



## Beaufort County Historic Preservation Review Board Meeting

### Chairman

Natalie Harvey

### Vice Chairman

Katrina Epps

### Board Members

Kathryn Mixon  
Sally Murphy  
Cheryl Steele  
Katherine Pringle  
Aileen LeBlanc

### County Administrator

JOHN ROBINSON

### Staff Support

ROBERT MERCHANT  
KRISTEN FORBUS

### Administration Building

Beaufort County Government  
Robert Smalls Complex  
100 Ribaut Road

### Contact

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# Historic Preservation Review Board Agenda

Thursday, October 19, 2023 at 1:00 PM

Executive Conference Room, Administration Building

Robert Smalls Complex, 100 Ribaut Road, Beaufort

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. FOIA – PUBLIC NOTIFICATION OF THIS MEETING HAS BEEN PUBLISHED, POSTED, AND DISTRIBUTED IN COMPLIANCE WITH THE SOUTH CAROLINA FREEDOM OF INFORMATION ACT
4. APPROVAL OF MINUTES – August 18, 2022
5. CITIZEN COMMENTS (*Comments are limited to 3 minutes.*)

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### ACTION ITEMS

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6. CONSIDERATION OF HAIG'S POINT OIL HOUSE ALTERATIONS
8. ADJOURNMENT

**Minutes**  
**Historic Preservation Review Board**  
**August 18, 2022, 1:00 p.m.**  
**Hybrid Meeting**

***CALL TO ORDER:***

Ms. Natalie Harvey, Chairman, called the meeting to order at 1:04 p.m.

***MEMBERS PRESENT:***

Natalie Harvey, Chairman  
Aileen LeBlanc  
Kathryn Mixon  
Sally Murphy

***MEMBERS ABSENT:***

Katrina Epps, Vice Chairman  
Cheryl Steele  
Katherine Pringle

***STAFF PRESENT:***

Juliana Smith, Beaufort County Planning and Zoning Long Range Planner  
Chris DiJulio-Cook, Beaufort County Planning and Zoning Senior Administrative Specialist

***PUBLIC COMMENT (non-agenda items):***

None.

***MINUTES:***

Ms. Natalie Harvey asked to have the July 21, 2022 meeting minutes approved, Ms. Kathryn Mixon seconded. The Board members unanimously approved the minutes as submitted.

***Reconsideration of Brick Baptist Church's Deacon Study House relocation and exterior alteration. These items were split into two and discussed and voted on individually.***

**RELOCATION OF THE BUILDING:** The applicant followed up with answers for the questions the Board had during the July 21<sup>st</sup> meeting. For clarification purposes, Ms. Juliana Smith showed a power point presentation with photos of the original location of the Study

House before it was moved. Ms. Mixon asked a few questions with concerns of flooding if the house were returned to its original location. Mr. Billy Keyserling explained that the house would not be changing elevation but there would be site work that would address flood concerns. Ms. Sally Murphy made a motion to allow the relocation of the Deacon Study House. Ms. Mixon seconded the motion. The motion passed unanimously.

EXTERIOR ALTERATIONS: Mr. Simons Young, architect for the applicants, outlined the project and scope of the work. Ms. Smith emphasized that the Board was only voting on exterior changes to the Study House and not interior changes. Mr. Young and Mr. Keyserling stated their preference to install hand-crimped metal roofing but due to potential budget restrictions the plans called for architectural shingles.

After discussion regarding accessibility from the ADA ramp, a suggestion was made to extend the back porch by two feet to allow for safe maneuverability around the back steps. It was also decided that the back door should be hinged from the opposite side to remove further obstacles. Ms. Murphy made a motion to accept the exterior alterations with the proviso that metal roofing would be installed if budgeting allowed. Ms. Aileen LeBlanc seconded the motion. The vote was unanimous.

Ms. Mixon motioned to adjourn. Ms. Murphy seconded the motion. Ms. Harvey adjourned the meeting at 1:55 PM

## Haig's Point Oil House

**Applicant:** Daufuskie Island Historical Foundation  
**Location:** 1 Lighthouse Lane  
**Zoning Designation:** Planned Unit Development

The Haig's Point Oil House was built in 1892 as a utility building for the Haig's Point Lighthouse. The lighthouse served mariners traveling around the northern tip of Daufuskie Island until the 1930s. The oil house is a fireproof structure that stored the oil that was used to generate electricity for the lighthouse. Both structures are contributing to the Daufuskie Island Historic District. The Oil House is a brick structure that currently sits on a slab foundation and is enclosed by a gable wood-shingle roof.

The Daufuskie Historic Foundation is requesting the following work to be approved:

1. Investigative Demolition
  - a. Verify foundation type and installation techniques
  - b. Check condition of wood members of rafters, beams, strakes
  - c. Interior wall cavity condition of mortar and fill
  - d. Check the soil bearing pressure & compaction.
2. Demolition & Staging
  - a. Remove wood shakes.
  - b. Install temporary shoring & bracing.
  - c. Remove masonry bricks (handwork only)
  - d. Clean and prepare brick for reinstallation
3. Restoration Work
  - a. Foundation work if required
  - b. Masonry installation
  - c. Metal Roof (hand crimp standing seam)
  - d. Lime wash installation where required
  - e. Iron Door installation
  - f. Clean up and demobilization
4. Signage and Interpretation
  - a. Wall finish Ideas (showing different finishes and stages of application)
  - b. Exterior Signage
  - c. Interior Graphics and Signage

**Staff Recommendation:** Staff recommends approval on the basis that the recommendations of the State Historic Preservation Office are taken into consideration.

**Attachments:**

1. Beaufort Count Historic Sites Survey Inventory Form
2. SHPO Recommendations
3. Materials



BEAUFORT COUNTY  
HISTORIC SITES SURVEY - 1997

Statewide Survey Site Form  
State Historic Preservation Office  
South Carolina Department of Archives and History  
Columbia, SC

INTENSIVE LEVEL BUILDING INVENTORY FORM

Site Number: U - 13 - 484.01

Brockington Associates, Inc. • Brooker Architectural Design Consultants  
Historic Beaufort Foundation • Preservation Consultants, Inc.

USGS Quad: 046 Bluffton  
Doc. Level: Intensive Level-Building

Historic name(s): Haig's Point Light, Oil House

Tax Number: R800 022 000 0031 0000

Common name(s):

Island: Daufuskie Is.

Address/location:

City/Vicinity of (vic.) Daufuskie Island

Date: 1892

Alteration date:

Ownership:  1. private  2. city  3. county  4. state  5. federal  6. unknown

Category:  1. building  2. site  3. structure  4. object

Historic use(s): Utility Building

Current uses: vacant/storage

National Register Status:

Action:

Date:

Listing Name:

NRIS #

Contributing property; nomination inventory #2

6/2/82 Daufuskie Island Historic District

Local Designation:

Potential:

Source of Evaluation:

Number of Related Resources:

Previous Survey:

Reference:

Photograph:



Photographs:

- prints
- slides
- negatives

Date: 9/17/97

Recorder: S. Fick, Preservation Consultants

Roll # Neg. View of:  
F7 F5 Front (NE) elevation

Style: no style Commercial Form:  
 Core Shape: rectangular Stories: 1 story Construction: masonry  
 Roof: Shape: gable (end to front) Material: wood shingle  
 Chimney: Type: flue Material: metal pipe  
 Exterior Walls: brick  
 Windows: Type: Pane Config.:  
 Doors: single Foundation: slab construction  
 Porch Height: Porch Width: Porch Roof Shape:  
 Porch Details: Decorative Elements:  
 Outbuildings: none Interior Features:

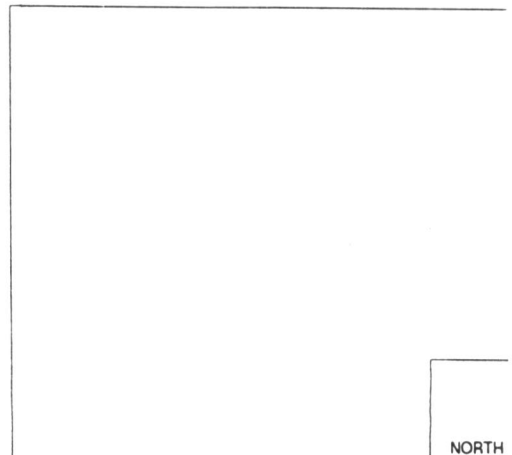
Surroundings: residential; private development; waterfront Acreage: Quadrangle: Bluffton

Alterations: Alteration date: Integrity: good Condition: good

Description:

Historical Data: Fireproof structure for storage of fuel oil used to generate electricity to power the lights.

Sketch:



Informant/ Bibliography: "Daufuskie Island Historic District" National Register nomination

NORTH

<VHarness@scdah.sc.gov>

**Subject:** RE: Haig Point Lighthouse - Oil House, Daufuskie Island

Good morning Christopher et al. The links were very helpful....talk about a rabbit hole! We have cleaned out the building and we would like to do some "investigative surgery" to help determine the best approach to some of the work. Kristen, should I submit a Building Repair Permit application?

Regards,

Geoff

*Geoffrey D. Brunning, President  
The Daufuskie Island Historical Foundation*

*Cell: (404) 569-2353*

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**From:** Christopher Tenny <[CTenny@scdah.sc.gov](mailto:CTenny@scdah.sc.gov)>

**Sent:** Tuesday, May 9, 2023 5:00 PM

**To:** gbrunning brunningandstang.com <[gbrunning@brunningandstang.com](mailto:gbrunning@brunningandstang.com)>;  
[kristen.forbus@bcgov.net](mailto:kristen.forbus@bcgov.net); Harness, Virginia <[VHarness@scdah.sc.gov](mailto:VHarness@scdah.sc.gov)>

**Subject:** RE: Haig Point Lighthouse - Oil House, Daufuskie Island

Dear Geoffrey Brunning and the Daufuskie Island Historic Foundation,

Thank you for your patience as the State Historic Preservation Office conducted research into the Daufuskie Island oil house and contextually similar buildings of its typology, age, and regional construction. We hope that this information, will assist you in your endeavors of restoring the beautiful oil house.

We are grateful for you reaching out to the South Carolina State Historic Preservation Office for technical assistance for appropriate masonry reinforcement and repairs to settlement cracking and appropriate roofing materials. We do not observe that our office has administered or is administering a tax credit, grant, or covenant for this property which would require our review and approval of proposed work and therefore these comments are general guidance offered as public assistance in response to a technical query and are not requirements.

These comments are general in nature and should not be considered architectural or engineering advice. Please consult your project professional before beginning any work.

#### **General Guidance**

The following links provide general information that may inform a contextual understanding of lighthouses across the United States, South Carolina, Daufuskie Island, and the historic preservation of such cultural resources.

**[Lighthouses of the Southeastern Region of the U.S.](#)**

- [Cape Hatteras National Seashore \(NC\): Bodie Island Lighthouse and Oilhouse Historic Structure Report](#)
- [HABS drawings of Cape Hatteras Lighthouse Oil House \(After 1933 but Before 1938\)](#)
- [Lighthouses of the South by Dempster and de Wire \(2004\)](#)

#### **Lighthouses of South Carolina**

- [South Carolina Lighthouses by Willis and McDermott \(2008\)](#)
- [Lighthouses of the Carolinas by Zepke \(1998\)](#)
- [A History of South Carolina Lighthouses by Hairr \(2014\)](#)
- [Hunting Island Lighthouse, National Register of Historic Places Nomination](#)

#### **Lighthouses of Daufuskie Island**

- [Daufuskie Island by Hersch and Robinson \(2018\)](#)

#### **Historic Preservation of Lighthouse Cultural Resources and Research**

- [Historic Lighthouse Preservation Handbook \(National Park Service et al\)](#)
- [J. Candace Clifford Lighthouse Research Catalog](#)
- [Records of the U.S. Lighthouse Service](#)
- [Lighthouse Plans in the National Archives: A Special List of Lighthouse-Related Drawings in Record Group 26](#)

#### **Masonry**

Please note – the State Historic Preservation Office does not provide engineering advice and the information provided here is strictly general in nature. You may find it beneficial to hire an experienced historic preservation engineering firm to best understand how each treatment would be physically compatible with the structure.

Aside from the structural factors that should be first evaluated by an historic preservation engineer before undertaking any work, both repairing the building's foundation with grout injected under the foundation and/or with tie-rods and pattress plates (anchor plates) may be compatible with the historic building both visually (or architecturally) and physically.

We recommend that grout injected under the foundation be not visible above-grade and that it should not damage the historic building: it should allow for the expansion, contraction, and thermal

movement of the masonry units and should not trap moisture.

We recommend that tie-rods and pattress plates be minimally visible (appropriately sized and located) and compatible with the property's historic character and that they should not damage the masonry and should be resistant to corrosion or protected from corrosion. We recommend the new materials, including but not limited to the pattress plate, to be simple in design and visual appearance.

### **Roof**

According to the statement by the Daufuskie Island Historical Foundation, the Daufuskie Island oil house is presently roofed in wood shakes. The State Historic Preservation Office (SHPO) has conducted research using resources that were limited to online webpages and documentation in our repository at the South Carolina Department of Archives and History to attempt to determine what this building's historic roofing material was or to at least attempt to determine compatible roofing materials based on buildings of the same typology and historic period. Unfortunately, the SHPO's limited online and archival research has been unable to determine the historic roofing material of the Daufuskie Island oil house.

An architectural investigation of the roofing structure and the overall site may inform what An architectural investigation would involve thorough documentation of the structure's existing roof system and then careful, sensitive exploration of the roofing structure and site for evidence of fastener holes, materials, or other physical evidence. [The National Park Service's \*Preservation Brief 35\*](#) is a helpful resource to carrying out an appropriate architectural investigation.

If no physical or historical evidence can be found via architectural investigation or historical research to directly substantiate the historic roofing material of the Daufuskie Island oil house, a compatible roofing material may be appropriate.

Many resources, such as the Historic Light House Preservation Handbook published by the National Park Service, US Coast Guard, Department of Defense Legacy Resource Management Program and the US Lighthouse Society, appear to agree with your hypothesis: historic oil houses were likely designed to be fireproof because they housed kerosene or other fuels. However, tentative research appears to indicate that not all oil houses may have stored kerosene and may have stored less flammable fuels.

Despite the lack of information discovered about the specific historic roofing material for the Daufuskie Island oil house, circumstantial evidence, based on analyses of other contextually similar oil houses, appears to support fireproof or non-combustible building materials as the most common historic roofing material for structures of this building type, with standing-seam metal roofs appearing to be one of the most common materials.

### **Additional Research**

Before selecting a treatment for the roof or to correct the masonry settlement, we recommend additional research be conducted. Resources may include but are not limited to:

- International Masonry Institute
- Library of Congress
- United States National Archives
- South Carolina Historical Society

### Interpretation

Documentation and interpretation of a historical property is important to inform stewards and visitors of its evolution. We encourage the Daufuskie Island Historical Foundation to thoroughly document the existing conditions of the historic property, the proposed work (including method and materials for its undertaking), any historical documentation substantiating the contextual compatibility of the latter, and maintain this documentation as official record of the historic property. We also recommend updating any interpretative signage associated with the historic property to inform visitors and stewards alike about the building's evolution, such as the proposed roofing material and the proposed work to correct masonry settlement. Such interpretative signage and documentation can protect a historic property's integrity, character, and history.

We hope this information is helpful and we look forward hearing more about future preservation undertakings at the Daufuskie Island oil house and other properties on the island.

Yours,



Christopher Tenny  
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**From:** gbrunning brunningandstang.com <[gbrunning@brunningandstang.com](mailto:gbrunning@brunningandstang.com)>

**Sent:** Wednesday, April 12, 2023 5:04 AM

**To:** Christopher Tenny <[CTenny@scdah.sc.gov](mailto:CTenny@scdah.sc.gov)>; [kristen.forbus@bcgov.net](mailto:kristen.forbus@bcgov.net); Harness, Virginia <[VHarness@scdah.sc.gov](mailto:VHarness@scdah.sc.gov)>

**Subject:** RE: Haig Point Lighthouse - Oil House, Daufuskie Island





FRONT ELEVATION



LEFT ELEVATION



BACK ELEVATION



RIGHT ELEVATION

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:  
EXISTING CONDITION  
ELEVATIONS

PROJECT DESCRIPTION:  
OIL HOUSE  
RESTORATION PROJECT

DRAWINGS PROVIDED BY:  
K MELO

DATE:  
08/10/23

SCALE:

SHEET:





NO.	DESCRIPTION	BY	DATE

SHEET TITLE:  
**EXISTING CONDITION  
PHOTOS**

PROJECT DESCRIPTION:  
**OIL HOUSE  
RESTORATION PROJECT**

DRAWINGS PROVIDED BY:  
**K MELO**

DATE:  
**08/10/23**

SCALE:

SHEET:



PROPOSED METAL ROOF EXAMPLE



*Standing Seam Metal Roof - The roof is to be a hand crimp seamed aluminum roof, with no ridge cap and hand crimped at termination with 3' and 5' panel length to simulate Factory Tin Roof panels. The seams are to be staggered at installation.*

PROPOSED DOOR SELECTIONS



Option A  
*Dimensional Souther Yellow Pine Plank with hand forged hardware (original to the structure)*



Option B  
*Plate Steel with steel strapping with wrought round-over rivets*

NO.	DESCRIPTION	BY	DATE

SHEET TITLE: PROPOSED MATERIALS

PROJECT DESCRIPTION: OIL HOUSE RESTORATION PROJECT

DRAWINGS PROVIDED BY: K MELO

DATE: 08/10/23

SCALE:

SHEET:



“The proposed signage will tell the story of the construction of the fire-resistant Oil House built just east of the Lighthouse in 1892 to store the volatile kerosene fuel used in lighthouses during this period. At that time, Richard Stonebridge, the second lighthouse keeper, had been on Daufuskie for only a year. Stonebridge would continue as the keeper for 31 more years, retiring in 1923. A similar brick oil house, also built in 1892, near Palmetto Dunes on Hilton Head for the Hilton Head Rear Light, measured nine by eleven feet and could store 450 five- gallon cans of kerosene. Another, built in 1890 and measuring ten by twelve feet can be found at the St. Simons Lighthouse. Lightkeepers were responsible for inspecting the building daily to insure none of the containers was leaking. Detailed records on usage were required by the Lighthouse Board who monitored light stations to make sure that fuel was being used efficiently and only for authorized purposes.”



PROPOSED SIGNAGE EXAMPLES

NO.	DESCRIPTION	BY	DATE

SHEET TITLE: PROPOSED SIGNAGE

PROJECT DESCRIPTION: OIL HOUSE RESTORATION PROJECT

DRAWINGS PROVIDED BY: K MELO

DATE: 08/10/23

SCALE:

SHEET: