



Old Firehouse Beaufort, South Carolina Historic Structure Report



Cultural Resources, Partnerships and Science
Southeast Region

Old Firehouse

Reconstruction Era National Historical Park

Beaufort, South Carolina

Historic Structure Report

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About the front cover: View of the Old Firehouse looking southeast, August 2017. Source: WFT Architects, PA

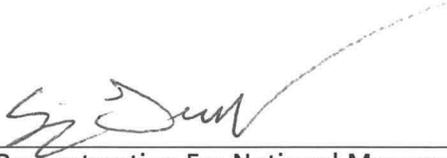
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Old Firehouse

Reconstruction Era National Monument

Beaufort, South Carolina

Historic Structure Report

Approved by:  2/23/2019
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Contents

Figure List	vii
Project Team	xi
Foreword.....	xiii
Management Summary	
Historical Data	1
Treatment and Use	2
Administrative Data	2
Project Scope and Methodology	3
Developmental History	
Historical Background and Context	9
Old Firehouse Building History	14
Old Firehouse Chronology of Development and Use	22
Physical Description and Condition Assessment	
Site	25
Exterior Description	26
Condition Assessment	33
Interior Description	37
Condition Assessment	50
Significance and Integrity	
National Register of Historic Places	53
Significance Criteria	53
National Register Status, Old Firehouse, Beaufort, South Carolina	54
Period of Significance	56
Character-Defining Features	56
Assessment of Integrity	58
Treatment and Use	
Requirements for Treatment and Use	59
Laws, Regulations, and Functional Requirements	59
Alternates for Treatment and Use	61
Ultimate Treatment and Use	62
Guidelines for Treatment	62
Recommendations	63
Exterior	63
Interior	65
Recommendations for Further Research	67
Resilience to Natural Hazards	67
Bibliography	69
Appendices	
Appendix A: Measured Drawings	
Appendix B: Hazardous Materials Survey Report	

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Figure List

Management Summary

1	Map of South Carolina showing location of Reconstruction Era National Historical Park	5
2	Aerial view of Beaufort and St. Helena Island showing the locations of the Old Firehouse and other key historic resources within Reconstruction Era National Historical Park	6
3	Aerial view of downtown Beaufort showing the location of the Old Firehouse	6
4	Map showing the boundary of the Beaufort Historic District and the location of the Old Firehouse	7

Developmental History

5	Old Firehouse (Municipal Meat Market) (1912), 706 Craven Street, at corner of Craven and Scott streets	14
6	Nevermore Books (Fire Station, City Hall) (1912), 702 Craven Street, at the corner of Craven and Carteret streets, the companion building to 706 Craven Street, Beaufort, South Carolina	14
7	Beaufort Arsenal (1852), a Gothic style, castellated building provided the name for Beaufort's municipal block, Castle or Center Square	15
8	Portion of 1912 Sanborn Fire Insurance map showing the newly constructed Municipal Meat Market and Fire Station	16
9	Map of Beaufort fire districts, circa 1907–1908. The fire districts were created in response to the Beaufort fire of 1907. Note the location of the future Old Firehouse, constructed circa 1912, on the map	18
10	Portion of 1924 Sanborn Fire Insurance map showing the Municipal Meat Market as a fire station and the Fire Station as City Hall	19

Physical Description and Condition Assessment

11	A view southwest down Craven Street toward the Old Firehouse	25
12	A view northeast from Scott Street toward the Old Firehouse and the Beaufort Arsenal	25
13	A view west along the north facade of the Old Firehouse	26
14	The patio on the west side of the Old Firehouse	26
15	A landscaped area serves as a buffer between the Old Firehouse and the library parking lot	26
16	A sidewalk extends south from Craven Street along the east side of the building	26
17	The Old Firehouse from the northwest	26
18	Beaufort City Hall 702 Craven Street (1912) sister building to the Beaufort Municipal Meat Market 706 Craven Street, which later became the Old Firehouse	27
19	The north elevation of the Old Firehouse	27
20	The west elevation of the Old Firehouse	28
21	The south elevation from the southeast	28
22	A partial view of the east elevation from the southeast	28
23	A view of the stone foundation wall	28
24	A view of the brick masonry at the Old Firehouse	29
25	A detail view of the brick masonry wall. Note the different color brick at the upper right	29
26	A typical arched window opening. Note stone keystone and imposts	29
27	A typical brick sill at the arched storefront windows	29
28	A flat brick arch with stone keystone at a typical wood window opening	30
29	Typical anchor plates and steel tie rods at the upper portion of the Old Firehouse façade	30
30	The aluminum-framed doorway on the west elevation	30
31	An interior view of the main entrance door	30
32	A fiberglass door at the east elevation. Note the transom window above the door	31
33	The interior of the fiberglass door at the east side of the building	31
34	A typical arched aluminum-framed storefront window	31
35	A typical aluminum frame at the arched storefront windows	31

36	An interior view of a typical wood double-hung window	32
37	A circular window present at each of the gable ends	32
38	An interior view of one of the circular windows at the gable ends	32
39	The asphalt shingle roof at the Old Firehouse and the cupola at the center of the roof	33
40	Cracked and missing mortar was observed throughout the façade	33
41	Cracked brick units were observed adjacent to window openings	33
42	Missing and deteriorated mortar was observed adjacent to window openings on the east and south elevations	34
43	A deteriorated and missing brick unit at the edge of a window opening	34
44	Remnant metal anchors were observed at the northwest corner of the building	34
45	Biological growth was observed at the brick sills below the storefront windows	34
46	A portion of an aluminum frame is displaced	34
47	The lower sash is missing at the northern-most window on the east elevation	35
48	Deteriorated wood was observed at many the wood-framed windows	35
49	Paint failure was observed at the wood windows	35
50	Deteriorated glazing putty was observed at the wood-framed windows	35
51	Rope and / or chain was missing from the wood double-hung windows	35
52	The seal of the insulated glazing unit at the north circular window was broken	35
53	Signs of water infiltration were observed at the aluminum-framed windows	36
54	A portion of the southwest downspout was missing	36
55	Staining was observed at the underside of the cupola at the center of the roof	36
56	Gutters were overflowing with water during a rain storm	36
57	Overall view of main floor	37
58	Overall view of mezzanine	37
59	Overall view of central opening and cupola	37
60	Columns supporting mezzanine above	38
61	The bar area from kitchen	38
62	The back bar counter	38
63	Exhaust hood at kitchen	38
64	Wire shelving around east kitchen window	39
65	Opening at kitchen ceiling	39
66	The janitor's closet	39
67	Overall view of hall	39
68	Door to accessible restroom	40
69	The stair	40
70	Framing and guard rail at mezzanine	40
71	West wall at south mezzanine	40
72	East wall at north mezzanine	41
73	Railings at mezzanine opening	41
74	Arched opening at north wall	41
75	Arched opening at south wall	41
76	Cast-iron grille at south opening	42
77	Typical vinyl strip flooring	42
78.	Overall view at restroom	42
79	Carpet at north mezzanine	42
80	Opening above suspended ceiling. Note remnants of gypsum board on the wood framing	43
81	Gypsum ceiling at hall	43
82	Exposed to view timber framing	43
83	A view of the cupola	43
84	Detail at framing connection	43
85	Aluminum-framed glass entry door	44
86	Detail at knobbed latch set	44
87	HVAC condensing units	44
88	Furnace and blower unit	45
89	Typical painted ductwork at main floor	45

90	Thermostat for the mezzanine on the wall to the right of the stair	45
91	Ground-floor thermostat next to pull station for kitchen fire-suppression system and security system keypad	45
92	Tank-type water heater	46
93	Tankless water heater	46
94	Exposed piping at janitor's closet	46
95	Exposed piping at kitchen	46
96	Electric meter base and service entrance	47
97	Conduit penetration from grade below	47
98	Main electrical panel at utility room	47
99	Surface-mounted conduit and devices	48
100	Surface-mounted conduit and devices	48
101	Flush-mounted floor boxes	48
102	Track lighting and ceiling fan. Note exposed HVAC ducts	48
103	Surface-mounted communications receptacles	48
104	Smoke detector at underside of steel beam	49
105	Smoke detector mounted to wood joist	49
106	Fire-suppression system components for kitchen hood	49
107	Illuminated exit sign at main entrance	49
108	Illuminated exit sign at top of stair	49
109	Illuminated exit sign with emergency lighting at rear exit hall	50
110	Security alarm control panel at bar area. The pull station in the center was subsequently removed, along with the dry chemical fire suppression system, which is on the opposite side of this wall	50
111	A visible crack at interior masonry wall	51
112	Water damage at ceiling in restroom	51
113	Water damage and peeling paint at ceiling in rear exit hall. Note exit sign hanging from conduit	51
114	Water stains on wood structure at cupola	51

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Foreword

We are pleased to make available this Historic Structure Report, part of our ongoing effort to provide comprehensive documentation for the historic structures and cultural landscapes of National Park Service units in the Southeast Region. A number of individuals contributed to the successful completion of this work, but we would particularly like to thank the Project Team who authored the report. The authors would like to thank the current Superintendent of the new Reconstruction Era National Historical Park, Scott Teodorski, Acting Superintendents who assisted with the project, including Melissa English-Rias, Danita Brown, and Dawn Davis, as well as Historical Architects Ali Miri and Jessica Kelly of the Southeast Regional Office for their assistance. We hope that this study will prove valuable to park management in initial and ongoing efforts to preserve the building and to everyone in understanding and interpreting this unique resource.

Sam Tamburro, Acting Chief
Cultural Resources, Partnerships and Science Division
Southeast Regional Office
2019

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Management Summary

At the request of the National Park Service (NPS), Panamerican Consultants, Inc., and its subconsultants, Wiss, Janney, Elstner Associates, Inc. (WJE), WFT Architects (WFTA), and Hazclean Environmental Consultants (Hazclean), have developed this Historic Structure Report (HSR) for the Old Firehouse at Reconstruction Era National Historical Park in South Carolina. The Old Firehouse is a one-and-one-half story, brick masonry building with a gable roof, located in downtown Beaufort, South Carolina. Figure 1 is a map of the state of South Carolina showing the location of Beaufort and the Reconstruction Era National Historical Park. Figure 2 is an aerial photograph of Beaufort and St. Helena Island, South Carolina, showing the location of the Old Firehouse and other key historic resources in Reconstruction Era National Historical Park. Figure 3 is an aerial photograph showing the location of the Old Firehouse in downtown Beaufort.

The Old Firehouse is a contributing resource within the Beaufort Historic District, a National Historic Landmark, as well as part of the Reconstruction Era National Historical Park. It is one of several civic structures that represent the development of downtown Beaufort during the twentieth century. Figure 4 is a map showing boundary of the Beaufort Historic District.

Historical Data

Since the Civil War, the area containing shops and offices in the City of Beaufort has been moving north, away from the waterfront along the Beaufort River. The center of government also has shifted north, up Carteret Street, which leads directly from the waterfront to the Craven Street area. At this location a public park was created,

which still stands, as was a city market, a fire station, and a town hall; the area, called Central or Castle Square, became the center of Beaufort's city government at the end of the 19th century.¹ By the second decade of the 20th century, the *Beaufort Gazette* reported the city was undergoing a construction boom, with commercial development and increased property sales.²

By 1911, the city decided that it needed to build two new municipal buildings, a meat market and a fire station. The two similar buildings were built on the east and west ends of the 700 block of south Craven Street. The building at the corner of Craven and Scott streets was created as a meat market, and the building at the corner of Craven and Carteret streets was created as a fire station. The need for a new municipal fire station was a result of the Great Fire of 1907, which had taken the existing Washington Steam Fire Engine Company No. 2 Hook and Ladder and Engine Company Hall.³

By 1924, a Sanborn Fire Insurance map revealed that 706 Craven Street, the meat market, had become a fire station and 702 Craven Street had become City Hall. The former meat market was

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1. David B. Schneider, *National Register of Historic Places Registration Additional Documentation, Beaufort Historic District*. Accepted by the National Register, May 31, 2001; and C. Brooker, "Intensive Level Building Inventory Form: 702 Craven St. Beaufort City Hall" Prepared by Brooker Architectural Design Consultants, Beaufort, South Carolina (Atlanta, Georgia: Brockington and Associates, 1997).
 2. *Beaufort Gazette*, "Signs of Progress Shown in Beaufort," 1912 in Schneider, Section 8, 48.
 3. *Beaufort Gazette*, "Beaufort in Flames," Beaufort, South Carolina, January 24, 1907.

now the home of the Washington Fire Company No. 2.⁴ The fire station was used by the city until the late 1970s when its age began to cause numerous problems. The Beaufort Fire Department moved into a new fire station on Ribault Road in December 1983.

Beaufort County was interested in acquiring the Old Firehouse for possible use during the expansion of its library, and it obtained the building in 1987 in a land swap deal with the City of Beaufort. However, the county's plans were never realized and the building sat empty. The Beaufort Board of Architectural Review began to examine potential uses for the Old Firehouse in the summer of 1989 as the county desired to return it to the tax rolls. In 1992, Billy and Paul Keyserling purchased the Old Firehouse from Beaufort County for rehabilitation as an events venue. During the Keyserlings ownership, a shop, Egret Restaurant, a bookstore, and an events venue, Soiree, among other commercial endeavors, occupied the building.

Although the building does not have ties to the Reconstruction era, Billy Keyserling, then Mayor of Beaufort, envisioned the Old Firehouse as a visitor point of contact center to direct visitors to Reconstruction-related sites throughout downtown and the rest of the county.⁵ On January 10, 2017, the Keyserlings donated the Old Firehouse to the National Park Service for use in the Reconstruction Era National Historical Park.

Treatment and Use

The Old Firehouse was documented in the National Register of Historic Places, as a contributing resource in the nationally significant Beaufort Historic District, which was listed in the National Register on December 17, 1969 (NR 69000159). The historic district was designated a

National Historic Landmark on November 25, 1994.

An administrative determination of Ultimate Structure Treatment has not yet been made. The park plans to use the structure as a visitor center, conduct educational programs, and host school groups and special events. In order to accommodate this use, the park has planned a rehabilitation project that will address floor treatment, electrical outlet replacements, wall finish treatment, restroom fixtures replacement, window treatment, and staircase treatment. Based on the findings of this Historic Structure Report, and consultation with the park's superintendent on the planned use of the building, a treatment based on the *Rehabilitation* standard is recommended. Additionally, following development of the park's General Management Plan, use of a different standard may be determined.

The Old Firehouse is generally in fair to good condition overall. Recent repairs by the National Park Service have addressed issues including leakage through the cupola to the interior during heavy rainfall. The building exhibits various conditions requiring maintenance-type repairs, such as repointing of mortar joints, as well as localized more severe deterioration, such as deterioration of flooring at several locations.

Administrative Data

Locational Data

Building Name: Old Firehouse

Location: Beaufort Historic District (National Historic Landmark), Reconstruction Era National Historical Park, Beaufort, South Carolina

LCS Number: 1096082

Related Studies

- Gregory P. Downs and Kate Masur. *The Era of Reconstruction, 1861–1900: A National Historic Landmarks Theme Study*. Washington, DC:

4. Gerhard Spieler, "Carteret was fire house site," *Beaufort Gazette*, May 1, 1984, 5A.
5. Stephen Fastenau, "This week is huge for the public to help tell Beaufort's Reconstruction Story," *Beaufort Gazette*, Beaufort, South Carolina, July 24, 2017, n.p.

National Historic Landmarks Program, Cultural Resources, National Park Service, US Department of the Interior, 2017.

- Mrs. James W. Fant. *National Register Nomination for Historic Beaufort*. Columbia: South Carolina Department of Archives and History. Prepared November 8, 1969; entered in the National Register December 17, 1969.
- *Addendum to Beaufort Historic District National Register nomination* (expansion of period of significance). Accepted by the National Register, April 2, 1986.
- *National Register of Historic Places Inventory-Nomination Form Additional Documentation* (boundary extension). Accepted by the National Register, November 25, 1994.
- David B. Schneider, Consultant, Anniston, Alabama. *National Register of Historic Places Registration Additional Documentation, Beaufort Historic District*. Accepted by the National Register, May 31, 2001.

Cultural Resource Data

The Old Firehouse is a contributing building within the Beaufort Historic District in Beaufort, South Carolina, which is part of the Reconstruction Era National Historical Park. The Beaufort Historic District was listed in the National Register of Historic Places in 1969, and designated a National Historic Landmark in 1973. Two addenda to the nomination, as well as additional documentation, extended the district's boundaries and expanded its period of significance, as further discussed below.

The historic district is considered significant for its history during colonial and antebellum times, as well as during the Civil War; during the Reconstruction era when land was redistributed on a large scale from large landowners to formerly enslaved African Americans, who actively participated in shaping the development of Beaufort into the twentieth century; and for its many notable examples of residential and commercial architecture from its earliest years

through the mid-20th century. The National Register nomination (1969) cites the following areas of significance: Aboriginal–Historic, Architecture, Commerce, Education, Landscape Architecture, Literature, Military, Political, Religion / Philosophy, Urban Planning, and (under the category Other), Revolutionary and Civil War.⁶

The 2017 proclamation establishing Reconstruction Era National Historical Park specifically mentions the Old Beaufort Firehouse as one of the “many objects of historic interest” within the Beaufort National Historic Landmark District.⁷

Period of Significance: circa 1912–1950⁸

Proposed Treatment: Rehabilitation

Project Scope and Methodology

The goal of the Historic Structure Report is to develop planning information for use in the repair, maintenance, and preservation of this historically significant building. First developed by the National Park Service in the 1930s, HSRs are documents prepared for a building, structure, or group of buildings and structures of recognized significance. They are used to record and analyze a property's initial construction and subsequent alterations through historical, physical, and pictorial evidence; document the performance and condition of the structure's materials and overall physical stability; identify an appropriate course of

6. Mrs. James W. Fant, *National Register Nomination for Historic Beaufort*. Columbia: South Carolina Department of Archives and History, 1969; entered in the National Register December 17, 1969.
7. “Proclamation 9567 of January 12, 2017, Establishment of the Reconstruction Era National Monument,” *Federal Register* 82, no. 12, January 19, 2017.
8. A period of significance for the Old Firehouse relates to the property as part of the Beaufort Historic District, which has an overarching period of significance of 1712-1950, as further discussed in the Significance and Integrity chapter of this report. See Schneider.

treatment; and, following implementation of the recommended work, document alterations made through that treatment.

The HSR addresses key issues specific to the Old Firehouse, including the history and construction chronology of the building; the existing physical condition of the exterior envelope, structural systems, and primary interior spaces and features; and the historic significance and integrity of the building.

The following project methodology was used for this study.

Research and Document Review. Archival research was performed to gather information about the original construction and past modifications and repairs for use in assessing existing conditions and developing treatment recommendations for the building. Documents reviewed included maps, drawings, specifications, and other written and illustrative documentation about the history of construction and repairs to the building. The research for this study built upon prior historical and archival research done by the National Park Service and others, as outlined in the bibliography provided with this report. Primary reference material for this study was obtained from published and unpublished documentation available in the NPS Southeast Region library collections, provided by the park, and accessed online. Additional research material was obtained from the University of North Carolina archives, accessed online, where the Penn Center archives are located.

Condition Assessment and Documentation.

Concurrent with the historical research, a condition survey of the Old Firehouse was performed and observations were documented with digital photographs, field notes, and annotation on baseline drawings. For purposes of the field survey, drawings were prepared by the project team. The condition assessment addressed the exterior and primary interior spaces and features of the building, as well as hazardous materials, if present. Measurements were taken during the field work for preparation of measured drawings as part of this project.

Development of History, Chronology of Construction, and Evaluation of

Significance. Based on historical documentation and physical evidence gathered during the study, a context history and a chronology of design and construction were developed. An evaluation of significance was also prepared, taking into consideration guidelines provided by *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*.⁹ This evaluation of history and significance provided the basis for the development of recommended treatment alternatives.

Guidelines for Preservation. Based on the evaluation of historical and architectural significance of the structure, guidelines were prepared to assist in the selection and implementation of preservation treatments.

Treatment Recommendations. The Secretary of the Interior's Standards for the Treatment of Historic Properties guided the development of treatment recommendations for the significant exterior and interior features of the buildings, and for the features of the landscape included in this study. Following the overall treatment approach of *Rehabilitation* for the Old Firehouse, specific recommendations were developed to address the observed existing distress conditions as well as the park's intended future use and long-term objectives.¹⁰

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9. National Park Service, *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Washington, DC: Government Printing Office, 1997).
 10. Anne E. Grimmer, *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings* (Washington, DC: US Department of the Interior, National Park Service, Technical Preservation Services, 2017).



FIGURE 1. Map of South Carolina showing location of the Reconstruction Era National Historical Park (not to scale). (Source: US Census Bureau, annotated by the authors)

Preparation of Historic Structure Report.

Following the completion of research, site work, and analysis, a narrative report was prepared that summarized the results of the research and inspection and presented recommendations for treatment. The HSR was compiled following the organizational guidelines of the National Park Service *Preservation Brief 43: The Preparation and Use of Historic Structure Reports*, with modifications to organizational structure for purposes of this project.¹¹

11. Deborah Slaton, *Preservation Brief 43: The Preparation and Use of Historic Structure Reports* (Washington, DC: National Park Service, Technical Preservation Services, 2005).

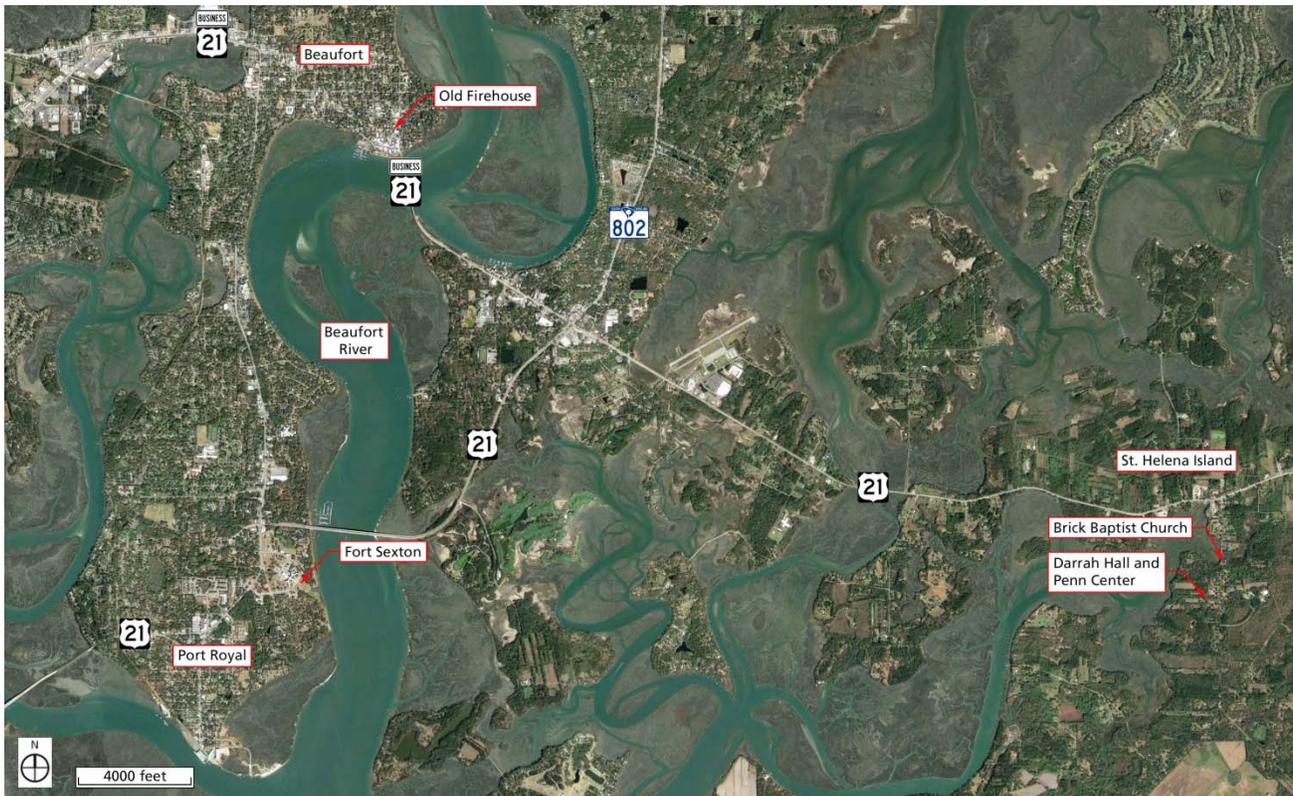


FIGURE 2. Aerial view of Beaufort and St. Helena Island showing the locations of the Old Firehouse and other key historic resources within Reconstruction Era National Historical Park. (Source: GoogleEarth 2017, annotated by the authors)



FIGURE 3. Aerial view of downtown Beaufort showing the location of the Old Firehouse. (Source: GoogleEarth 2017, annotated by the authors)

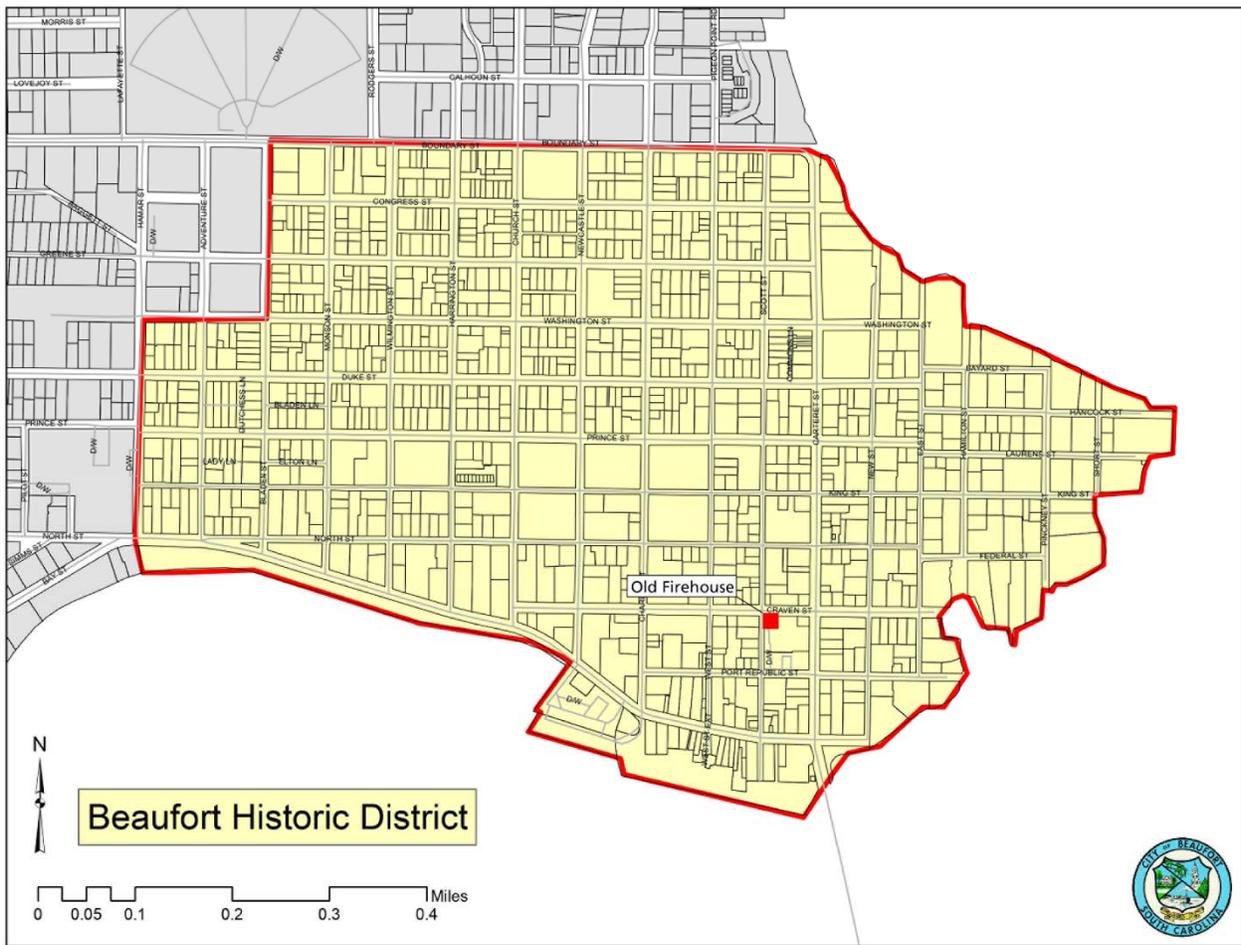


FIGURE 4. Map showing the boundary of the Beaufort Historic District and the location of the Old Firehouse. (Source: City of Beaufort, South Carolina, annotated by the authors)

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Developmental History

Historical Background and Context

The Spanish first visited the Beaufort area in 1521, and for the remainder of the century tried unsuccessfully to establish a permanent settlement in the region. It was not until the end of the seventeenth century that European settlement began to take root, with the advent of English ventures. A group of powerful investors named the “True and Absolute Lords Proprietors of the Carolinas” received a grant from the Crown in 1663 to establish a city on Port Royal Island, one of 65 islands that now make up Beaufort County.¹²

The City of Beaufort was laid out in 1710, by order of the Lords Proprietors, in a grid pattern.

Within the grid pattern, an open space bisected north / south by Carteret Street and east / west by Craven Street appears from the beginning. First called Central Square, this area was also known as Castle Square suggesting that the blockhouse thought to have been erected in Beaufort during 1703 stood either here or somewhere nearby.¹³

By the early 18th century, Beaufort entered the “plantation era.”¹⁴ The plantation economy of the

time was driven by cattle, rice, and indigo, and was built on the labor of enslaved Africans. Slave traders brought Africans directly into Beaufort to sell into slavery throughout portions of the 18th century, which transformed the population of Beaufort. The arrival of the Africans created a black majority by 1730, which remained until 1960.¹⁵

The town quickly developed into a center for trade and commerce. By the time of the American Revolution, it was considered a strategic asset. A number of plantations were located in the region, with many owners seeking to escape their isolated properties during the summer months by occupying homes in town.¹⁶

The war was especially problematic for the Beaufort area, as the loyalties of its citizens were divided between independence and remaining with Great Britain. Most of the major plantations on Hilton Head Island and in the parishes of St. Luke and Prince William were totally or partially destroyed. Many Loyalists found refuge in the Bahamas, taking their slaves with them.¹⁷ In addition, thousands of enslaved people were abducted by British and Tory raiders, while many more fled and unnumbered others died during the fighting.¹⁸ Embargos placed on rice and indigo caused prices to plummet, leading planters to go into bankruptcy or engage in illicit trading. In the summer and fall of 1779, the British occupied Beaufort, adding to the misery of those living in the area. Their departure was chronicled by

12. Charles F. Kovacik and John J. Winberry, *South Carolina: The Making of a Landscape* (Columbia: The University of South Carolina Press, 1987), 2–3.

13. Schneider, Section 8, 4.

14. Lawrence S. Rowland, “Beaufort County,” *South Carolina Encyclopedia*, University of South Carolina, Institute of Southern Studies, last modified October 13, 2016, <http://www.sencyclopedia.org/sce/entries/beaufort-county/>.

15. *Ibid.*; Schneider, Section 8, 6.

16. *Ibid.*, Section 8, 14.

17. Rowland, n.p.

18. Schneider, Section 8, 9.

George Washington, who wrote to Horatio Gates on November 1, 1779:

We have very agreeable news about our southern affairs . . . In the Philadelphia paper of the 26th. It appears that Col. Maitland [of His Majesty's 49th Foot] has precipitately evacuated Beaufort leaving behind him, his hospital, artillery, stores and baggage.¹⁹

The results of the British occupation are not well chronicled, but the cattle industry that had flourished before the war never recovered.²⁰

After the war, the city of Beaufort began to grow and became a thriving mercantile port. Merchants and planters constructed houses in town, many of which were only occupied seasonally. Just before the beginning of the Civil War, a neighborhood off Bay Street, bounded by Carteret and Charles streets, “. . . represented through its inhabitants, one of the largest concentrations of wealth in South Carolina.”²¹ Between 1852 and 1860, Beaufort underwent its most extensive construction effort of the 19th century.²² This extensive growth was brought to an abrupt halt by the Civil War, which significantly changed Beaufort's fortunes for the rest of the 19th century.

Civil War. On December 20, 1860, South Carolina declared itself severed from the Union, and the Beaufort area began to make preparations to protect itself from possible attack. These plans collapsed in the face of the armada that sailed into Port Royal Sound and began bombarding Bay Point on November 7, 1861. After nearly five hours of bombardment, the fortifications guarding the sound fell, and the Confederate troops evacuated. The planters at the outlying plantations had long fled the area, and once the fortifications guarding the sound fell, many of the white citizens of Beaufort precipitously left the city, abandoning their homes and property, and leaving approximately 10,000 enslaved people behind. Federal troops first landed in Beaufort on November 9, 1861, but did not establish a real

military presence until December 11 when the Federal occupation began. During the intervening month, tales of looting, burning of crops, terrorizing of formerly enslaved people, and attempts to seize abandoned property and goods spread throughout the town. The Beaufort District was reported to be in a condition close to anarchy during this period.²³

Federal Occupation and Reconstruction Era (1861-1900)

Directed by Gen. Isaac I. Stevens, the Federal occupation immediately restored order by removing the newly freed slaves, considered “contraband of war,” to a camp established outside of town for their temporary residence. Soldiers were housed in tents on the outskirts of town and were only allowed in town with a permit, and plundering or entering any of the abandoned houses was strictly forbidden. Despite the efforts of General Stevens, it was clear to people still living in Beaufort, including humanitarians working on the adjacent Sea Islands that the looting continued.²⁴ The greatest change to the city, however, was not the occupation itself but the redistribution of wealth that occurred as part of the Federal Direct Tax Commission.

The Direct Tax Commission was created by a June 7, 1862, Act of Congress giving it the power to collect direct taxes in insurrectionary districts within the United States. After finding an early plat map of the city and creating an assessment roll, the commission issued tax notices to people it deemed delinquent in paying taxes in an attempt to collect money and to redistribute property to Union supporters. When taxes were not paid, the government foreclosed the properties, which were then auctioned off to pay the back taxes. The first of these tax auctions occurred in March 1863 for St. Helena Parish, which was then part of the Beaufort District. While most of these properties were residential, some commercial structures were also included. Although the ethnicity of the buyers was not indicated in archival records, many of the buyers included newly emancipated African

19. Schneider, Section 8, 9–10.

20. *Ibid.*

21. *Ibid.*, Section 8, 15.

22. *Ibid.*, Section 8, 19.

23. *Ibid.*, Section 8, 26.

24. *Ibid.*, Section 8, 27.

Americans or organizations established to aid them. Thus, began the redistribution of property and wealth in Beaufort.²⁵

Reconstruction. Reconstruction began when the first United States soldiers arrived in the slaveholding territories during the Civil War, and enslaved people left the plantations and farms; some of them fled to free states, while others found safety with occupying Federal forces. The formerly enslaved people fleeing to the Union Army caused Americans to confront the question of what kind of a labor system would replace slavery. On the huge plantations near Beaufort, Hilton Head, and the South Carolina Sea Islands, freedpeople, northern missionaries, the Union Army, and private investors attempted to create a new society and to develop a system built on paid labor and education.²⁶ Beaufort County, South Carolina, became one of the first places in the United States where formerly enslaved people begin integrating into free American society. While the Civil War raged in other parts of the nation, Beaufort County became the birthplace of Reconstruction, or what historian Willie Lee Rose called a "rehearsal for Reconstruction."²⁷

During the period, the US Congress passed three constitutional amendments that permanently abolished slavery, defined birthright citizenship, guaranteed due process and equal protection under the law, and granted all males the ability to vote by prohibiting voter discrimination based on race, color, or previous condition of servitude (Thirteenth, Fourteenth, and Fifteenth amendments to the US Constitution). African American male suffrage was a pivotal issue for Reconstruction policy making both in Washington, DC, and in the South. Newly freed men and

women, although they would not be able to vote, used all their old slave networks and newly acquired political and social power to assure the passage of the amendment. Upon gaining the right to vote, black males moved quickly to consolidate their gains creating public school systems, modernizing legal codes, expanding tenants' rights, and forbidding racial discrimination in public accommodations.²⁸ Even as the African American population was making great strides, many in the white population were resentful and vengeful.

Congress also passed a series of Reconstruction Acts that divided the former Confederacy into five military districts and established requirements for re-admittance to the Union for the states in rebellion, except for Tennessee. Federal troops were stationed in these districts to oversee the implementation of the changes and their occupation of the South was bitterly resented by many Southerners. The experience of Reconstruction and the rebuilding of the Union following the Civil War resulted in changes that fundamentally altered the meaning of citizenship and the relationship between Federal and state governments. Social, economic, and political changes dramatically transformed the former Confederate states where serious and consistent activities of Reconstruction, as well as resistance to them, occurred. Armed uprisings against African American institutions such as churches and schools were common, and the Ku Klux Klan, an all-white terrorist organization that sought to undermine African American institutions, individuals, and white supporters of African Americans, was founded. For all the gains made by African Americans during this period, white resistance gradually eroded them and replaced them with a series of highly restrictive and idiosyncratic segregationist laws and customs commonly known as "Jim Crow." By 1896, with the US Supreme Court's decision to uphold racial segregation of "separate but equal" facilities in *Plessy v. Ferguson*, the goals of Reconstruction have been largely subverted.²⁹ For more detailed information on the

25. Schneider, Section 8, 25-28.

26. Gregory P. Downs and Kate Masur, *The Era of Reconstruction, 1861–1900. A National Historic Landmarks Theme Study*, (Washington, DC: National Historic Landmarks Program, Cultural Resources, National Park Service, US Department of the Interior, 2017), 3.

27. Willie Lee Rose, *Rehearsal for Reconstruction; The Port Royal Experiment* (New York: Oxford University Press, 1976).

28. Downs and Masur, 43-48.

29. Eric Foner, *Reconstruction: America's Unfinished Revolution, 1863-1877* (New York: Harper and Row, 1988); and Downs and Masur.

Reconstruction Era, please see the NPS theme study *The Era of Reconstruction, 1861–1900: A National Historic Landmarks Theme Study*.

In the Beaufort area, property ownership and wealth were not the only factors to change the lives of the formerly enslaved people; they were also able to gain some political power, which was maintained and exercised into the 20th century.³⁰ As noted in *The Era of Reconstruction, 1861–1900*, the area that now comprises the Beaufort Historic District and the surrounding area:

... captures—perhaps better than any single location the United States—the political, economic, organizational, and religious transformations of Reconstruction. After the capture of Port Royal, Beaufort quickly became a place of refuge for ex-slaves from across the Low County and Sea Islands. There and in neighboring islands, African Americans escaped to freedom, constructed agricultural communities, and built lasting political, religious, and educational institutions.³¹

During the last quarter of the 19th century, the City of Beaufort began to grow despite the many lawsuits and questions concerning land ownership related to the decisions by Direct Tax Commissioners, the seizure of land during the war, and the subsequent presidential pardon of many former plantation owners. The mercantile area along Bay Street expanded and public buildings were remodeled.³² However, three disasters undermined the area's prosperity during this period of growth: the hurricanes of 1893 and 1896 and the Great Fire of 1907. The 1893 hurricane is estimated to have killed 1,000 people and caused \$10,000,000 of damage to the South Carolina coast.³³ The Great Fire of 1907, however, caused the most devastation.

The fire, which began in the early afternoon of Saturday, January 19, 1907, was suspected to have broken out in one of three locations: in one of the

flues in the Beaufort Salvage Company, at Hirsch's Dry Goods Store, or in F.W. Scheper's barn.³⁴ The flames raced down Bay Street, fanned by the wind and aided by the tinder-dry wood buildings. While all three of Beaufort's fire companies quickly arrived at the scene of the fire, it was immediately apparent that local firefighting facilities were not adequate to control the situation.³⁵ While the firemen:

... were fighting the fire with all the power they could, the flames spread northward along the west side of Carteret Street, burning the fire engine house and hall and two residences. Crossing the street, it kept on burning the office and several houses belonging to Mr. Thomas Talbird, and at last caught and consumed the Town Market. Crossing Craven Street, it consumed the Town Hall, a small Hook and Ladder Company Hall and a small Engine Company.³⁶

When it became apparent that the fire was too much for the fire companies and the many citizens who had formed bucket brigades, soldiers were requested for help. The United States Marines stationed at nearby Parris Island answered the call. Although they could not bring their firefighting equipment on board the boat that brought them to Beaufort, they carried axes to help tear down walls and create fire lines, and brought linemen to handle electrical wires and attendant problems.³⁷ While the arrival of the Marines was a great help in putting down the fire, the *Savannah Morning News* published a salacious article stating that troops

30. Schneider, Section 8, 58; and Downs and Masur, Part Three.

31. Downs and Masur, 103.

32. Schneider, Section 8, 48.

33. *Ibid.*, Section 8, 62.

34. The location of the beginning of the fire has historically been much debated. It is now believed that a careless cigarette or match was thrown into the stables behind F.W. Scheper's store causing the great conflagration (Evan Thompson as cited by Rachel Ringcade, Memoire: Historic Beaufort Lecture [Great Fire of 1907] given by Evan Thompson, Beaufort, South Carolina, April 20, 2006).

35. "Beaufort Loses Stores and Homes: Fire Starts in Scheper's Barn," *Savannah Morning News*, January 20, 1907.

36. "Beaufort in Flames," *Beaufort Gazette*, January 24, 1907.

37. "More About the Beaufort Fire," *Beaufort Gazette*, February 24, 1907.

were sent to Beaufort to control the city's African American population during the conflagration.³⁸ However, the *Beaufort Gazette* refuted the Savannah article by reporting, "Many men did noble work. Many whites saved colored homes. Many colored saved white houses."³⁹ This was the worst conflagration to date in the city of Beaufort, and it did more damage to the city than any hurricane or Civil War battle.⁴⁰ Nevertheless, after the fire the city continued to grow.

A 1912 article in the *Beaufort Gazette*, "Signs of Progress Shown in Beaufort," optimistically stated:

In spite of the dry Spring and the August storm, the general decision is that the year 1911 brought much progress and prosperity to Beaufort. Many new people cast their lots with those already here. Much building activity was carried on, many new homes built, stores remodeled and much property changed hands. The prospects for 1912 are even brighter.⁴¹

This optimism also extended to the city government. In 1911, the intendant (mayor), W.F. Sanders, proposed the construction of two new municipal buildings at Castle Square on Craven Street. The new buildings were constructed of fireproof materials to meet the new building codes that were created as a result of the 1907 fire. Although this area had been burned in the fire, it was still considered the seat of city government. The two new buildings were a fire station to replace the two that had burned and a municipal meat market to replace the Town Market that had also burned.

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38. Rachel Ringcade, *Memo re: Historic Beaufort Lecture [Great Fire of 1907] given by Evan Thompson, Beaufort, South Carolina*, April 20, 2006. MSS. Beaufort Public Library. Beaufort History Room, Beaufort, South Carolina.
39. *Beaufort Gazette*, January 24, 1907, in Cynthia Cole, *Historic Resources of the Low County* (Yamassee, South Carolina: Lowcounty Council of Governments, June 1979, reprint 1990), 251.
40. Ringcade.
41. "Signs of Progress Shown in Beaufort," *Beaufort Gazette*, 1912, quoted in Schneider, Section 8, 47-48.

The Twentieth Century

As the Reconstruction Era came to an end, the area saw a decrease in African American political power, but an increase in black business and professional activity. The days of the plantation economy were over; the boll weevil had invaded the cotton fields of South Carolina devastating the crops for the next several decades.⁴² Small-scale truck farming, the farming of traditional vegetable crops on a larger scale primarily for sale to a distant market and not for personal use, emerged as an important agricultural endeavor. Further, the city began to rely on the increasing presence of the US Marine Corps at Parris Island and the US Navy at Port Royal for some economic sustenance. The subsequent construction of a large hospital at Port Royal introduced a new group of people into the economy: military retirees. Increasingly, tourists—more specifically, winter residents—became important to the area's economy.⁴³

As the city grew, new and more modern buildings were added, and many people began to worry about the loss of historic structures. A preservation movement emerged in the mid-1960s, based on an earlier organized drive to save the Lafayette Building in 1947. In 1968, the Historic Beaufort Foundation was incorporated ". . . to preserve and to protect structures of historical or architectural interest in and about the City of Beaufort, South Carolina, and for other eleemosynary [i.e., charitable] purposes."⁴⁴ The foundation, through its earlier work, had provided most of the research for the 304-acre "Historic Beaufort" district, which was listed on the National Register of Historic Places in 1969. Soon afterward, the City of Beaufort adopted a historic preservation zoning ordinance that provided for the review of projects involving buildings within the historic district. In 1975, the district was designated a National Historic Landmark, one of only four such districts in South Carolina at the time.⁴⁵

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42. The boll weevil is a beetle which feeds on cotton buds and flowers.
43. Schneider, Section 8, 67.
44. *Ibid.*, Section 8, 71.
45. *Ibid.*

Many of the older buildings in the district have changed hands and uses, benefiting from their location within the Beaufort Historic District. The Old Firehouse, which is a contributing resource to that district, has housed several businesses. After it was sold by Beaufort County, it served as a restaurant and events venue. In 2017, the National Park Service acquired the Old Firehouse for use as a visitor contact station for the Reconstruction Era National Monument.

Old Firehouse Building History

The Old Firehouse is located at 706 Craven Street, Block 48, Site 910, at the corner of Scott Street in the City of Beaufort, immediately west of the area traditionally called Central or Castle Square. The building is at the intersection of Carteret and Craven streets, which was the site used for municipal buildings.⁴⁶ The Old Firehouse was constructed in 1912 as a municipal meat market. Its sister building, 702 Craven Street, a similar municipal building, was constructed at the same time on the opposite end of the block at the intersection of Craven and Carteret streets and served as a fire station (Figure 5 and Figure 6). The Old Firehouse is a contributing resource to the Beaufort Historic District.

The 1997 Beaufort County Historic Sites Survey “Intensive Level Building Inventory Form” describes the building as follows:

... single story brick structure with pedimented lateral gable room. N. facade incorporates central arched opening, the brick arch carried on stone impost blocks and flanked by 6/6 windows right and left. Pediment above has circular window. East facade similar. West facade feature 3 brick arches, now glazed. Cupola (now glazed) centered on roof.⁴⁷

46. Ibid., Section 7, 2.

47. C. Brooker, “Intensive Level Building Inventory Form: 706 Craven St. Beaufort Municipal Meat Market,” prepared by Brooker Architectural Design Consultants, Beaufort, South Carolina (Atlanta, Georgia: Brockington and Associates, 1998). The Beaufort County Historic Sites Survey contains one error in the building



FIGURE 5. Old Firehouse (Municipal Meat Market) (1912), 706 Craven Street, at the corner of Craven and Scott streets. (All photographs by the authors unless otherwise noted)



FIGURE 6. Nevermore Books (Fire Station, City Hall) (1912), 702 Craven Street, at the corner of Craven and Carteret streets, the companion building to 706 Craven Street, Beaufort, South Carolina.

History of Building Construction.

Since the Civil War, the shopping and office district of the City of Beaufort had been moving north from the waterfront along the Beaufort

description. The south facade of the building (not the east facade) is similar to the north facade. The survey does not describe the east facade.

River to Craven Street where the Arsenal, a castellated, Gothic-style building, was reconstructed in 1852 (Figure 7). The center of government also shifted north, up Carteret Street, which led directly from the waterfront to the Craven Street area. A public park was created at this location, which still stands, in addition to a city market and a fire station. The area is called Central or Castle Square after a blockhouse that was reportedly erected here in 1703, and became the center of Beaufort's city government at the turn of the nineteenth century.⁴⁸ By the beginning of the twentieth century, "Much building activity was carried on, many new homes built, stores remodeled and much property changed hands."⁴⁹



FIGURE 7. Beaufort Arsenal (1852), a Gothic-style, castellated building provided the name for Beaufort's municipal block, Castle or Center Square.

By 1911, the city decided that it needed to build two new municipal buildings: a meat market and a fire station. The two structures were built at the east and west ends of the 700 block of South Craven Street. The buildings were erected through the efforts of W.F. Sanders, the intendant (mayor) of Beaufort. The buildings were apparently very much alike; a 1912 Sanborn Fire Insurance map showed identical footprints for both buildings (Figure 8). The city decided that the architecture of these two buildings should be in keeping with the "high standards now so characteristic of

Beaufort," and after studying the drawings submitted for consideration selected a "colonial design."⁵⁰ Sanders was criticized at the time for the high cost of the project, the total being \$11,000.⁵¹

The design elements of the two buildings are not discussed aside from their basic colonial design. It is unusual that two buildings that were created for such disparate uses—a meat market before refrigeration and a firehouse—have the same building design and footprint. The two primarily rectangular brick buildings originally featured some type of large open arches on both their street facades, a gable roof with a center ventilation cupola, and a small side room at the rear on the Craven Street side. It is not known whether or not the interiors were the same.

No historical records were found that described how the various fire companies used their buildings. It is not clear whether or not the original firefighters slept at their buildings or how the administration of a company and the training of the men were accomplished. In addition, the care of engines, hoses, ladders, hooks, and other specialty equipment is not known. Further, the care and running of a municipal meat market is also not known. For example, the disposal of waste, the storage of offal, the care of living animals, if any, and the treatment of the resulting odors that would characterize a meat market in the center of a busy town are not known. The buildings likely would have been constructed to accommodate these two very different sets of needs, but how that was accomplished is not known.

48. Schneider, Section 7, 4, and Section 7, 2, and Brooker, 1997.

49. "Signs of Progress Shown in Beaufort," *Beaufort Gazette*, 1912, in Schneider, Section 8, 48.

50. Schneider, Section 8, 96, and Sanborn Fire Insurance Map, 1912, Sheet 1, accessed August 22, 2018, <http://digital.tcl.sc.edu/cdm/compoundobject/collection/SFMAPS/id/3782/rec/1>.

51. Gerhard Spieler, "The Historical Significance of the Old Fire Station and its Surroundings" (*Beaufort Gazette*, 1983), in Brooker, 1998.

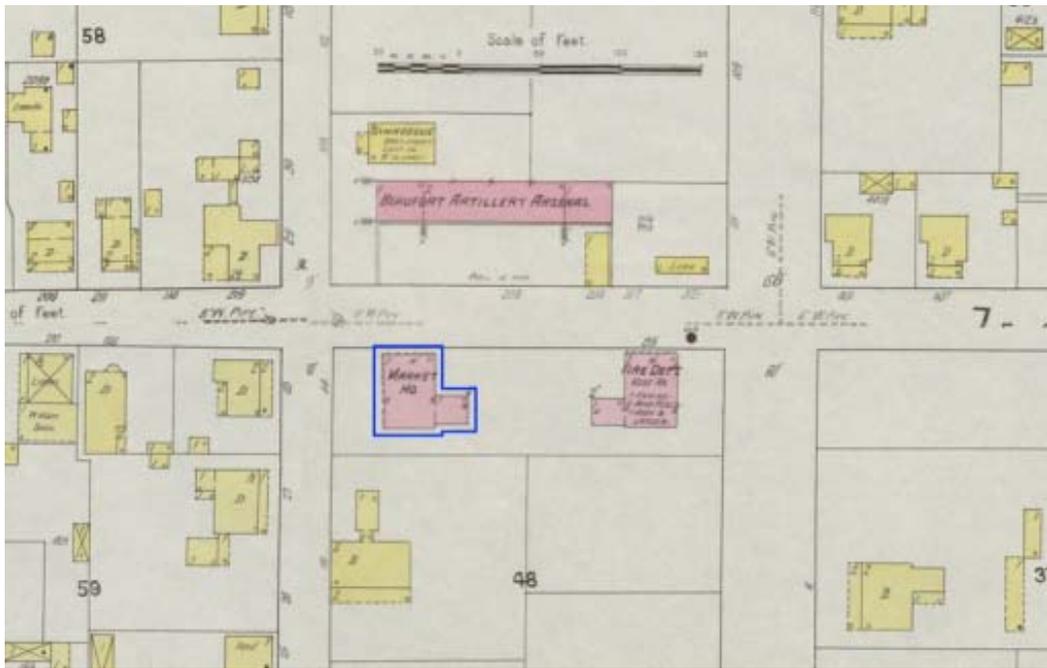


FIGURE 8. Portion of a 1912 Sanborn Fire Insurance map showing the newly constructed Municipal Meat Market and Fire Station. (Source: University of South Carolina Sanborn Fire and Insurance maps, Beaufort 1912, sheet 7)

The building at the corner of Craven and Scott streets was created as a meat market and the building at the corner of Carteret and Craven streets was created as a fire station. The need for a new municipal fire station came in response to the Great Fire of 1907, which had destroyed the existing Hook and Ladder and Engine Company building.⁵⁰

Fire Companies and the City of Beaufort.

Although Beaufort has experienced several hurricanes and the ravages of two wars, the conflagration of 1907 did more damage to the city than any other event to date.⁵¹ Cities have always had to contend with the problem of fire, and Beaufort was no exception. It is not known how Beaufort dealt with fires in its earliest years, but there is a record of firefighting in the city by the Civil War period.

In 1863, the New York Hose Company, an all African American organization, was Beaufort's first volunteer firefighting company, organized on November 4 of that year. By 1863, most of

Beaufort's white citizens had fled the Federal occupation of the town and those remaining in the city were primarily black, soldiers, and civilians associated with the occupation. It has been theorized that these civilians helped supply the name of the company. The company members were responsible for keeping the hose carriage in good repair and at every alarm for assisting in conveying the hoses to the fire. In April 1869, the New York Hose Company agreed to unite with the Beaufort Fire Engine Co., a traditionally white company. The two companies would be entirely separate in all company affairs, but at the scene of a fire, the Beaufort Fire Engine foreman would be in charge. This organization lasted for five years, and in 1875, it became the Washington Steam Fire Engine Company No. 2 of Beaufort, South Carolina.⁵²

The Washington Steam Fire Engine Company No. 2 (there is no indication of a No. 1 company) had a seal bearing the impress of a steam fire engine surrounded in full by the motto of the company, "Nos Non Noblis" ("we are not for ourselves").

50. "Beaufort in Flames," *Beaufort Gazette*, January 24, 1907.

51. Ringcade.

52. Gerhard Spieler, "Beaufort's Volunteer Fire Department – 'Nos Non Noblis,'" *Beaufort Gazette*, March 22, 1973.

Each member was expected to equip himself with a double-breasted red flannel frock coat with black buttons, bound with black braid. Each was also required to have a red leather fatigue cape with white leather band and blue front piece with the name and number of the company in raised white letters.⁵³

By the time of the creation of the Washington Steam Fire Engine Company No. 2, three other companies operated in the city: the New York Hose Company, the Palmetto Steam Fire Engine Company, and the Pioneer Ladder Company.⁵⁴ Each of these three companies had one particular job: one company brought the hoses, one company provided the engine for pumping water, and one company brought the ladders. These companies united in 1915 into a single organization, the Pioneer Ladder Company. In 1965, the Washington Steam Fire Engine Company No. 2 became the Beaufort Volunteer Fire Department. As of 1973, the Pioneer Ladder Company was still a volunteer firefighting organization located on Prince Street.⁵⁵

In 1956, the Fire Department reported that it had hired its first paid firefighter, John David Ramsey, but it was not until 1978 that it hired its first paid chief, Joseph S. Marcil.⁵⁶ However, the Beaufort Fire Department report regarding payment of the first firefighter and chief in 1956 and 1978, respectively, seems to contradict the information provided by a 1952 Sanborn Fire Insurance map that indicated the Beaufort Fire Department had a

paid chief and one paid fireman prior to both dates.⁵⁷

The Great Fire of 1907, like most major municipal fires, resulted in changes to Beaufort's building codes. The Town Council divided the city into two fire districts, Fire District No. 1 and Fire District No. 2, and required buildings within Fire District No. 1 to be constructed of fireproof materials such as cement, brick, and metal (Figure 9).⁵⁸ As a result, since the new municipal buildings were located at the northern edge of District No. 1, they were constructed of brick, and the roofs may have been metal.

The Municipal Meat Market's location was in keeping with past activities associated with Central Square. At the time of the 1907 fire, a market was located within the square, and it was a completely destroyed as were the City Hall and the Hook and Ladder and Engine Company building. While the arched door openings of 702 Craven Street appear to have been associated with the movement of the engine, ladder, hose trucks, and carts, the doors of 706 Craven Street, the Meat Market, were used for quite a different purpose. The openings were filled with decorative iron grills that allowed for the ventilation of the interior of the market as outside air passed through the grilles and was drawn up to the cupola at the center of the roof, where it was exhausted back to the outside.⁵⁹

53. Ibid.

54. Ibid. Spieler does not indicate in this article whether the New York Hose Company is in any way associated with the original New York Hose Company that eventually helped form the Washington Steam Fire Engine Company No. 2.

55. Spieler, 1973.

56. Beaufort Fire Department, "Washington Steam Fire Engine Company," MSS. Beaufort Public Library, Beaufort History Room, Beaufort, South Carolina.

57. *Sanborn Fire Insurance Map of Beaufort* (Sanborn Map & Publishing, Co., Ltd., 1924, 1952, 1958), Sheet 1, accessed August 22, 2018, <http://digital.tcl.sc.edu/cdm/compoundobject/collection/SFMAPS/id/3800/rec/1>.

58. Ringcade.

59. Beth Sundrla, "Old Fire Station Was Built as Meat Market," *Beaufort Gazette*, December 29, 1983, 2.

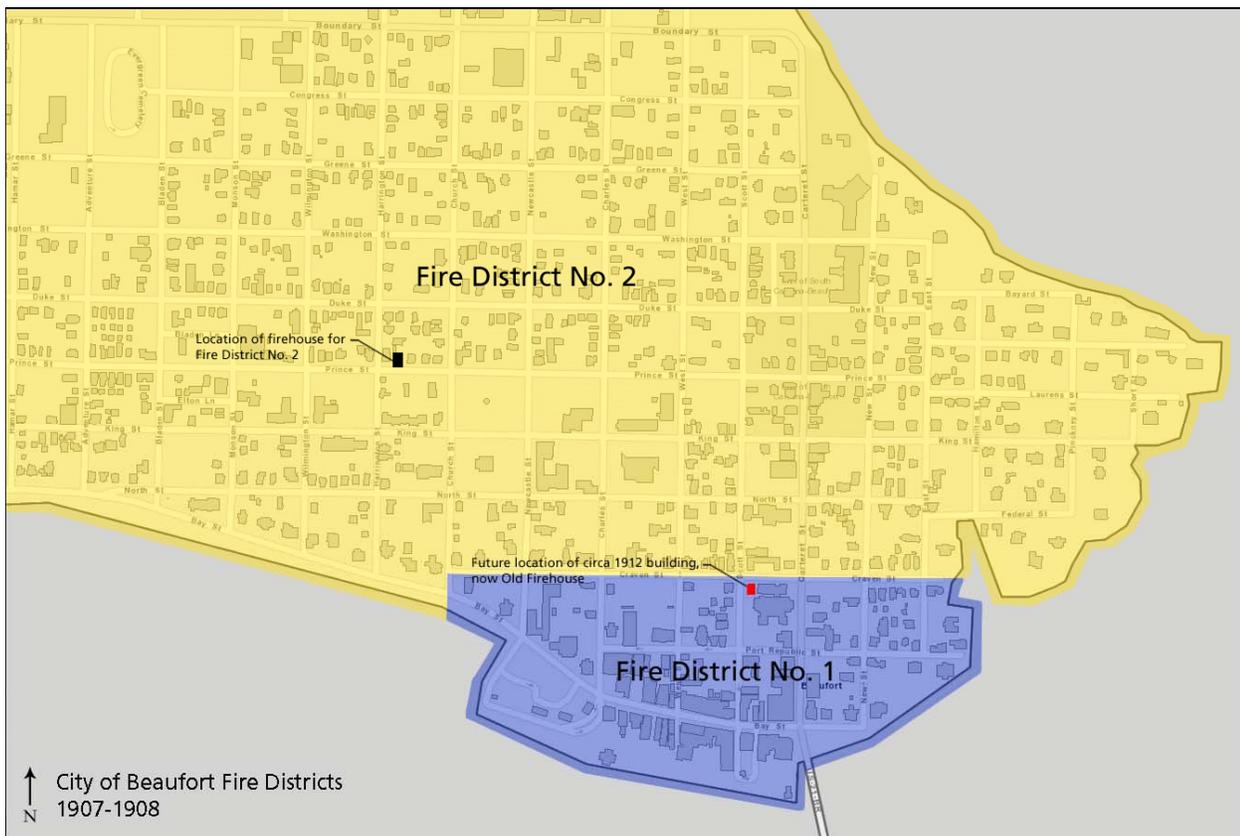


FIGURE 9. Map of Beaufort fire districts, circa 1907–1908. The fire districts were created in response to the Beaufort fire of 1907. Note the location of the future Old Firehouse, constructed circa 1912, on the map. (Source: Beaufort County GIS Mapping Site, available online at <http://webgis.bcgov.net/gissite>, annotated by the authors. A current map was used as a baseline for this illustration. The district boundary information is based on an interpretation by Evan Thompson as cited in Ringcade [2006] as shown in an annotated map in the collection of the Beaufort Public Library.)

The 1912 Sanborn Fire Insurance map (refer to Figure 8) noted the following about fire protection in Beaufort:

Volunteer. Two fire stations. Three companies, one white and two colored, of 30 men each. One chief, one assistant chief. Two paid engineers. All apparatus drawn by hand. Fire alarm by bell located on block N^o. 47. Two 2nd class Silbsy [sic] steam fire engines. Three hose reels. 900 ft. 2½” hose each. Two hook & ladder trucks, 600 ft. 2½” hose in reserve, in good condition.⁶²

By 1924, the Sanborn Fire Insurance map reported that the Meat Market at 706 Craven Street had become the fire station and the fire station at 702 Carven Street had become City Hall (Figure 10).

The former meat market was now the home of the Washington Steam Fire Engine Company No. 2.⁶³ The Sanborn Fire Insurance map for 1924 indicated that when the meat market became a fire station, a gasoline tank was added outside the southeast corner of the station on Scott Street.⁶⁴ Other alterations made to the building to accommodate its use as a fire station are not identified in available archival documentation. For example, modifications to facilitate drying and storage of hoses, or for housing and comfort of firefighting personnel, may have been implemented.

62. *Sanborn Fire Insurance Map, 1912, Sheet 1*, accessed August 22, 2018.

63. Gerhard Spieler, “Carteret was Fire House site,” *Beaufort Gazette*, May 1, 1983, 5A.

64. *Sanborn Fire Insurance Map, 1924, Sheet 2*, accessed December 14, 2017.

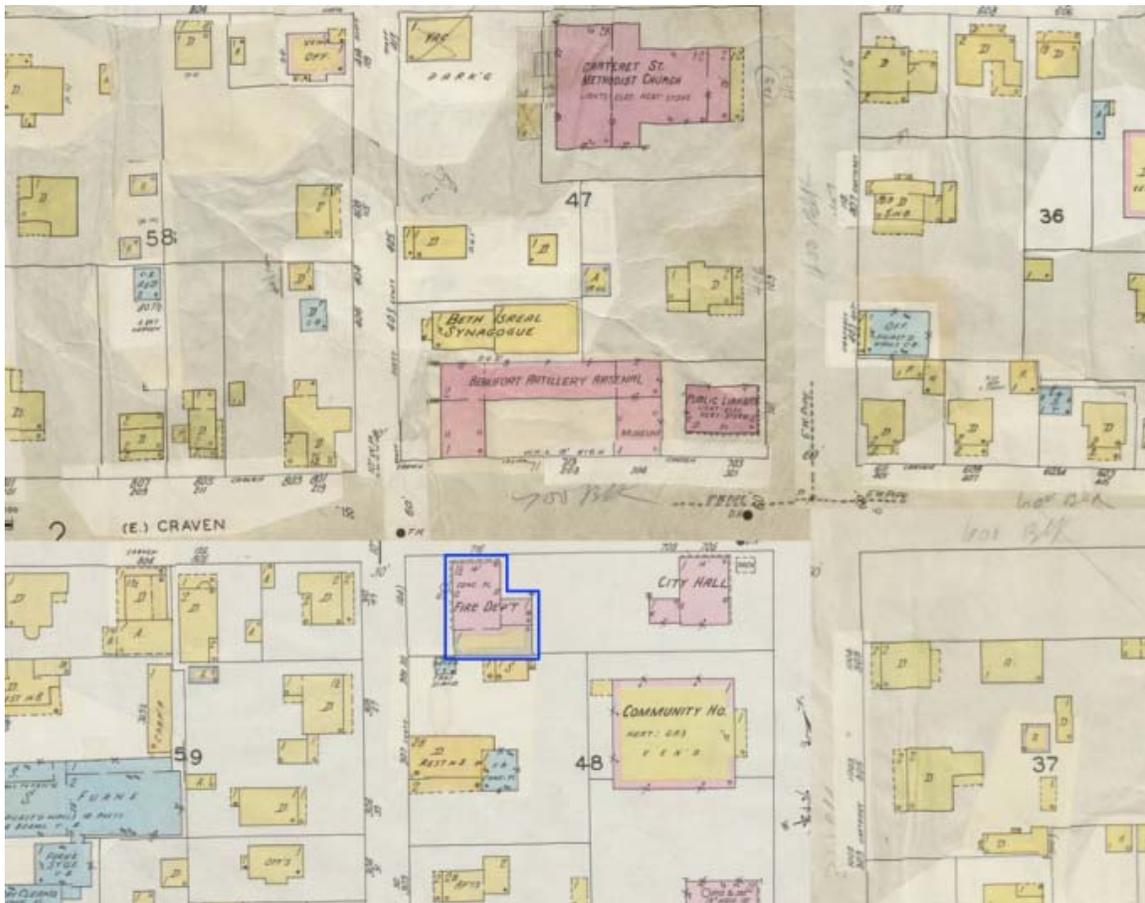


FIGURE 10. Portion of 1924 Sanborn Fire Insurance map showing the Municipal Meat Market as a fire station and the Fire Station as City Hall. (Source: University of South Carolina Sanborn Fire and Insurance maps, Beaufort 1924, <http://digital.tcl.sc.edu/cdm/compoundobject/collection/SFMAPS/id/3800/rec/1>)

The addition of a gasoline tank to the site seems to indicate that the years of manually moving fire equipment had come to an end. To further bolster that conclusion, at Christmastime in 1924, the city's new fire truck, an American-LaFrance with hoses, arrived; this prompted Fire Chief Ohlandt to exclaim, "Lo, I have waited these many years!" The truck could pump 750 gallons of water in three simultaneous streams, and the chemical tank could hold 40 gallons.⁶³ Although Chief Ohlandt was happy about the pumping capacity of the truck, the City of Beaufort would not have full fire protection afforded by a complete system of water mains until 1933.⁶⁴ The lack of water during the

conflagration of 1907 had forced the engine companies to directly pump salt water from the river and led civilians, black and white, to form bucket brigades.⁶⁵

The Sanborn Fire Insurance map for 1924 noted that the Beaufort fire companies had:

... 1 chief, county employee, and 1 fireman fully paid. 42 volunteers. 4 combination pumpers, hose and booster trucks. 2 stations. No shingle roofs are permitted in the City. Only masonry construction permitted within Fire Limits.⁶⁶

The map also revealed that a metal-clad addition had been made to the south side of the firehouse,

63. "New Fire Truck and Hose Arrived Saturday," Volume XXV, *Beaufort Gazette*, December 24, 1924, 1.

64. "\$42,000 for Water Mains in City," Volume XXXV (5), *Beaufort Gazette*, December 21, 1933, 1.

65. "More About the Beaufort Fire," *Beaufort Gazette*, February 24, 1907, 1.

66. *Sanborn Fire Insurance Map Beaufort, 1924*, Sheet 1.

between it and the library. It is not clear why the addition was made or what purpose it served.

While the address of the Old Firehouse is 706 Craven Street, old newspaper photographs clearly show the fire station doors originally opened onto Scott Street. Three large, side-by-side doors allowed the passage of trucks, carts, and equipment onto this thoroughfare. Sanborn Fire Insurance maps for 1952 and 1958 report no changes to the building or the Fire Department itself.⁶⁷

Even as the city changed from volunteers to paid firefighters and became the Beaufort Fire Department, the fire station remained at 706 Craven Street. However, by the late 1970s, the age of the building was beginning to cause problems. Electrical fires regularly occurred as a result of faulty wiring; bricks in an arched doorway fell when a firefighter slammed the door shut, and he narrowly escaped injury; and the building had become infested with rats and other vermin. In 1980, the fire chief moved his 15 paid crew members and twenty-five volunteers to a 12-foot by 65-foot trailer located next to the station. The crew and volunteers cleaned the building from top to bottom, and disconnected the electrical service, except to the garage lights and the radio. The city had begun discussing the need for a new fire station, and the move to the trailer underscored the urgency of that discussion. Meanwhile, the county library commission asked to buy the fire station, which abutted the library.⁶⁸

The new fire station was moved to the top of the city's list of priorities, and in December 1983, after three years of planning, the Beaufort Fire Department moved into a new fire station on Ribault Road. The new station was outfitted through the purchase and refurbishment of a

ladder truck, the refurbishment of the current engine, and the purchase of new safety equipment for the firefighters themselves. With the new building, equipment, engines, and trucks, Beaufort was able to change its insurance rating from one to six, leading to a huge savings in money for the city and its citizens.⁶⁹

The fire department's move meant the building at 706 Craven Street was empty. The county library system acquired the building in a land exchange with the city in 1987, and planned to use the building as part of a library expansion. However, when plans were made to expand and renovate the library, the old fire station was not included; thus the building was once again available. The Beaufort Board of Architectural Review began looking into potential new uses for the Old Firehouse in the summer of 1989. In July, the board considered three possible uses: renovation for upscale office space, renovation for an antique shop, and renovation for use by Carriage Tours of Savannah for office and storage space related to its Beaufort horse-drawn carriage operation. The Beaufort County Council was anxious for a decision regarding the use of the property so that it could be returned to the tax rolls.⁷⁰

Archival documentation does not indicate what happened between 1989 and 1992, but in 1992, Billy and Paul Keyserling purchased the Old Firehouse from Beaufort County. At the time of the purchase the exterior of the building was painted white, the "... roof was falling in and there was a second-floor deck that was in disrepair and served as a nice home to pigeons." The Keyserlings undertook a major rehabilitation of the building in 1993 that included:

- Cleaning paint off brick

67. Sanborn Fire Insurance Map of Beaufort, Sanborn Map & Publishing, Co., Ltd., 1952 and 1958, Sheet 2 (both) in University of South Carolina Sanborn Fire and Insurance Maps of South Carolina, accessed August 22, 2018, <http://digital.tcl.sc.edu/cdm/compoundobject/collection/SFMAPS/id/3800/rec/1>.

68. "Firemen get quarters," *Beaufort Gazette*, July 16, 1980, 9A.

69. Beth Sundrla, "Beaufort's Firefighters move to new station," *Beaufort Gazette*, December 29, 1983, 1-2.

70. Charlene Gunnels, "Three Want Station Renovated," *Beaufort Gazette*, July 13, 1989.

- Rebuilding the arched openings , which had been removed and replaced with rectangular openings⁷¹
- Replacing deteriorated brick and repointing all brickwork on the exterior and interior of the building
- Replacing the roof with imitation slate
- Installing a steel frame structure to secure the part of the mezzanine deck that was retained (about one-third of the original deck remains)
- Rebuilding the cupola and expanding it to serve as a skylight
- Wiring and plumbing the building
- Adding a universally accessible restroom
- Adding a small kitchen
- Installing a steel stair to the mezzanine floor
- Installing two new heating, ventilation, and air-conditioning (HVAC) systems⁷²

Although Keyserling’s memo does not addresses further changes to the arched openings, reconstruction of the arches during his rehabilitation also included installation of large panes of glass in the openings. It is not clear if the front brick courtyard with a fire pit was added at this time or later.

After the Keyserlings’ rehabilitation, the Old Firehouse was leased and used as a restaurant, a coffee shop, a bookstore, a shop, and an events venue. During this time, some small repairs were made including:

- Removing deteriorated brick and replacing and repointing them
- Repairing a toilet leak
- Repairing minor leakage through the wall on the east side at ground level⁷³

Tenants of the building were responsible for small alterations and repairs under \$500, except for those needed to address structural and mechanical problems, so other changes may have been made that were not documented.⁷⁴ The Old Firehouse remained in use as a coffee shop, shop, a bookstore, and an event venue until December 2016, and at some point during the Keyserlings’ ownership, it was the Egret Restaurant. In 2016 the building was used by Soirée Events Planning.

Although the building does not have obvious ties to the Reconstruction era, Billy Keyserling, then Mayor of Beaufort, envisioned the Old Firehouse as a visitor point of contact center to direct visitors to Reconstruction-related sites throughout downtown and the rest of the county.⁷⁵ The National Park Service concurred that visitor contact was a good use for the building. On January 10, 2017, Beaufort Works LLC, represented by member William (Billy) Keyserling, and Paul H. Keyserling Revocable Trust, represented by trustee Paul H. Keyserling, for the sum of one dollar, donated the Old Firehouse to the National Park Service for use as a part of the Reconstruction Era National Historical Park.⁷⁶ The building is currently undergoing refurbishment and will reopen full-time as a visitor center for the Reconstruction Era National Historical Park when completed.

71. Billy Keyserling, Memo to Michael Allen, National Park Service. Re: 706 Craven Street [Old Firehouse]. July 5, 2016. Keyserling believes that the “arches on Scott Street were removed when gasoline fire trucks were brought in to replace the horse drawn fire wagon,” but does not offer any historical background or research to support this theory.

72. Ibid.

73. Ibid.

74. Ibid.

75. Stephen Fastenau, “This Week is Huge for the Public to Help Tell Beaufort’s Reconstruction Story,” *Beaufort Gazette*, July 24, 2017.

76. Donation Deed Warranty, Reconstruction Era National Monument, Tract No.: P01-103 [Old Firehouse Property], Beaufort, South Carolina, Book 3544, Pages 372-378, File No. 2017001642.

Old Firehouse Chronology of Development and Use

1911	City of Beaufort considers drawings for the construction of a Hook and Ladder and Engine Company building and a Municipal Meat Market on Craven Street.
1912	Municipal Meat Market and Hook and Ladder and Engine House constructed on Craven Street in the municipal area known as Central or Castle Square.
By 1924	Hook and Ladder and Engine House becomes City Hall and the Municipal Meat Market becomes the Fire Station.
1933	Beaufort has complete system of water mains for comprehensive fire protection.
1970s	Old Firehouse begins to experience age-related problems.
1980	Firefighters move out of building into adjacent trailer.
1983	Fire Department moves to new building on Ribault Road.
1987	Old Firehouse becomes Beaufort County property through a city / county land exchange.
1989	Beaufort County Council entertains three ideas for renovation of the Old Firehouse: high-end office space, antique store, and office and storage for carriage tour operations.
1992	Billy and Paul Keyserling purchase the Old Firehouse for use as an events venue.
1993	Keyserlings begin rehabilitation that includes: Rebuilding the arches that had been modified to form rectangular openings Replacing deteriorated brick and repointing all brick on the exterior and interior Replacing roof with imitation slate Installing steel frame structure to secure the part of the second-floor deck that was retained (about one-third of the original deck remains) Rebuilding cupola and expanding it to serve as a skylight Wiring and plumbing the building Adding a universally accessible restroom Adding a small kitchen Installing a steel stair to the mezzanine Installing two HVAC systems
1995–2017	Known repairs to building include:

Removing deteriorated brick and replacing and repointing brick

Repairing a toilet leak

Repairing minor leakage through the wall on the east side at ground level

2010s

The building was a coffee shop, shop, bookstore, the Egret Restaurant, and then Soirée Events Planning.

January 10, 2017

Old Firehouse donated to National Park Service for use as a visitor contact station for Reconstruction Era National Monument.

March 12, 2019

Park redesignated Reconstruction Era National Historical Park.

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Physical Description and Condition Assessment

Site

Reconstruction Era National Historical Park comprises three sites in and around Beaufort, South Carolina.

The Old Firehouse is in downtown Beaufort at the southeast corner of Craven and Scott streets (Figure 11). The site of the firehouse is adjacent to the main branch of the Beaufort Public Library, which is located to its south and east. The historic Beaufort Arsenal, originally constructed in 1798 and rebuilt in 1852, sits north of the Old Firehouse, across Craven Street (Figure 12).



FIGURE 11. A view southwest down Craven Street toward the Old Firehouse. (All photographs by the authors unless otherwise noted.)



FIGURE 12. A view northeast from Scott Street toward the Old Firehouse and the Beaufort Arsenal.

The Old Firehouse is set back slightly from Craven Street, with a row of bushes planted between the concrete-paved sidewalk and the building (Figure 13). A narrow parkway planted with palmetto trees serves as a buffer between the sidewalk and Craven Street. A concrete-paved patio separates the Old Firehouse from Scott Street to the west (Figure 14). The patio is lined by hedgerows and ornamental plantings. A round brick masonry fire pit situated in the center of the patio was previously a fountain. A small landscaped area is located along the south side of the building (Figure 15), and concrete-paved sidewalks line Scott Street and run parallel to the east elevation of the building, connecting Craven Street with the library parking lot to the south (Figure 16). A wood fence encloses and screens trash receptacles along the east side of the Old Firehouse, between the sidewalk and the building.



FIGURE 13. A view west along the north facade of the Old Firehouse.



FIGURE 14. The patio on the west side of the Old Firehouse.



FIGURE 15. A landscaped area serves as a buffer between the Old Firehouse and the library parking lot.



FIGURE 16. A sidewalk extends south from Craven Street along the east side of the building next to a wood fence that encloses and screens trash receptacles.



FIGURE 17. The Old Firehouse from the northwest.

Exterior Description

The Old Firehouse is a one-and-one-half story, brick mass-masonry structure on a stone foundation (Figure 17). Stone masonry is visible at the base of the building. The building has an asphalt-shingle-clad gable roof. A wood-framed cupola sits at the center of the peak of the roof. A brick chimney is located near the southeast corner of the building. The Old Firehouse is rectangular in plan, measuring 32 feet 7 inches wide and 45 feet 2 inches deep.

Old Beaufort City Hall, which occupies the northeast corner of the block on Craven Street, is the sister building of the Old Firehouse (Figure 18). The footprints of both structures mirror each other, and both were constructed in the early

twentieth century (refer to the 1912 Sanborn map Figure 8). The basic rectangular volumes topped by gable roofs are clearly present today; although, both buildings have been altered over the years to accommodate different uses with little or no documentation of the changes that were made. For example, by 1924, an addition to the Old Firehouse was constructed along its south side, and the small east-west wings evident on the 1912 and 1924 Sanborn maps were later removed. Because of the dearth of photographs, drawings and written descriptions of the original buildings and subsequent changes, it is difficult to determine with much certainty which extant features of the Old Firehouse are original and historically significant even by comparing it to the old City Hall in Figure 18.

By comparing the two sister buildings using the available information, they are similar but not identical. In addition to both buildings having footprints that mirrored each other, they had facades facing Craven Street with openings to the floor, such as doors or gates, and the Old Firehouse also had them on its west elevation facing Scott Street. In contrast, Beaufort City Hall did not have openings to the floor on its mirrored façade facing Carteret Street.⁷²

The north elevation of the Old Firehouse fronts Craven Street (Figure 19). A large, arched window opening, infilled with a modern storefront, is centered on the elevation, with a double-hung wood window to either side of the central arched window. A circular window is centered on the elevation at the gable end. Based on observable physical evidence, the current composition of openings in the façade appears to represent the original construction.



FIGURE 18. Beaufort City Hall 702 Craven Street (1912) sister building to the Beaufort Municipal Meat Market 706 Craven Street, which later became the Old Firehouse. (Source: The Lucille Hasell Culp Collection, Courtesy of Beaufort District Collection, Beaufort County Library, Beaufort, South Carolina, available online at <http://lcdl.library.cofc.edu/lcdl/catalog/lcdl:1595>)



FIGURE 19. The north elevation of the Old Firehouse.

72. 1912 and 1924 Sanborn Fire Insurance Maps, University of South Carolina Sanborn Fire Insurance maps, Beaufort 1912 and 1924.



FIGURE 20. The west elevation of the Old Firehouse.

The west elevation of the building faces Scott Street (Figure 20). Three large arched window openings extend the length of the elevation. The openings contain modern storefront windows, with a door at the window assembly at the center opening.

The south elevation of the Old Firehouse is nearly identical to the north elevation (Figure 21). A large arched opening with a modern storefront window is centered on the elevation. Two double-hung wood windows, one on each side, flank the central arched opening. A circular window is centered on the elevation at the gable end.

The east elevation consists of a wood door and two wood double-hung windows (Figure 22). The door is on the south end of the elevation, with both windows to the north. A small wood-framed, shed roof canopy is present over the door.



FIGURE 21. The south elevation from the southeast.



FIGURE 22. A partial view of the east elevation from the southeast.

Foundation. The Old Firehouse sits on a stone foundation. A portion of the foundation wall is visible at the base of the building. Typically, two courses of ashlar cut stone are visible throughout the perimeter of the building (Figure 23). The cut stone ranges in height from 7-1/2 inches to 13 inches tall. The stone foundation wall extends outward from the brick masonry wall above by approximately 1 inch.



FIGURE 23. A view of the stone foundation wall.

Walls. The exterior walls of the Old Firehouse are three-wythe, brick mass masonry walls (Figure 24). The walls are approximately 13 inches thick. The brick is laid in a common bond pattern, with a header course every six courses. There are different size brick units on the building, as many alterations have been made to the Old Firehouse since it was originally constructed. The face of the brick units ranges in size from 8-1/4 inches by 2-1/4 inches to 7-5/8 inches. Additionally, the color

of the brick differs slightly (Figure 25). Large portions of the west elevation appear to have been rebuilt, with much of the brick differing in size and color. The mortar joints between brick units are typically 3/8 inch to 3/4 inch in size.

A horizontal wood geison (projecting portion of the entablature) extends the width of the building at the base of the gable end on both the north and south elevations of the building (refer to Figure 19). The geison projects outward from the building, connecting to the fascia that follows the roof slope.

At the arched openings, two rows of rowlock brick form the top of the arch (Figure 26). A stone keystone and stone imposts are also located at each arched opening. The stone matches the style and finish of the stone at the top of the foundation walls. There are brick sills situated slightly above the finished floor level at each of the arched openings (Figure 27).

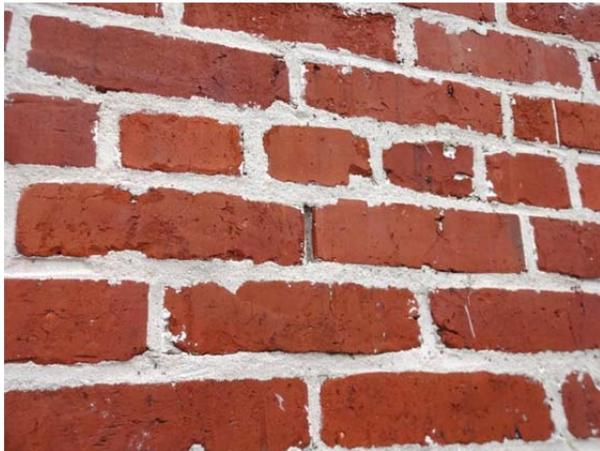


FIGURE 24. A view of the brick masonry at the Old Firehouse.



FIGURE 25. A detail view of the brick masonry wall. Note the different color brick at the upper right.



FIGURE 26. A typical arched window opening. Note stone keystone and imposts.



FIGURE 27. A typical brick sill at the arched storefront windows.

The openings at the wood-framed windows are capped by a flat brick arch with a stone keystone at the center (Figure 28). A stone sill is present at each of these window openings.



FIGURE 28. A flat brick arch with stone keystone at a typical wood window opening.

Decorative anchor plates connected to steel tie rods are present at the upper portions of the exterior walls (Figure 29). There are four anchor plates on both the north and south elevations, with two on each side of the central arched opening. Four anchor plates are also present on the east and west elevations. These anchor plates, which are placed in pairs, are located on each side of the central arched opening on the west elevation, and on either side of the center wood-framed window on the east elevation.



FIGURE 29. Typical anchor plates and steel tie rods at the upper portion of the Old Firehouse facade.



FIGURE 30. The aluminum-framed doorway on the west elevation.



FIGURE 31. An interior view of the main entrance door.

The other door at the building is located at the east elevation of the building (Figure 32). The fiberglass door has six panels and is set within a 2-inch-wide wood frame with an integrated wood transom window above the door. The door itself measures 36 inches wide by 80 inches tall and sits within an opening that is 40 inches wide. The door and trim are painted a dark green color. The door is set closer to the outer face of the exterior wall within the opening than it is from the face of the interior wall. From the interior, the door and trim have a similar appearance to the exterior, although they are painted light blue-grey (Figure 33).



FIGURE 32. A fiberglass door at the east elevation. Note the transom window above the door.



FIGURE 33. The interior of the fiberglass door at the east side of the building.

Windows. Large, aluminum-framed storefront windows are located at each of the arched openings on the north, west, and south elevations (Figure 34). There is a single large storefront window on both the north and south elevations, while three of the arched storefront windows line the west elevation. The window openings are typically 10 feet 7 inches tall to the center of the arch, and 8 feet wide. The window assembly consists of a 1/2-inch aluminum frame with 3/8-inch perimeter sealant around aluminum frame.

These windows, which sit within the brick opening, were likely added in the 1990s as part of more extensive building renovations (Figure 35).



FIGURE 34. A typical arched aluminum-framed storefront window.



FIGURE 35. A typical aluminum frame at the arched storefront windows.

In addition to the aluminum storefronts, there are six wood-framed double-hung windows on the Old Firehouse. Two wood windows are located on each of the north, east, and south elevations. The typical wood-framed double-hung window on the building sits in an opening 41-1/2 inches wide by 85-1/2 inches tall. The windows themselves are approximately 36 inches wide by 83 inches tall. The six-over-six double-hung windows are painted a dark green color on the exterior. On the interior, the width of the wood frame around the window is greater than the width of the frame on the exterior, measuring approximately 5 inches wide at the jambs in contrast to 2-1/2 inches wide at the exterior trim (Figure 36). Additionally, the

window opening has a rounded arch top on the interior, as compared to the flat arch seen at the head of the window on the exterior. The interior of each wood window is painted a light blue-grey color.

There are two circular windows in the gable ends of the building, one at the north elevation, and one at the south elevation (Figure 37). The wood frame windows are approximately 28 inches in diameter, and both have an insulated glazing unit. While the exterior window frames are painted dark green, the interior of the window frames are painted light blue-grey (Figure 38).



FIGURE 36. An interior view of a typical wood double-hung window.



FIGURE 37. A circular window present at each of the gable ends.



FIGURE 38. An interior view of one of the circular windows at the gable ends.

Roof. The main, gable roof of the Old Firehouse is clad with grey asphalt shingles (Figure 39). There is a cupola at the center of the roof with glazing on all four sides. The cupola consists of two levels, with a wide, squat base topped with a taller structure that is set back from the base. The cupola is topped with a metal-clad, curved hip roof.

A fan vent penetration is located near the northeast corner of the roof, while a brick masonry chimney is present near the southeast corner of the roof. There are copper gutters along the west side of the roof, and aluminum gutters along the east side of the roof. Downspouts are located on each end of the gutter on the east side of the firehouse (refer to Figure 53) and at the south end of the gutter on the west side.

The roof of the wood canopy over the east door is also clad with asphalt shingles.



FIGURE 39. The asphalt shingle roof at the Old Firehouse and the cupola at the center of the roof.

Condition Assessment

The following notable conditions were observed during field work conducted for this study:

- Cracked and missing mortar was observed in mortar joints throughout the brick masonry facade (Figure 40).
- Isolated cracked brick masonry units were observed particularly adjacent to window openings (Figure 41).



FIGURE 40. Cracked and missing mortar was observed throughout the facade.



FIGURE 41. Cracked brick units were observed adjacent to window openings.

- Missing mortar was observed adjacent to window openings on the east and south elevations (Figure 42).
- Deteriorated and missing brick masonry units were observed around window openings at the south elevation (Figure 43).
- A remnant metal anchor was observed at the northwest corner of the building. Corrosion was observed at the anchor (Figure 44).
- Biological growth was observed at the brick sills under the arched aluminum storefront windows (Figure 45).
- The aluminum frame at the jamb of the center arched window on the west elevation is displaced (Figure 46).



FIGURE 42. Missing and deteriorated mortar was observed adjacent to window openings on the east and south elevations.



FIGURE 43. A deteriorated and missing brick unit at the edge of a window opening.



FIGURE 44. Remnant metal anchors were observed at the northwest corner of the building.



FIGURE 45. Biological growth was observed at the brick sills below the storefront windows.

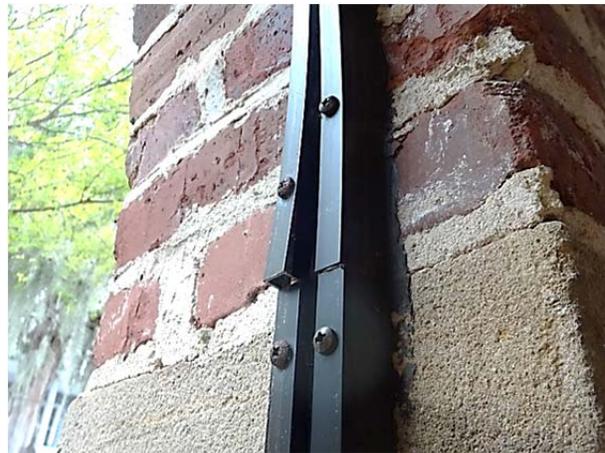


FIGURE 46. A portion of an aluminum frame is displaced.

- The lower sash at the wood double-hung window on the north end of the east elevation is missing (Figure 47). Plywood has been installed to cover the missing sash.
- Isolated deterioration of the wood double-hung windows was observed (Figure 48).
- Paint failure was observed at the wood windows (Figure 49).
- Deterioration of the glazing putty at the wood windows was observed (Figure 50).
- Sash cords and / or chains are missing at the wood double-hung windows (Figure 51).
- The seal in the insulated glazing at the north circular window was broken (Figure 52).



FIGURE 47. The lower sash is missing at the northernmost window on the east elevation.



FIGURE 48. Deteriorated wood was observed at many of the wood-framed windows.



FIGURE 49. Paint failure was observed at the wood windows.



FIGURE 50. Deteriorated glazing putty was observed at the wood-framed windows.



FIGURE 51. Rope and / or chain was missing from the wood double-hung windows.



FIGURE 52. The seal of the insulated glazing unit at the north circular window was broken.

Physical Description and Condition Assessment

- Water infiltration was observed at the base of the aluminum-framed windows along the west and south elevations (Figure 53). This observation was made during a heavy rain storm.
- Portions of the southwest downspout were missing (Figure 54).
- Staining and other signs of water infiltration were observed at the cupola at the center of the roof (Figure 55). (According to National Park Service personnel on site, repairs were completed in 2016–2017 to address leakage to the interior at the cupola. No active leakage at this location was observed during a heavy rainfall that occurred at the time of the site visit for this study.)
- The gutters appear to be clogged or undersized, as water was observed overflowing the gutter (Figure 56). Large debris was also observed in the east gutter.



FIGURE 53. Signs of water infiltration were observed at the aluminum-framed windows.



FIGURE 54. A portion of the southwest downspout was missing.



FIGURE 55. Staining was observed at the underside of the cupola at the center of the roof.



FIGURE 56. Gutters were overflowing with water during a rain storm.

Interior Description

The interior of the Old Firehouse is a single, rectangular space approximately 43 feet north to south and 30 feet 4 inches east to west with a mezzanine open to the main floor below (Figure 57 and Figure 58). The main floor has approximately 1,304 square feet, and the mezzanine has approximately 662 square feet of usable space, but the mezzanine is only accessible by a 3-foot-wide steel stair. In the center of the building, the interior spatial volume expands up to the roof and the central cupola (Figure 59). The lack of a ceiling above the mezzanine reveals the wood roof framing and decking and the central cupola, and allows natural light from the cupola into the center of the firehouse. The current interior is the result of a major rehabilitation project in 1993, and subsequent changes when it functioned as a restaurant and an event venue.



FIGURE 57. Overall view of main floor.



FIGURE 58. Overall view of mezzanine.

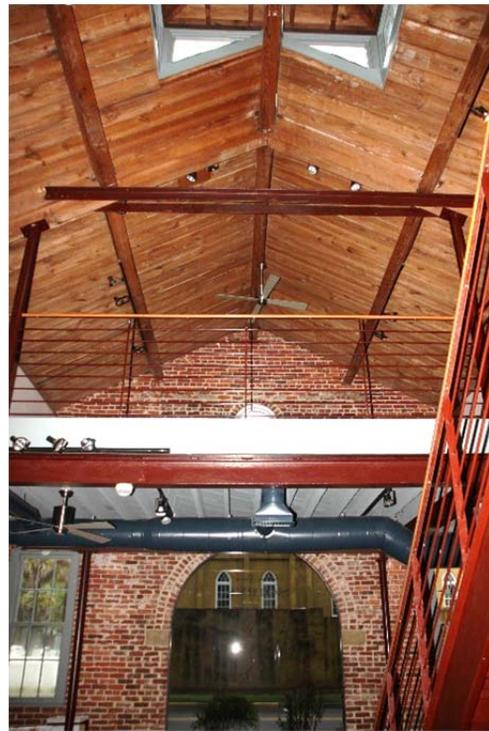


FIGURE 59. Overall view of central opening and cupola.

Along the west side of the firehouse, two-thirds of the ground floor is open space interrupted only by the metal stair that ascends to the mezzanine and four 4-inch-diameter steel posts that support the mezzanine (Figure 60). The east side of the ground floor is divided into several discrete spaces. In the northeast corner there is a small, open bar in front of open wood shelving, cabinets, and a counter with an undermount stainless steel sink (Figure 61 and Figure 62). Just south of the bar area is a former kitchen and food preparation space that is separated from the main open area by gypsum board partitions. There is access through a cased opening at the north end and a door at the south end of the kitchen.



FIGURE 60. Columns supporting mezzanine above.



FIGURE 61. The bar area from kitchen.



FIGURE 62. The back bar counter.

Most of the kitchen equipment is gone, and the exhaust hood, associated plumbing, and chemical fire-suppression system were recently removed, according to National Park Service staff (Figure 63). A low, suspended, acoustical ceiling intersects one of the windows on the east wall, and broken glass in the lower sash is covered by unpainted plywood. Shallow, wood shelves span across the window opening, with wire shelving on each side of the opening (Figure 64). National Park Service staff explained that gypsum board was removed from the wall below the window and above the suspended ceiling to find and repair a water line leak and to allow the wall to dry (Figure 65). In the southeast corner of the kitchen is a janitor's closet with a floor sink and faucet. Here, too, missing gypsum board on the back wall reveals hot and cold water lines that would otherwise be concealed (Figure 66).



FIGURE 63. Exhaust hood at kitchen.



FIGURE 64. Wire shelving around east kitchen window.



FIGURE 66. The janitor's closet.



FIGURE 65. Opening at kitchen ceiling.

South of the kitchen is a short hallway to the exterior door on the east side of the firehouse, one of two exits for the building. On the south side of the hall, opposite the kitchen door, is a small utility room, and next to it is a handicap accessible, unisex restroom (Figure 67 and Figure 68).



FIGURE 67. Overall view of hall.



FIGURE 68. Door to accessible restroom.

In the center of the main floor, a painted steel stair with wood treads and risers ascends to the mezzanine. At the time of the site visit for this report, a zebra-print carpet runner covered the stair (Figure 69). Since then, it has been removed. The mezzanine was originally framed with wood, but much of it deteriorated during the late 1980s and early 1990s when portions of the roof collapsed subjecting the mezzanine to the detrimental effects of the weather. During the 1993 rehabilitation project, it was structurally reinforced with steel framing and supported by new 4-inch diameter steel columns (Figure 70). The mezzanine of the Old Firehouse has three bays with the center bay open from the ground floor to the cupola above. Along the west side of the north and south bays, partitions sheathed with painted wood boards terminate the mezzanine where headroom below the sloping roof is insufficient (Figure 71). On the east side, a similar wood-clad wall runs the length of the building and separates the mezzanine from attic space and conceals HVAC equipment (Figure 72).



FIGURE 69. The stair.



FIGURE 70. Framing and guard rail at mezzanine.



FIGURE 71. West wall at south mezzanine.



FIGURE 72. East wall at north mezzanine.

A 42-inch-high, painted steel guardrail surrounds the open middle bay of the mezzanine and ties into the stair handrails. Intermediate vertical supports are flat steel bars, 1-1/2 inches by 1/4 inch flat, bolted to the floor. Eight, 1/2-inch-diameter rods are equally spaced 4-1/2 inches vertically and run horizontally between intermediate supports. The railings have a continuous half-round wood cap that is 1-1/2 inches in diameter (Figure 73).



FIGURE 73. Railings at mezzanine opening.

Walls. The most historically significant features of the interior are the original, brick masonry walls and the semi-circular arched openings in those walls (Figure 74). Perimeter brick walls, 13 inches thick, are exposed throughout the interior, except where wood-framed, gypsum board walls enclose discrete spaces and cover the brick.



FIGURE 74. Arched opening at north wall.

Newspaper photos from 1983 show the firehouse with three large rectangular openings in the wall facing Scott Street and filled-in arched openings on the north and south facades. These two gable ends also have a tripartite window above a discontinuous geison (cornice). The exterior of the Old Firehouse was also painted white at that time, so it is not possible to see brickwork.⁷³ In 1993, the Old Firehouse was rehabilitated; white paint was removed to expose the brick walls, and the semi-circular arched openings in the north, south, and west walls were re-constructed. At the interior and the exterior, bricks that are different from the original masonry indicate likely locations where the reconstruction and repairs were done (refer to Figure 73 and Figure 75).



FIGURE 75. Arched opening at south wall.

Originally, the Old Firehouse was designed and built in the early 1900s and functioned as a meat market. According to the 1912 Sanborn maps, the meat market occupied the west half of the Craven

73. Sundrila, "Old Fire Station Was Built as Meat Market," 2.

Street block, and its footprint was virtually a mirror image of the (old) City Hall at 702 Craven Street, which also still exists on the opposite end of the city block. It was constructed with arched openings that remain today, so it reasonable to infer that its replica, the meat market, also had arched openings. They were reportedly infilled with decorative cast-iron gates and grilles to facilitate ventilation. Only the opening in the south wall retains remains of one of those grilles (refer to Figure 75), and hinge locations for missing cast-iron gates are evident (Figure 76). Currently, the five arched openings are fitted with aluminum frames and large panes of glass that date from the Keyserlings' rehabilitation project in 1993.



FIGURE 76. Cast-iron grille at south opening.

Floors. On the ground floor, wood sleepers were installed over the original concrete slab, and a 3/4-inch-thick plywood subfloor was fastened to the sleepers. The current finished flooring is a 4-inch-wide, glued-down, vinyl strip that simulates wood planks (Figure 77). Painted wood baseboards and shoe mold are only present at gypsum board walls and at the brick wall in the restroom (Figure 78).

Glued-down, wall-to-wall carpet covers the wood subfloor of the mezzanine. There are no baseboards or rubber base on the mezzanine (Figure 79).



FIGURE 77. Typical vinyl strip flooring.



FIGURE 78. Overall view at restroom.

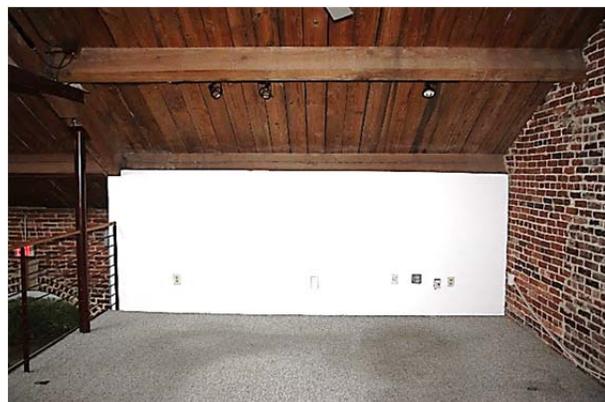


FIGURE 79. Carpet at north mezzanine.

Ceilings. Ceilings are only present in the few enclosed spaces along the east side of the building. The suspended acoustical ceiling in the kitchen was noted above in this section, but there is gypsum board attached to the underside of the floor joists above the suspended ceiling (Figure 80). Painted gypsum board ceilings are found in the east hall, the utility room, and the handicap accessible restroom (Figure 81).



FIGURE 80. Opening above suspended ceiling. Note remnants of gypsum board on the wood framing.



FIGURE 81. Gypsum ceiling at hall.

Elsewhere in the Old Firehouse, the uncovered timber framing of the roof and the cupola is a dominant feature of the interior (Figure 82 and Figure 83). Even the floor framing of the mezzanine is visible from below at the north and

south ends of the main space. The simplicity and craftsmanship of these wood “ceilings” is somewhat diminished by steel components inserted during the 1993 rehabilitation. However, original carpentry techniques are still evident and on display (Figure 84).



FIGURE 82. Exposed to view timber framing.



FIGURE 83. A view of the cupola.



FIGURE 84. Detail at framing connection.

Doors and Hardware. There are only four doors in the firehouse, ranging from the modern aluminum-framed, glass entry door facing Scott Street (Figure 85) to the painted, four-panel wood

doors at the restroom and the utility closet, and a six-panel, fiberglass exit door in the east wall. This door also has a six-light transom topped by arched wood trim. The other two interior doors have traditional wood trim that is painted to match the grey color of the doors (refer to Figure 67).

Door hardware consists of pivot hinges, a deadbolt lock, and a closer on the glass and aluminum entry door, plus a round push bar on the inside, and a D-shaped pull on the outside (refer to Figure 67). The other doors have contemporary hardware that includes standard hinges and cylinder latches or locks (at rear exit door) with round knobs (Figure 86). The rear exit door also has a deadbolt lock, a closer, weather stripping, and a bottom sweep. In compliance with the Americans with Disabilities Act (ADA), the restroom door has a cylinder lock with lever handle trim and a closer.

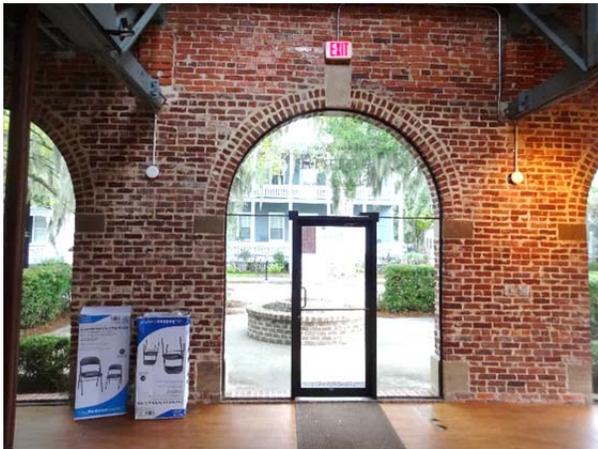


FIGURE 85. Aluminum-framed glass entry door.



FIGURE 86. Detail at knobbed latch set.

Windows. Double-hung wood windows and the large aluminum-framed windows in the arched openings are discussed in the exterior portion of this section.

Mechanical and Electrical Systems. No documentation was found to ascertain the age of the existing HVAC systems in the firehouse. There are two common split systems. One serves the ground floor, and the other serves the mezzanine. Two condensing units are located outside on the east side of the building south of the rear door behind a wood fence (Figure 87). Corresponding gas-fired furnace and blower equipment is in the narrow attic space along the east wall at the mezzanine level (Figure 88). Insulated round ducts in the attic space provide heated or chilled air to the mezzanine through side-wall grilles. Conditioned air for the ground floor is delivered through exposed round metal ducts suspended from the mezzanine's floor joists. All exposed ducts are painted (Figure 89). A thermostat for the mezzanine HVAC system is on the east wall near the stair, and a thermostat for the ground floor system is positioned on the south wall of the bar area (Figure 90 and Figure 91).



FIGURE 87. HVAC condensing units.



FIGURE 88. Furnace and blower unit.

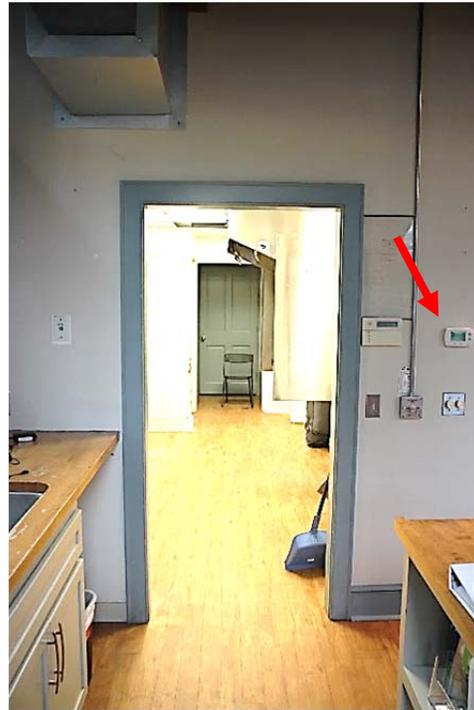


FIGURE 91. Ground-floor thermostat next to pull station for kitchen fire-suppression system and security system keypad.



FIGURE 89. Typical painted ductwork at main floor.

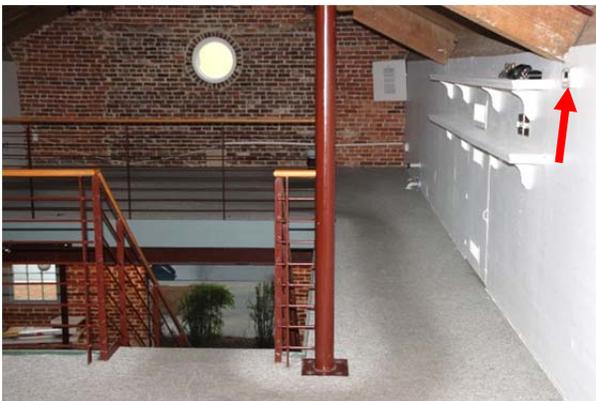


FIGURE 90. Thermostat for the mezzanine on the wall to the right of the stair.

Domestic water and sewage is provided by the public water and sewer system of the city of Beaufort to which the Old Firehouse is connected. There are two water heaters. A fifty-two-gallon capacity, electric water heater is in the attic on the mezzanine level, and a second, Noritz tankless gas water heater is mounted outside on the wall at the southeast corner of the firehouse. At the time of the site visit for this report, it could not be determined whether either one or both water heaters were operating (Figure 92 and Figure 93). Domestic water lines to sinks and bathroom fixtures run primarily through wood-framed, gypsum board walls on the east side of the building. Water lines appear to be a combination of copper fittings and pex tubing (crosslinked high-density polyethylene) (Figure 94 and Figure 95).



FIGURE 92. Tank-type water heater.



FIGURE 94. Exposed piping at janitor's closet.



FIGURE 93. Tankless water heater.



FIGURE 95. Exposed piping at kitchen.

Electric service enters the firehouse in the utility room. The meter is mounted on the east wall outside (Figure 96). An underground conduit rises vertically through a rectangular opening in the concrete slab to the main electrical panel on the east wall (Figure 97 and Figure 98). Wires are distributed from the main panel throughout the building in conduit, which is not concealed in most places because of the solid brick walls and exposed structure. Except where there are gypsum board walls or ceilings, electrical boxes and electrical devices are surface mounted (Figure 99 and Figure 100). However, several receptacles are flush mounted in the floor on the ground level (Figure 101).

Interior illumination is provided by a variety of light fixtures. The main spaces on the ground floor and the mezzanine are lit mostly by track lights mounted to structural members (Figure 102). Other types of fixtures include 2-foot by 4-foot fluorescent fixtures in the kitchen's suspended ceiling, a recessed incandescent can fixture in the restroom ceiling, and wall sconces above the sink in the restroom.



FIGURE 96. Electric meter base and service entrance.

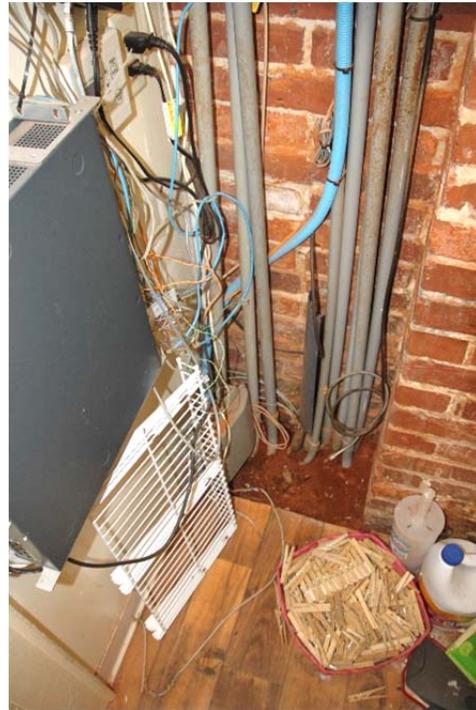


FIGURE 97. Conduit penetration from grade below.



FIGURE 98. Main electrical panel at utility room.



FIGURE 99. Surface-mounted conduit and devices.



FIGURE 100. Surface-mounted conduit and devices.



FIGURE 101. Flush-mounted floor boxes.



FIGURE 102. Track lighting and ceiling fan. Note exposed HVAC ducts.



FIGURE 103. Surface-mounted communications receptacles.

Communication and Data. The Old Firehouse is wired for phone, data, and cable television (Figure 103). The age of these systems is unknown, so their reliability is questionable. After the site visit for this report, new wiring for data / internet service was installed to NPS standards, and some of the old wiring was removed.

Life Safety and Security. A smoke and fire sensor is centrally located on a steel beam above the main space on the ground floor, and another one is mounted to a wood roof beam above the mezzanine (Figure 104 and Figure 105). These devices were replaced with new wireless sensors during the summer of 2018.



FIGURE 104. Smoke detector at underside of steel beam.



FIGURE 105. Smoke detector mounted to wood joist.

The commercial grade exhaust hood in the kitchen has an integral, dry chemical fire-suppression system. A red chemical tank is mounted on the north wall adjacent to the hood, and the pull station that activates the system is outside the kitchen on the opposite side of that wall next to a light switch and a thermostat. This fire-suppression system may be active. Testing it was outside the scope of this report (Figure 106 and refer to Figure 91). This dry chemical fire-suppression system has since been removed.

Illuminated exit signs are mounted above exits and at the stair on the mezzanine. A combination illuminated exit sign and emergency light hangs from conduit detached from the ceiling in the east hall (Figure 107, Figure 108, and Figure 109).



FIGURE 106. Fire-suppression system components for kitchen hood.



FIGURE 107. Illuminated exit sign at main entrance.



FIGURE 108. Illuminated exit sign at top of stair.



FIGURE 109. Illuminated exit sign with emergency lighting at rear exit hall.

Intrusion and glass-break sensors communicate with a security system panel in the utility closet and with a remote monitoring service. The system is armed and disarmed at a digital keypad on the south wall in the bar area (Figure 110). According to NPS staff, this security system was changed in 2018 to a totally wireless system.



FIGURE 110. Security alarm control panel at bar area. The pull station in the center was subsequently removed, along with the dry chemical fire suppression system, which is on the opposite side of this wall.

Interior Condition Assessment

The following notable conditions were observed during field work conducted for this study:

- Overall, the interior of the Old Firehouse is in fair to good condition.
- Interior masonry walls are sound with only limited deterioration of mortar joints, and some cracks that run through joints (Figure 111).
- Wood-framed gypsum board walls have been damaged by moisture from roof and plumbing leaks, exhibiting water stains, blistering paint, and deterioration. Gypsum board was removed in the kitchen and the restroom to access piping and repair the leaks. National Park Service staff stated that persistent roof leaks were recently fixed, but repairs to walls remain incomplete.



FIGURE 111. A visible crack at interior masonry wall.

- The gypsum board covering mezzanine floor framing in the kitchen and the restroom was observed to be in the same condition as gypsum board on walls (Figure 112 and Figure 113).
- Wood structural components and roof decking around the cupola have water stains, presumably from flashing and roof leaks at the cupola (Figure 114).
- The existing vinyl strip flooring is worn and soiled. Several areas in the vestibule, the utility closet, and the multi-purpose room are very soft and spongy, and in the vestibule, a strip of vinyl flooring is missing. The plywood subfloor is rotten and crumbling, and the underlying wood sleepers may also be affected. This is a hazardous condition.
- Carpet on the mezzanine is worn, stained, and soiled.
- Paint on interior surfaces of wood windows and trim is peeling and delaminating. This condition is not as prevalent as it is on the exterior, but normal maintenance can prevent more serious deterioration.
- The wood, double-hung window in the kitchen is broken, and the lower sash is covered with plywood.



FIGURE 112. Water damage at ceiling in restroom.



FIGURE 113. Water damage and peeling paint at ceiling in rear exit hall. Note exit sign hanging from conduit.



FIGURE 114. Water stains on wood structure at cupola.

- The two interior doors are sound and in serviceable condition, and, for the short term, they should require only normal maintenance and repainting.
- The exterior door in the east wall has mildew along its bottom edge, and it is scuffed. There is a gap under the door that allows outside air

and water to enter the building. The raised brick sill is a barrier to accessibility and should be evaluated (refer to Figure 67).

- Door hardware is not Architectural Barriers Act (ABA) compliant.
- Existing HVAC systems are operating, but age and repair histories are not available, so reliability is unknown, and they are likely to be out of warranty.
- Recent plumbing problems were resolved, and old piping was replaced with new pex tubing and copper fittings.
- The current electrical system appears to be adequate, but the main panel is full. This could limit future upgrades and changes to the firehouse.
- Exposed conduit and wiring, surface-mounted junction boxes and electrical devices, and outdated light fixtures detract from the appearance of the building and from its historic character.
- Communication and data systems are outdated, and some jacks could be non-functional. Wireless technology would be an improvement. Some exposed conduit and surface-mounted devices were removed and replaced with wireless systems in 2018.
- The mezzanine is currently not universally accessible, and the stair presents code compliance issues.
- The mezzanine and the stair to it could become building code issues. That will depend on the programming for the building and decisions about its ultimate use as an administrative and visitor center.
- Wireless technology for the security system would eliminate more exposed conduit and sensors in unsightly surface-mounted electrical boxes. Some exposed conduit and surface-mounted devices were removed and replaced with wireless systems in 2018.
- A sheet of plexiglass is mounted on the brick wall above the countertop in the bar area, with a surface-mounted receptacle box in the bottom center of panel. Staff reported moisture on the plexiglass that is likely condensation. Moisture possibly coming through the brick is condensing on the plexiglass or humidity inside the Old Firehouse is condensing on the plexiglass, which is mounted on the cooler brick wall.

Significance and Integrity

National Register of Historic Places

The National Register of Historic Places is the official list of the nation's historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the National Park Service's National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources.⁷⁷

The significance evaluation identifies the important historical associations of the property, and comments on its architectural, archeological, and social value as they relate to the National Register of Historic Places. A property's significance is tied to a discrete period of time in which its important contributions were made and to relevant national, state, and local historic contexts.

Significance Criteria

In order for a property to be eligible for inclusion in the National Register of Historic Places, it must possess significance under one of four criteria. The Criteria for Evaluation for listing in the National Register of Historic Places state:

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That has yielded, or may be likely to yield, information important in prehistory or history.

Criteria Considerations

Ordinarily cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties *will qualify* if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- a. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- b. A building or structure removed from its original location but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or

77. National Park Service, "National Register of Historic Places" accessed August 22, 2018, <http://www.nps.gov/nr/>.

- c. A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building associated with his or her productive life; or
- d. A cemetery that derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- e. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- f. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
- g. A property achieving significance within the past 50 years if it is of exceptional importance.⁷⁸

National Register Status, Old Firehouse, Beaufort, South Carolina

National Register of Historic Places documentation reviewed for purposes of this project includes the following:

- *National Register Nomination for Historic Beaufort*, prepared by Mrs. James W. Fant, Historic Resources Assistant, South Carolina Department of Archives and History, Columbia, South Carolina, November 8, 1969; entered in the National Register on December 17, 1969.

The National Register nomination cites the 18th, 19th, and 20th centuries as periods of significance for the overall historic district. Areas of significance identified include

78. *Code of Federal Regulations*, Title 36, Part 60, "The National Register Criteria for Evaluation."

historic, architecture, commerce, education, landscape architecture, literature, military, political, religion / philosophy, and other: Revolutionary and Civil War.⁷⁹ The Old Firehouse is not specifically mentioned in the 1969 nomination.

- US Secretary of the Interior, memo to Director, National Park Service, subject: "Landmark Recommendations of the Advisory Board on National Parks, Historic Sites, Buildings and Monuments, 69th Meeting, October 1–3, 1973," November 7, 1973.

This memo indicates that Beaufort Historic District, with boundaries the same as identified in the National Register nomination, was designated a National Historic District.

- *Addendum to Beaufort Historic District National Register nomination* (expansion of period of significance). Approved April 2, 1986.⁸⁰

The 1986 Addendum notes that the original (1969) nomination documentation for the Beaufort Historic District "addressed the historical significance of the town from its founding in 1710 to the mid-nineteenth century and noted buildings and types of buildings reflecting that history."⁸¹ The addendum expanded the period of significance for the historic district to include the history of Beaufort between circa 1860 and circa 1935. This addendum does not specifically mention the Old Firehouse.

79. Mrs. James W. Fant, South Carolina Department of Archives and History, Columbia, South Carolina, *National Register nomination for Historic Beaufort*, prepared November 8, 1969; entered in the National Register, December 17, 1969.

80. *Addendum to Beaufort Historic District National Register nomination* (expansion of period of significance), approved April 2, 1986.

81. *Ibid.*

- National Park Service, Director, memo, subject: properties entered into the National Register of Historic Places, December 23, 1994. This memo notes that National Historic Landmark additional documentation for Beaufort Historic District was accepted on November 25, 1994.
- *National Register of Historic Places Inventory-Nomination Form Additional Documentation* (boundary extension). Approved November 25, 1994. The boundary extension and memo of the same date (see next item) indicate that the boundaries of Beaufort Historic District were the Beaufort River and Bladen, Hamar, and Boundary streets. The 1994 additional documentation does not specifically mention the Old Firehouse.
- National Park Service, Director, memo, subject: properties entered into the National Register of Historic Places, December 23, 1994. This memo notes that National Historic Landmark additional documentation for Beaufort Historic District was accepted on November 25, 1994.
- *National Register of Historic Places Additional Documentation, Beaufort Historic District*, prepared by David B. Schneider, Consultant, Anniston, Alabama. Approved May 31, 2001.

The 2001 additional documentation notes that the Beaufort Historic District is significant under National Register Criteria A and C, and cites areas of significance including social history, architecture, ethnic heritage: black, and politics / government. The 2001 additional documentation cites a period of significance of 1712–1950 for the historic district.

The additional documentation mentions the Beaufort Municipal Meat Market (now the Old Firehouse) at 706 Craven Street, as well as nearby Beaufort City Hall at 702 Craven Street, as among 22 buildings in the historic district that are examples of Revival Style architecture.⁸² This documentation also very

82. Schneider, Section 7–7.

briefly describes the structure as a one-story commercial building, constructed circa 1912, within the historic district.⁸³

- *The Era of Reconstruction, 1861–1900: A National Historic Landmarks Theme Study*, prepared by Gregory P. Downs and Kate Masur and produced by the National Historic Landmarks Program, Cultural Resources, National Park Service, US Department of the Interior, 2017.⁸⁴
- Proclamation 9567 of January 12, 2017, for Establishment of Reconstruction Era National Monument, by President Barack Obama. The proclamation for the National Monument includes “. . . the Beaufort National Historic Landmark District, which contains many objects of historic interest including the Old Beaufort Firehouse”⁸⁵

The Old Firehouse is also represented in several historic structure surveys:

- “Intensive Level Building Inventory Form: 702 Craven St., Beaufort City Hall,” Beaufort County Historic Sites Survey, prepared by Colin Brooker, Brooker Arch, Cons., for Brockington and Associates, June 18, 1997.
- “Intensive Level Building Inventory Form: 706 Craven St., Beaufort Municipal Meat Market,” Beaufort County Historic Sites Survey, prepared by Colin Brooker, Brooker Arch, Cons., for Brockington and Associates, March 9, 1998.
- *The National Survey of Historic Sites and Buildings, Beaufort Historic District, Beaufort County, South Carolina*, undated.

The findings of this Historic Structure Report concur that the Old Firehouse is a contributing structure to the Beaufort Historic District.

83. Ibid., Section 7–20.

84. Downs and Masur, 103.

85. “Proclamation 9567 of January 12, 2017, Establishment of the Reconstruction Era National Monument,” *Federal Register* 82, no. 12, January 19, 2017.

Although somewhat altered on the exterior and extensively altered on the interior, the Old Firehouse survives with sufficient integrity to convey its historic associations as part of the district. Although the Old Firehouse was constructed after the end of Reconstruction, it is closely associated with the historical development of Beaufort.

Period of Significance

Based on the existing National Register nomination form for the Beaufort Historic District, the period of significance for the Old Firehouse is 1912–1950, beginning with date of construction and ending with the close of the period of significance for the district.⁸⁶ The period of significance is the time during which a property was associated with important events, activities, or persons, or attained the characteristics which qualify it for listing in the National Register. The period of significance encompasses the original construction of the building, its use as the Beaufort Municipal Meat Market, and its conversion and early use as fire station.

The Beaufort Historic District (NR 69000159) was listed on the National Register of Historic Places on December 17, 1969. The historic district was designated a National Historic Landmark on November 25, 1994. The Old Firehouse is not mentioned in any of the National Register forms or addendums until the National Register of Historic Places Additional Documentation, completed in 2001, and identifies the structure as the Beaufort Municipal Meat Market. The period of significance for the historic district extends

86. Refer to the Developmental History chapter of this report for further discussion of the history and date of construction of the building. The Foundation Document for the park indicates that the building was constructed “around 1911” rather than in 1912. A source for this slightly earlier date is not provided. *Foundation Document: Reconstruction Era National Monument, South Carolina* (Washington, DC: US Department of the Interior, National Park Service, January 2019) 9.

from 1712–1950. There is no individual nomination form for the Old Firehouse.⁸⁷

Character-Defining Features

The historic nature of significant buildings and structures is defined by their character, which is embodied in their identifying physical features. Character-defining features can include the shape of a building; its materials, craftsmanship, interior spaces, and features; and the different components of its surroundings.⁸⁸

Modifications and substantial alterations were made to the Old Firehouse during and after the period of significance. Particularly prior to 1924 and into the middle of the twentieth century to accommodate the functional needs of a firehouse, and again in the 1990s when it was renovated for use as an event venue.

The following list identifies general characteristics and existing exterior and interior features that contribute to the historic character of the Old Firehouse. Non-character-defining features, which may be intrusive, are also noted.⁸⁹

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87. Schneider, 2.
88. Lee H. Nelson, FAIA, *Preservation Brief 17: Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character* (Washington, DC: National Park Service, Technical Preservation Services, 1988).
89. The list of character-defining interior features of the Old Firehouse is very limited because the building was substantially renovated in 1994, with subsequent repairs since that time, including replacement of the HVAC systems and the slate roof. At the time of this writing, limited information was available about interior and exterior appearance of the building at construction and during the period of significance.

Exterior⁹⁰

- The overall building form and configuration, especially in conjunction with 702 Craven Street, on the opposite end of the Craven Street block.
- Mass masonry construction and the simple gable roof constructed of heavy timber framing (originally covered by fire-resistant slate roofing) are character-defining elements. The current asphalt shingle roofing is non-character-defining.
- The application of heavily molded projecting wood eaves and horizontal geison on the gabled ends, are details representative of the building's vernacular Colonial Revival style.
- Symmetrical arrangements of openings in the masonry walls on the north, south and west elevations. Differences in brick and mortar around a door on the east elevation seem to indicate that it was installed in place of a window. It is non-character-defining, as are the six-over-six, double-hung wood windows and two round, fixed wood windows in the north and south gables that do not date from the period of significance.
- The two semicircular arched openings in the north and south facades and the three semicircular arched openings in the symmetrical west facade are likely elements of the original design. When the building was constructed and used as a municipal meat market, these openings had cast-iron grilles and gates. A small section of one grille exists in the south opening. The aluminum and glass storefront

90. The existing windows are not original and date from the 1994 renovation; archival documentation has not been located to confirm that the original windows were six-over-six units. The current cupola is also from the 1994 renovation and is larger than the original louvered cupola. The circular windows in the gables were installed in 1994; archival documentation has not been found to indicate whether or not these units are an attempt to replicate original circular windows.

systems that now fill these openings date from the 1990s renovation and are non-character-defining.

- The stone keystones and impost blocks are distinctive character-defining elements, although most of the existing components are replacement elements that date from the 1990s renovation.
- A small, ventilating cupola may have been on the ridge of the roof initially, similar to the one on 702 Craven Street. A larger, louvered cupola was still evident in photos from the 1980s when the building was a firehouse. In the 1990s, it was enlarged again and lined with divided light glass panels. This mostly glass cupola is extant and not a character-defining feature. Its size, scale, and the predominance of glass can be considered intrusive.

Interior

- There is limited information about the interior configuration and features of the building during the period of significance and into the 1980s while it was occupied by the Beaufort fire department. Research indicates that, as the municipal meat market, it was a one-story building. By 1924, it had an upper level or mezzanine and a one-story addition along its south side that are indicated on the 1924 Sanborn Fire Insurance Map. Assuming the interior of the original building was a relatively open volume into which a mezzanine was inserted, the current interior space represents that configuration even though the mezzanine was reinforced structurally with steel, the steel stair was added, and at least a third of the wood decking was replaced in the 1990s. These late twentieth century elements should not be considered character-defining features.
- Exposed brick masonry walls on the interior are original and are character defining.
- Interior gypsum board partitions, finishes, and electrical, plumbing, fire protection and mechanical systems are all contemporary

features that are not considered character-defining features.

Assessment of Integrity

Assessment of integrity is based on an evaluation of the existence and condition of the physical features that date to a property's period of significance, taking into consideration the degree to which the individual qualities of integrity are present. The seven aspects of integrity as defined in the National Register Criteria for Evaluation are location, design, setting, materials, workmanship, feeling, and association. As noted in the National Register Bulletin, *How to Apply the National Register Criteria for Evaluation*:

Location is the place where the historic property was constructed or the place where the historic event occurred. . . . Design is the combination of elements that create the form, plan, space, structure, and style of a property. . . . Setting is the physical environment of a historic property. . . . Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. . . . Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. . . . Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. . . . Association is the direct link between an important historic event or person and a historic property.⁹¹

The property must retain the essential physical features that enable it to convey its historical significance. The essential physical features are those features that define both why a property is significant (National Register criteria) and when it was significant (period of significance). The *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* defines integrity as "the ability of a property to convey its significance."⁹²

91. *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*.

92. *Ibid.*

The historic integrity of the Old Firehouse has been assessed within the context of the contribution of the building to the Beaufort Historic District.

Integrity of Location. The Old Firehouse retains a high degree of integrity of location. It has remained at its original site since construction.

Integrity of Design. The Old Firehouse retains a low degree of integrity of design. The exterior of the building has been modified, particularly with respect to the windows and doors, and the interior extensively altered, especially through renovations conducted in the 1990s. These alterations involved removal of historic fabric and character-defining features.

Integrity of Setting. The Old Firehouse retains a moderate degree of integrity of setting. Although it retains its general relationship to the neighborhood, alterations to its immediate setting and construction of buildings nearby since the period of significance has somewhat altered this aspect of integrity.

Integrity of Materials and Workmanship. The Old Firehouse retains a low to moderate degree of integrity of materials and workmanship. The materials of the exterior, and to an even greater extent the interior, have been altered over time through repairs and especially the 1990s renovation.

Integrity of Feeling. The Old Firehouse retains a moderate degree of integrity of feeling. Although altered, the structure—especially the exterior, as part of the historic neighborhood—can still be understood in terms of its original appearance and function, and continues to be interpreted as such today.

Integrity of Association. The Old Firehouse retains a moderate to high degree of integrity of association. The structure retains its physical relationship to nearby historic structures and although altered, continues to convey its historic function and as part of the civic center of downtown Beaufort.

Treatment and Use

Requirements for Treatment and Use

The following discussion of treatment and use for the Old Firehouse has been prepared based on historical research, condition assessment, and discussion with the National Park Service to understand the intended current and future use of the building. The Old Firehouse is a contributing structure to Beaufort Historic District, and although altered, survives with sufficient integrity to convey its historic associations.

As such, treatment and use of the Old Firehouse should be considered within the context of the legal mandates and policy directives established by the NPS Cultural Resources Management Guideline (Director's Order 28) for the protection of cultural resources. The building is expected to be used by the park as a visitor contact station and to support exhibits for interpretation of the history of Reconstruction Era National Historical Park.

Laws, Regulations, and Functional Requirements

Key laws, regulations, and functional requirements that apply to the recommended work include the following:

- National Park Service Cultural Resources Management Guideline (Director's Order 28), which requires planning for the protection of cultural resources on park property.
- Section 106 of the National Historic Preservation Act (NHPA), which mandates that federal agencies, including the National Park Service, take into account the effects of their actions on properties listed or eligible for

listing in the National Register of Historic Places and give the Advisory Council on Historic Preservation a reasonable opportunity to comment.

- Section 3.20, Certificates of Appropriateness, of the City of Beaufort Unified Development Ordinance, which requires a Certificate of Appropriateness for any construction activity within the Beaufort Historic District. The City of Beaufort Historic Review Board (HRB) has jurisdiction over the majority of construction projects undertaken within the historic district. The HRB is guided by the *Beaufort Preservation Manual* (1979) and *Supplement* (1990), and the Secretary of Interior's Standards for the Rehabilitation.

Treatment of the building and site are also to be guided by the following:

- *Secretary of Interior's Standards for the Treatment of Historic Properties*
- National Park Service Management Policies, 2006
- Architectural Barriers Act Accessibility Standards (ABAAS)
- International Building Code (IBC), 2018⁹³
- International Plumbing Code (IPC)

93. South Carolina has adopted the 2015 IBC but has not adopted the 2015 International Existing Building Code (IEBC) for statewide applicability. Some local agencies within the state have adopted the IEBC; however, Beaufort County has not.

Treatment and Use

- National Electrical Safety Code (NESC)
- National Fire Protection Association (NFPA) 101: Life Safety Code (LSC), 2015 and NFPA 1 Uniform Fire Code
- NPS Guiding Principles of Sustainable Design

The National Park Service is self-regulating in terms of enacting and enforcing building code standards. Reconstruction Era National Historical Park is therefore not legally subject to local or state building code requirements. When undertaking repairs to buildings and structures, the National Park Service endeavors to have the work comply with model building code standards. At this time, the 2018 IBC is the model building code used by the National Park Service for design and construction and is referenced by the NPS Denver Service Center for design and construction. The NPS Denver Service center also references the 2018 IEBC, with appendices and Resource A.

With historic structures, attempts to achieve strict conformance with model building code standards that are intended for new buildings can lead to destruction of the historic fabric. Alternative compliance procedures, such as Chapter 12 of the IEBC relating to historic buildings, should be referenced in determining code compliance. For the Old Firehouse, alternatives to full prescriptive legislative and code compliance should be considered where such compliance would compromise the integrity of the structure.

The 2018 IEBC includes the following statements in Section 507, Historic Buildings:

507.1 Historic buildings. The provisions of this code that require improvements relative to a building's existing condition or, in the case of *repairs*, that require improvements relative to a building's pre-damage condition, shall not be mandatory for *historic buildings* unless specifically required by this section.

507.2 Life safety hazards. The provisions of this code shall apply to *historic buildings* judged by the building official to constitute a distinct life safety hazard.

507.3 Flood hazard areas. Within flood *hazard areas* established in accordance with Section 1612.3 of the *International Building Code*, or Section R322 of the *International Residential Code*, as applicable, where the work proposed constitutes *substantial improvement*, the building shall be brought into compliance with Section 1612 of the *International Building Code*, or Section R322 of the *International Residential Code*, as applicable:

Exception: *Historic buildings* need not be brought into compliance that are:

1. Listed or preliminarily determined to be eligible for listing in the National Register of Historic Places;
2. Determined by the Secretary of the US Department of Interior as **contributing** to the historical significance of a registered historic district or a district preliminarily determined to qualify as an historic district; or
3. Designated as historic under a state or local historic preservation program that is approved by the Department of Interior.

507.4 Structural. Historic buildings shall comply with the applicable structural provisions in this chapter.

Exceptions:

1. The *code official* shall be authorized to accept existing floors and existing live loads and to approve operational controls that limit the live load on any floor.
2. Repair of *substantial structural damage* is not required to comply with Sections 405.2.3, and 405.2.4. *Substantial structural damage* shall be repaired in accordance with Section 405.2.1.⁹⁴

The IEBC exceptions noted above pertain to the Old Firehouse as part of Beaufort Historic District and Reconstruction Era National Historical Park.

94. International Code Council, Inc., *International Existing Building Code 2018* (Country Club Hills, Illinois: International Code Council, 2018).

In addition, the National Park Service provides guidance on sustainability in work on historic structures, in terms of energy efficiency, technology, and sustainable preservation in practice, as described in *The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings*.⁹⁵

Also, newly installed electrical systems and components, including any significant alterations to existing electrical systems, should comply with applicable provisions of the NFPA 70: National Electrical Code (NEC).

Alternatives for Treatment and Use

The National Park Service has developed definitions for the four major treatments that may be applied to historic structures: preservation, rehabilitation, restoration, and reconstruction. The four definitions are as follows:

Preservation is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project. However, new exterior additions are not within the scope of this treatment. The Standards for Preservation require retention of the greatest amount of historic fabric along with the building's historic form.

95. Anne E. Grimmer with Jo Ellen Hensley, Liz Petrella, and Audrey T. Tepper, *The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings* (Washington, D.C.: U.S. Department of the Interior, National Park Service, Technical Preservation Services, 2011).

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values. The Rehabilitation Standards acknowledge the need to alter or add to a historic building to meet continuing or new uses while retaining the building's historic character.

Restoration is defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project. The Restoration Standards allow for the depiction of a building at a particular time in its history by preserving materials, features, finishes, and spaces from its period of significance and removing those from other periods.

Reconstruction is defined as the act or process of depicting by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location. The Reconstruction Standards establish a limited framework for recreating a vanished or non-surviving building with new materials, primarily for interpretive purposes.⁹⁶

Of the four treatment approaches, *rehabilitation*, which involves making possible a compatible use through repair, alterations, or additions, is most appropriate for the Old Firehouse. This treatment would allow for the alterations (especially interior) to meet National Park Service management requirements for continued use of the structure, while preserving and selectively restoring (as possible based on available documentation) character-defining features and materials.

96. Grimmer, 2017.

Preservation, which involves sustaining the building in its existing form, is to some extent in progress as a result of ongoing repair and cyclical maintenance implemented by the park, and is considered overly limiting for a contributing but not individually significant building within the historic district. Further, similar preservation efforts would be incorporated in the overarching rehabilitation treatment approach. *Restoration*, which would return the building to its appearance during the period of significance, is also considered overly limiting for a contributing but not individually significant structure. In addition, sufficient documentation has not been discovered to support accurate restoration of the building.

Retention of original materials and character-defining features during rehabilitation work is practical and appropriate, and will also assist in the interpretation of the Old Firehouse as part of Beaufort Historic District and Reconstruction Era National Historical Park.

Ultimate Treatment and Use

Guidelines for Treatment

Guidelines and recommendations for treatment for the Old Firehouse have been defined based on the preservation objectives and requirements for treatment and use outlined above. All treatment guidelines and recommendations were developed in accordance with the Secretary of Interior's Standards for Rehabilitation.

The Secretary of the Interior's Standards for Rehabilitation are 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.⁹⁷

Guidelines for implementing the treatment recommendations provided herein are as follows:

- Undertake all work on the structure in compliance with the *Secretary of the Interior's Standards for Rehabilitation*.
- Retain the character of the historic structure and environs by protecting the building and maintaining the site.
- Ensure that proposed new elements or construction are compatible with the historic character of the structure and its site.
- Protect adjacent natural resources during construction activities.
- Document through detailed as-built drawings, photographs, and written narrative all changes and treatments to the building and its immediate site. Maintain records of treatments and preserve documentation according to professional archival standards. Maintain a copy of records in National Park Service archives.
- Retain features and materials at both the exterior and interior of the buildings that survive from the period of significance to the greatest extent possible.
- Incorporate sustainable design principles in all future projects that respect the preservation principles listed above.

Recommendations

Exterior

- Deteriorated and debonded mortar should be raked out to a depth of 2-1/2 times the width of the joint or until sound mortar is encountered, and repointed. New mortar should be applied in 1/4-inch lifts. A mortar

mix appropriate to the masonry, and matching the appearance of the original mortar, should be used for repointing. Only masonry and stone joints where the existing mortar has deteriorated or debonded, or where joints are open because of missing mortar, need to be repointed to address these conditions. However, the entire exterior masonry facade should be evaluated in order to identify areas to be repointed and the extent of repointing required. Given the small size of the building, the widespread locations of deteriorated mortar, and the presence of a variety of non-matching brick from prior repairs that also exhibit deterioration—as well as the need for localized brick replacement with associated repointing—it appears appropriate to evaluate all of the exterior masonry and prepare a comprehensive repointing scope of work. This would also provide for a more consistent appearance and improve future weather resistance and maintainability. Should 100 percent repointing be determined to be appropriate, samples of original pointing should be retained as record of historic construction.

- Prior to masonry joint repointing, research and possibly laboratory studies should be considered to identify the composition of the original mortar. This information would be used to prepare onsite mock-ups using the appropriate new repointing mortar that matches the composition, strength, color, consistency, texture, and tooling of the original mortar. Findings from the mock-ups would inform preparation of repair documents for the repointing.
- Deteriorated brick units in the field of the wall and at corners should be removed and replaced. Replacement brick should match existing in color, texture, and size. Brick samples should be provided for review, and a mock-up constructed including removal of localized brick, replacement, and repointing.
- All embedded, abandoned anchors in the brick masonry should be carefully removed.

97. Ibid.

Brick and mortar at anchor locations should be patched to repair anchor openings in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties and NPS Technical Preservation Services *Preservation Brief No. 2 – Repointing Mortar Joints in Historic Masonry Buildings*. A patch material such as mortar or sanded grout that is compatible and visually similar to the adjacent masonry should be used. (The tie rods should remain in place.) Trial repairs should be performed to confirm the materials and techniques to be used in this repair.

- Biological growth and mildew at brick and stone should be removed with a biocide. Methods, tools, and products for removing biological growth and mildew should be the gentlest systems that are effective. Biocides / cleaners that stain or etch the substrate should not be used, and very low water pressures (less than 100 psi) should be used for cleaning, and rinsing. Cleaning processes should adhere to the Secretary of the Interior's Standards for the Treatment of Historic Properties and NPS Technical Preservation Services *Preservation Brief No. 1 - Cleaning and Water-Repellent Treatments for Historic Masonry Buildings*. Trials should be conducted to evaluate the biocide to be used prior to proceeding.
- Consideration should be given to removing and replacing the existing aluminum-framed windows at the large arched openings. New window or door units more consistent with the historic character of the structure could be added to the openings. As part of the development of this approach, further research would be required to identify archival documentation of historic appearance of the openings.
- The double-hung wood windows should be repaired and restored. Deteriorated wood window sash components should be repaired, or replaced if severely deteriorated. As part of repairs, the sash should be removed, deglazed, and the deteriorated portions of the sash repaired. Window sash should be adjusted, and joinery should be reinforced so that the frames are square.
- Missing wood window sash should be replaced. New sash should match the existing sash.
- At window locations where loss of paint was observed, the wood surface should be scraped, spot primed, and painted, using alkyd-based paints formulated for exterior wood.
- The insulated glazing unit at the north circular window should be replaced.
- As part of normal periodic maintenance, the condition of the painted wood cornices and trim should be monitored. Biological growth should be removed, and the wood cleaned, primed, and painted to protect it. Damaged or deteriorated wood should be repaired with dutchmen that match the wood species, size, and profile of the existing material.
- The asphalt shingle roof should be maintained and periodically monitored for indications of water infiltration. Debris that accumulates on the roof should be removed, and gutters and downspouts should be cleaned and routed seasonally.
- Consideration should be given to conducting further research to verify the type of roofing (e.g., slate, metal, or other materials) present during the period of significance, before the roofing was replaced with the extant asphalt shingles. Refer to Recommendations for Further Research below.
- Missing downspout elements should be replaced. Consideration should also be given to installing a new gutter and downspout system. Existing gutters appear too small to adequately collect rain water.

Interior

Architectural Finishes.

- Loose wood baseboards and trim should be secured into place with finishing nails or other appropriate fasteners for the substrate.
- Stained, loose, cracked, and blistered paint should be removed, sanded as needed to prepare the surface, primed, and repainted.
- Loose mortar in exposed interior masonry should be carefully removed and repointed. An analysis of the existing mortar type should be conducted to determine the matching strength, composition, and color for the replacement mortar. Loose or missing bricks should be reset or replaced to match the original condition.
- Openings in gypsum board partitions and ceilings should be replaced with Type 'X' gypsum panels of thickness to match adjacent materials. Moisture resistant gypsum board is recommended for use at all furred exterior walls and at head and jamb returns of windows. Consideration should be given to the use of abuse-resistant gypsum board below 4 feet at high traffic areas.
- Worn carpet throughout the mezzanine level should be replaced.
- Damaged areas of vinyl plank flooring should be repaired, and wood sleepers should also be replaced with new material at the rear exit hall. New material should be fingered into existing sound flooring. Consider replacing vinyl flooring throughout with solid wood or engineered wood flooring.
- Gypsum board at window and door jamb returns should be removed entirely and replaced with moisture-resistant gypsum board. Consideration should be given to replacing the gypsum board returns at windows with wood trim, if further research indicates wood was present during the period of significance.
- Moisture-resistant gypsum board is recommended for use at all exterior walls, toilet rooms, janitor rooms, and other wet locations. Due to the vapor permeability of the exterior masonry construction, moisture-resistant gypsum board is recommended for use at all new interior partitions and ceilings on the lower floor level.
- Moisture accumulates on the sheet of plexiglass that is attached to the brick wall above the counter in the bar area. This is likely condensation. Possibly, moisture migrating through the exterior brick wall is condensing on the plexiglass or humidity inside the firehouse is condensing on the plexiglass that is mounted on the cooler brick wall. Consider removing the plexiglass (which is a non-historic feature) to eliminate the condensation.
- Consideration should be given to removing conduit-fed, wall-mounted security devices at visible locations, such as window heads. Existing devices should be replaced with less conspicuous models with concealed conductors or wireless communication capability. Surfaces should be patched to match the existing surfaces.

Doors and Windows.

- The interior of windows including sash and associated trim should be prepped, spot primed, and painted with an acrylic latex enamel.
- Consideration should be given to the replacement of interior doors with stile and rail type doors appropriate to the period of significance.
- The interiors of exterior doors should be repainted. Hardware should be removed and replaced or reinstalled as required. New weather stripping should be provided at the perimeter of all doors.

ADA ABA Improvements.

- The operation force required at the main glass entry door should be evaluated. A power door operator may be required to provide access under ABA requirements. Consideration should be given to the use of a floor-mounted, pivot-type operator.
- A ramped surface may be necessary to meet the minimum requirements of the ABA at the main entry door threshold. The rear exit door should be evaluated under IEBC, based on proposed use and occupancy to determine whether a second accessible means of egress is required. If a second exit door is required to be accessible, the built-up curb at the rear door will require modification to meet minimum ABA and IBC requirements.
- Knob-type door hardware should be replaced with lever handles to meet ABA requirements.

Other.

A comprehensive code evaluation should be completed under the IEBC. In particular, the following compliance issues should be addressed in conjunction with any major work in the building:

- The stair to the mezzanine level was observed to have several deficiencies in design, according to IBC requirements for a means of egress including stair width, riser height, and rail design. The stair should be evaluated under a comprehensive analysis under IEBC. The riser height was observed to be 7-1/2 inches and the width 36 inches. The design of the combination grip rail and guard rail does not meet current IBC requirements.
- Per IBC and ABA requirements, a code-compliant barrier and cane detection should be provided in the space beneath the stair to prevent walking under the stair where the overhead clearance is reduced to 80 inches or less.
- The mezzanine level was observed to occupy approximately 662 square feet of the 1,304

square feet footprint of the open room below, or approximately 50.7 percent. IBC Section 505 defines a mezzanine as occupying less than one-third of the room in which it occurs. Thus, the upper level should be designated as a second story, at the current size, under the requirements of Section 505 – Atriums.

- The entire building should be evaluated under the IBC and IEBC based on the proposed use and configuration of the upper and lower floors. Based on IEBC analysis, fully sprinklering the building may be required per Section 404.3. Alternatively, the floor area of the upper level can possibly be reduced to allow consideration of the level as a mezzanine under Section 505. Fire barriers may be required to separate enclosed spaces under either classification.
- An analysis of exit capacity, means of egress, accessibility, and life safety should be included in a comprehensive analysis of the firehouse and a determination of use and classification of the mezzanine / second floor.
- Storage and assembly spaces should be separated from adjacent occupancies as required by the IBC. Separation requirements for storage and janitorial rooms should be provided as required. Mechanical systems serving or passing through these spaces may require smoke and / or fire dampers at fire-rated partitions.

Mechanical, Electrical, Plumbing, and Fire Protection Systems.

- A second accessible toilet room may be required to meet the minimum IBC and ABA requirements based on the ultimate use for the firehouse.
- A bi-level electric drinking fountain should be on the ground floor for public and staff use. Models providing bottle filler capability should be considered.
- Hot domestic water pipes and hydronic pipe should be insulated per American Society of

Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) requirements.

- Removal of surface-mounted conduit in public areas and installation of concealed emergency lighting and alarm strobes should be considered. Egress signage should be replaced with types complimenting the interior finishes.
- The current penetration of the gas line at the building exterior wall should be evaluated to determine if ventilation of the stud cavity is required.
- A faucet should be installed at the bar sink, if it will be put into use.
- The dates when the HVAC systems (two split systems, both located on the mezzanine / second floor) were installed could not be determined through research conducted for this study. Both systems should continue to receive recommended scheduled maintenance to extend their service life. When replacement is necessary, consideration should be given to providing the most energy-efficient and cost-effective systems available that can be inconspicuously integrated into the firehouse.
- The current tract lighting and other surface-mounted light fixtures should be replaced with lighting that is appropriate for the period of significance.

Current and forthcoming work.

Since site work was completed for this study in August 2017, the park has completed some work at the Old Firehouse. This work has included removal of the kitchen hood and fire-suppression system, and associated repairs, as discussed previously in this report. The park has indicated that future work will include rehabilitation of the interior to accommodate reuse of the building as a visitor contact station for Reconstruction Era National Historical Park. We understand that repairs to the exterior envelope and rehabilitation of the mechanical, electrical, plumbing, and fire-

protection systems will be conducted as part of this work.

Recommendations for Further Research

1. Conduct further original research to identify additional archival photographs of the Old Firehouse, especially soon after construction in 1912, in use as a fire station after 1924, and throughout the twentieth century.
2. Conduct further research to understand the original construction and building materials present during the period of significance. Information gathered through this research would help to confirm historical materials and architectural elements that are appropriate for the rehabilitation of the Old Firehouse. For example, if further research substantiates that the original roofing material was slate, a new slate roof could be considered when the existing asphalt shingle needs to be replaced.

Resilience to Natural Hazards

Located near the Atlantic coastline, on low-lying terrain in a region of marshes and wetlands crossed by rivers and streams, the Old Firehouse and Beaufort Historic District are vulnerable to current and future threats associated with natural hazards and environmental variability. A study entitled, *Climate Change Impacts to Natural Resources in South Carolina*, by the South Carolina Department of Natural Resources (SCDNR) and published in 2013 noted: “A predicted result of climate change is the increase in intense storm events causing greater water inputs in shorter periods of time, affecting flood frequency and duration.”⁹⁸ As noted in a 2016 study by the Environmental Protection Agency: “Since 1958, the amount of precipitation during heavy rainstorms has increased by 27 percent in the

98. Bob Perry, compiler and editor, *Climate Change Impacts to Natural Resources in South Carolina* (Columbia: South Carolina Department of Natural Resources, 2013), 16.

Southeast, and the trend toward increasingly heavy rainstorms is likely to continue.”⁹⁹

Over the past eighty years, relative sea level has risen 10 inches at the National Oceanographic and Atmospheric Administration (NOAA) monitoring station in Charleston Harbor.¹⁰⁰ Although the ocean rises and falls at different rates at different locations, making some coastal regions more vulnerable to flooding than others, in general a one-inch rise in sea level translates to 100 inches of shoreline retreat.¹⁰¹ In an area such as the City of Beaufort, flooding from more frequent severe storms and rising seas, together with sinking of wetlands and loss of sediment due to development, contribute to erosion, and have significant negative impacts on the natural environment. In addition to the effect on the natural environment and landscape of historic sites, severe storms and flooding threaten cultural resources such as the Old Firehouse.

The SCDNR has identified core response efforts to address natural hazards and environmental variability, including recommendations for focused policies and opportunities; research and monitoring to standardize protocols and state-specific data and predictive modeling; communications and outreach; adaptation of activities; and suggested agency operational improvements (e.g., energy, fuel, and water efficiency, etc.).¹⁰² The recommendations developed by the SCDNR for natural resources may provide ideas for improving management of cultural resources as well.

Especially critical for coastal historic sites is identification of the resources anticipated to be threatened—both buildings and landscapes—and planning for protection as well as mitigation in the

face of more frequent severe storms and sea level rise. As loss of historic resource integrity may occur, suddenly or slowly, from conditions related to natural hazards and environmental variability, documentation can serve to help mitigate anticipated loss or diminishment, and to plan for the adaptation. This Historic Structure Report, including the historical narrative condition assessment, and recommendations, together with photographs and measured drawings, is an important part of the documentation process.

As part of future efforts to build on and update the documentation provided in this Historic Structure Report, the National Park Service should consider such approaches as more detailed documentation resulting from new three-dimensional scanning technology, monitoring weather-related deterioration, updating emergency and disaster planning, and strategic planning for mitigation of impacts on park resources. The latter may include special protection, documentation, and interpretation measures to address resources that are especially vulnerable to damage or loss. Efforts conducted for the Old Firehouse will benefit from coordination with other planning and documentation projects under consideration or in the process of being implemented by the National Park Service in the Southeast Region.

Although the Old Firehouse avoided severe damage as a result of recent severe storms, future severe weather events, rising sea levels, and other impacts related to natural hazards and environmental variability should be anticipated and considered in planning for protection and maintenance of the site and its resources.

99. *What Climate Change Means for South Carolina*, United States Environmental Protection Agency, EPA 430-F-16-042 (August 2016).

100. “Rising Tide: Will Climate Change Drown Coastal Wetlands?” *Coastal Heritage* 21, no. 3 (Winter 2007), 3–6.

101. *Ibid.*

102. Perry, 100.

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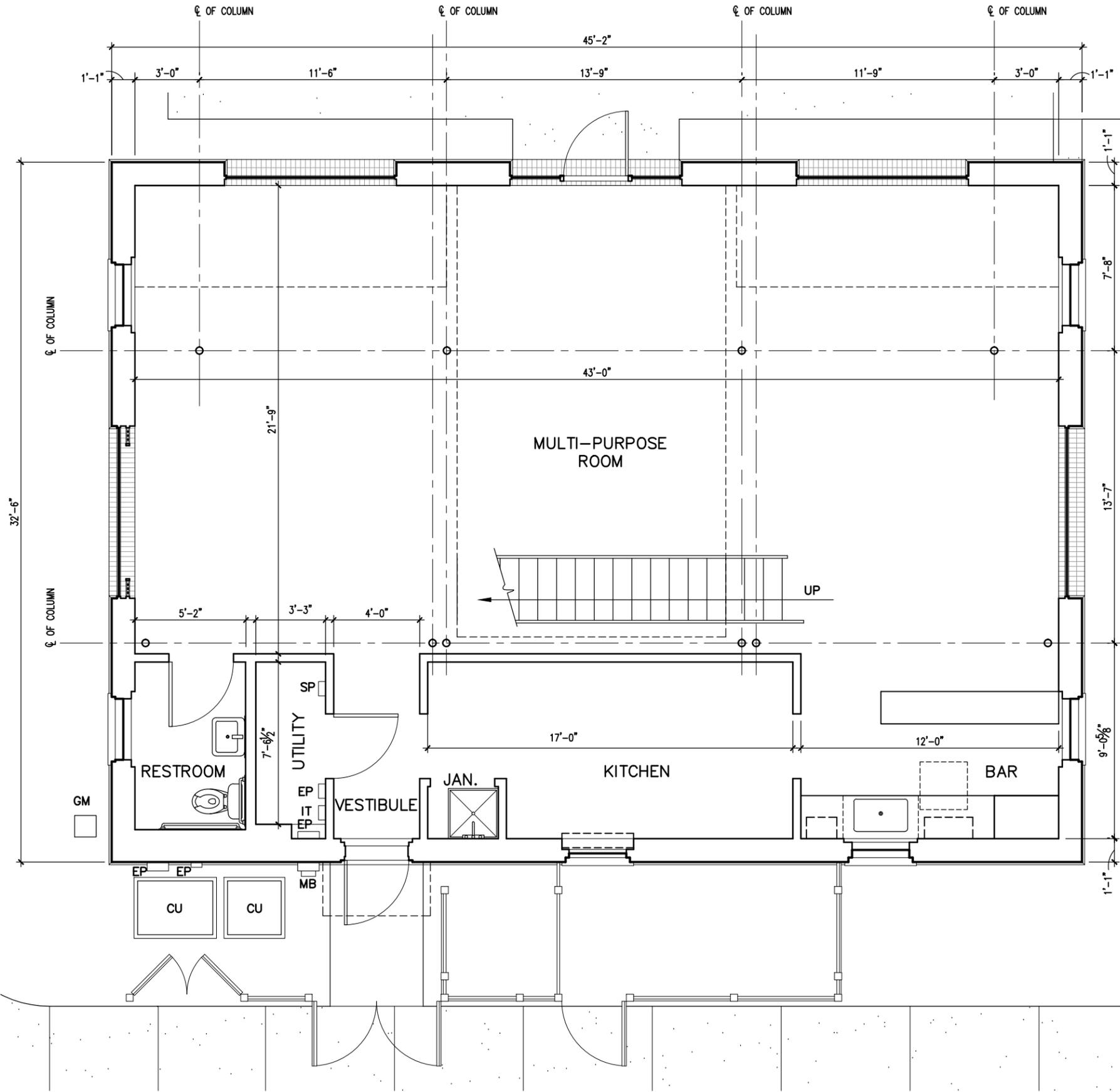
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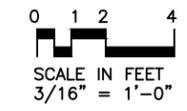
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Appendix A: Measured Drawings



GROUND FLOOR PLAN



DRAWN BY: WFTA, DECEMBER 2019
 NATIONAL PARK SERVICE
 U.S. DEPARTMENT OF THE INTERIOR
 SOUTHEAST REGIONAL OFFICE

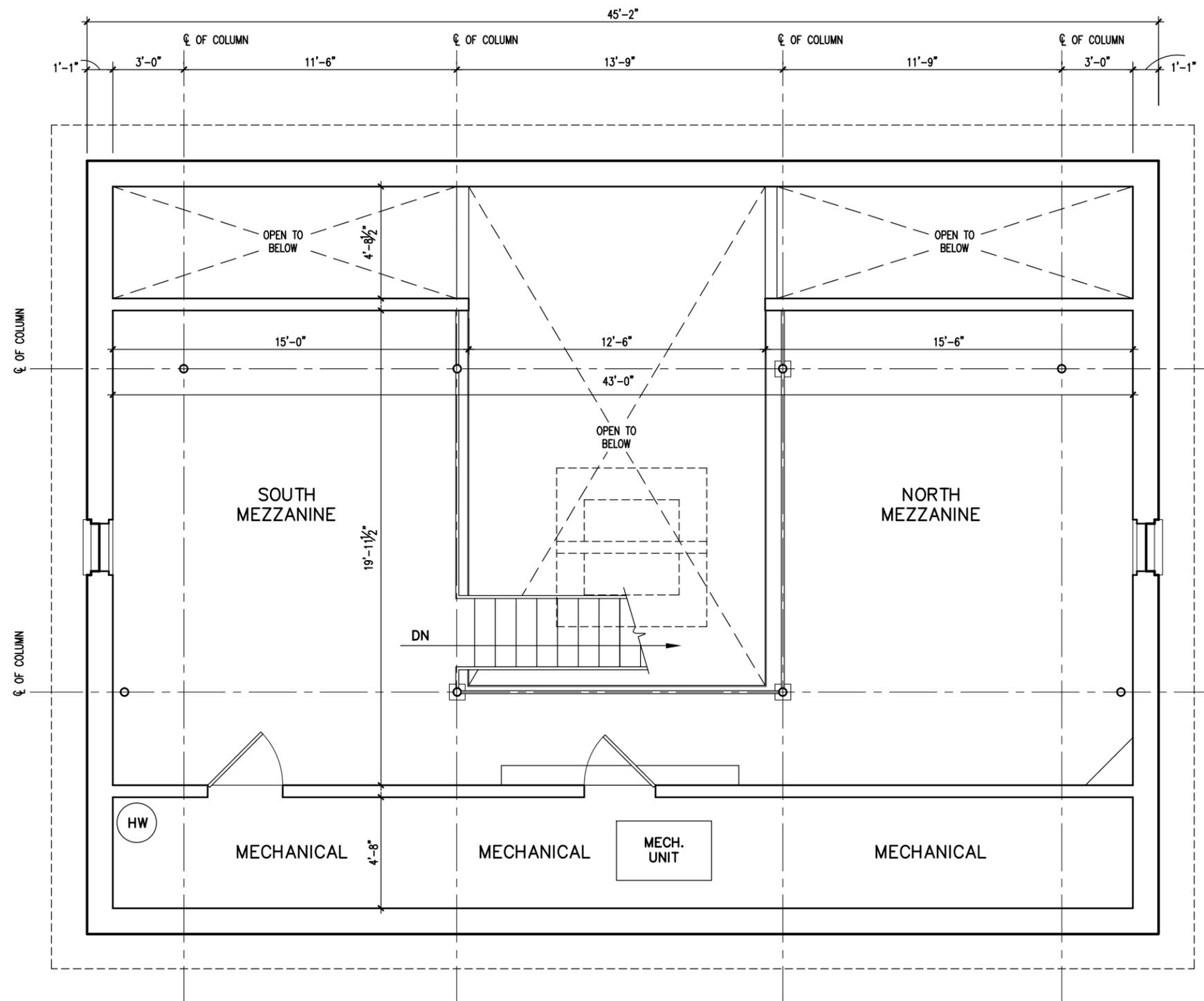
BEAUFORT

RECONSTRUCTION ERA NATIONAL HISTORICAL PARK

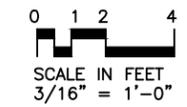
SOUTH CAROLINA

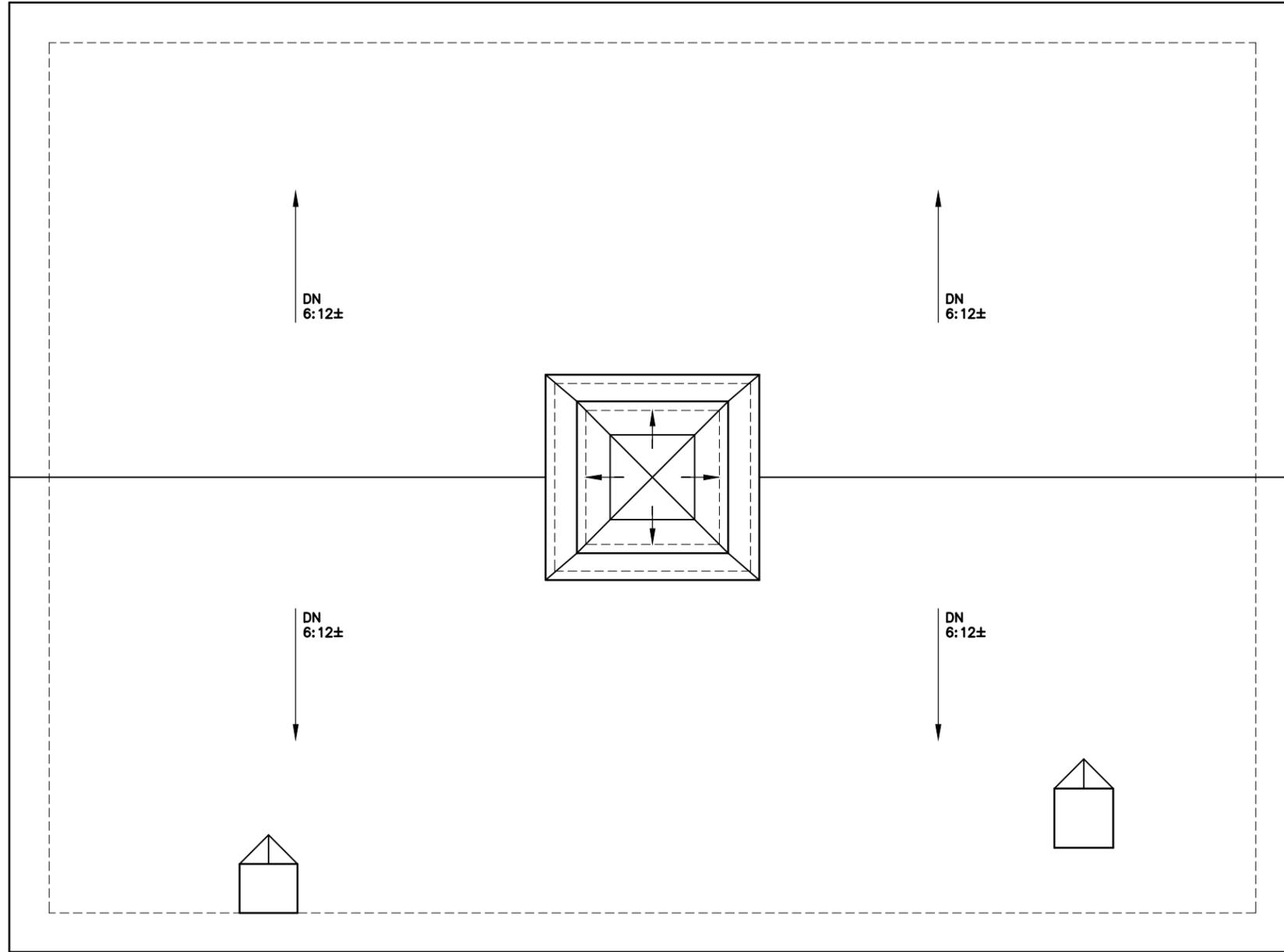
HISTORIC STRUCTURE REPORT

SHEET
1 OF 7

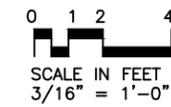


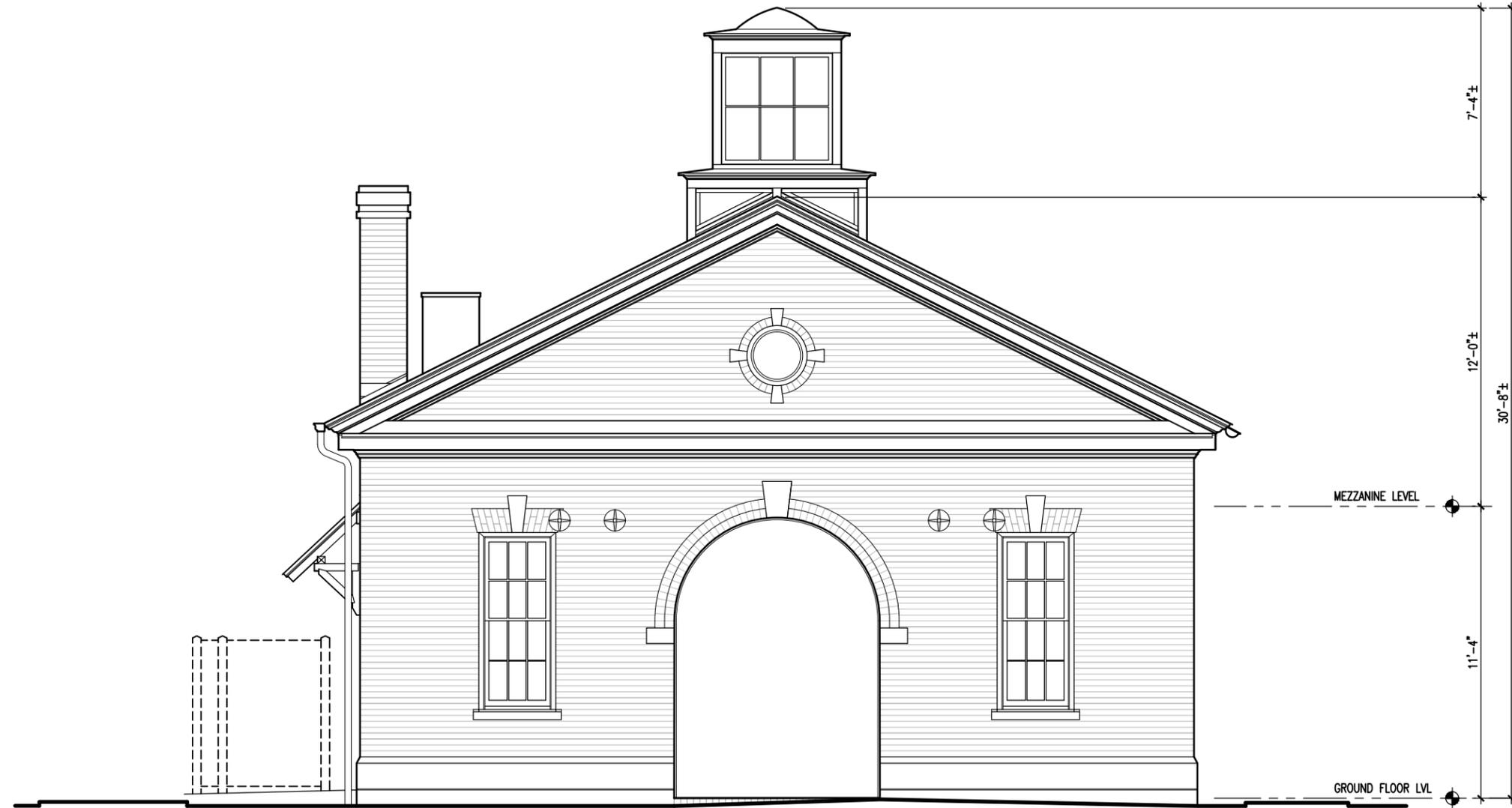
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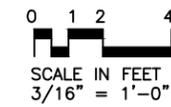


ROOF PLAN



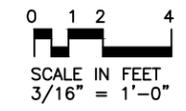


NORTH ELEVATION





WEST ELEVATION



DRAWN BY: WFTA, DECEMBER 2019
 NATIONAL PARK SERVICE
 U.S. DEPARTMENT OF THE INTERIOR
 SOUTHEAST REGIONAL OFFICE

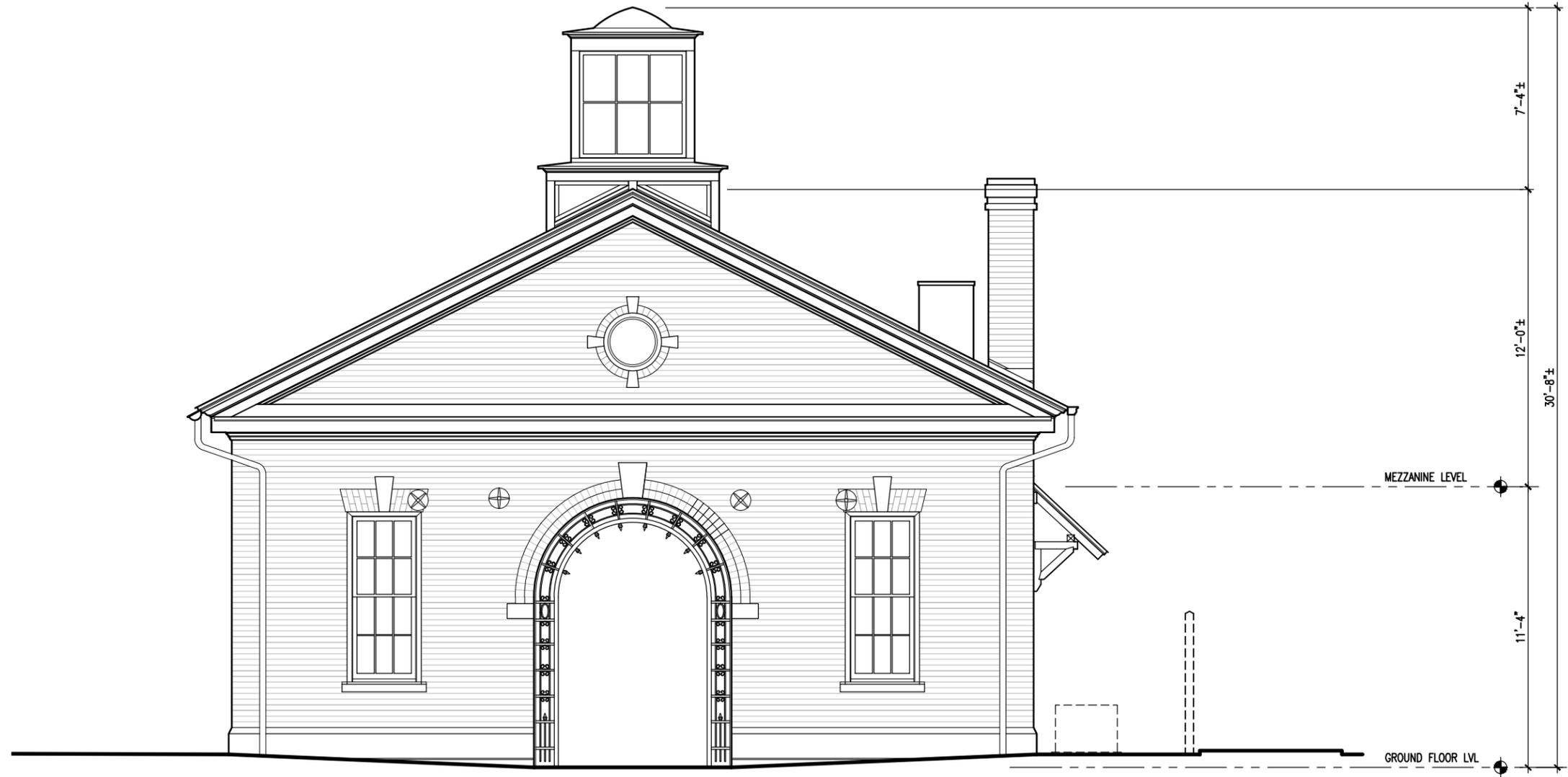
BEAUFORT

RECONSTRUCTION ERA NATIONAL HISTORICAL PARK
 OLD FIREHOUSE

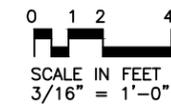
SOUTH CAROLINA

HISTORIC STRUCTURE REPORT

SHEET
 5 of 7

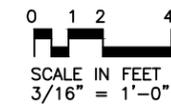


SOUTH ELEVATION





EAST ELEVATION



DRAWN BY: WFTA, DECEMBER 2019

NATIONAL PARK SERVICE
U.S. DEPARTMENT OF THE INTERIOR
SOUTHEAST REGIONAL OFFICE

BEAUFORT

OLD FIREHOUSE
RECONSTRUCTION ERA NATIONAL HISTORICAL PARK

SOUTH CAROLINA

HISTORIC STRUCTURE REPORT

SHEET
7 OF 7

Appendix B: Hazardous Materials Survey Report

**A REPORT FOR A QUALITATIVE SURVEY
FOR
SUSPECT ASBESTOS-CONTAINING MATERIALS,
LEAD-CONTAINING MATERIALS
AND
HAZARDOUS MATERIALS AND UNIVERSAL WASTE AND OTHER
ENVIRONMENTAL CONDITIONS
OF
OLD FIREHOUSE
RECONSTRUCTION ERA NATIONAL HISTORICAL PARK (REER)
706 CRAVEN STREET
BEAUFORT, SOUTH CAROLINA
SER NPS IDIQ P16PC00097**

Requested by

**PANAMERICAN CONSULTANTS, INC.
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**HAZCLEAN Report No. 17.1813.03
December 2017**

TABLE OF CONTENTS

	<u>Page</u>
<u>Asbestos-Containing Materials</u>	
1.0 PURPOSE AND SCOPE OF SERVICES.....	1
2.0 SITE DESCRIPTION	1
3.0 DISCUSSION OF OBSERVATIONS.....	1
4.0 SUMMARY OF RECOMMENDATIONS.....	3
<u>Lead-Containing Materials</u>	
1.0 PURPOSE AND SCOPE OF SERVICES.....	5
2.0 DISCUSSION OF OBSERVATIONS.....	5
3.0 SUMMARY OF RECOMMENDATIONS.....	6
<u>Hazardous Materials and Universal Waste and Other Environmental Conditions</u>	
1.0 INTRODUCTION	7
1.1 Hazardous Materials.....	7
1.2 Universal Waste.....	8
2.0 PURPOSE AND SCOPE OF SERVICES.....	9
3.0 DISCUSSION OF FINDINGS	10
3.1 Hazardous Materials.....	10
3.2 Universal Waste.....	10
4.0 SUMMARY OF RECOMMENDATIONS.....	11
QUALIFYING STATEMENT	12

Asbestos-Containing Materials

1.0 PURPOSE AND SCOPE OF SERVICES

HAZCLEAN ENVIRONMENTAL CONSULTANTS, INC. (HAZCLEAN) was retained by Panamerican Consultants, Inc., Nashville, Tennessee to conduct a facility Qualitative Survey to identify suspected Asbestos-Containing Materials (ACM) at the Old Firehouse, Reconstruction Era National Historical Park (REER) Beaufort, South Carolina.

Specifically, the scope of services rendered included the following:

Scope of Work:

1. Conduct a visual survey of the building interior spaces and exterior to identify suspect asbestos-containing building materials
2. Prepare a final report with observations and recommendations relating to the identified facilities' conditions.

2.0 SITE DESCRIPTION

HAZCLEAN, under the direction of Panamerican Consultants, Inc., Nashville, Tennessee conducted a site investigation on August 8, 2017, to identify suspected Asbestos-Containing Materials (ACM) at the Old Firehouse, Reconstruction Era National Historical Park (REER) Beaufort, South Carolina. The Old Firehouse is a two story slab on grade masonry structure with a shingle pitched roof that is approximately 2,000 square feet. The first floor has one large room, former kitchen and a rest room. The second floor is open area floor. The first floor interior is also masonry and drywall finished with a laminate floor, the second has a carpet laid over wooden floor.

3.0 DISCUSSION OF OBSERVATIONS

HAZCLEAN only identified building materials that were suspect to be asbestos-containing materials (ACM). No sampling or laboratory analysis was conducted on these suspect materials. Any suspect building materials that were newly installed without documentation of being asbestos free or no listed asbestos in the material safety data sheet (MSDS), safety data sheet (SDS) or manufactures data of specification will be considered Presumed Asbestos Containing Materials (PACM) until laboratory analysis confirms if asbestos is present or absent.

This is a public access building subject to compliance with the National Emission Standards for Hazardous Air Pollutants (NESHAP) 40 CFR Part 61 Subpart M.

HAZCLEAN was provided the *Level I Pre-Acquisition Environmental Assessment Survey, Former Fire Station, 706 Craven Street, Beaufort, South Carolina, Barksdale and Associates Inc.*, (October 17, 2016). The findings for those reports are incorporated by reference to the findings provided herein.

The following summary of findings is based on the results from the physical observation during the field investigation and the Barksdale and Associates Inc., reports:

1. **HAZCLEAN** presents the following table, summarizing the results of the asbestos-containing materials (ACM) survey:

Material	Location	Comment
Roofing Shingles and associated felt	Exterior Roof	Barksdale and Associates Inc did not sample material as suspect ACM and this will be considered PACM until sampled and analyzed
Drywall and associated joint compound	Interior	Barksdale and Associates Inc identified this material as non- ACM by sampling and analysis
Window Grazing	Exterior	Barksdale and Associates Inc identified this material as non- ACM by sampling and analysis
2' x 2' Ceiling Panel	Kitchen	Barksdale and Associates Inc identified this material as non- ACM by sampling and analysis

The building was subject to extreme weather conditions due to Hurricane Irma in September 2017 after the **HAZCLEAN** site visit. The National Park

Services reported that the building did not sustain damages that would require immediate abatement of the PACM listed above.

Inspection Report Limitations

This report shall not be used as a substitute for National Emission Standard for Hazardous Air Pollutant (NESHAP) thorough inspection prior to renovation of demolition activities (40 CFR Part 61 Subpart M)

According to the Environmental Protection Agency (EPA) any material containing greater than one percent (>1%) asbestos is considered ACM.

4.0 SUMMARY OF RECOMMENDATIONS

Summary of Recommendations

The following recommendations are made concerning the suspect building materials located at Darrah Hall, Reconstruction Era National Historical Park (REER) Beaufort, South Carolina:

1. **HAZCLEAN** recommends that prior to demolition or renovation of the roofing that will be disturbed by these activities that a "thorough inspection" as referenced in NESHAP 40 CFR Part 61, Subpart M, be conducted by a South Carolina Department of Health and Environmental Control (SCDHEC) Licensed Inspector. The inspector should sample the suspect materials and have them analyzed at an accredited National Institute of Standards and Technology (NIST) National Voluntary Laboratory Accreditation Program (NVLAP) laboratory to determine the absence or presents of asbestos in the building materials. Additionally, the Occupational Safety and Health Administration (OSHA) requires bulk sample analysis to declare that a material is not asbestos-containing (29 CFR 1910.1001 and 29 CFR 1926.1101).
2. **HAZCLEAN** makes no further recommendations at this time regarding the study site; however, **HAZCLEAN** reserves the right to modify our opinion should additional information, not available during the time of this investigation, be presented to **HAZCLEAN**.

Lead-Containing Materials

1.0 PURPOSE AND SCOPE OF SERVICES

HAZCLEAN ENVIRONMENTAL CONSULTANTS, INC. (HAZCLEAN) was retained by Panamerican Consultants, Inc., Nashville, Tennessee to conduct a facility survey to identify suspect lead-based paint and lead-containing materials at the Old Firehouse, Reconstruction Era National Historical Park (REER) Beaufort, South Carolina.

Specifically, the scope of services rendered included the following:

Scope of Work:

1. Conduct a visual survey of the building interior spaces and exterior for suspect lead-based paint and lead-containing materials.
2. Prepare a final report with observations and recommendations relating to the facility conditions identified.

2.0 DISCUSSION OF OBSERVATIONS

The following summary of findings is based on the results from the physical observation during the field investigation and the Barksdale and Associates Inc., reports::

Component	Location	Comment
Window Frame (green)	Exterior	Barksdale and Associates Inc identified this as lead (2.4 %) and is subject to SCDHEC regulations and OSHA regulations
Trim components (green)	Exterior	Barksdale and Associates Inc identified this as low-lead (0.13 %) and are not subject to SCDHEC regulations, however these items are subject to OSHA regulations
Building Foundation (White)	Exterior	Barksdale and Associates Inc identified this as low-lead (0.048 % mg/cm ²) and are not subject to SCDHEC regulations, however these items are subject to OSHA regulations
Columns (brown)	1 st floor Interior	Barksdale and Associates Inc identified this as Non-lead based paint (no lead detected)

Component	Location	Comment
Window Frame (gray)	1 st floor Interior	Barksdale and Associates Inc identified this as low-lead (0.18 %) and are not subject to SCDHEC regulations, however these items are subject to OSHA regulations
Window Frame (gray)	1 st floor Interior (restroom)	Barksdale and Associates Inc identified this as low-lead (0.40 %) and are not subject to SCDHEC regulations, however these items are subject to OSHA regulations
Window Frame (white)	1 st floor Interior	Barksdale and Associates Inc identified this as Non-lead based paint (no lead detected)
Walls (white)	1 st floor Interior	Barksdale and Associates Inc identified this as Non-lead based paint (no lead detected)
Siding board (white)	2 nd floor Interior (HVAC closet)	Barksdale and Associates Inc identified this as low-lead (0.40 %) and are not subject to SCDHEC regulations, however these items are subject to OSHA regulations
Siding board (white)	2 nd floor Interior	Barksdale and Associates Inc identified this as Non-lead based paint (no lead detected)

The US Environmental Protection Agency has set 0.5 % (5000 parts per million [ppm]) by laboratory analysis of paint chips as the definition of Lead-Based Paint. The Occupational Safety and Health Administration (OSHA) regulates Lead in Construction by 29 CFR 1926.62 for any detectable lead and is dependent on the task impacting surfaces that have lead

The building was subject to extreme weather conditions due to Hurricane Irma in September 2017 after the **HAZCLEAN** site visit. The National Park Services reported that the building did not sustain damages that would require immediate remediation of the lead-containing items listed above.

3.0 SUMMARY OF RECOMMENDATIONS

The following recommendations are made concerning the building materials at the Old Firehouse, Reconstruction Era National Historical Park (REER) Beaufort, South Carolina.

1. **HAZCLEAN** recommends painted surfaces identified as lead- based paint and low Lead-Containing Material that all personnel performing work on

the lead-containing materials be aware of the presence of lead and to implement the Occupational Safety and Health Administration (OSHA) safety measures. OSHA regulation 29 CFR 1910.1025 and 29 CFR 1926.62 establishes protection guidelines for workers who may be exposed to airborne lead, including a permissible exposure limit (PEL) for airborne lead particles averaged over an eight (8)-hour time-weighted average (TWA) period. OSHA has identified manual demolition of structures with lead content as a potential health hazard in the Construction Safety and Health Outreach Program. Lead-based Painted materials are also subject to disposal requirements in a Class 3 Landfill in the State of South Carolina.

2. **HAZCLEAN** makes no further recommendations at this time regarding the study site; however, **HAZCLEAN** reserves the right to modify our opinion should additional information, not available during the time of this investigation, be presented to **HAZCLEAN**.

Hazardous Materials and Universal Waste and Other Environmental Conditions

1.0 INTRODUCTION

HAZCLEAN ENVIRONMENTAL CONSULTANTS, INC. (HAZCLEAN) was retained by Panamerican Consultants, Inc., Nashville, Tennessee to conduct a Qualitative Survey for potential hazardous waste and universal waste and environmental conditions identified at the Old Firehouse, Reconstruction Era National Historical Park (REER) Beaufort, South Carolina.

This report presents the Findings and Recommendations of the Qualitative Assessment for Hazardous Materials and Universal Waste and Environmental Conditions.

Background:

As background information and an introduction into the qualitative survey proposed for the subject facility, the following sections describe **Hazardous Materials and the Universal Waste Rule (UWR) and the relationship with hazardous waste typically handled by the Resource Conservation and Recovery Act (RCRA).**

1.1 Hazardous Materials

Hazardous materials pose hazards and risks to humans, animals, and the environment and can be any substance or material that could adversely affect the safety of the public, handlers or carriers. Hazardous material professionals are responsible for and properly qualified to manage such materials at any point in their life-cycle, from process planning and development of new products; through manufacture, distribution and use; and to disposal, cleanup and remediation. Hazardous materials are defined and regulated in the United States primarily by laws and regulations administered by the U.S. Environmental Protection Agency (EPA), the U.S. Occupational Safety and Health Administration (OSHA), the U.S. Department of Transportation (DOT), and the U.S. Nuclear Regulatory Commission (NRC). Each has its own definition of a "hazardous material."

OSHA's definition includes any substance or chemical which is a "health hazard" or "physical hazard," including: chemicals which are carcinogens, toxic agents, irritants, corrosives, sensitizers; agents which act on the hematopoietic system; agents which damage the lungs, skin, eyes, or mucous membranes; chemicals which are combustible, explosive, flammable, oxidizers, pyrophorics, unstable-reactive or water-reactive; and chemicals which in the course of normal handling, use, or storage may produce or release dusts, gases, fumes, vapors, mists or smoke which may have any of the previously mentioned characteristics. (Full definitions can be found at 29 Code of Federal Regulations (CFR) 1910.1200.)

1.2 Universal Waste

The Universal Waste Rule (UWR) codified in Title 40 Code of Federal Regulations (CFR) Part 273, "Standards for Universal Waste Management," was promulgated by the Environmental Protection Agency (EPA) on 11 May 1995. The EPA developed the UWR to improve waste management practices of widely generated, low risk Resource Conservation and Recovery Act (RCRA) hazardous waste. Through streamlined RCRA waste management practices, the EPA intended to develop a system to separate "universal" hazardous waste from the municipal waste stream and ensure proper waste management.

The streamlined management established by the UWR provides relief from the full regulatory aspects of RCRA by simplifying collection and management requirements for universal waste. **In 1995, the EPA designated three types of hazardous waste as universal: batteries, pesticides, and thermostats. In 1999, the EPA added lamps to the list of universal waste and in 2005 EPA added Mercury-containing equipment which means a device or part of a device (including thermostats, but excluding batteries and lamps) that contains elemental mercury integral to its function.**

Although the UWR is less stringent than RCRA, EPA believes the rule encourages resource conservation and improves the implementation of RCRA. EPA developed the rule to facilitate and expand collection of universal waste, and hopes the rule will encourage unregulated entities to participate, further diverting these wastes from the municipal solid waste stream.

The following is the current list and definition of Universal Waste:

a. Batteries

A battery is defined in Title 40 CFR 273.9, "Definitions," as a device designed to receive, store, and deliver electric energy that consists of one or more electrically connected electrochemical cells. The term also includes an intact, unbroken battery from which the electrolyte has been removed. In short, many kinds/types of batteries are covered under the universal waste regulations as long as they are hazardous waste. Spent lead-acid batteries, which are managed under Title 40 CFR Part 266, Subpart G, "Spent Lead-Acid Batteries Being Reclaimed," are exempt from universal waste regulations. However, if spent lead-acid batteries are not managed under Title 40 CFR Part 266, Subpart G, then they are subject to management under universal waste regulations.

b. Lamps

A lamp is defined as "the bulb or tube portion of an electric lighting device." Examples of common universal waste lamps include spent fluorescent, high intensity discharge,

neon, mercury vapor, high pressure sodium, and metal halide lamps. As of 6 January 2000, any spent or waste lamp that is hazardous or exhibits one of the hazardous waste characteristics identified in Title 40 CFR Part 261, "Identification and Listing of Hazardous Wastes," is subject to regulation as a universal waste.

c. Pesticides

A pesticide means "any substance or mixture of substances intended for preventing, destroying, repelling, or mitigating any pest, or intended for use as a plant regulator, defoliant, or desiccant, other than animal drugs and feeds. Therefore, any unused pesticide products that are collected and managed as part of a waste pesticide collection/recall program mandated by the Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA), or a voluntary recall program, are subject to management under universal waste regulations. [Note: Recalled pesticides managed by farmers in compliance with Title 40 CFR Part 262, "Standards Applicable to Generators of Hazardous Wastes," Subpart G, "Farmers," are not subject to regulation as a universal waste.]

d. Mercury-Containing Equipment

Mercury-containing equipment means a device or part of a device (including thermostats, but excluding batteries and lamps) that contains elemental mercury integral to its function. A thermostat means "a temperature control device that contains metallic mercury in an ampule attached to a bimetal sensing element, and mercury-containing ampules that have been removed from these temperature control devices." A thermostat becomes a solid waste on the date it is discarded, at which time the generator must determine if the thermostat exhibits any hazardous waste characteristic: ignitability, corrosivity, reactivity, or toxicity. If thermostats are not waste, or are not determined to be hazardous wastes, they are not subject to universal waste regulations.

2.0 PURPOSE AND SCOPE OF SERVICES

HAZCLEAN proposed to conduct a Qualitative Assessment for potential hazardous waste, universal waste and environmental conditions located at the Old Firehouse, Reconstruction Era National Historical Park (REER) Beaufort, South Carolina.

Specifically, the scope of services rendered for this project included the following:

Scope of Work:

1. Conduct a Qualitative Assessment to identify potential hazardous waste and universal waste and environmental conditions that may impact planned renovation and/or demolition activities.

2. Review all field, survey, and analytical data (if available) to provide a comprehensive facility assessment.
3. Prepare a final report with observations and recommendations relating to the qualitative assessment.

3.0 DISCUSSION OF FINDINGS

HAZCLEAN conducted a facility-wide Qualitative Survey to identify potential **Hazardous Materials, Universal Waste and Environmental Conditions** that may have an impact on planned renovation and/or demolition activities. The Findings are discussed below:

3.1 Hazardous Materials

HAZCLEAN conducted a limited survey to identify hazardous materials or areas with environmental concerns. The following materials and concerns were identified:

1. **HAZCLEAN** determined by review of the *Level I Pre-Acquisition Environmental Assessment Survey, Former Fire Station, 706 Craven Street, Beaufort, South Carolina, Barksdale and Associates Inc.*, (October 17 , 2016) and letter report *Whitaker, Joseph. Limited Soil Contamination Inspection. Received by Billy Kerserling. 14 December 2016* indicated that that previously a gasoline storage tank was located on the property from 1924 until 1958. It was undetermined if it was a underground storage tank (UST) or above ground storage tank on this site. The Limited Soil Contamination Inspection laboratory analysis indicted that lead was detected, however the concentrations were below the USEPA notification requirements of 400 ppm. Volatile organic compounds and semi-volatile compounds were below method detection limits and it was concluded there were no lasting affects from gasoline storage on the site.
2. The Limited Soil Contamination Inspection did not include groundwater sampling so no findings or conclusions were reported.
3. **HAZCLEAN** did not observe areas of chemical/hazardous materials or waste storage in the form of bulk containers in the projected renovation areas.

3.2 Universal Waste

1. **HAZCLEAN** did not observe any batteries that would be subject to universal waste regulations as defined in Title 40 CFR 273.9.

2. **HAZCLEAN** did not observed lamps as defined as a universal waste.
3. **HAZCLEAN** did not observe any pesticides that would be subject to universal waste regulations as defined in Title 40 CFR 273.9.
4. **HAZCLEAN** did not observe control thermostats that would be subject to universal waste regulations as defined in Title 40 CFR 273.9.

4.0 SUMMARY OF RECOMMENDATIONS

Summary of Recommendations:

The following recommendations are made concerning universal waste and environmental conditions identified at Darrah Hall, Reconstruction Era National Historical Park (REER) Beaufort, South Carolina.

1. **HAZCLEAN** recommends based on the findings and conclusions made in the Limited Soil Contamination Inspection, the age of the reported gasoline tank removal in 1958 and the soil geology given in the Environmental Assessment Survey a groundwater sampling program is not recommended at this time.
2. **HAZCLEAN** makes no further recommendations at this time regarding the study site; however, **HAZCLEAN** reserves the right to modify our opinion should additional information, not available during the time of this investigation, be presented to **HAZCLEAN**.

QUALIFYING STATEMENT

HAZCLEAN has prepared this report for the exclusive use of the client. The report and its findings, conclusions, and recommendations either in part or in its entirety are not to be used or relied on by any other party without prior consent by **HAZCLEAN, the Client or assigns**. The report format is proprietary to **HAZCLEAN**, having been designed, developed, and prepared by **HAZCLEAN** at great expense and the information is secret, confidential, unique, and constitutes the exclusive property of **HAZCLEAN** and shall not be used by any third party without the prior written consent of **HAZCLEAN**. Any use thereof, other than the sole benefit of **HAZCLEAN** or the client, shall be deemed wrongful and will cause irreparable injury to **HAZCLEAN**.

HAZCLEAN presents the findings, conclusions and recommendations, therein, which are based solely on the conditions observed during the inspection and analytical results. The client should be aware that methodologies, results, conclusions, recommendations,

and any remediation protocol to be written are based partially upon decisions made by the client concerning the extent of project work to be conducted, and are the results of a limited sampling program conducted on a specific date(s). A different sampling program or samples taken at another time may have resulted in different conclusions, recommendations, and protocols. Additionally, **HAZCLEAN** does not make any representation or projection as to past conditions or future exposures and does not extend its findings to areas outside of the statistical representation of the completed investigation.

National Park Service
U.S. Department of the Interior

Old Firehouse
Reconstruction Era National Historical Park
Beaufort, South Carolina

www.nps.gov/reer