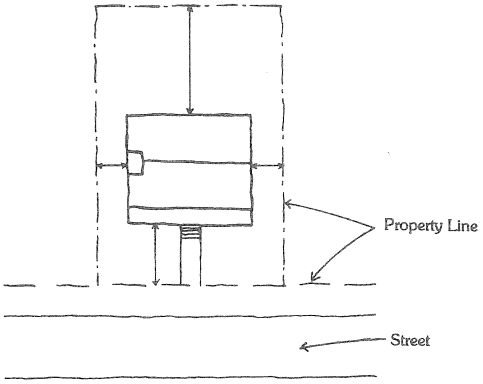
All of these component Zoning Districts have use and dimensional requirements with implications for the character of the Historic Beaufort District and for the two proposed Overlay Districts within it. For example, the regulations for each of the various Zoning Districts included within the Historic Beaufort District establish front yard setbacks and building heights, which in and of themselves virtually define the "space" of the street. Similarly, their minimum lot areas, lot widths, and side and rear setbacks determine physical density, the proportion of built to open space.



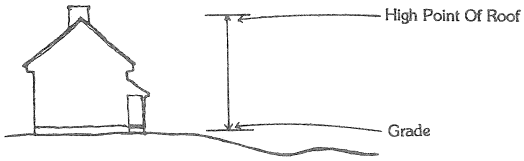
The regulations for the various Zoning Districts included within the boundaries of the proposed Historic Beaufort Overlay District define height restrictions and minimum setbacks for front, side, and rear yards, lot area and lot width at the building line. All setbacks are measured from the property line. Maximum building height is measured from existing ground to the ridgeline of the roof. These values are as follows:

REQUIREMENTS FOR SET BACKS AND LOT AREAS, BY ZONING DISTRICT

	SET BACKS			LOT AREAS		
DISTRICT	FRONT	SIDE	REAR	MINIMUM LOT AREA	MINIMUM LOT WIDTH AT BLDG LINE	MAXIMUM BLDG HEIGHT
C.P.	NONE	NONE	NONE	NONE	NONE	NONE
G.R.	25'	10'	15'	*	*	*
H.R.	25'	10'	15'	**	**	50'
C.C.	NONE	NONE	NONE	2,500 sf.	25'	50'
G.C.	10'	NONE	NONE	2,500 sf.	25'	50'
O.C.	25'	10'	15'	4,000 sf.	40'	50'
N.C.	25'	10'	15'	6,000 sf.	60'	35'
H.C.	25'	10'	15'	6,000 sf.	60'	35'

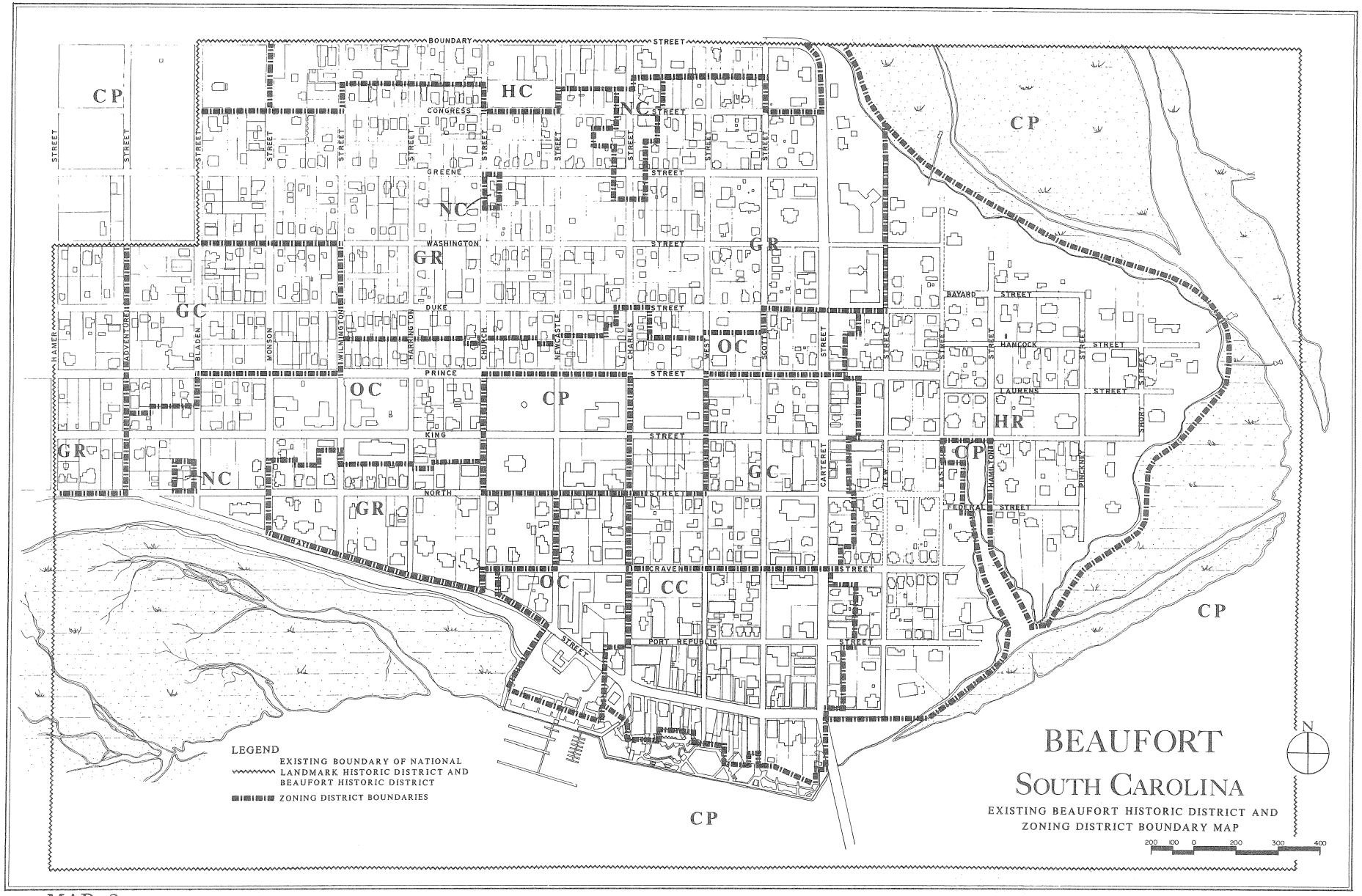


Front, Side, And Rear Yard Set-Backs



Building Height

Maximum building height which is allowed by existing zoning regulation in the Historic Beaufort District is fifty feet, except in the Neighborhood Commercial (NC) District and Highway Commercial (HC) District. This is almost certainly too high in most cases. While a few of the grander houses in the Historic Residential (HR) Zoning District may approach fifty feet, it is unlikely that a house that height would be compatible to the District in any meaningful sense of the word. Indeed a fifty foot building built to the property line on Bay Street would overwhelm that streetscape. South Carolina National Bank, for example (formerly the Bank of Beaufort), although it attempts stylistically to connect to the local building tradition, seems an obvious intrusion because of its overwhelming height.


BEAUFORT
SOUTH CAROLINA
EXISTING BEAUFORT HISTORIC DISTRICT AND
ZONING DISTRICT BOUNDARY MAP
LEGEND
EXISTING BOUNDARY OF NATIONAL LANDMARK HISTORIC DISTRICT AND BEAUFORT HISTORIC DISTRICT
ZONING DISTRICT BOUNDARIES
CP
HC
NC
GR
GC
OC
CC
HR
BOUNDARY STREET
CONGRESS STREET
GREENE STREET
WASHINGTON STREET
DUKE STREET
PRINCE STREET
KING STREET
NORTH STREET
BAY STREET
CRAVEN STREET
PORT REPUBLIC STREET
BAYARD STREET
HANCOCK STREET
LAURENS STREET
FEDERAL STREET
HAMER STREET
ADVENTURE STREET
BLADEN STREET
MONSON STREET
WILMINGTON STREET
HARRINGTON STREET
CHURCH STREET
NEWCASTLE STREET
CHARLES STREET
WEST STREET
SCOTT STREET
CARTERET STREET
EAST STREET
HAMILTON STREET
PARKER STREET
SHORT STREET
N
200 100 0 200 300 400

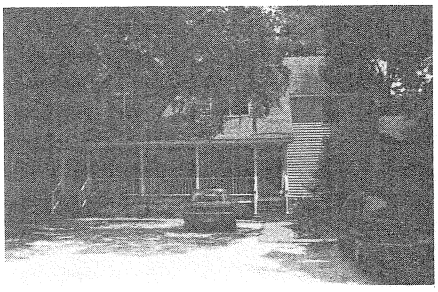
MAP 2

On the other hand, the spirit of the zoning regulations regarding building height in the Historic Residential (HR) Zoning District is somewhat more in keeping with the intentions of the design guidelines contained in this *Supplement*. For example, the Ordinance states not only that the maximum building height in the Historic Residential Zoning District shall be fifty feet, but further stipulates that "the minimum building height and floor elevation of new structures shall not deviate more than 10% from height and floor elevations of neighboring adjoining structures located on either side of the proposed structure...only historic structures may be used in determining building height". (Floor elevation of new construction may also be subject to the requirements associated with governing flood hazard area regulations, which in turn provide for exemptions due to National Register designation.) The essence of this regulation is that the minimum overall height and floor-to-floor height of new buildings must be based on adjacent historic buildings. Thus, according to the Ordinance, in the Historic Residential Zoning District a new building may not be significantly smaller than its historic neighbors, but it may be significantly larger, up to a fifty foot limit. This regulation appears historically responsive with regard to the minimum floor heights of new construction, but allows too much latitude with regard to the maximum height. There are no minimum height requirements in other Zoning Districts within the Historic Beaufort District.

Similarly, front yard setback requirements in the proposed Beaufort Historic Overlay District are twenty-five feet (except in the Core Commercial Zoning and General Commercial Zoning Districts). Important exceptions to this requirement are stated in the Ordinance as follows:

> The setback requirements of this Ordinance shall not apply to any lot where the average setback on already built-up-on-lots, located wholly or in part within one-hundred feet on each side of such lot, may be less than the requirement setback, but not less than the average existing setbacks on developed lots. However, setbacks shall be no less than fifteen feet.

This section of the Ordinance is also consistent with the intentions of these design guidelines, allowing a setback requirement to be reduced if existing neighboring properties do not comply with the requirement. This exception recognizes that a part of the character of Beaufort is determined by the fact that many of its existing residential and commercial buildings are quite close to the street, encroaching on the twenty-five foot front yard setback. Many Beaufort residents are able to converse with passers-by from their porch. While many larger Beaufort houses are set well back on their lots, this is often a function of the large size of their lot and its location at the river's edge. New construction pushed to the back of its lot so as to provide a typical large twentieth century front yard or a parking area does nothing to enhance the perceptual qualities of the Historic Beaufort District. Indeed it suggests the possible need for *maximum* setbacks, to be a function of the overall size of the lot, in order to preserve the character of the streets of Beaufort.

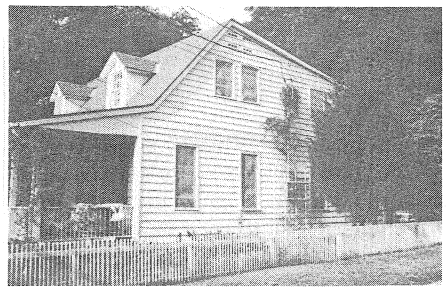


New Construction Set Too Far Back On Site

Minimum lot areas and side and rear setbacks are density and light-and-air issues, and the required dimensions in the Zoning Districts in and of themselves do not necessarily conflict with the preservation goals stated for the Historic Beaufort District. It must be noted however, that many of the existing historic and non-historic single family residences in Beaufort would not comply with either the sixty foot minimum lot width at the building line or with the six thousand square foot minimum lot size, and that this discrepancy between zoning regulations and existing conditions is, in fact, an enhancement to the character of the District.

Uses permitted within the Zoning Districts raise significant issues in the proposed Historic Beaufort District. Thomason's *Plan*, for instance, states that those sections of the Ordinance permitting two and three unit townhouses in the Historic Residential District should be deleted. While it is not the purpose of the BOAR to regulate use, it is useful to recall the

Secretary of the Interior's Standard #1: "every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment".



A good example of the intrusive architecture that appears to result from an incompatible use is the permitted use of townhouse developments in the General Residential Zoning District. Townhouse developments typically include linked structures, separated only by a party wall, as well as the repetition of identical or nearly identical facades. Such features are integral to townhouse development but antithetical to the character of the Historic Beaufort District. Thus, townhouse development such as that at the 1200 block of King Street represents a building type foreign to Beaufort and out of keeping with the character of the City. The special requirements for townhouses in the Ordinance are standard zoning requirements for townhouses providing "modern" amenities such as small clusters, staggered fronts, minimum lot width, grouped parking, and open space that are not appropriate to the character of the Historic Beaufort District and do not reflect its stated preservation goals. If the density of townhouse development is believed to be appropriate, alterations to the Ordinance's townhouse "formula" should be considered, which would eliminate features such as linked identical facades.

"Townhouse" Type Development
Out Of Character With Beaufort

Similarly, the permitted use of three-family dwellings in the Historical Residential Zoning District is a use that bears with it the unfortunate architectural potential for a building with multiple primary facades, multiple entrances, an unclear orientation to the street, and incompatible forms.

Three-Family Dwelling With Multiple Primary Facades

The above discussion of the zoning regulations is intended to give some context in which to place the design guidelines contained in this *Supplement* - especially those for new construction. There inevitably will be circumstances in which the existing zoning regulations and the stated goals of the Historic Beaufort District, its two proposed Overlay Districts, and these design guidelines are not in agreement. While it is not the purpose of this *Supplement* to recommend changes to the Official Zoning Ordinance of the City of Beaufort, the BOAR and the applicant should be cognizant of the basis for the potential discrepancies between existing zoning and these design guidelines, as well as the philosophies on which those discrepancies are based.

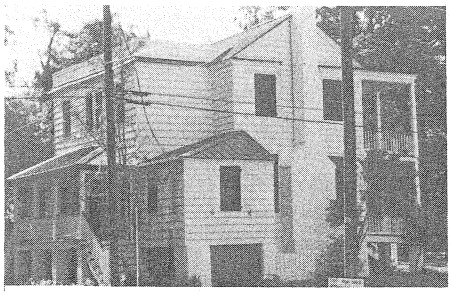
Chapter 3

New Construction, Additions, Demolition, and Signage

Introduction

Both Beaufort's current Zoning Ordinance and the draft Amendment require that all demolition, new construction, and additions or alterations to existing buildings under BOAR jurisdiction receive a Certificate of Appropriateness prior to issuance of a building permit. The Ordinance further provides that in reviewing applications for a Certificate of Appropriateness, the BOAR will consider among other things "the general design, the character and appropriateness of design, scale of buildings, arrangement, texture, material and color of the structure in question, and the relation of such elements to similar features of structures in the immediate surroundings". The Ordinance further stipulates that grounds for refusal to grant a Certificate of Appropriateness may be:

> arresting and spectacular effects, violent contrasts of materials or colors and intense or lurid colors, a multiplicity or incongruity of details resulting in a restless and disturbing appearance, the absence of unity and coherence in composition not in consonance with the dignity and prevailing character of the neighborhood in the case of a new building.



Unfortunately, it is easier to define inappropriate construction than it is to prescribe appropriate construction. New construction and additions in Beaufort should blend harmoniously with the historic fabric of the city. They should have a positive visual and functional relationship to the historic buildings already in the District. New construction and additions should enhance the perceptual quality of the District. These guidelines are intended to encourage excellent contemporary design that is compatible with the character of the District. Specific guidelines follow for new construction and additions to existing buildings, along with a discussion of the issues raised by demolition.

Signage guidelines were included in the *Manual* and were updated and expanded in 1989 by a Pride-of-Place project team sponsored by Main Street Beaufort, USA and led by Thomason and Associates of Nashville, Tennessee. A discussion of these guidelines is also included in this Chapter.

Design Guidelines for New Construction

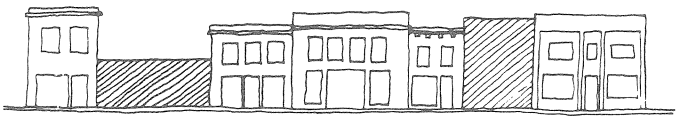
The guidelines below are adapted with few changes from the *Beaufort Preservation Manual*. Restoration, "period architecture" and the rigid quotation of architectural elements and details is not their intent. Rather, their intent is the preservation of the cohesive ambience of the District by compatible, sympathetic, and contemporary construction. They are written with the understanding that the more strict are the guidelines for new construction, the more severe are the limitations placed on creative and innovative design solutions.

The design guidelines below are intended to clarify the elements and principles of appropriate design in such a way as to allow maximum design freedom while allowing plans for new construction to be assessed fairly, objectively and consistently. These guidelines encourage the designer of new construction to consider existing historic buildings as a starting point in the design process, and not as the final goal.

The following guidelines should be considered in permit applications for the construction of new structures under BOAR jurisdiction:

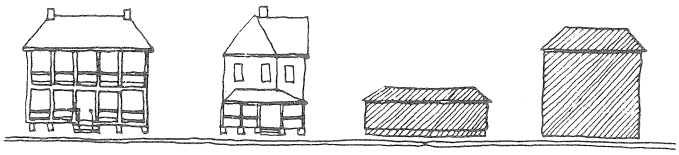
Scale: New construction should reflect the dominant cornice and roof heights of adjacent buildings. This guideline becomes more important as a given street increases in density. In cases where the street does not have a dominant or discernable rhythm of cornice heights, the decisions of the BOAR should

be more affected by the considerations of absolute height and massing described below.



No Yes

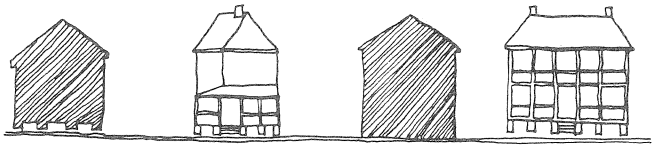
Commercial Scale



No Yes

Residential Scale

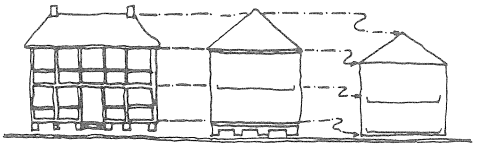
Elevation of the first floor: The typical residential street in the Historic Beaufort District is fronted by houses with prominent steps leading to raised first floor porches. The raised floor is still an excellent response to the climatic conditions of Beaufort as well as the fact that much of the Historic Beaufort District lies within the 100 year flood plain of the Beaufort River. Therefore, raised first floors should be encouraged for new construction wherever possible.



Yes No

Elevation Of First Floor

Floor-to-floor heights: This important element of scale is often ignored in new construction, which tends toward lower ceiling heights. The loftier rooms of the nineteenth century provided a far more appropriate response to climatic conditions. The Ordinance in fact specifies that in the HR Zoning District, floor-to-floor heights of new construction must be within 10% of adjacent historic construction. In other Zoning Districts, where a relatively consistent floor-to-floor height is expressed in the facades of a given street, new construction should be encouraged to conform.

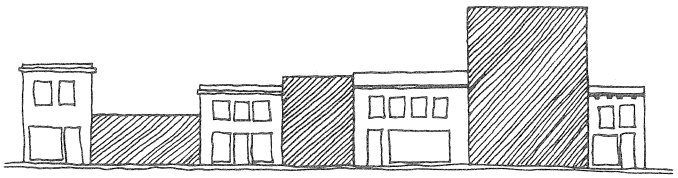


Yes No

Floor-To-Floor Heights

Bays, windows and doors: The scale of a building is strongly affected by proportions, both of the building as a whole, and of its principal facade components. Proportions, in turn, are largely dictated by the height/width relationships of door openings, window openings, and porch column spacings. These features also divide the building visually into what are commonly termed "bays". For example, a first floor facade which contains four windows and a central door is generally referred to as "five bay". The facade of a proposed building should draw upon the proportion and number of bays contained in neighboring structures, if it is to appear compatible with its surroundings.

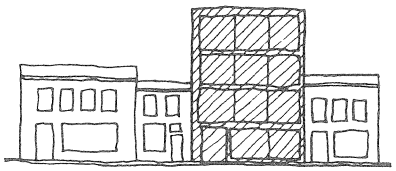
Absolute size: When the scale of neighborhood buildings, or those of an entire community are relatively consistent, new construction should be restricted from drastically altering these relationships. In the case of Beaufort, the two and three story structure is the norm, and structures which digress from this standard to any great degree seriously impact the Historic Beaufort District. If large scale construction is to be allowed, particular attention should be given to the location, siting, set backs, and facade treatments of the proposed building.



No No Yes

Absolute Size

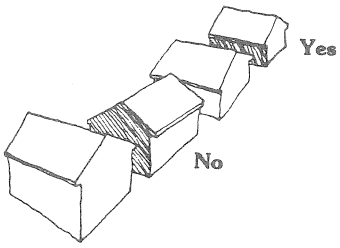
Massing: The facades of new construction should reflect the feeling of lightness or weight of its neighbors through the use of similar proportions of solids (siding or walls) to void (window and door openings) and projecting bays and overhangs.



No

Massing

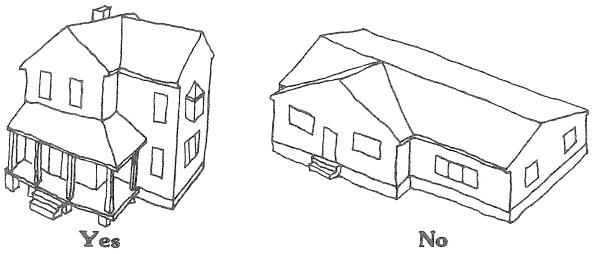
Orientation: The principal facade of new construction should be oriented in the same direction as the rest of the buildings on a street. Facades of new construction on a corner site should differentiate between the two streets. That is to say, new construction with two primary facades or two relatively undifferentiated primary facades is inappropriate.



Orientation

Proportions: New construction should relate to the dominant proportions of the styles present in the immediate neighborhood. The proposed design should reflect closely the height/width ratios of overall building proportions as well as that of doors, windows, and porch bays.

Proportion Of Openings



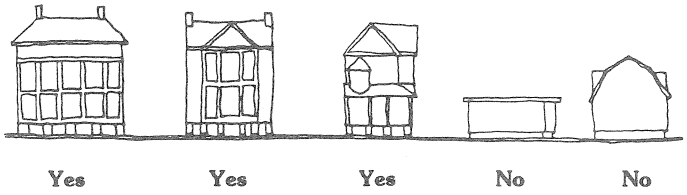
Proportion Of Volumes

Materials: New construction should use materials in a manner sympathetic to the historic buildings in the Historic Beaufort District. Materials should be of similar or complementary color, size, texture, scale, craftsmanship, and applicability to function performed.

It should be noted that the sympathetic use of materials does not imply that materials used in new construction will replicate the old in detail, nor that new construction attempt to imitate historic structures. Rather, it is a matter of determining the compatibility of the new with the old. Certain materials are potentially so visually intrusive that their use for new construction in the Historic Beaufort District should be discouraged if not forbidden. These materials include:

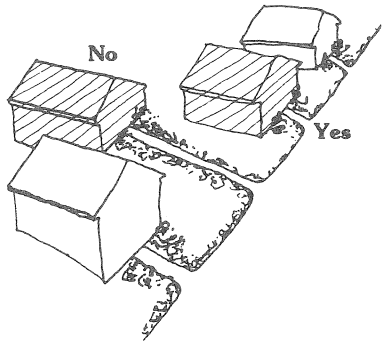
* exposed concrete masonry
* painted concrete masonry
* ornamental pierced concrete masonry screens and walls
* "antiqued" brick
* vinyl and metal siding
* wrought iron and aluminum porch columns
* exposed chain link fencing
* carpeted porch floors
* flush exterior doors
* inappropriate window treatments:
  - jalousie windows
  - glass block
  - picture windows
  - windows with horizontal glazing
* asphalt siding
* unpainted wood

Forms: New construction should reflect and be sympathetic to the form of adjacent historic structures. These sympathetic historic forms include hip and gable roofs, projecting bays or ells, the shapes of window and door heads, architectural chimneys and overall porch configurations. Conversely, horizontal window bands, flat or gambrel roofs, and "colonial" bay windows, etc. are inappropriate elements in the Historic Beaufort District. Every attempt should be made to discourage their use in new construction in the District.



Variety Of Appropriate Forms

Siting: New construction in the Historic Beaufort District should respect the dominant set back line of existing construction, over and above what might be the setback lines prescribed in the Ordinance.



Inappropriately Large Set-Back

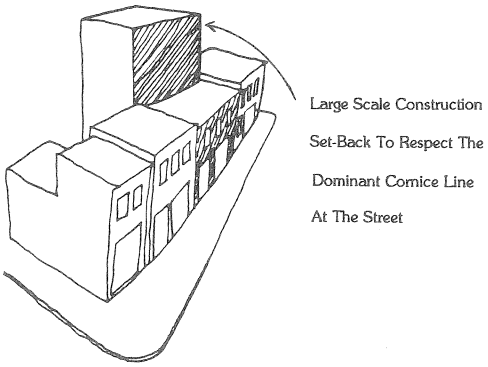
High density/large scale construction: It is possible that development pressure in the City of Beaufort will eventually result in proposals for projects involving structures larger than the predominant scale of the District. Whenever possible, alternative sites for large structures should be sought outside the Historic Beaufort District, and the City of Beaufort should provide assistance to the applicant in identifying every possible alternative site that would mutually benefit the applicant and the City. If alternative sites are not available, the means by which the negative impact of large scale buildings must be minimized are as follows:

* Seek the locations within the proposed Historic Beaufort Overlay District which best accommodate larger scale structures, such as areas previously intruded upon by modern construction, large lots which can be easily screened, areas with a few or no historic structures, or areas which can best accommodate parking facilities.

* Large scale structures should be set back from every street on which they have frontage, including the rear or bay facades of the south side of Bay Street, to avoid becoming the dominant element of a vista or streetscape. Large scale structures along a period commercial streetscape should be strongly discouraged. At the very least, the upper stories of the facade should be stepped back, as was done in the design of the Palmetto Federal Bank.

Palmetto Federal Bank

* "Intra-block" areas should be used for the majority of the building area. This would require set-backs from each of a building's street frontages, including the rear or bay facades of buildings on the south side of Bay Street.



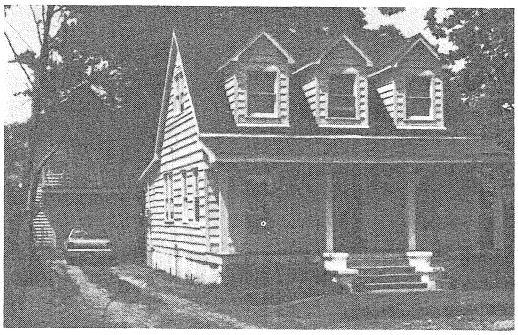
Set-Back For Large Scale Construction

* Apply to larger scale construction the same design guidelines regarding scale, materials, proportions, etc., that are outlined in this section. Two recent buildings in Beaufort are instructive. While no one would confuse the Palmetto Federal Bank with a historic building, its composition, meeting of the street, use of small scale elements, and upper story setbacks make it compatible with the Bay Street Commercial District. Conversely, the South Carolina National Bank, which uses the architectural vocabulary of Beaufort at the wrong scale and setback from the street, is not compatible with the character of the town.

* Do not demolish historic buildings to make way for new or large scale construction.

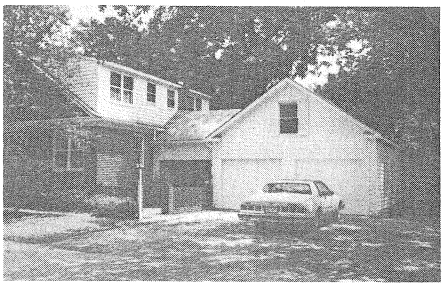
* Incorporate parking within the structure, in a lot screened from the street, or limit it to available on-street parking spaces.

Secondary Structures: Secondary structures include but are not limited to garages, studios, and guest houses. Similar to additions, they should be subordinate to the primary structure on the lot and visually complementary to the existing building. New secondary structures should in no way compromise the historic character of the existing structure on the lot. Ideally, the secondary structure should be located so as not to be visible from the street. In any case, secondary structures should be located as far to the rear of a lot as possible.



Garage At Rear Of Lot

Secondary structures should be free-standing and not linked to the primary structure. The design guidelines above regarding proportions, massing, materials, form, orientation, and siting apply to secondary structures as well.



Secondary Structure Linked To Primary Structure

Archeological Resources

The Secretary of the Interior's Standard #8 requires the preservation and protection of archeological resources. There is a strong likelihood that excavation for new construction in the Historic Beaufort District will involve archeological resources. While efforts should be made to consider and protect those resources, the extent to which this consideration

will affect the evaluation of appropriateness will vary from project to project. Certainly, the BOAR and applicants for Certificates of Appropriateness should be cognizant of a project's possible impact on archeologically sensitive areas. Excavations should be closely monitored by qualified individuals whenever possible, to confirm that valuable resources are not being lost. It should be noted that projects benefitting from either Federal or State funding will require archeological mitigation.

Additions to Existing Buildings

Additions to existing buildings in the Historic Beaufort District include construction that results in the addition of habitable space, and porches and decks. The design guidelines for new construction above apply to additions to existing buildings, with the exception that instead of compatibility and relationship to its neighbors, an addition has the original building as its strongest context and precedent. Historic additions, many of which are well done, are prevalent in the District and also may serve as precedents for the design of new additions.

In general, to conform to the Secretary of the Interior's Standards #9 and #10, an addition to a building in the proposed Historic Beaufort District should be subordinate to the original building, and should read clearly as an addition. Standard #9 states that contemporary design and additions to existing properties should not destroy significant architectural fabric and should be compatible with the design of the property and neighborhood. Standard #10 states that wherever possible additions to structures shall be done so that future removal will leave unimpaired the essential form and integrity of the historic structure.

Specific guidelines to be considered in permit applications for additions to structures under BOAR jurisdiction are as follows:

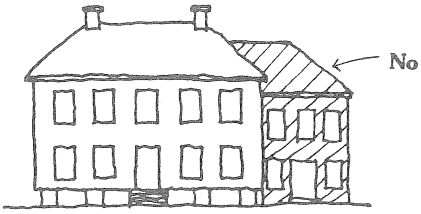
Scale: An addition should be smaller than the original building.

Yes No

Scale Of Addition

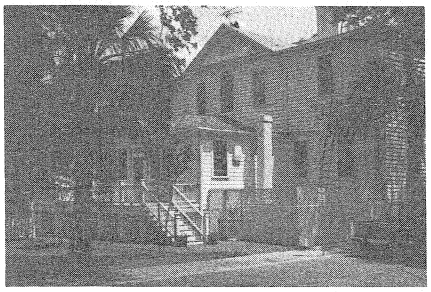
Elevation of the first floor: The floor lines of an addition may be equal to or slightly lower than the original building, but should not be higher than those of the original building.

Floor-to-floor heights: As above, these may be equal to or slightly less than the original building, but should not be taller than those of the original building.



First Floor And Floor-To-Floor Heights Of Additions

Massing: The massing of an addition should complement, but not necessarily be the same as the original building. For example, a glassed-in porch on a rear facade may be a "lighter" variation of the original facade massing. However, a solidly infilled rear porch is not appropriate.



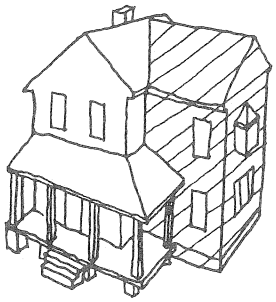
Appropriately Massed Addition

Orientation: The addition should be located, planned, and detailed so as not to confuse the dominant historic orientation of the original building. The addition may or may not have its own hierarchy of facades, but it must not have the effect of creating a primary facade out of a secondary facade. The addition should not assert itself visually, but should be screened from the street as much as possible.

Appropriately Oriented Addition

Proportions: The proportions of the addition should be complementary to the proportions of the original house. A

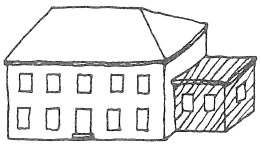
long, low addition to a vertical house might not be as appropriate as a two-story ell at the back of the building. The addition should be smaller in proportion to the original building, both in its overall square footage and in its footprint. Ideally, the addition should not exceed approximately half of the original building's total floor area or footprint.



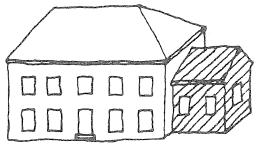
Appropriately Proportioned Addition

Materials: An addition may be made of the same material as the original building, or it may be made of subordinate material. A brick house should have a brick or wood addition, but a wood house should *not* have a brick addition. The material restrictions in the section on new construction, above, apply to additions to existing construction.

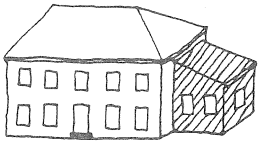
Forms: Similar to proportions, the form of additions should be complementary to the overall form of the house. A shed roof addition is appropriate on a gable-roofed or hip-roofed structure, as would be a gable or hip roof. Flat roofs are rarely appropriate for additions in the Historic Beaufort District.



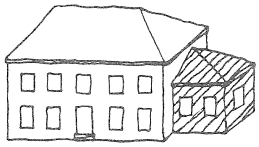
No



Yes



Yes



Yes

Forms Of Additions

Siting: Additions should be sited to have least visual impact from the street. There should be no new additions to front facades, and additions to side facades should be held back as far as possible from the street, but one bay at a minimum. Rear additions are most appropriate.

The following guidelines are additional guidelines for additions to existing construction:

* New front porches may not be added to a historic building without precedent for a porch.

* Front porches should not be enclosed, except as per Chapter 6 of this *Supplement*.

* Roof-top additions may not be constructed. These would disturb the proportions of the building and the historic form of the roof.

* The addition of dormer windows and skylights is not recommended, but may be acceptable if kept to the rear of the building.

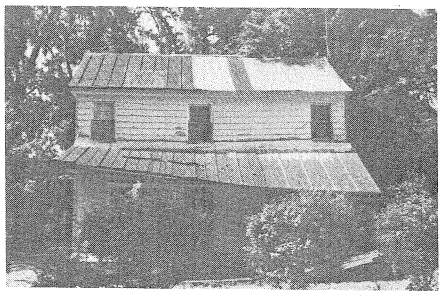
* The design of the addition should make clear what is new and what is original. This may be done in a variety of ways, including simplifying of details, changing materials, slightly altering proportions, etc.

* Decks are inappropriate on front or side facades and when on rear facades should be screened with landscaping completely from the street.

* The architectural style of an addition should not be older than the style of the existing building.

Demolition

The pressure to demolish buildings within any historic district is a regrettable fact of life. Either through catastrophic damage or through years of neglect, there are and will continue to develop situations when a building is deemed beyond repair and "not worth" preserving. In addition, as the Historic Beaufort District continues to attract new residents and businesses, there may be pressure to "make way" for the "progress" that new construction is believed by some to represent.



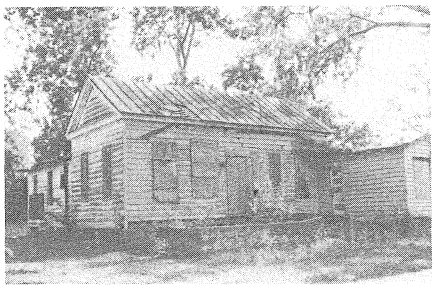
Whereas issues of design guidelines for preservation and new construction are driven by architectural and aesthetic considerations, demolition, especially of repairable structures,

is more frequently an economic issue. Indeed, the only other legitimate reason for consideration of demolition is if the building poses a threat to public safety. In considering applications for demolition, especially those based on economic or development considerations, the BOAR must weigh issues beyond matters of architectural appropriateness, for demolition of an historic building in an Historic District is rarely if ever appropriate. Rather, the BOAR must be convinced that all possible means of saving the building have been exhausted.

Valiant efforts to preserve buildings threatened by demolition have been successful in the past. These include the Historic Beaufort Foundation's revolving fund that has purchased, renovated, and then sold property, private efforts to do the same, and, as an absolute last resort, moving threatened buildings to other locations.

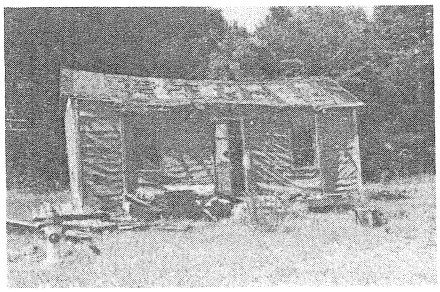
814 Charles, Restored By Historic Beaufort Foundation

The proposed Amendment to the Ordinance includes a Section entitled "Determination of Economic Hardship", which will be critical in BOAR deliberations relating to applications for demolition permits. This section allows for special consideration from the BOAR if "alterations, relocation, demolition, or new construction guidelines will, in their (applicant's) view result in an economic hardship". The section also states that such an applicant may be asked by the BOAR to submit documentation pertaining to differential costs, structural soundness, and suitability for rehabilitation, estimated market value of property as is and after renovation for continued use, economic feasibility of rehabilitation, purchase price, income, and cash flow information (relating to the property only) and any other information considered necessary by the BOAR. As the Amendment is written, the granting of a Certificate of Appropriateness for a demolition permit application shall be based purely on the economic feasibility of demolition versus renovation, rather than on any other criteria relating to the Historic District. According to the proposed Amendment a building may be demolished, regardless of its significance, if the BOAR determines that non-demolition will create an economic hardship for the owner.



It is our opinion that the Amendment as written places too much weight on economic considerations in cases where demolition is proposed for development purposes. To mitigate this concern, it is our recommendation that the Amendment to the Ordinance incorporate provisions which it does not currently contain that would allow the BOAR to consider two issues in its evaluation of applications to demolish a building. First, the relative significance of the building slated for demolition should be evaluated. If the building is not considered a contributing structure in the District, then its demolition may not be objectionable. If a building is significant, then even a finding of economic hardship should not be sufficient to allow demolition. Second, in development-related applications, the BOAR should be entitled to see schematic plans for the new structure, in order to help weigh the virtues of the new versus what exists.

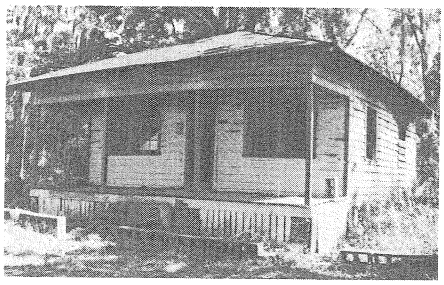
We also recommend that the BOAR be granted the right to require adequate recordation of a property when its demolition is unavoidable. Such recordation would be to the standards of the Historic American Building Survey, and would consist of measured drawings and/or archival photographs.



Finally, it is our urgent recommendation that the Amendment should contain strong provisions that would prohibit the demolition of historic buildings by neglect. Many of the applications for demolition that come before the BOAR are for properties that, as a result of neglect, are deteriorated beyond repair. This is an unacceptable situation in an Historic District and should be strongly counteracted. As a pre-emptive strategy, the City of Beaufort should enact as a part of the Ordinance a maintenance provision requiring that owners of

property within, at least, the proposed Historic Beaufort Overlay District (if not the entire Historic Beaufort District), provide minimum maintenance to buildings to prevent their deterioration, effectively outlawing neglect.

The Building Official could enforce such a provision by citing an owner for neglect, requiring him to provide the proper minimum maintenance to prevent deterioration and threat to public safety. If the owner fails to respond to the citation, the Building Official would be empowered to correct the deficiencies at the building at the cost of the owner. This is probably the best means available to the City to preserve its stock of historic structures. Such a provision would reduce, if not entirely eliminate, instances where the deteriorated condition of a building has resulted from its Owner's neglect and is being used by that same Owner to support an application to the BOAR for the building's demolition.



Signage

In April of 1989, Thomason and Associates produced a set of signage guidelines for use by the BOAR in reviewing signage proposed for the city-enforced sector. These guidelines, entitled "Board of Architectural Review Design Review Guidelines for Signage", built on the guidelines included in the *Manual*, and contain clear and thorough recommendations for evaluating proposed signage.

The 1989 signage guidelines divide the city-enforced sector into three zones: the Bay Street/Port Republic Zone, the Cartaret Street Zone, and the Residential/Commercial Zone. The intention of these zones is to respond to the needs of, respectively: downtown commercial area, the main vehicular artery, and the remaining residential areas.

The guidelines are quite flexible with regard to style, color, and lettering style. Illuminated signs are permitted with some restrictions. The guidelines specifically address the types of allowable signs, placement and location of signs, allowable size of signs, sign materials, sign maintenance, and temporary signs.

Taken as a whole these guidelines will be of great assistance to the BOAR in evaluating the appropriateness of an individual sign. The following guidelines, which bear directly on preservation issues, are worth reiterating:

* Signs which are designed to be historically appropriate shall not predate the facade to which they are applied.
* Signs should not obscure architectural details.
* Signs should be located on the building facade in space specifically intended for signage.
* Signs should be placed where they best complement the building.
* The scale and proportion of the sign should take into account the scale and proportions of the building on which it is mounted.
* Size of individual signs should be limited to the extent necessary to prevent them from obscuring or competing with other elements of the building.
* Signs shall be mounted in such a way as to minimize the damage to historic materials.

For more specific guidelines, the 1989 "Board of Architectural Review Design Review Guidelines for Signage" should be consulted.

Chapter 4

Bay Street Commercial Properties: Facade Rehabilitation

Introduction

In 1979, *The Beaufort Preservation Manual* observed about the Bay Street commercial properties that:

> Bay Street...retains much of its early appearance, with numerous facades partially or wholly intact. While "remodelings" and new construction have taken place, the opportunity exists to preserve an historically significant commercial street and regain a period setting in mood if not complete physical detail. (*Manual*, p.47)

Towards that end, the *Manual* provided a series of suggested schematic facade rehabilitation designs. As the *Manual* stated, these suggested levels of treatment for each commercial facade were intended to provide examples of appropriate levels of rehabilitation rather than specific directions regarding the treatment of each property. As such, the *Manual's* Bay Street recommendations were not based on extensive documentary or investigatory research, nor did they incorporate detailed structural or use analysis.

Nevertheless, many of the *Manual's* recommendations for Bay Street (such as 720-24 and 901) have in fact been implemented, with positive results. Those recommendations were based on four principles, which are a condensation of the Secretary of the Interior's *Standards for Rehabilitation* (see Chapter 1), and which were stated in the *Manual* as follows:

* Do not remove, demolish, or obliterate extant historic fabric, or alter the major forms of the building.

* Respect the period and style of each structure. Do not impose artificial or contradictory stylistic elements in an attempt to "Colonialize" a building. Contemporary structures should be treated as such.

* Designs for renovation should take into consideration the impact that the work will have on neighboring structures, as well as the practical merchandising needs of the owner or tenant.

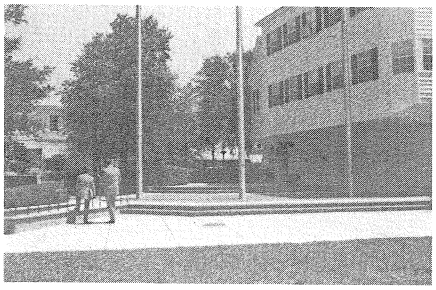
* Preservation is preferable to restoration, which is in turn preferable to reconstruction. The *complete* restoration of a building facade should only be considered when 1) detailed, accurate information exists regarding its early appearance, 2) a substantial amount of original material exists, and 3) it does not dictate the removal of significant historic material from later periods.

Evaluation of Significance

More than a decade after the completion of the *Manual*, the commercial blocks of Bay Street reflect, if anything, an even more active commercial climate than was present in 1979. On what is perhaps a less positive note, they also reflect a decline in the level of commercial activity providing goods and services to residents, in favor of responding to the perceived needs of tourists. Nevertheless, the energy and achievements of an organization like Main Street, Beaufort USA, created in 1985, testifies to the awareness by both the merchants and the City of the continued viability of Bay Street and its critical role within the overall context of the Historic District.

The *Manual's* approach to the Bay Street commercial properties was essentially one of beautification informed by consciousness of the prototypes of historic commercial architecture. The *Manual* treated the commercial structures along Bay Street as if they were each of equal architectural merit. The subsequent evolution of both the level and type of commercial activity suggests that it would now be appropriate to provide a relative assessment of the architectural significance and, by implication, the inherent development flexibility of the existing commercial properties on Bay Street.

Towards this end, we have evaluated the relative significance of the Bay Street commercial properties, and suggest the placement of each into one of three categories: significant, contributing, or non-contributing. These evaluations are based purely on visual inspection and thus could be modified through documentary research. Moreover, these evaluations reflect apparent levels of significance *within the limited context of Bay Street itself* rather than within the overall context of the Historic District. Structures listed as non-contributing should be considered as potentially suitable for removal if appropriate development of their sites is proposed.

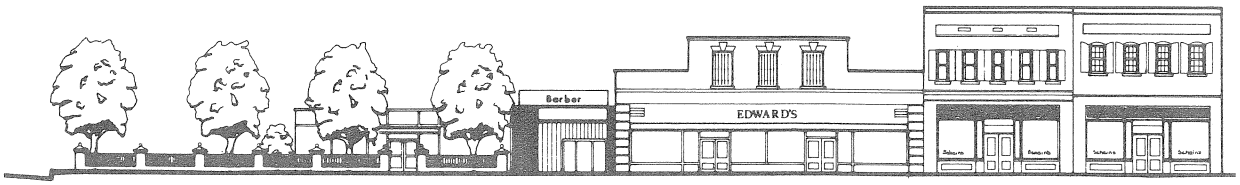


The categorization of the commercial properties is indicated on the Bay Street elevation drawings which follow. Also indicated on each drawing, where appropriate, are brief observations which either update the *Manual's* recommendations or provide observations regarding specific existing conditions.

The drawings which follow are unaltered reproductions of those which first appeared in the *Manual*. It must be stressed that those drawings, as stated in the *Manual*, are intended to represent *examples* of appropriate levels of rehabilitation, not specific rehabilitation or restoration requirements for each building.

It is very clear that significant commercial rehabilitation opportunities still exist along Bay Street. Special attention must be paid to 802-806 and 905-909, which are rare if not unique examples of tabby construction. By any consideration, buildings such as 802-806, 808-812, 825, 902-910, and 905-909, are important historic structures, the restoration and rehabilitation of which cannot but contribute dramatically to Bay Street's character.

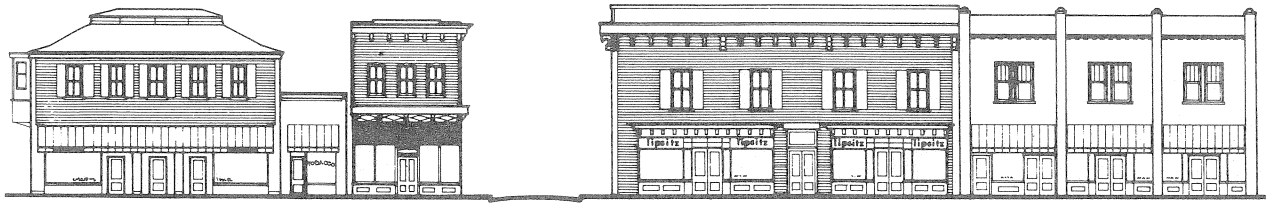
Along the river elevation, rear facades, especially that at 920, possess similar potential. Moreover, open space at 711-713 and 824, as well as potentially available open space at and to the west of 928-930, provide opportunities for new infill structures which, if appropriately done, could reinforce Bay Street's lively mix of commercial architecture and historic buildings and emphasize the important message that Beaufort is not only a significant historic environment, but a viable modern community.



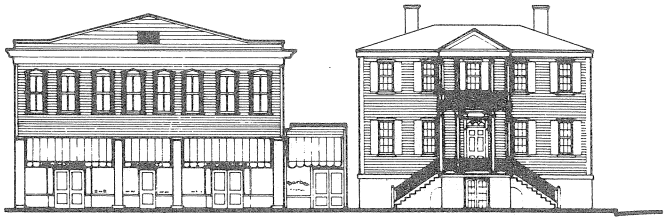
921	919	917	911-913
NON-CONTRIBUTING	NON-CONTRIBUTING	CONTRIBUTING	SIGNIFICANT

If open space is to be maintained, strengthen edges along Bay Street and Charles Street with landscaping and fencing. Suitable for new construction.

Recent storefront rehabilitation has compromised historic integrity.



905-909	903	901	825	815-817
SIGNIFICANT	CONTRIBUTING	SIGNIFICANT	SIGNIFICANT	CONTRIBUTING

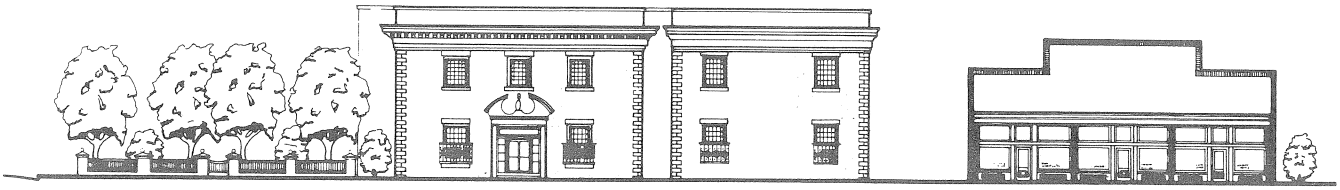


807-813	805	803
SIGNIFICANT	CONTRIBUTING	SIGNIFICANT

723	719	715	711-713	705-709	703
CONTRIBUTING	NON CONTRIBUTING	SIGNIFICANT	(VACANT)	NON-CONTRIBUTING	SIGNIFICANT

Destroyed by fire in 1985. New infill building recommended.

North Side, Bay Street



706
CONTRIBUTING
Disregard *Manual*'s recommendations to apply quoins and cornice.

CONTRIBUTING
Maintain as open space, with Bay Street and Carteret Street edges defined by landscaping and/or fencing.

720-724
SIGNIFICANT

802-806
SIGNIFICANT

808-812
SIGNIFICANT

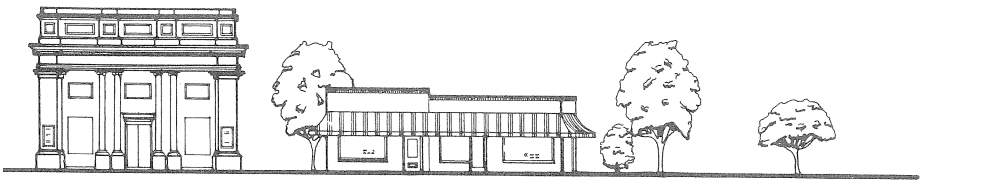
818 820 822
CONTRIBUTING
Disregard *Manual*'s recommendations to apply new wood cornices at 820 and 822.

824
(BEYOND) CONTRIBUTING
Open space north of Yacht Club suitable for new construction; maintain access to river park.

902-910
SIGNIFICANT
Re-emphasize *Manual*'s recommendations to replace existing continuous metal storefront with new wood storefront.

916
CONTRIBUTING
Non-conforming structure; no alterations recommended.

920
CONTRIBUTING



926
SIGNIFICANT
Current rehabilitation has seriously compromised historic integrity.

928-930
NON-CONTRIBUTING

NON-CONTRIBUTING

South Side, Bay Street

Chapter 5

Masonry - Brick, Tabby, Stucco, Concrete

Introduction

Masonry construction plays an important and varied role in the architecture of Beaufort. Its strength, durability, attractive appearance, and relatively low maintenance make masonry construction an important subject of preservation efforts, as well as, in certain circumstances, a desirable material for new construction or additions.

Maintaining the inherent durability of masonry construction requires the utilization of correct and appropriate repair and preservation methods. A more complete discussion appears in the *Manual*, but the preservation guidelines included below are so critical to the longevity of masonry that they bear reiterating.

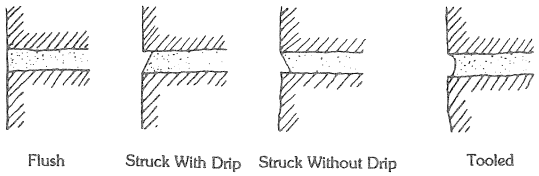
Brick, Tabby, Stucco and Concrete

Recommended

The following guidelines should be considered in permit applications in which the masonry of structures under BOAR jurisdiction would be affected:

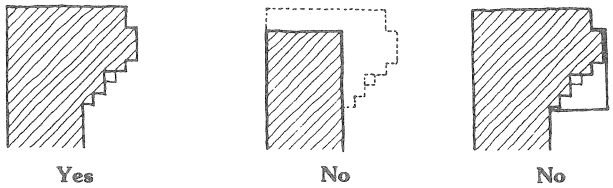
* Where repointing is proposed, the repointing mortar should be equivalent to or softer than the original mortar in the masonry joints. To determine the composition for equivalent mortar, it is necessary to perform laboratory analysis of the mortar, as described in the *Manual*. In the absence of such analysis, a high-lime content mortar will usually be compatible with most historic brick masonry. If portland cement is to be included in the mortar mix to increase workability, no more than 20% of the combined total volume of lime and portland cement should be portland cement.

* In addition to repointing, mortar should match the appearance, color, texture, joint size, and tooling of the original or of historic repointing, whichever predominates.

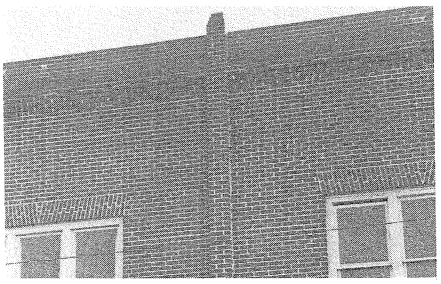


Masonry Mortar Joints

* Pay particular attention to masonry detailing at the upper facades of brick residences and commercial buildings. If rebuilding is required, full photographic and dimensional documentation should precede it. Projecting and decorative cornices should be retained and repaired in-kind if possible, or replicated in-kind. They should neither be removed nor covered up.

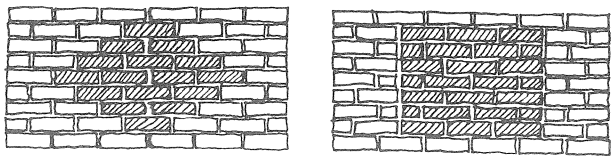


Treatment Of Brick Cornice (Section View)



Upper Facade Masonry Detail

* When replacement of an area of brick in a brick wall is required, that area should match the existing brick in bonding pattern, coursing, color, size, strength, pointing, and mortar, and should be toothed or keyed to existing brickwork. Replacement brick should never be substantially stronger than the existing.



Yes **No**

Brick Replacement

* Retain as much historic stucco on masonry walls as possible, including any scoring which exists.

* Prior to rebuilding any masonry wall, foundation or chimney, carefully document the structure by photography and actual measurement to facilitate accurate duplication. Reuse as many bricks as possible.

Not Recommended

* Chimney caps generally are not recommended, for reasons outlined in Chapter 4 of the *Manual*. Their use is especially unwarranted on eighteenth and early nineteenth century chimneys.

Inappropriate

* Do not sandblast masonry or tabby for any reason.

* Do not change the size or tooling profile of the mortar joint when repointing brick.

Inappropriate Repointing Above Window

* Prior to repointing, do not remove existing mortar with power equipment, unless the contractor can demonstrate in an unobtrusive area his ability to do so without enlarging the joint or otherwise damaging the masonry.

* Do not use modern "antiqued" brick for new construction. It is too regular in its contrived variability, and easily distinguished by the discriminating eye.

* Do not remove tabby construction.

Preservation Recommendations

In addition to the above guidelines, the following recommendations - most of which are discussed in detail in Chapters 4 and 5 of the *Manual* - are intended to serve as reminders of general considerations which should be brought to bear on the evaluation of proposed treatment of the masonry of structures under BOAR jurisdiction.

* Remove moss and vegetation from masonry walls.

* Use appropriate cleaning solutions and techniques.

* Repairs to historic tabby, stucco, and concrete should be in-kind, following the procedures set forth in Chapter 5 of the *Manual*. (Note that historic concrete in Beaufort is quite rare, used in particular at 607 Bay Street.) Generally, exposed concrete is an inappropriate material for new or existing structures in the Historic Beaufort District.

* Do not replace brick with brick that is substantially stronger than the existing brick. The stronger brick will diminish the wall's inherent flexibility and will thus act to disintegrate the weaker older brick.

* Similarly, do not repoint brick with mortar that is harder than the brick. The hard mortar will diminish the wall's flexibility and performance and will contribute to accelerating its deterioration.

* Do not use modern "antiqued" brick for patching existing historic walls. It is generally harder than historical bricks and mortar, and will thus act to accelerate the deterioration of surrounding masonry.

* Do not use masonry sealers. Masonry walls must "breathe".

* Do not clean brickwork until it has been repointed, as the new pointing will make the wall more impermeable to the cleaning process.

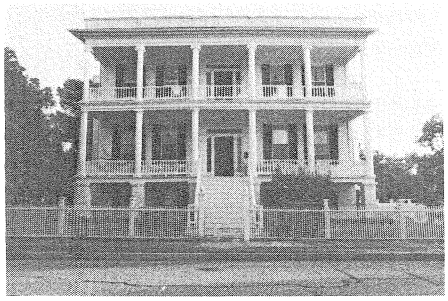
Chapter 6

Porches

Introduction

The porch is the principal architectural element in the gracious and civil image and character of the residential sections of the Historic Beaufort District. The unique nature of the porch as an open, outdoor living room dictates that its typical fine detailing and lightweight structure be fully exposed to the weather. The maintenance and preservation of porches is thus a constant process, and the proper design of porches entails more than the correct architectural elements, proportions, and materials, and extends to detailing. This is true of all porches and porch repairs, whether on historic, new, or non-historic structures.

For the repair and preservation of existing porches, in-kind repair is highly recommended, unless the existing conditions are themselves inappropriate according to the recommendations in the *Manual* and this *Supplement*. All porch elements should be repaired, or if necessary, replaced using the same materials, sizes, and profiles as the existing porch.



New porches should not be added to the primary facade of historic structures that never had porches. If a porch restoration is to be undertaken where a porch once was, but where no fabric remains, every effort should be made to obtain photographs or other documentation of the building's historic porch on which to base the design.

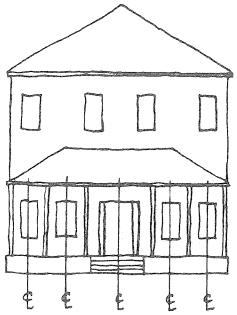
For porches on new houses, existing porches on similar adjacent houses should be studied for proportions and individual elements such as columns, railings, fascia, cornices, etc. While the idea is not to replicate existing porches, the overall character should be respected. Also, the rhythm and proportions of new porches should relate directly to the design of the facade behind it.

Acknowledging that repair in-kind is the overriding design guideline for repairs to existing porches which retain most or all of their original material, the following additional considerations should be brought to bear in the evaluation of the design of new porches on structures under BOAR jurisdiction.

* The porch floor should be equal to or no more than one step below the level of the corresponding floor of the house.

* The ceiling of the porch should be at or very near the same height as that of adjacent internal rooms.

* The rhythm of the bays, as established by the porch columns, should follow the rhythm of the solids and voids of the house facade behind it.



Rhythm Of Porch And House Bays

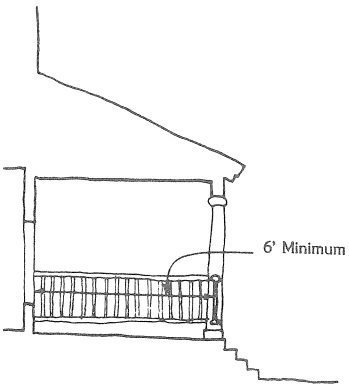
* Porches along the primary elevation of new construction that is based on the "Beaufort Style", as defined in Chapter 2 of the *Manual*, should be symmetrical and should extend the entire width of the house.

* In general, porches on side facades should be discouraged. If necessary they should be held back from the primary facade by a distance no less than one third the overall depth of the house.

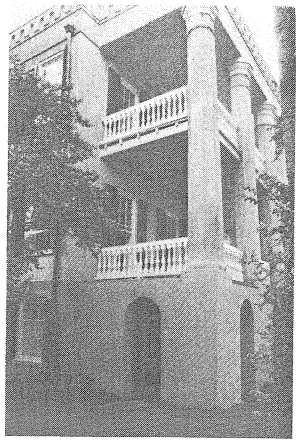
* The height of the bottom of the porch fascia board should be at or very near the height of the window head.

* All visible porch components should be painted wood; do not use exposed natural or treated lumber on any porch in the Historic Beaufort District.

* A porch should be a minimum 6' deep to allow comfortable seating. The maximum depth of any given porch will be in proportion to the height of the house and porch ceiling. Porches 12' deep or more are necessary to properly shade some Beaufort houses.



Porch Depth



Deep, South-Facing Porch

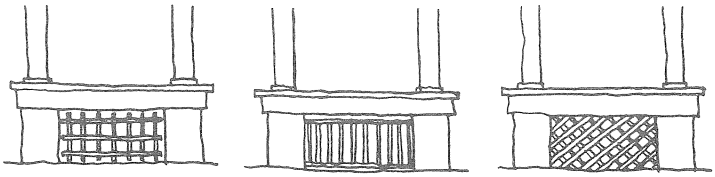
The additional design guidelines that follow apply to specific porch details, and are pertinent to the preservation of historic porches, the design of porch restorations at existing buildings, and the design of porches for new construction. Note that these guidelines apply only to houses and residential structures and should not be adapted for commercial buildings.

Porch Piers

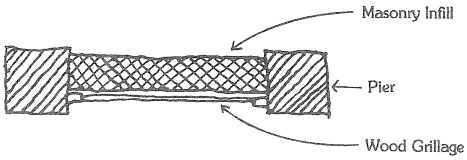
Historic porches in the Historic Beaufort District are typically supported on non-continuous masonry piers. This permits critical ventilation beneath the porch floor that will increase the longevity of the porch floor joists and flooring. Exposed brick piers are most appropriate and should match the brick foundations of the house. A less desirable alternative, though one for which there is historic precedent in the District, is stuccoed concrete masonry or brick piers.

Infill between the masonry porch piers should be open wood grillage that may have a variety of conformations. This will allow ventilation while preventing animals from entering below the porch. Wire or plastic screening may be fastened to the back of the grillage to decrease animal or insect infestation.

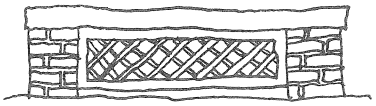
Lattice Infill At Porch Piers



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



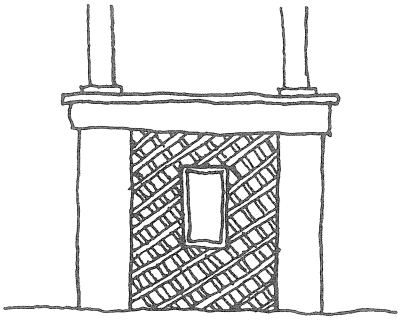
Plan



Elevation

Lattice Over Masonry Infill

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



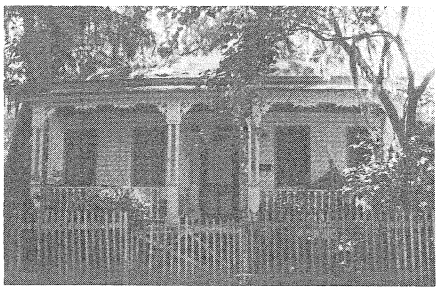
Basement Openings Carried Through To Outside Of Grillage

Although lace-brick infill is relatively maintenance-free, it makes routine maintenance beneath the porch difficult and is not as visually appropriate as lattice, and is therefore not recommended.

Three additional infill treatments that are completely inappropriate are chain-link fencing, plywood, and corrugated metal or fiberglass.

Fascia Boards

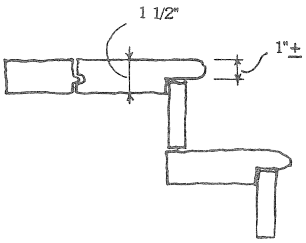
These boards trim and protect the edge beams that support the porch floor joists and the porch roof rafters. Typically these boards clearly express the structure of the porch as a simple horizontal member, as seen from the street. Decorated porch fascia boards are inappropriate in the Historic Beaufort District, except where existing on a Queen Anne style house, or where proposed for new construction based on the Queen Anne style.



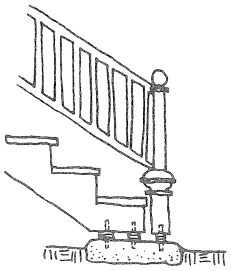
Queen Anne Fascia Boards

Porch Steps

Painted wood steps with closed treads and risers are the most appropriate design for porch steps. If 2x material is utilized to construct porch steps, its leading edge should be reduced at the treads, as the full dimension would be too visually heavy. Typical handrails and newels are simply decorated. Wood stairs and posts should not come in contact with the ground but should land on a stone plinth.



Detail For Reducing Tread And Porch Floor Edge Thickness



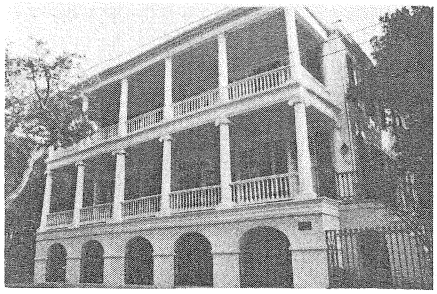
Stone Plinth For Wood Steps

Generally, the replacement of historic wood steps with brick porch steps is not recommended. The durability and low maintenance of brick make it an attractive material, as attested to by its use at various porches throughout the Historic Beaufort District, as a historic feature or, more often, an alteration. Those brick steps which are later alterations are usually not as visually appropriate as wood. Where brick stairs are to be repaired or rebuilt, the brick used should be

compatible with brick piers and brick paving, if any exists. Modern "antiqued" brick should not be used. Cheek walls should be coated with stucco to lighten the visual effect of the brick porch steps. Concrete and concrete masonry porch steps are inappropriate in the Historic Beaufort District.

Wood Steps

Several of the significant structures in the Historic Beaufort District retain their historic stone porch steps (typically marble with ornamental metal railings); the retention of these rare and distinctive features should be encouraged whenever possible, and repairs should *always* be in-kind. However, stone steps are inappropriate for porches on new construction in the Historic Beaufort District.

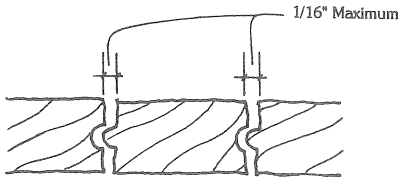


Stone Steps At Secession House

Porch Flooring

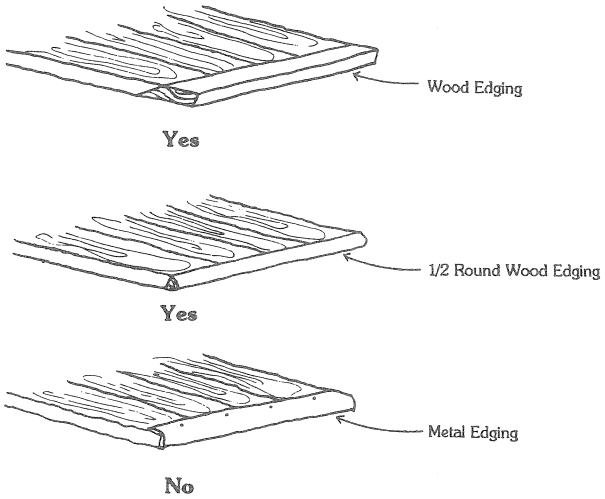
The lightweight construction of the typical porch in Beaufort makes wood the only appropriate porch flooring material. Repairs to porch floors should be in-kind repairs, using lumber of the same face dimension and species as the existing flooring. Where possible, flooring should be toothed in, to avoid obvious patches. Back-prime all wood flooring prior to installation.

In the case of an entire floor being replaced, or a new porch floor, tongue-and-groove wood flooring laid with a maximum 1/16" gap between boards is recommended to allow for expansion and prevent buckling. This should be fully back-primed prior to installation.



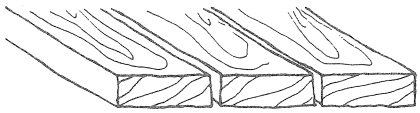
Tongue And Groove Flooring With Gap For Expansion

The ends of the porch floor boards should receive wood edging. Metal edging is visually inappropriate and will trap water, thus accelerating deterioration.



Porch Floor Edge

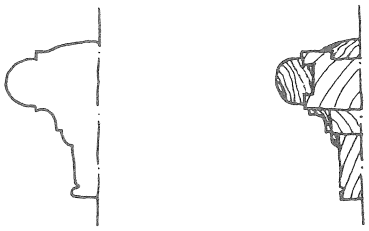
Leaving large gaps between floor boards is neither appropriate nor recommended. If 2X decking is to be used to construct a new porch floor, exposing its full dimension at the edge is also inappropriate, as the edge of the porch will appear too thick. (Porch flooring is more typically constructed of "5/4 boards", which historically were typically slightly thicker than 1 1/4" and in modern lumber are typically slightly thinner than 1 1/8".)



2x Decking: Full Depth And Wide Gaps Between Boards Are Inappropriate

Porch Railings

The repair and replacement of damaged or deteriorated porch railings should be in-kind, using wood of the same species, size, and profile as the existing railing. In the case of the decorative balusters, newels, and toprails present at many of the residential porches of the Historic Beaufort District, this may entail the careful execution of custom millwork. In some cases, stock mill items may be built-up to replicate existing profiles.



Historic Profile

Profile Built-Up
From Stock Moldings

Replacement Porch Railings

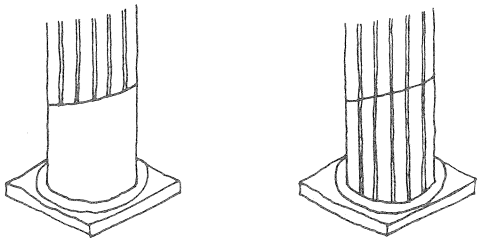
In the case of new construction, the design of the porch railing should be informed by the railings on porches of similar houses in the Historic Beaufort District. It should be noted that building codes governing new construction may require porch railings to be several inches taller than their historic precedents, which will of course require the adjustment of the overall proportion.

A close study of handrails on historic porches reveals a lively variety of details, as documented in the *Manual*. Generally speaking, the level of detail should be equal to the "grandeur" of the house. The Castle porch, for example, would look underdesigned with the simple square balusters of the house at 214 New Street, just as the stately and shapely balusters on the Castle porch would detract from the modest grace of 214 New Street. Within these general guidelines, a great deal of variety is possible and desirable.

Porch Columns

Columns are critical porch elements both architecturally and structurally. Their size, shape, and placement determine the rhythm and proportion of the openings in the porch, while they also hold up the roof.

The repair and replacement of porch columns should always be in-kind, using wood of similar species, size, and profile. Repair or replacement of column bases, shafts, and capitals will often require custom millwork in order to match existing conditions. Obviously, simple Doric columns should not be replaced with a fluted Corinthian column.

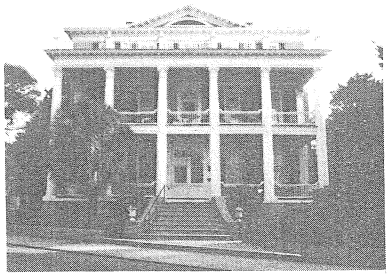


No **Yes**

Column Repair

Similar to the Guidelines for the design of porch railings above, the design of porch columns should be consistent with the character of the house itself, and informed by the design of the columns that exist on historic houses of similar character within the Historic Beaufort District. Just as a Corinthian column might be overwhelming on the porch of a bungalow, a simple rectangular column would be unconvincing on the porch of a large mansion.

The use of historic architectural elements is a very complex and delicate task and should certainly be left to a trained architect. The use of the more decorative orders, as at the "Anchorage" and the "Secession" house, should be reserved only for very significant construction. As a general rule, in the case of new construction, the simpler the better.



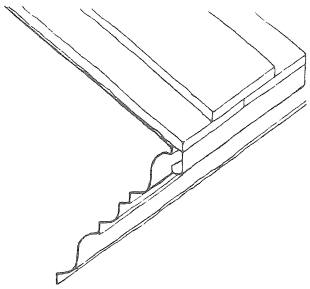
The Anchorage

Porch Roofs

The porch roof may be separate from or a continuation of the house roof. Hip, shed, or gable roofs are appropriate, depending upon the type of house. Hipped roofs are often found on the porches of grander houses such as 1113 Craven Street. Shed roofs appear most commonly on more modest houses such as the bungalow at 712 East Street. Gable roofs appear on narrower porches at the entrance facades of grander houses such as the Verdier house, Tabby Manse, and 1203 Bay Street, pulled out from the main block of a hipped-roof house. This hierarchy of roof-type should be followed in the design of porches for new construction.

Porch Cornice

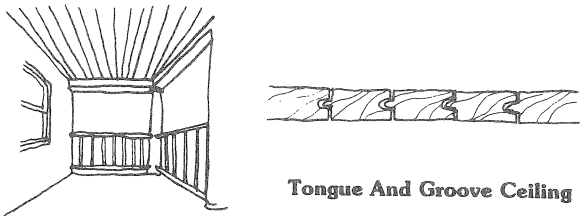
The detail of the porch cornice should not be obscured by the addition of gutters or inappropriate roof-edge flashing. (See the description of pole gutters in Chapter 8.) Repair and replacement should be in-kind, which may entail custom millwork. Stock molding profiles may be available to build-up the proper cornice profile. The design of the porch cornice for new construction should be based on the design of porch cornices on similar adjacent houses in the Historic Beaufort District.



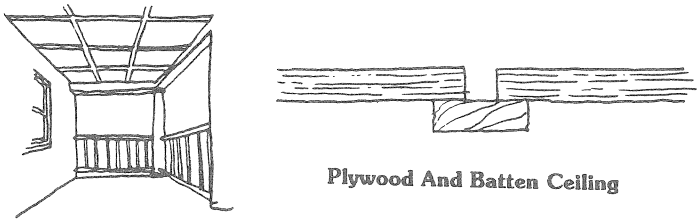
Inappropriate

Porch Ceilings

Although there are examples in the Historic Beaufort District of panelled porch ceilings (such as 705 Washington Street), wood tongue-and-groove board-and-bead is generally the most historically appropriate material and is recommended. For early twentieth century porches, especially those on Bungalow houses, plywood-and-batten porch ceilings may be appropriate. In any case, as with all porch repairs, it is best to repair existing fabric in-kind unless strong evidence warrants otherwise.



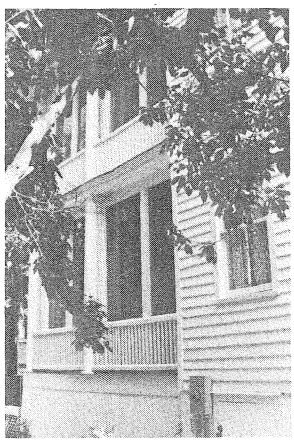
Tongue And Groove Ceiling



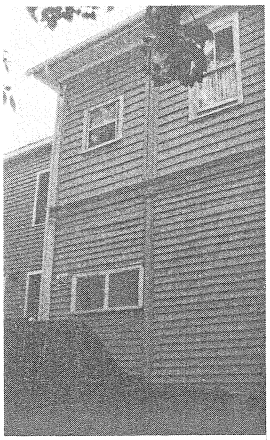
Plywood And Batten Ceiling

Porch Enclosures

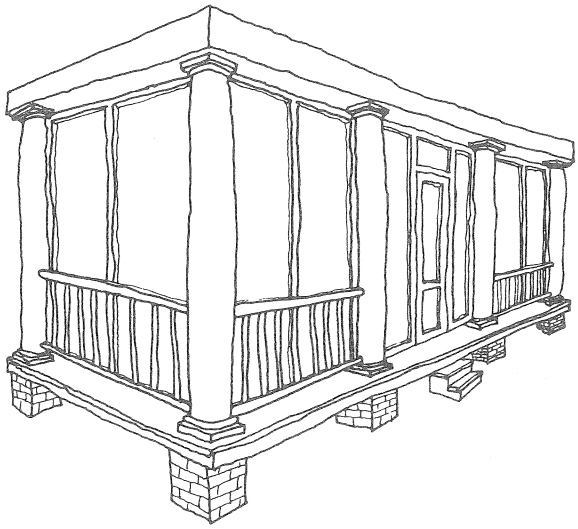
Enclosing front porches or prominently visible porches in the Historic Beaufort District in wood and glass or wood frame and screens is inappropriate. Enclosing rear and side porches is not recommended. If rear or side porches must be enclosed, the enclosure should reflect the massing, the proportion of solid to void, of the existing porch. That is, porch enclosures should be transparent, and not opaque.



Yes

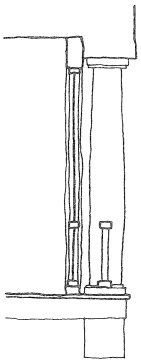


No

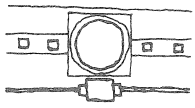


Perspective View

The wood frame and glass or screen assembly must be behind the existing column and balustrade so as not to obscure important architectural elements. Horizontal framing members should be placed at balustrade height, so as not to introduce visible horizontal elements where none existed before. Vertical framing members should be located directly behind existing porch columns. Vertical mullions should divide porch bays evenly into halves, thirds, or quarters. The porch enclosure at 611 New Street, while successfully respecting the architectural elements of the existing porch, fails to reflect the massing, the relationship of solid to void, of the existing porch.

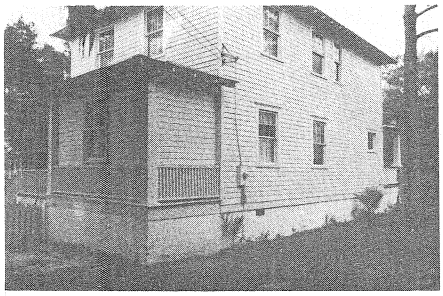


Section



Plan

Details For Appropriate Porch Enclosure



611 New Street

In the case of screened enclosures, screens should be fastened with easily removed screws or wing nuts, to permit ease of maintenance. Screens themselves should be framed in wood. If aluminum is used, it should be painted out, as above. Screen doors should be wood frame and as simple as possible. The color of the door itself may match the columns and balustrade. Any horizontal rails in the door of a porch enclosure should align with the horizontal rail of the balustrade.

If required, visible framing for enclosures should be painted in a matte finish and in a color to match the screening, or to match the glass. The new framing of the enclosure should be painted in a dark color compatible with that of the screen or glass, rather than the color of the existing columns and balustrade. The latter elements are major architectural features which express the rhythm of the building's structure, and should not be confused with the later infill. Do not use tinted or reflective glass.

Appropriately Enclosed Porch

Chapter 7

Doors, Windows, Shutters

Introduction

Doors, windows, and shutters are the "moving parts" of the house, subject to hard and frequent use. They are also critical elements in regulating the passage of light, air, rain, and people into the interior of the house. Their proper operation is essential.

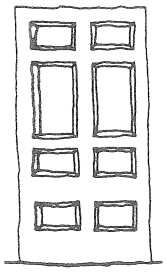
These elements are also critical in determining the architectural character of a given building. As such, the correct preservation of existing historic doors, windows, and shutters, as well as the design of their replacements, is absolutely essential to maintain the character of an individual house and the entire Historic Beaufort District.

The repair and replacement of existing original or historic windows, doors, and shutters should be in-kind. Attention should be paid to the size, species, and profile of the piece or element requiring repair or replacement. Custom millwork may be required if stock millwork matching existing conditions is unavailable.

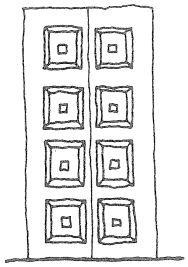
Doors

In the context of architectural history, the availability of the technology to produce flush doors is a very recent phenomenon. Thus, panelled doors have been used in every period of Beaufort architecture (as illustrated in Chapter 2 of the *Manual*), with panel trim and moldings varying over time. Federal doors were typically divided simply, into several rectangular panels in two sizes. The molding profiles were usually limited to plain beads.

Greek revival doors tend to be highly stylized with repetitive use of one panel size, often square. Panel moldings are flat. A vertical center bead was often used to simulate two doors. Opening surrounds often had splayed trim.

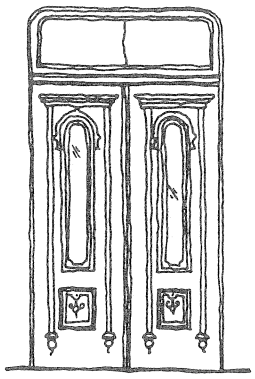


Federal

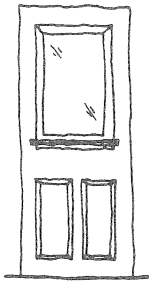


Greek Revival

Elongated glazed rectangular upper panels were introduced in the early victorian styles, usually in double doors. By the end of the nineteenth century, carved, incised, and gouged panels in shapes other than rectangular were also being used.

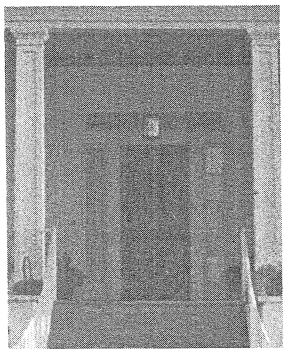


Victorian



Bungalow

The Bungalow style featured simplified single glazed doors with simple louver panels. The popularity of six and eight panel doors persisted, but four and even five panel doors were also used.

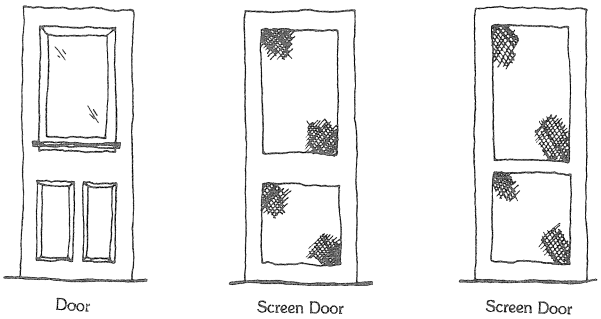


The following guidelines should be considered in permit applications in which the doors of structures under BOAR jurisdiction would be affected:

Appropriate

* For new construction, panelled doors are appropriate for virtually any house that might be built.

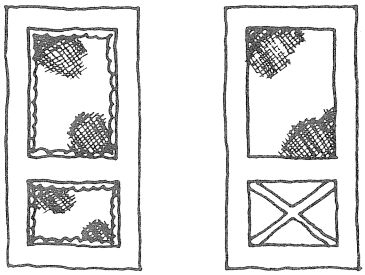
* For eighteenth and early to mid nineteenth century houses, as well as for new construction, screen doors should be wood and should be kept as simple as possible. Screen doors associated with the Queen Anne and Eastlake styles, as summarized in Chapter 2 of the *Manual*, were often elaborately composed, intricately detailed, and far from simple. Except for screen doors that are part of a porch enclosure, horizontal and vertical rails of screen doors should align and coincide with those of the door behind.



Screen Doors To Align With Doors

Not Recommended

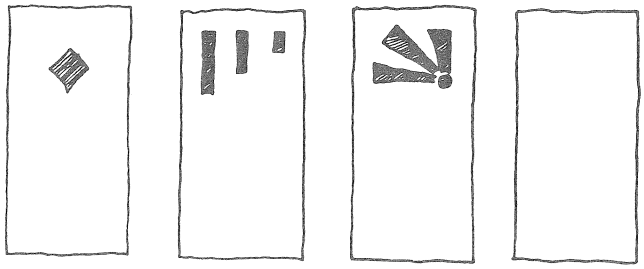
* Aluminum doors and aluminum screen doors.



Not Recommended

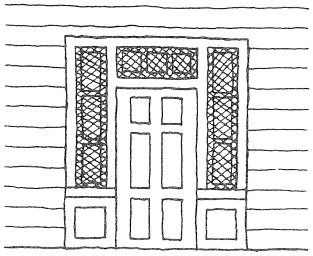
Inappropriate

* Modern flush doors.



Inappropriate

* Enclosure of existing transoms and sidelights.



Inappropriate

* Glazed doors containing windows with snap-in muntins, or masking tape to simulate divided lights. These are easily discernable and visually unsatisfying.

Preservation Recommendations

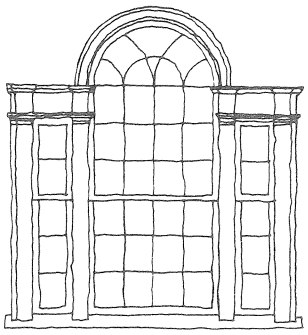
In addition to the above guidelines, the following recommendations - most of which are contained in Chapter 8 of the *Manual* - are intended to serve as reminders of general considerations in the evaluation of proposed treatment of the doors of structures under BOAR jurisdiction:

* Repair or replace existing historic doors in-kind.

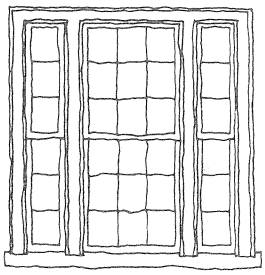
* Save as much historic door fabric as possible. In some cases, this will involve removing deteriorated sections and patching as invisibly as possible.

* Replace inappropriate doors with doors appropriate to the period of the house.

* Extant screen doors of nineteenth century should be retained, maintained, and repaired as necessary.



Palladian



Tripartite

Windows

As summarized in Chapter 2 of the *Manual*, the history of American window design parallels technological developments allowing larger glass size. This development can be traced during the nineteenth century in ever larger opening sizes and glass panels and ever thinner muntins. The Colonial Revival style is the major exception to this rule, combining window elements of the seventeenth century with technological capabilities of the late nineteenth century in a six-over-one window.

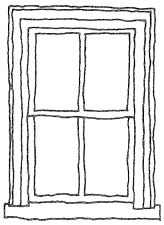
Although dimensional tendencies vary, the following is a very rough guide to the increase in size of individual glass panes through the first half of the nineteenth century:

Colonial 6" x 8" (1600-1700)
Georgian 8" x 10" (1700-1800)
Federal 8" x 10", 11" x 14", 11" x 16" (1780-1820)
Greek Revival 11" x 16", 11" x 18", 12" x 20" (1820-1860)

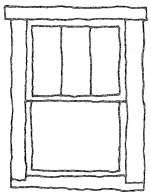
Typically, there was a wider range of sizes available in any given period, so the above summary should not be considered to be without exception. It is generally the case, however, that windows in the represented periods were proportioned so that the width was roughly 3/4 that of the height.

Tripartite windows are also common in the Historic Beaufort District. A decorative Palladian window was commonly used at the stair landings of the north facade of early nineteenth century Beaufort houses, such as the Verdier house at 801 Bay Street. This window inspired the flat-headed tripartite window such as that on the houses at 401 Wilmington and 501 King.

After 1865, windows in Beaufort exhibited greater variety, though the two-over-two was quite popular and the three-over-one was commonly used in early twentieth century bungalows.



Two-Over-Two



Three-Over-One

The following guidelines should be considered in permit applications in which the windows of structures under BOAR jurisdiction would be affected.

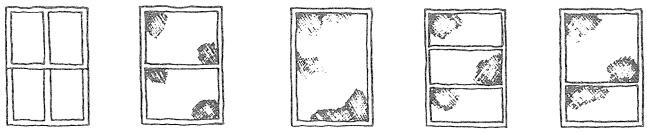
Appropriate

* Operable double-hung wood windows are appropriate in the Historic Beaufort District.

* Use only clear glass in any window in the Historic Beaufort District.

* In the case of new construction, use only true muntins for all wood windows in the proposed Historic Beaufort District.

* Rails of window screens should match rails of windows behind.



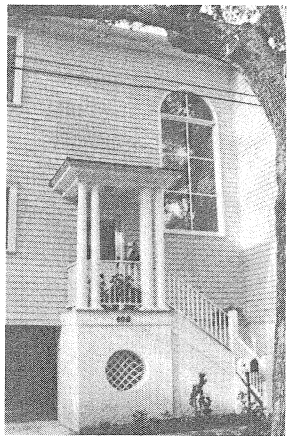
Yes **Yes** **No** **No**

Window **Screens**

Not Recommended

* It is worth noting that references to the palladian and tripartite windows particular to the north-facing stair landings in early nineteenth century Beaufort houses have been included in recent additions and rehabilitations of historic structures, and in new construction, with varied results.

  These windows in additions to and rehabilitations of historic buildings are the architectural equivalent of a quotation, taken out of context, losing its meaning.



Inappropriate Historical Reference In Addition To Historic Building

The proportion, detailing, and location of the windows, and their position in the hierarchy of the facade is compromised, and the overall effect is not harmonious.

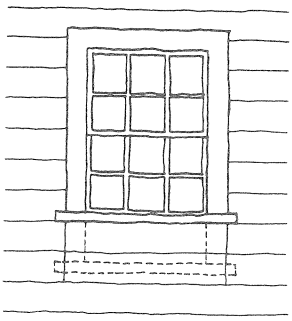
Inappropriate Historical Reference To Historic Building

Conversely, the palladian window motif may be used in new construction in a manner that, while never to be confused with historic fabric, connects the new building to historic building practices.

* Casement and slider windows are not recommended for the Historic Beaufort District.

Inappropriate

* Do not alter the size of existing window openings to accommodate the stock sizes of replacement windows or picture windows, or to accomodate the insertion of new interior furnishings or cabinetry.



Inappropriate Altering of Window Opening

* Do not insert picture windows in the primary or side facades of historic houses in the Historic Beaufort District.

Inappropriate Picture Windows

* Do not insert air conditioners in windows of the front facade, or where visible from the street.

Preservation Recommendations

In addition to the above guidelines, the following considerations should be kept in mind:

* Save as much historic fabric as possible. This may involve removing deteriorated sections and patching. Historic windows should be replaced only if they are beyond repair.

* Repair or replace in-kind. The profiles of window frames, sash, mullions, muntins, beads, and stops are critical elements to the appearance and character of the window and must be closely replicated. The

"relief" of these elements, the relationship of their receding planes, cause the shadow lines which determine the character of the window. Replacement windows should thus duplicate the existing historic windows.

* Replacement windows should match the number of lights of the existing sash. In the case of replacing previous non-historic windows, the number of lights in the new window should be consistent with the style and period of the building.

Shutters

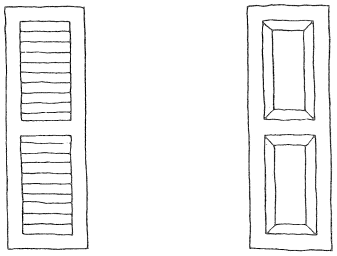
Wood shutters are prevalent in the houses of the Historic Beaufort District. They are architectural responses to the climate and environment of Beaufort, functioning to allow air to pass into the house while keeping rain and sunlight out, and acting as storm windows during heavy rains. They are also attractive elements in the overall design of facades of the houses of the Historic Beaufort District.

The following guidelines should be considered in permit applications in which the shutters of structures under BOAR jurisdiction would be affected:

Appropriate

* Shutters should be made of wood and painted for protection.

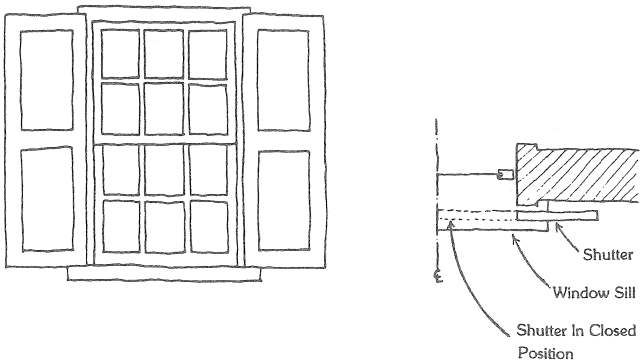
* Either louvered or panelled wood shutters are appropriate. (Typically panelled shutters were used only at the lower floors, affording as they did a measure of security. For late nineteenth century houses, however, all shutters were frequently louvered.)



Shutters

* Shutters should operate, or at least give the appearance of being operable.

* Shutters must be proportioned and properly hung to completely cover the window or door when in the closed position.



Appropriately Proportioned And Installed Shutters

Not Recommended

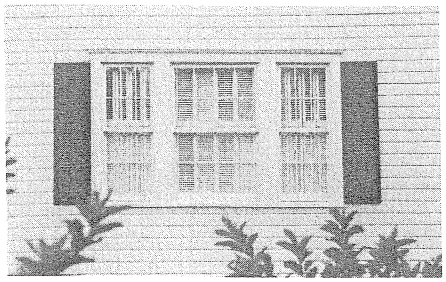
* Non-operating shutters are not recommended.

* Vinyl and metal shutters are not recommended.

Inappropriate

* Shutters that are too narrow or too short to completely cover the door or window in a closed position.

* Do not hang shutters in a location or manner that will prevent their closing completely over the window.



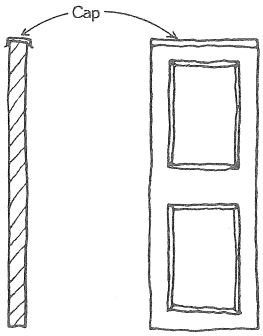
Inappropriately Proportioned And Hung Shutters

Preservation Recommendation

In addition to the above guidelines, the following considerations should be kept in mind:

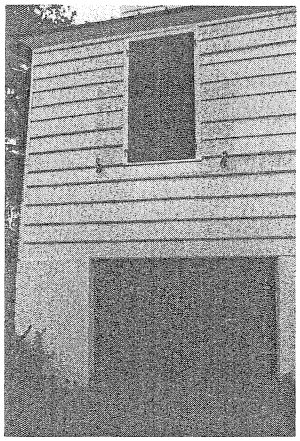
* Repair and replace existing shutters in-kind, retaining as much historic fabric as possible.

* Installation of a simple metal cap (painted to match the shutter color) along the top surface of wood shutters will dramatically increase their longevity.



Section **Elevation**

Metal Cap For Shutter



Chapter 8

Siding and Trim

Introduction

The siding of a building is its skin, functioning to shed water and deflect sunlight and wind. Visually, the siding is extremely important in the appearance of the house, constituting the "solid" part of the composition of the facade. Each clapboard casts a shadow line on the clapboard below, helping to establish the scale of the house. The width of the clapboards also helps to establish the mass and proportion of the building. Historically, the siding was considered a significant design feature on the most important elevation, and its size and shape was modulated and refined accordingly, as at 603 Craven Street.

The trim of a building completes and complements the siding, functionally and visually. Trim seals siding at joints, corners, and openings, and introduces vertical elements and elements that visually frame the field of siding, making the transition between the siding and more decorative elements at the cornice, windows, or doors.

Siding and Trim

The following guidelines should be considered in permit applications in which the historic siding and trim of structures under BOAR jurisdiction would be affected.

Appropriate

* Retain all siding and trim unless deteriorated beyond repair. For areas of partial deterioration, techniques utilizing in-kind and visually matching patches are preferable to total replacement, in the interest of retaining as much historic material as possible.

* In the case of new construction, it should be noted that plain or beaded beveled horizontal siding is appropriate for the Historic Beaufort District, although plain is preferable. Vertical siding is a more modern intrusion and would be more appropriate in Beaufort to secondary structures such as sheds and outbuildings. The rare examples of siding being used more decoratively in Beaufort occur at such houses as the Queen Anne structures in the 600 block of Craven Street.

* When siding is to be used in new construction, its primary visual characteristics - width, shadow line, profile, and exposure - should be compatible with those on houses of similar scale in the Historic Beaufort District.

* All siding and trim should be painted.

Not Recommended

* Aluminum siding is not recommended for use on new or existing buildings in the District, for reasons that have to do with its potentially destructive effects that are elaborated in Chapter 9 of the *Manual*. When it is proposed for use on existing buildings, steps should be taken to ameliorate its impact, such as:

  Leave exposed the wood trim at windows, doors, and corners. Siding should butt the trim. This may require the removal and furring out of existing trim, in order to be in the correct plane in relation to the siding.

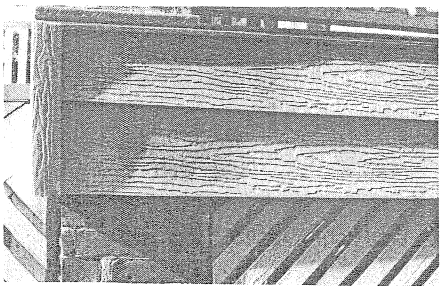
  If corner boards cannot be retained, use an aluminum corner that duplicates the width of the original corner board.

  Do not use pastel or "ranch house" colors.

  Match the width of the original wood siding: 4" exposure wood siding should be covered with 4" exposure aluminum siding.

  Maintain constant ventilation to the inside surface of the aluminum siding. The effects of the condensation that will otherwise result will be prolonged, serious, and invisible.

* Vinyl siding is not recommended for use on new construction in the Historic Beaufort District. The false grain, dimensional instability, buckling motion, and vertical joints cannot provide even the minimally satisfying installation that aluminum siding might.



Vinyl Siding: Not Recommended For New Construction; Inappropriate For Existing Structures

* Asbestos and asphalt siding are not recommended for use on new construction in the Historic Beaufort District.

Inappropriate

* Vinyl, asbestos, and asphalt siding are inappropriate for use on existing buildings in the Historic Beaufort District.

* Wavy edged shingles should not be used.

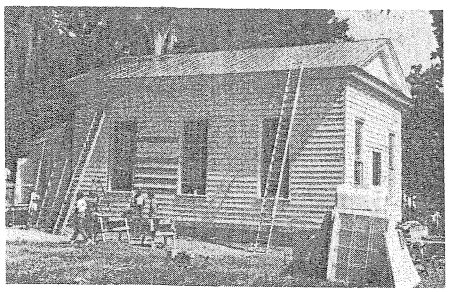
* Textured plywood simulated vertical siding should not be used.

Preservation Recommendations

In addition to the above guidelines, the following recommendations - most of which are contained in Chapter 9 of the *Manual* - are intended to serve as reminders of general considerations in the evaluation of proposed treatment of siding and trim of structures under BOAR jurisdiction.

* Repair of wood siding and trim should be in-kind. For proper techniques, see Chapter 9 in the *Manual*.

* Replacement of wood siding and trim should be limited to areas of severe deterioration that are not repairable. Replacement material should be of the same species, size, and shape as the original. Every effort should be made to repair and retain historic siding, where possible. Consult the *Manual* for proper installation techniques, including salvaging existing trim, and building up replacement trim from stock molding.



Limited Siding Replacement

* Whenever possible, discourage the application or retention of aluminum, vinyl, or asbestos siding and trim. These materials are difficult to install in a manner that is visually compatible with the Historic Beaufort District. The sheen of their finish and the artificial nature of the embossed wood grain is easily visible. Moreover, by hiding problems from view,

and by capturing moisture against the house, these materials are far from maintenance-free and will often act to accelerate deterioration of building fabric.

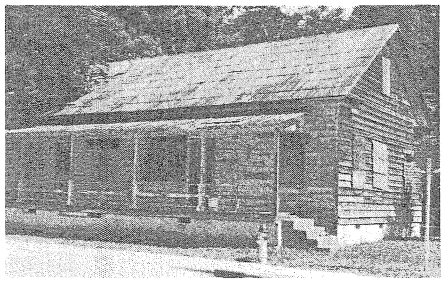
Chapter 9

Roofs, Flashing, Gutters, and Downspouts

Introduction

A building's roof is the most important single element in determining its longevity. Presenting a nearly perpendicular plane to the wind and weather, the roof is a building's most exposed and most active element. It is relentlessly subject to enormous pressures of deterioration from wind, temperature shifts, wetting and drying, and building movement.

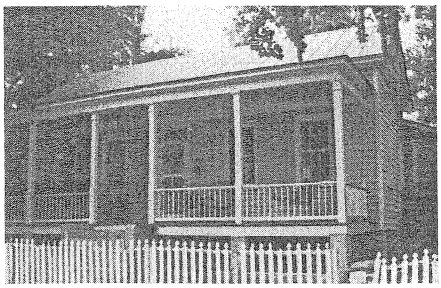
Roofs therefore require vigilant and regular inspection; simple routine maintenance will greatly increase the life of any roof and roof drainage system. Proper maintenance practices and techniques are outlined in Chapters 10 and 11 in the *Manual*.



While roofs fulfill critical functions and withstand the worst abuse from the elements, their design greatly affects the overall appearance of the building. The form, color and texture of the roof critically affect the scale and massing of the building. Design guidelines for changes in the form of existing roofs and the design of roofs for new construction are discussed in Chapter 2 of this *Supplement*. Design guidelines for the preservation of existing roofs and the selection and installation of new roofing materials are discussed in this Chapter.

Flashing, gutters and downspouts are the accessories to the roof. Flashing is a continuous barrier that spans and seals vulnerable joints between dissimilar materials, incompatible profiles, or differential expansion, such as at intersections between roof and wall, roof terminations and penetrations, building corners, roof ridges and valleys, or at changes of wall plane between an addition and original construction.

Gutters and downspouts function to carry away from the building the water that has been shed by the roof. The design of flashing, gutters and downspouts is determined mostly by their function. In the Historic Beaufort District, they have in common that they should be as visually unobtrusive as possible.



Roofs

At present, the dominant historic roofing material in the Historic Beaufort District is metal roofing. Its presence is one of the strongest defining elements in the character of the District. Therefore metal roofs are most appropriate in the Historic Beaufort District.

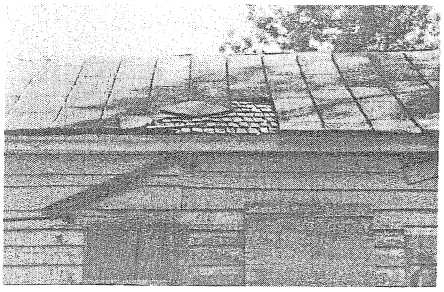
Recommended

The following guidelines should be considered in permit applications in which the historic roofs of structures under BOAR jurisdiction would be affected:

* Retain and repair historic roofing material in-kind, whether original to the building or not, to visually match the existing.

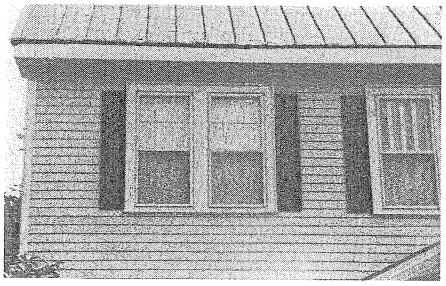
* Unless an overall, accurate, and adequately documented restoration of a given building to a particular period in its history is being undertaken, it is best not to selectively replace historic building fabric with replicas of original fabric. Thus, in a

project involving minimal exterior work, the replacement of historic metal roofing with new wood shingles would be inappropriate.



Wood Shingles Underlying Existing Metal Roof

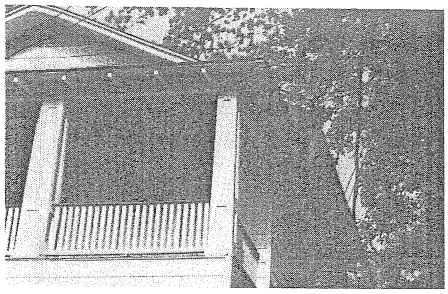
* Flat seam and standing seams are appropriate treatments for replacement metal roofs and new construction.



Standing Seam Roof

* Pressed seam and preformed metal roofing panel systems (sometimes known locally as "5V tin") are appropriate treatments only for metal roofs on new construction. Corrugated metal roofing is an appropriate material for new construction, but only for outbuilding and secondary structures such as garages or sheds.

* Leave exposed eaves open and uncovered.

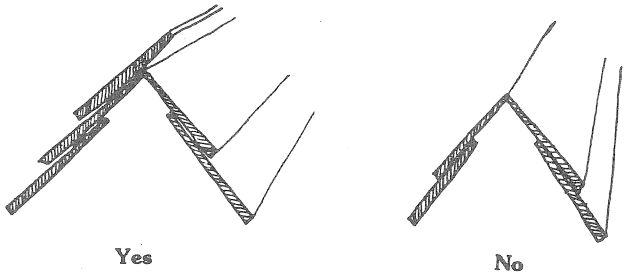


Appropriately Exposed Eaves

Inappropriately Enclosed Eaves

* Maintain historic roof forms. (For design guidelines for dormer additions, see Chapter 2 of this *Supplement*.)

* The comb ridge is the proper treatment for the ridges of wood shingle roofs.



Wood Shingle Roof Ridge Treatment

Not Recommended

* Do not place lath over existing asphalt roofing to provide a nailing surface for new wood shingles. This will increase the thickness of the roof and will likely require enlarging or raising the cornice, thus changing the proportion of the facade.

* Do not apply asphalt shingles over wood shingles. This will entrap moisture and accelerate the deterioration of the roof and roof structure.

* Skylights are not recommended for the roofs above front and side facades of existing historic buildings or where visible from the street. Where installed on roofs above the rear facade, and on new construction, skylights should have minimal curbing and flat glass.

* Asphalt shingles are not recommended for existing historic buildings. When used for new or existing construction, they should be monochromatic (especially if replacing a metal roof), so as to lessen their visual impact.

* Do not apply asphalt shingles over wood shingles. This will entrap moisture and accelerate the deterioration of the roof and roof structure.

* Skylights are not recommended for the roofs above front and side facades of existing historic buildings or where visible from the street. Where installed on roofs above the rear facade, and on new construction, skylights should have minimal curbing and flat glass.

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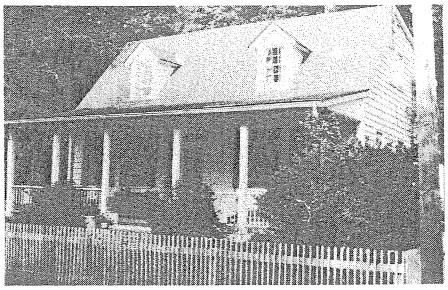
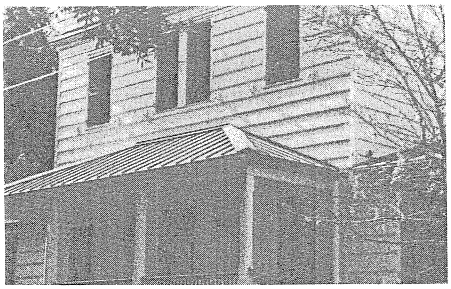


* Preformed metal roofing panel systems (sometimes known locally as "5V tin") are not recommended for existing historic buildings. While it is a relatively inexpensive metal roof, it is intended primarily for use on contemporary commercial structures. Its wide cap and trim pieces give it a thick and heavy appearance that is not compatible with the massing of roofs on historical buildings. Its relatively poor longevity make it, in the longterm, no savings in comparison to the fifty year lifetime of good quality flat or standing seam roofing.



"5-V Tin" Roof With Wide Ridge Piece

Inappropriate

* Do not remove historic decorative elements such as iron cresting and finials.

* Do not use imitation wood shingles or other composition shingles.

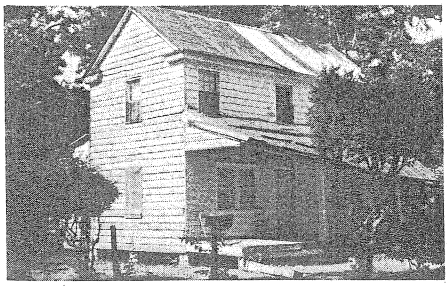
* Do not change historic roof forms.

* "Bubble" or raised skylights are inappropriate on new or existing construction.

Preservation Recommendations

* Retain and repair existing historic roofs.

* Patches to metal roofs should be in-kind.

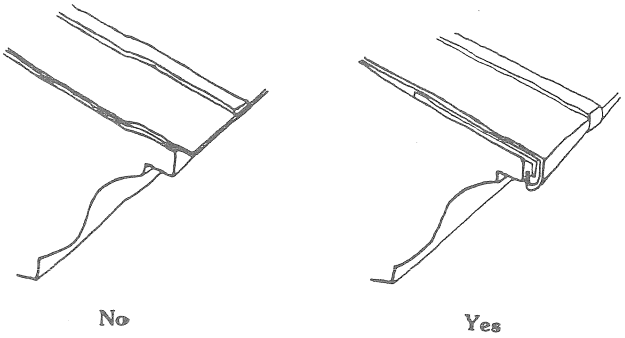


Upper Roof Showing Inappropriate Patch

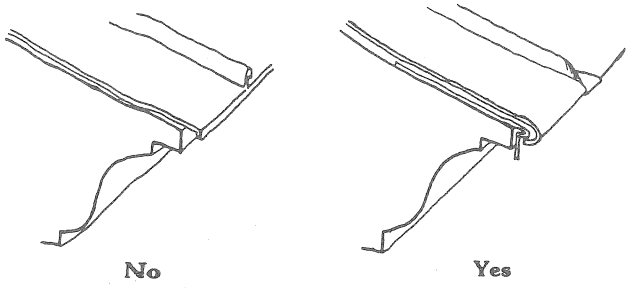
* Painting is an appropriate maintenance technique for metal roofs.

* Use fasteners that are the same material as the metal roof, to prevent galvanic corrosion.

* Metal roofing should be installed in accordance with the recommendations of the Sheet Metal and Air Conditioning Contractors' National Association, Inc., (8224 Old Courthouse Road, Vienna, Virginia, 703-790-9890). Its recommendations are especially critical for important edge and intersection details such as the edge treatment for flat seam and standing seam roofs.



Flat Seam Roof Edge Treatment



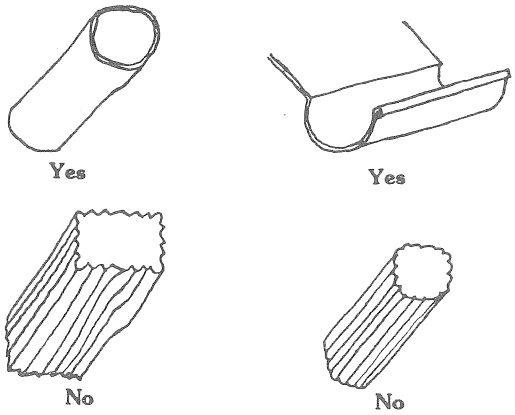
Standing Seam Roof Edge Treatment

Flashing, Gutters, and Downspouts

The following guidelines should be considered in permit applications in which the historic flashing, gutters, and downspouts of structures under BOAR jurisdiction would be affected:

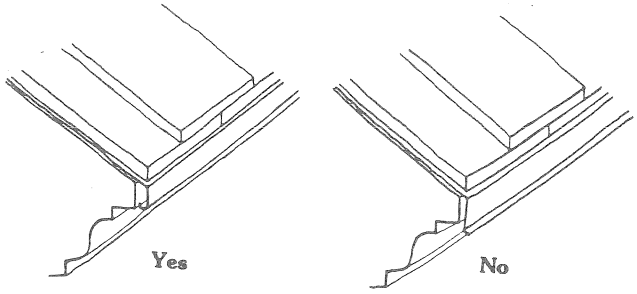
Appropriate

* Use 1/2 round sheet metal gutters and round downspouts. (If availability of these shapes is difficult, contact Sheet Metal and Air Conditioning Contractors' National Association, Inc. for the name of a local source.)



Gutters And Downspouts

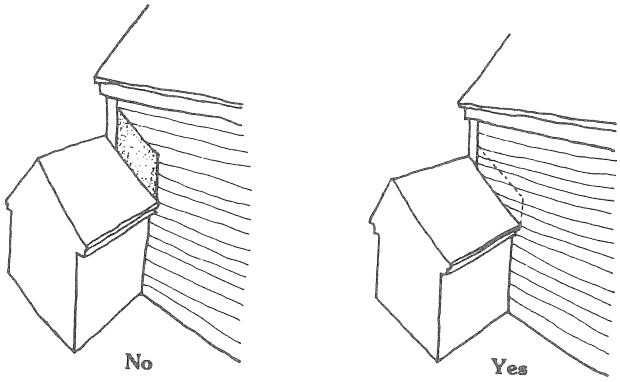
* Metal drips at the roof edge should be installed so as not to exceed the length of the topmost vertical section of cornice. Paint the drip to match the cornice.



Excessive Length Of Drip Edge Partially Obscures Cornice

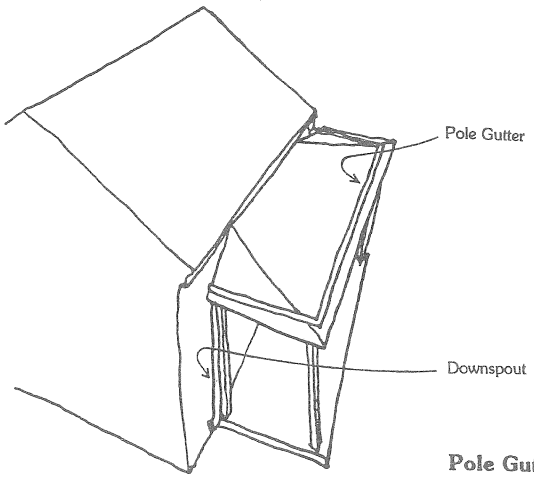
Metal Drip Edge

* Flashing at door heads, windows, and at the intersection of roofs and walls should not cover clapboards, but should lap underneath the immediately adjacent clapboard.

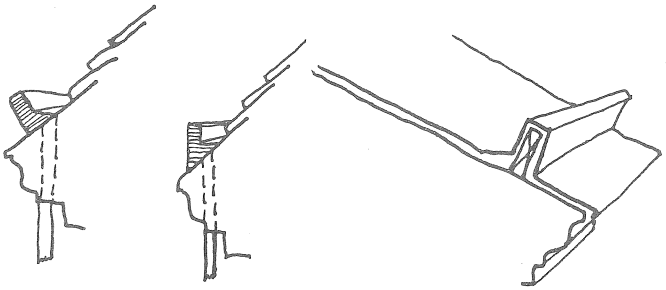


Flashing At Roof And Wall

* Pole gutters are most appropriate. These have the advantage of being historically compatible and visibly less obtrusive than hung gutters. (It should be noted that gutters or any type were rare before 1820.)



Pole Gutter



Section At Downspout **Section At Gutter**

Pole Gutter

Not Recommended

* Extensive areas of visible metal flashing are not recommended. Where feasible, such flashing can be obscured through the application of cement mortar to the metal flashing, as described in Chapter 11 of the *Manual*.

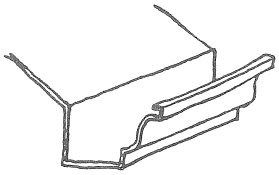
* Steel gutters and downspouts are not recommended as they may rust and stain adjacent surfaces. If used, steel gutters and downspouts must be permitted to weather prior to being painted with a rust inhibiting paint.

Inappropriate

* PVC or other plastic gutters and downspouts are inappropriate.

* Do not use corrugated downspout material on primary facades or on facades visible from the street.

* Do not use architecturally profiled gutter material along the building cornice.



Inappropriate "Architectural" Gutter

Preservation Recommendations

* Gutters should be cleared out and downspouts flushed at least twice a year.

* Downspouts should connect to a sub-surface drainage system, and should not discharge adjacent to the building foundation. Where sub-surface drainage is not feasible, use splash blocks or flexible recoiling piping.

Chapter 10

Painting

Introduction

As currently defined in the Ordinance:

> No structure within the Historic District may be erected, demolished, or removed in whole or in part, nor may the exterior architectural character of such a structure be altered until after an application for a Certificate of Appropriateness has been submitted to the Board of Architectural Review and approved by it.

The Ordinance in its elaboration of the BOAR's responsibilities, repeatedly references exterior color as among the issues which affect a structure's "exterior architectural appearance" and which therefore requires BOAR review. The Ordinance goes so far as to state that "arresting and spectacular effects, violent contrasts of materials or colors and intense or lurid colors" are among the defects for which the BOAR is to consider a design inappropriate, requiring disapproval and resubmission.

It is thus the clear mandate of the BOAR to review proposed alterations to the exterior color of buildings within the Historic Beaufort District. It is *not* their clear mandate to require strict restoration and research fidelity to the determination and recreation of a historic building's colors upon its completion or at a significant period of its history. The BOAR must allow the distinctions in color expression which accompany the architectural styles represented in the District, while at the same time encouraging exterior color schemes which preserve the overall harmony and character of the District. Further, the BOAR is to prevent color schemes which disrupt that character.

In other words, the BOAR is essentially insuring that color schemes exemplify continuity with Beaufort's architectural fabric, rather than individualistic expression. Color schemes which appear to call attention to themselves as their primary goal are inappropriate.

Towards this end, the *Manual* included in 1979 a section entitled "Color Selection" which included a brief summary of the changing tastes in color which generally accompanied changing tastes in architectural style. That section is reproduced below, in the interests of reiterating the *Manual's* overview of the probable evolution of color taste in Beaufort. As noted in the *Manual*, and as emphasized by Thomason Associates in their *Preservation Plan*, this overview should *not* be considered to be an adequate replacement for the knowledge which might emerge from actual paint seriation analysis at selected historic properties throughout the District.

Short of the paint study, owners can make educated guesses about the original color of their property if they have knowledge of the ways in which changing architectural styles were accompanied by changing tastes in color. Of course, as in style itself, there may be considerable overlapping, so that an Italianate house, for example, might have a Greek Revival color scheme. The following summary is by no means intended to replace paint study techniques as a means of selecting colors for important historic buildings. Nor does this summary necessarily respond to any local variations and tastes. (See Chapter 12 in *Manual* for additional information.)

Guidelines

Greek Revival and Federal styles (1790-1840). The use of light and intense colors in combination with each other was an attempt to recall the marble prototypes of these styles. The most popular scheme was white trim and siding with dark green shutters. Yellow siding, white trim, and green shutters was another common scheme.

Federal Style

Greek Revival

Gothic and Italianate (1840-1870). Wood was again painted to resemble its masonry prototypes. Soft earth colors were favored for Italianate while Gothic tended to favor grays. Trim was painted in a contrasting shade of the basic colors. Drab browns, grays, and fawns predominated.

Italianate

Queen Anne (1870-1900). This style saw increased boldness and contrast in color. There was also more variety. For example, two separate and distinct trim colors were frequently employed. A house that was clearly divided into two levels architecturally would often express the division with color as well. Buildings such as those in the 1400 and 600 blocks of Craven Street could benefit from the variety and richness of late nineteenth century hues rather than the repetitive use of white as a dominant color.

Queen Anne/Eastlake

Victorian Commercial (1870-1920). Although colors can vary, dark shades were usually favored. On brick structures, such painting was generally limited to the wood and metal components, which typically comprised the buildings, storefronts, and ornamental features. Painting of the brick itself was not common practice in Beaufort's brick Victorian Commercial architecture, and is inappropriate.

Victorian Commercial

Colonial Revival (1900-1920). This style saw a return to the dominant white siding/green shutters of the Greek Revival period. There is reason to suspect that much of the white palette of the Historic District stems from this period.

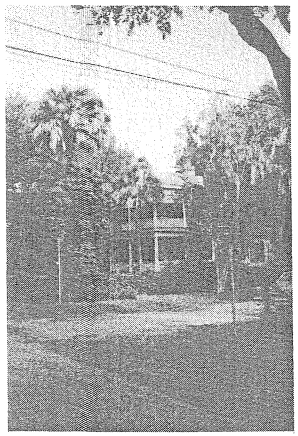
Colonial Revival

Chapter 11

Energy Conservation/Mechanical, Electrical, and Communication Systems

Introduction

The Manual recognized that the design of historic buildings in Beaufort was in many ways a direct response to the specific climatic conditions of the local environment. The deep porches shade the house from the harshest rays of the summer sun. High ceilings allow heat to rise above the occupants and accommodate tall windows that open up to the breeze and permit the low winter sun to warm the interior. The raised first floor puts living spaces higher into cooling breezes, accelerates heat transfer through the floor and reduces problems of dampness in living areas. Operating shutters offer shade and keep out rain while allowing ventilation, and act as a barrier to heavy storms. The light-toned color scheme reflects heat. The enormous shade trees, a part of the landscape design, block the sun's rays in the summer while permitting them through in the winter.



Vernacular Responses To Climate

Many of the changes and alterations to existing buildings in the District, and some of the new construction in the District, have not responded to these historic environmental precedents. While a lower ceiling may save on heating costs, it may just as well cause an occupant to use air conditioning on summer days when a full height ceiling and natural ventilation would have sufficed. It is the contention of this *Supplement* that because of the responsiveness to the environment of the original buildings, historic preservation and energy conservation are completely compatible and mutually supportive.

Moreover, some non-historic energy conservation innovations, such as storm windows and batt insulation, may be sympathetically incorporated in both historical buildings and new construction in the District.

Mechanical, electrical, and communication systems are non-historic, though essential, additions to the District. As such, they should be hidden or screened from view. Their undisguised presence in the District is inappropriate.

Inappropriate Location For Mechanical Equipment

Energy Conservation

The following guidelines should be considered in permit applications involving visible energy conservation measures and/or mechanical/electrical systems of structures under BOAR jurisdiction.

Appropriate

* Where increased thermal performance is required of existing windows, install interior thermal storm windows within existing openings. Allow for air circulation between windows. Match the color of the existing window. Match opening size and overall design. Metal thermal sash is recommended for

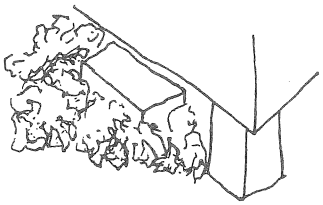
metal windows, and wood, PVC, or vinyl thermal sash is recommended for wood windows.

* All glass in any window should be clear glass rather than tinted or reflective.

* Awnings are more appropriate in the commercial areas of the District and on Queen Anne and Bungalow style houses. These should be of canvas, and may be colored or striped. Their shape should be simple, to conform to the configuration of the window.

Awnings

* Air conditioning equipment should be screened by plantings, lattice, or brickwork, so as not to be visible from the street.



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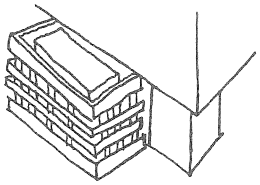

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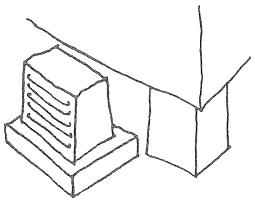
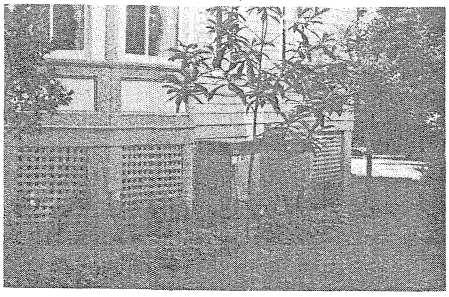


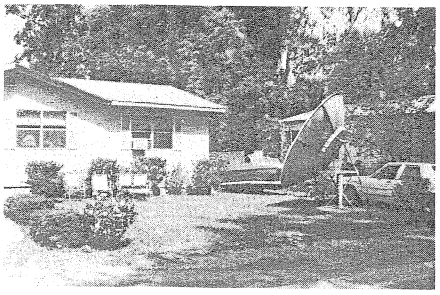
No

Mechanical Equipment Locations

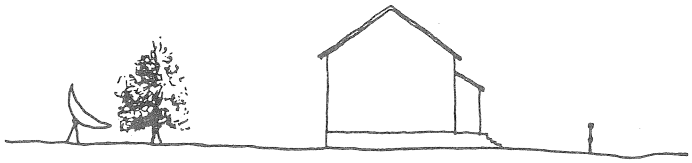


Inappropriate

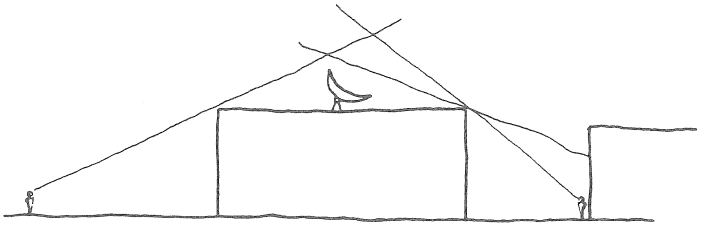
* All mechanical equipment, including TV antennas and satellite dishes, should be located so as not to be visible from the street. Where possible, consolidate several antennae on any one building into one antenna. If necessary, sight lines studies should be performed to assist in the selection of unobtrusive locations for such equipment.



Inappropriate Location For Satellite Dish



Appropriate Location For Satellite Dish



Appropriate Location For Satellite Dish

* Roof-top solar panels should be located so as not to be visible from the street.

Not Recommended

* Exterior storm windows are not recommended, especially when they would be installed over multi-light sash, in which case they alter the character of the window opening and thus interfere with the proportions of the facade.

Inappropriate

* Do not add vestibules to the exterior of the house. The expense of the construction will probably not be recovered through energy savings, and the addition to the entrance facade would significantly alter the building's proportions and massing.

* Modern aluminum doors and storm doors are historically inappropriate and do much harm to the character of historic houses.

* The addition of aluminum vinyl siding, asphalt, or asbestos shingle siding to existing buildings within the Historic Beaufort District is not appropriate. For full discussion see Chapter 8.

* The addition of aluminum siding to existing structures is not recommended as an energy conservation strategy. In addition to the loss of historic character and features, the application of siding prevents inspection of underlying historic fabric, thus concealing the early indicators of what may be serious deterioration due to moisture or insects. Also, there is a great deal of controversy as to whether siding is in fact an effective insulator. A study performed by the U.S. Department of Housing and Urban Development in Providence, Rhode Island, showed an energy conservation-related payback period of 30 years for aluminum siding, while the payback for storm doors, storm windows, and attic insulation was 4.5 years. For strategies for mitigating the damage caused by adding aluminum siding to a historic structure, see Chapter 8.

Preservation Recommendations

In addition to the above guidelines, the following recommendations - most of which are discussed in detail in Chapter 13 of the *Manual* - are intended to serve as reminders of general considerations which should be brought to bear on the evaluation of proposed treatment of visible energy conservation measures on structures under BOAR jurisdiction.

* Apply weatherstripping between windows and frames and doors and frames. Paint all metal weatherstripping to match windows, doors, and frames.

* Shutters should remain operable.

* Provide attic insulation. Provide an attic vent 1/300 the area of the attic. Install batt insulation with the vapor barrier face down between the floor joists in unheated attics.

* Insulate first floor at basement and crawl spaces. Install vapor barrier up, directly underneath floor boards.

* Whenever possible, relocate overhead wiring underground. Locate meters and exterior wiring on rear facades.

* Do not add wall insulation to the air spaces within the exterior walls of wood frame construction. This will alter the ability of water vapor to pass in and out of the wall. This, combined with the susceptibility to condensation of wood frame construction, has the potential to cause irreversible damage to the walls.

* Do not add insulation to masonry cavity walls. These walls have inherent insulation value and the elimination of the air cavity may cause condensation to form. It is also expensive.

Chapter 12

Landscaping and Site Amenities

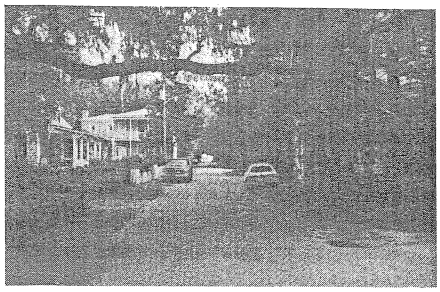
Introduction

The image of each building in the Historic Beaufort District is in large part a function of the treatment of its immediate surroundings. Plantings and site amenities such as fences, retaining walls, paving and light fixtures provide the setting for individual buildings while helping to define the character of the District. Although the Ordinance limits the BOAR's jurisdiction to "structures" within the Historic Beaufort District, defined as "walls, fences, signs, light fixtures, steps, or appurtenant elements thereof", it also states that planting information must be included on plans submitted in support of applications for Certificates of Appropriateness. It has been the practice of the BOAR to evaluate landscaping plans in its deliberations regarding historic appropriateness.

In addition to providing the setting for individual buildings, landscaping and site amenities also help define the relationship between structures. While the grander mansions such as Tidalholm and Marshlands are set back from the street and are rather aloof, the overall relationship of structures in the Historic Beaufort District is one of civility and sociability. Houses are sited with porches close enough to the street to permit and encourage conversation with passers-by. This open relationship to the street distinguishes Beaufort from cities like Charleston where garden walls make each property more of a private enclave. Landscape and site amenities in the Historic Beaufort District should thus be low enough and transparent enough to permit and encourage this sociability.

The Parks and Tree Advisory Committee is charged with reviewing applications for permits to destroy trees. The general rule is that the removal of any tree that is 4" in diameter (measured 36" above ground) will require a permit from the Parks and Tree Advisory Committee. The Building Official determines when and if the BOAR or the PTAC become involved in the permitting process for landscape projects.

As in Chapter 3 of this *Supplement*, it should be noted that in the Historic Beaufort District there is a strong likelihood that excavation for landscaping and site amenities may involve archeological resources. The BOAR and applicants for Certificates of Appropriateness should be cognizant of the potential impact of excavating in archeologically sensitive areas.



Landscaping

The general character of the plant material in Beaufort is lush. While the various periods of historic landscape design in Beaufort are defined by varying degrees of formality, the present "overgrown" character of the District is pleasing to the eye and completely appropriate.

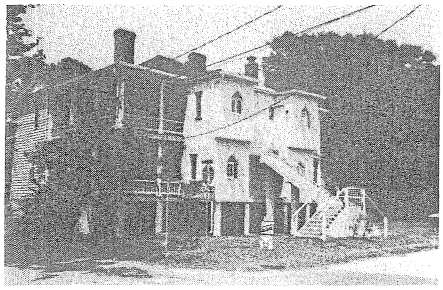
While a thorough discussion of the various historic landscape styles is available in the *Manual*, the following design guidelines may be gleaned from that discussion and apply to all planting in the Historic Beaufort District.

Appropriate

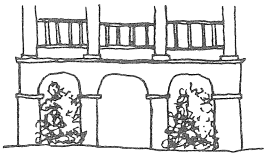
* Unless a deliberate contrast is desired, select and locate plant material so as to accent and enhance significant architectural forms, rather than obscuring them.

* Consider the "texture" of a plant, its branch structure and degree of transparency. Consider also its "habit", its form, be it round, columnar, or horizontal, etc.

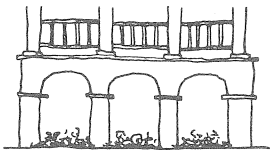
* Combine finely textured, airy plants with fine architectural detail such as wood porches and dense, coarse-textured plants with massive construction such as solid brick or tabby walls. Columnar plants complement vertical elements such as porch columns while lower rounded forms complement foundation features.



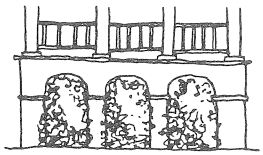
* Plantings at the perimeter of foundations should express or at least not obscure the rhythm of the building itself. Continuous foundation planting did not become popular until the early twentieth century, and was especially favored in the Colonial Revival and Bungalow styles, as described in Chapter 14 of the Manual.



Yes
Bay Rhythm Inferred From Exposure Of Typical Element



Yes
Continuous Low Ground Cover



No
Bay Rhythm Obscured By Opaque And Repetitive Planting

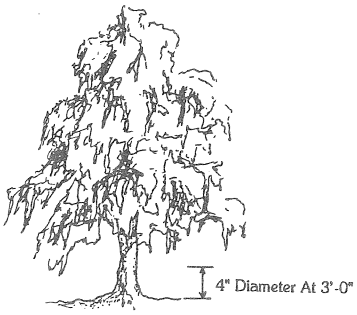
Landscaping At Basement Piers

* Select and locate plant and tree material according to site conditions of sun, shade, soil, and adjacent plant material.

* Select plant and tree material according to its mature size, to allow for the long term impact of mature growth.

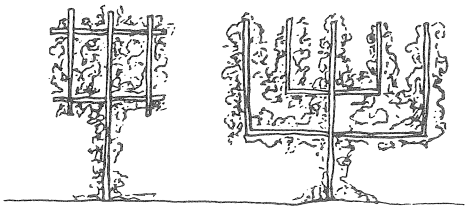
* Select plant species appropriate to the climate and growing conditions of Beaufort. The "plant explorers" of the mid-nineteenth century greatly expanded the palette of the gardener. A full list of appropriate plant materials is included in the *Manual*.

* Large trees are certainly the single most character-defining element of the Beaufort landscape. Every effort should be made to save these trees. Indeed, the Ordinance requires that a permit be issued by the Parks and Trees Advisory Committee for the removal of any tree whose trunk is greater than 4" in diameter at 36" above grade.



Permit Required For Tree Removal

* Where planting to screen or complement masonry walls, provide a wire or wood frame for the vine or plant to cling to. This technique is known as "espalier".



"Espalier"

* Do not "overplant". Every period of landscape design in Beaufort treated the house as the central element of the overall landscape design. Whether the Beaufort house presided over a nineteenth century formal garden or floated on a sea of uninterrupted lawn, planting material never obscured or enclosed the typical Beaufort house. Allowing for the mature size of trees and shrubs is critical.

Plantings Should Allow For Mature Size Of Trees And Shrubs

Appropriate Plantings

Not Recommended

It should be noted that without the advantage of either physical remains or documentary evidence, "historic" garden design is highly speculative. As a rule the design of "formal" gardens should be as simple as possible, concentrating on location and groupings of planting material. In the absence of strong historic evidence, the introduction of paved garden walks, beds raised with retaining walls, and garden structures such as gazebos, pergolas, and arbors is not recommended.

Inappropriate

* Continuous foundation planting is inappropriate for all architectural styles in Beaufort, except those of the Colonial Revival and Bungalow styles.

Preservation Recommendations

* Provide adequate drainage away from structures on the site. Even the raised houses of Beaufort would be well served by foundation drains or by grade sloping away from the building.

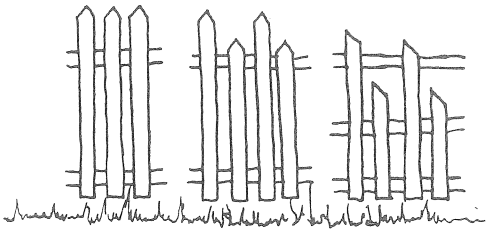
* Do not permit plant material to destroy architectural fabric. Ground cover and vines that have grown on masonry walls may be accelerating the deterioration of the masonry. (See discussion of "espalier" technique, above.)

Fencing and Walls

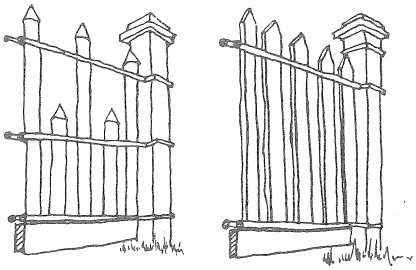
Generally, site fences and walls in the Historic Beaufort District should not exceed 4'0" in height. The following design guidelines should be considered in permit applications in which fencing and walls on properties under BOAR jurisdiction would be affected.

Recommended

* Wood picket fences of a wide range of designs are appropriate in the Historic Beaufort District.

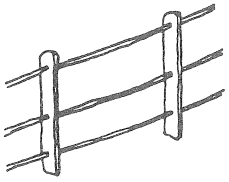


Picket Fences



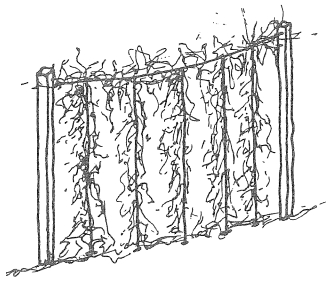
Picket Fences

* Examples of cast iron fencing exist throughout the District. This material is appropriate for use now. Existing cast iron fencing should be repaired or replaced in-kind. New cast iron fencing should be of relatively simple design; a typical earlier design was three horizontal bars with intermittent supporting posts and decorative pickets, with ornamentation at corners, gates, and picket tops.



Cast Iron Fencing

* Wire fencing is inexpensive and easy to install. This fencing material is appropriate for more modest residences built after 1865. It should be used as a plant support at property borders, and not left unadorned.



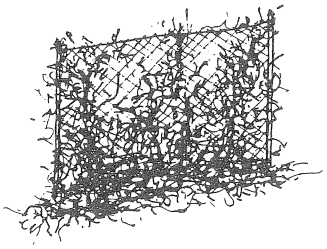
Wire Fencing, Planted

* It appears that many of the older lace brick walls in the District were re-used from previous construction. Use of recycled brick for new lace brick walls is recommended, as its use will introduce the irregularity that is missing when modern "antiqued" brick is used. Also the mortar joints in lace brick walls should probably be pointed with a simple tooled

joint, no more than 3/8" in width. These walls are rather stark looking, in and of themselves, and were probably intended to be softened by plantings. These plantings are best done intermittently, allowing sections of the wall to be visible.

Not Recommended

* Chain link fencing is unattractive and suggestive of exclusion and confinement, and is not recommended for use in the Historic Beaufort District. Where it exists, it may be successfully planted out by encouraging vines to trail across and through it. Where a new installation is proposed it must be limited to side and rear yards. At side yards, chain link fence may not be placed forward of the front of the house. At corner properties, chain link fence may not be installed along either street frontage.



Chain Link Fencing, Planted

Inappropriate

* Concrete walls are inappropriate as a fencing material in the Historic Beaufort District and should be prohibited. Existing concrete walls should be stuccoed and painted, while "decorative" masonry screens should be painted black-green and painted out.

* Woven wood fencing and opaque wood fencing and any modern or "fancy" style fence is inappropriate in the Historic Beaufort District.

* Unpainted wood fences, whether made of treated lumber or not, are inappropriate in the Historic Beaufort District.

Inappropriate Wood Fencing

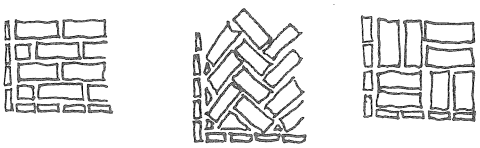
Paving and Bordering

The paving along or within the perimeter of a property provides the connection between the front door and the street. Providing the "carpet" to the door, it should be as graceful as the rest of the yard.

Recommended

* Brick, gravel, and compressed earth paths are appropriate for domestic walls and garden paths.

* Brick paving should be dry-laid in one of several patterns.



Brick Paving Patterns

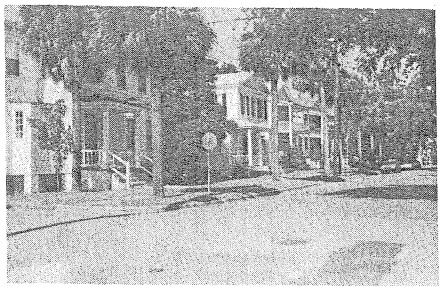
* Glazed brick borders are appropriate for planting bed borders in victorian style gardens.

Not Recommended

* "Over-paving" to create formal gardens is not recommended in the Historic Beaufort District.

Inappropriate

* Concrete block, painted rocks, and low wire fencing are inappropriate border materials in the Historic Beaufort District.



Parking Lots

Parking lots are the unfortunate by-product of a mobile culture. Their incorporation into historic districts is problematic. Parking lots should be screened from the street and their lay-out should include borders and islands planted with trees and shrubs to break-up expanses of paved areas. Given any parking lot within the Historic Beaufort District, at least 20% of the area within it should be unpaved and planted. The visual effect of the new parking lot on West Street between Craven and Port Republic or the Church parking lot in the 600 block of Charles Street, would be greatly enhanced by making it more "park"-like.

Insufficiently Screened And Planted Parking Lot

Architecture

Beaufort Conservation Overlay District

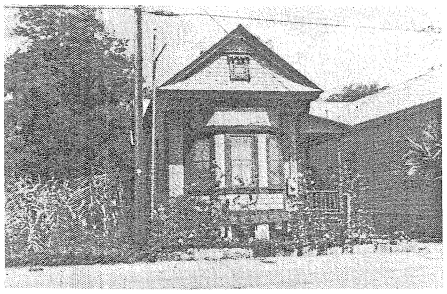
Chapter 13

The Beaufort Conservation Overlay District: Background

The governing Official Zoning Ordinance of the City of Beaufort contains regulations regarding the local Historic Beaufort District, and explicitly defines the boundaries of that District as being equivalent to those of the National Landmark Historic District. Those boundaries are indicated on Map 1 (page 2).

The Zoning Ordinance states that the purpose of the Historic Beaufort District is:

> to promote the educational, cultural, and general welfare of the public through the preservation, protection and enhancement of the old, historic or architecturally worthy structures and areas of the City of Beaufort; and to maintain such structures and areas as visible reminders of the history and cultural heritage of the City, the State, and the Nation.



To achieve this purpose, the Ordinance sets forth procedures and regulations by which the City will govern the following construction activities associated with *all* buildings located within the Historic District: new construction, demolition (in whole or in part), and alteration of the exterior architectural appearance. The latter (also referred to in the Ordinance as "exterior architectural character") is defined as including:

> architectural character, general composition and general arrangement of the exterior of a structure, including the kind, color, and texture of the building material and type and character of all windows, doors, light fixtures, signs, and appurtenant elements, visible from a street or public thoroughfare.

"Structure" is further defined in the Ordinance as including:

> walls, fences, signs, light fixtures, steps, or appurtenant elements thereof.

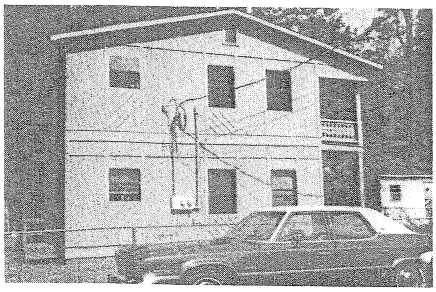
To evaluate the impact of new construction, demolition, and exterior alterations on behalf of the stated purpose of the Beaufort Historic District, the Zoning Ordinance established a Board of Architectural Review (BOAR). As set forth in the Ordinance, the BOAR has responsibility for the review of data associated with applications for new construction, demolition, and exterior alterations within the entire Historic District. Such data, including drawings, specifications, color, and material samples, etc., is to be submitted by the Applicant to the City Building Official who in turn is to forward it to the BOAR. BOAR approval of the projects it reviews is formalized by its issuance of a Certificate of Appropriateness, without which no building permit is granted.

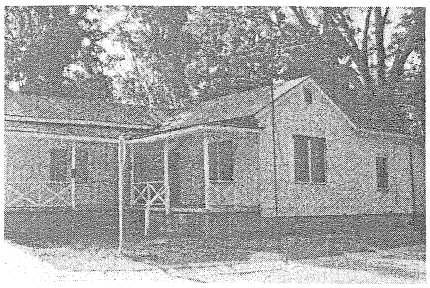
As noted, Map 1 shows the equivalent boundaries of the local Beaufort Historic District and the National Landmark Historic District within which the BOAR is required by the Ordinance to review new construction, demolition, and exterior alteration projects. Map 1 also indicates an internal boundary line dividing the Historic District into two areas which have been known as the "city-enforced" and "non-city enforced" sectors. The "non-city enforced" sector is roughly the northwestern quadrant of the Historic District. As the terminology suggests, Map 1's internal boundary divides the District into two sectors: one in which the Historic District provisions of the Zoning Ordinance are applied, and one in which they are not. Although this distinction has clearly become regulatory practice in Beaufort, it is one which is nowhere articulated in the Ordinance itself.

In other words, it has been the City's practice to have the BOAR review no projects in the non-enforced sector (with the occasional exception of certain projects involving either demolition or alterations to pre-1900 buildings), despite the Zoning Ordinance's requirements for the BOAR to review all new construction, demolition, and exterior alteration projects within the entire Historic Beaufort District.

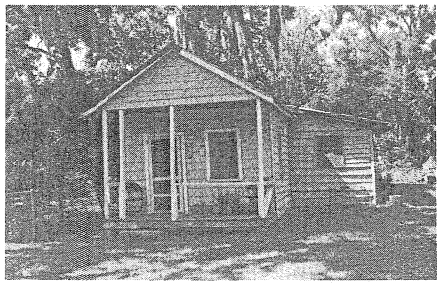
The source of this practice is difficult to determine, but appears to be related to certain recommendations contained in the *Preservation Plan* prepared for the City of Beaufort in 1972 by Russell Wright. That plan recommended reducing the Historic District boundaries to a size that Wright felt would be more manageable:

> The boundaries of the Historic District coincide with the boundaries of the area listed on the National Register of Historic Places...It is the opinion of this consultant that this area is too large to effectively control, and that the area as delineated contains a high proportion of buildings of no architectural or historic significance. This large number of structures of little importance...could conceivably weaken the legality of architectural control for the Historic District as a whole. Also, the size of the district makes design review almost an impossible task, especially if all new construction and rehabilitation in the area west of Church and north of Duke Street is subject to such review...The character of this section of Historic Beaufort can be protected through such typical zoning provisions as height, setback and sideyard limits, land use and building coverage. Accordingly, it is recommended that the limits of the Beaufort Historic District be redrawn...This new district...is a much more realistic area to control through the architectural review process... (Preservation Plan For Historic Beaufort, Russell Wright, 1972.)





Apparently, the reduced District boundary line which Wright suggested instead became reflected in the "enforced" versus "non-enforced" sector boundary line, a distinction in practice which was never incorporated into the Ordinance.



It is against this background that the 1988 *Preservation Plan* prepared by Thomason Associates for the City of Beaufort suggested a redefinition of the regulated construction activities within the "non-enforced" sector, as well as an adjustment of its boundaries. Rather than the full BOAR review of new construction, demolition, and exterior alterations throughout the entire Historic Beaufort District that the Ordinance requires, and rather than the limited review which has apparently been city and BOAR practice in the "non-enforced" sector, the Thomason *Plan* recommends the replacement of the "non-enforced" sector with the application of a new Overlay Zoning District, to be entitled the Beaufort Conservation Overlay District. The potential boundaries of this Overlay District are slightly smaller than those of the "non-enforced" sector, as indicated on Map 1 (page 2).

The Thomason *Plan* further proposes that, within the proposed Beaufort Conservation Overlay District, BOAR review would be less comprehensive and would be limited to review of demolition, new construction, and additions to the main facade of buildings fifty years old or older. The Thomason *Plan* thus essentially retains the responsibility of the BOAR, as defined in the Ordinance, to review new construction and demolition within the entire Historic District. However, the Thomason *Plan* cedes the BOAR's responsibility to review exterior alterations within the Beaufort Conservation Overlay District, replacing it with review of only additions to primary facades.

These Thomason *Plan* recommendations have been directly incorporated into the proposed Amendment to the Ordinance. The Amendment, by creating and defining the "Historic Beaufort Overlay District" and the "Beaufort Conservation Overlay District", if enacted will remove the apparent contradictions described above which exist between Ordinance regulations and City and BOAR practice with respect to review of construction activity within the northwest quadrant of the District. Regarding the proposed Conservation District, the Draft revisions incorporate much of the Thomason *Plan* recommendations verbatim, and read as follows:

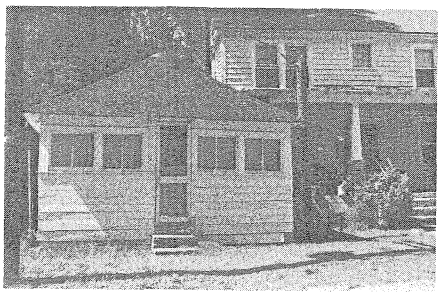
> The Beaufort Conservation Overlay District is an area which is adjacent to the Historic Beaufort Overlay District and contains approximately 150 structures which pre-

date 1940. This area is an important architectural and historical resource of the city and design standards are appropriate for the preservation and protection of buildings which are fifty years old or older. Design review guidelines which are utilized in the Historic Beaufort Overlay District have been determined to be not in the best interests of the Conservation Overlay District and different guidelines shall apply. Only demolition, new construction, and additions to the main facade of buildings fifty years old or older are to be placed under the jurisdiction of the Board of Architectural Review...

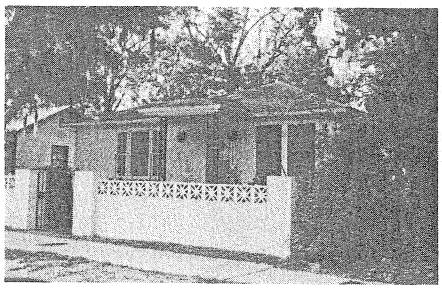
Applications for demolition, new construction, and additions to main facades shall be made to the Building Official who shall then forward the application to the Board of Architectural Review for their approval. Additions to the main facade are defined as any addition of enclosed space which increases the habitable area. Excluded from this definition are additions to existing porches, such as screen panels which retain the overall porch appearance and represent a seasonal use. The application of glass, wood siding, or other siding materials to enclose more than 50% of an existing porch shall be defined as an addition for habitable space. With this exception, alterations to existing buildings shall not be reviewed by the BOAR within the Beaufort Conservation District.

These proposed modifications to the Ordinance reflect the growing awareness of the contribution that the northwestern quadrant of the District makes to the architectural and historical character of the entire Historic Beaufort District. The proposed Conservation District predominantly contains modest vernacular structures, which nevertheless exemplify the Historic District's remarkable combination of architectural continuity and diversity. The preservation of the essential character and characteristics of these structures is necessary to maintain the entire District's significance.

The preceding chapters are intended to provide the BOAR and applicants for building permits with guidelines for review of construction projects within the entire Historic Beaufort District. The following chapter provides supplemental guidelines for review of projects involving new construction and additions to primary facades within what has been the "non-enforced" sector and what is proposed as the "Beaufort Conservation Overlay District".



It must be noted that the guidelines contained herein are the outgrowth of the preservation philosophy articulated in Chapter 1. In fact, should the City decide to retain BOAR responsibility for review of all exterior alterations throughout the entire Historic Beaufort District, including the proposed Conservation Overlay District, the guidelines articulated throughout the preceding Chapters of this *Supplement* are completely applicable in principle, if not in detail.



Chapter 14

New Construction, Additions to Main Facades, and Demolition

Introduction

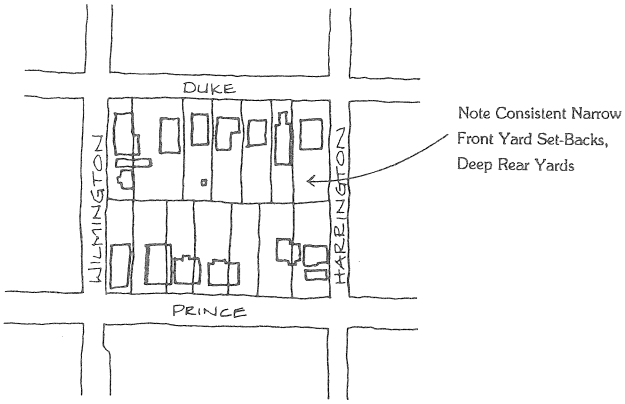
The Amendment to the Ordinance states that while the Beaufort Conservation Overlay District is an important architectural and historical resource of the city, only proposed demolition, new construction, and additions to the main facade of buildings 50 years or older are subject to the review of the Board of Architectural Review (BOAR) and require a Certificate of Appropriateness. Additions are further defined as the enclosure of space which increases the habitable area, although the enclosure of 50% or less of an existing porch is not considered an addition.

While no one would argue that the buildings of this proposed Conservation District are as grand or architecturally impressive as some of those in the Historic Beaufort Overlay District, their contribution to the environmental amenity and to the sense of time and place of culturally significant parts of the community is still very strong. In fact, a well-rounded understanding of the social and architectural context of these grander structures *requires* the presence of the Conservation District's more modest vernacular structures. While the individual buildings may lack the distinction found elsewhere in Beaufort, collectively they contribute immeasurably to the overall character of the Historic Beaufort District.

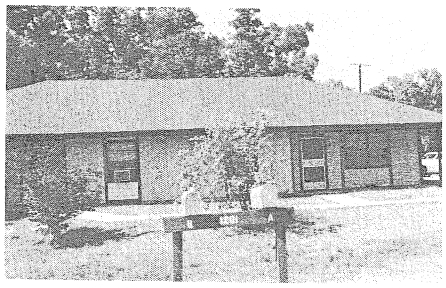
The design guidelines for new construction, additions to the main facades and buildings, and demolition for the Beaufort Conservation District are nearly identical to those for new construction, additions, and demolition for the Historic Beaufort District contained in Chapters 3 through 12. This Chapter describes the exceptions to those guidelines, taking into account the Ordinance's more specific empowerment of the BOAR and reflecting the vernacular character of the neighborhood.

New Construction

Design guidelines for new construction for the Beaufort Conservation Overlay District are identical to those in Chapter 3, with regard to issues of size, height, massing, orientation, proportions, form, siting, and high density. The consistency with which these criteria are met by the existing buildings argues strongly for guidelines based on the existing conditions.



Lot Lay-Out Of Typical Block



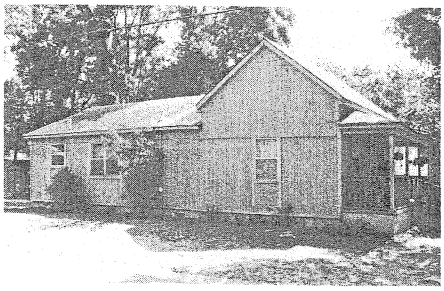
New Construction Set-Back Too Far On Lot

For the same reasons, guidelines with regard to materials should be more flexible in the Beaufort Conservation District than in the rest of the Historic Beaufort District, because of the wide range of materials that traditionally have been used in the Conservation District.

Wide Range Of Materials

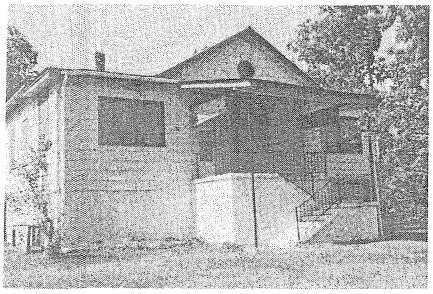
The following materials that are inappropriate in the Historic Beaufort District may be appropriate for new construction in the Beaufort Conservation Overlay District.

* Exposed and painted concrete masonry units.
* Ornamental pieced concrete masonry screens and walls.
* Aluminum siding.
* Wrought iron and aluminum porch columns.
* Chain link fencing.
* Flush exterior doors.
* Jalousie, glass block, picture windows, and horizontal glazed windows.
* Corrugated metal roofing.

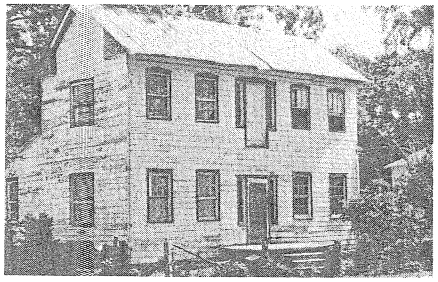


Additions to Main Facades

The proposed Amendment to the Ordinance defines additions to main facades as the enclosure of space which increases habitable area, with the exception of the enclosure of less than 50% of existing porches. This exception may have the unfortunate effect of *encouraging* the enclosure of less than 50% of an existing porch, in order to avoid the requirement of a Certificate of Appropriateness. In terms of appearance, such a partially and asymmetrically enclosed porch will almost certainly be more detrimental to the Conservation District than a completely enclosed porch. Thus, while any addition to the main facade of a building within the Beaufort Conservation District is to be discouraged, the Amendment as written will almost certainly encourage a more damaging result. If a porch on a main facade is to be enclosed it should be completely enclosed following the guidelines as presented in Chapter 6 of this *Supplement*.

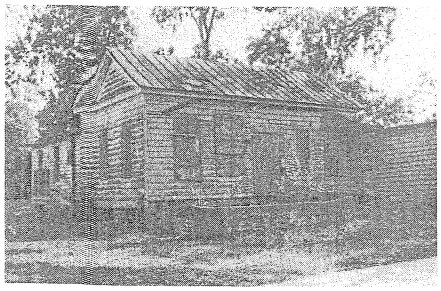


The demolition of an existing porch to make way for an addition to the front facade is inappropriate in the Beaufort Conservation District. The removal of historic fabric is irreversible. An alternative strategy would be the enclosure of the porch according to the guidelines in Chapter 6 of this *Supplement*.

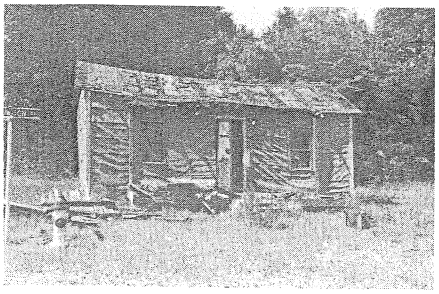


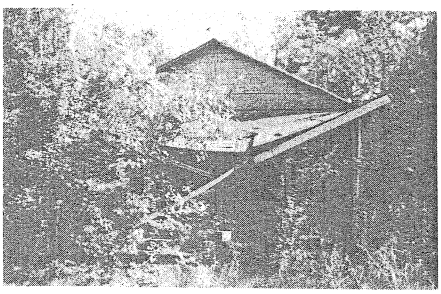
Demolition

Applications for demolition permits in the Neighborhood Conservation District should be subject to the same scrutiny as those in the rest of the Historic Beaufort District. Indeed, the pressures to demolish may become even greater in the Conservation District. The BOAR must consider the attrition in the Conservation District if demolition is permitted to occur there.



Any maintenance provision which might in the future be considered for inclusion in the Zoning Ordinance should include the Conservation District, in order to prevent demolition by neglect.





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In the performance of this project John Milner Associates has agreed to comply with the following:

"The consultant agrees that he/she will comply with Title VI of the Civil Rights Act of 1964 (P.L. 88-352) and all requirements imposed by or pursuant to the Department of the Interior Regulations (43 CFR 17) issued pursuant to that title. To that end, in accordance with Title VI of the Act and Regulation, no person in the United States shall, on the ground of race, color, or national origin be excluded from participation in, be denied from the benefits of, or be otherwise subjected to discrimination under the program or activity for which financial assistance has been granted from the Department of Interior, National Park Service, and that he/she will immediately take any measures to effectuate this agreement.

In addition to the above, the consultant agrees to comply with the Age Discrimination Act of 1975, 42 U.S.C. 6101 Et. Seq. which prohibits discrimination in hiring on the basis of age."

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