

CP#11245

City of Beaufort Department of Planning and Community Development  
Post Office Drawer 1167  
1911 Boundary Street  
Beaufort, South Carolina 29902  
Phone (843) 525-7011 / Fax (843) 986-5606  
Website: [www.cityofbeaufort.org](http://www.cityofbeaufort.org)

**\$ PAID**  
3/9/15 CR

See back of application  
for fees

CITY OF BEAUFORT HISTORIC DISTRICT REVIEW BOARD PROJECT APPLICATION (Revised - 09/24/2014)

Application #: HRIS-09 Date Received: 3-9-15 Zoning District: OC  
Beaufort County 1997 Historic Survey Listing: \_\_\_\_\_

Property Address: 305 RIBAUT ROAD - BEAUFORT S.C. 29902

Applicant: TRASK DEV. CO. Phone: 843-694-7122

Applicant's Address: P.O. BOX 4160 BURTON SC 29903

Property Owner: SAME Phone: \_\_\_\_\_

Owner's Address: SAME

Architect: \_\_\_\_\_ Phone: \_\_\_\_\_

Architect's Address: \_\_\_\_\_

**REQUEST FOR:**  Conceptual Review  Preliminary Review  Bailey Bill Approval\*  
 Final Approval  Change After Certification  
*\*Requires a Bailey Bill-Part A Preliminary Review Application Form*

**NATURE OF WORK:** (Check All That Apply)  
 Color changes  Alterations, Additions  Other: DEMOLITION  
 New Construction  Primary Structure  Secondary Structure  
 Minor/Major Demolition or Relocation

**DRAWINGS/MATERIALS ACCOMPANYING APPLICATION:** (Refer to Appropriate Checklists for Requirements)

Photographs  Floor/Roof Plans  Color Sample  Elevation Drawings  
 Site Plan/Plat  Detail Drawing  Material Sample  Model/Context Imagery  
 Part A Preliminary Review Form for a Rehabilitated Historic Property

**EXPLANATION AND DESCRIPTION OF WORK** (if requesting Bailey Bill Approval, may leave blank):  
DEMOLITION OF EXISTING STRUCTURE AS APPROVED  
BY HBF 2/11/15

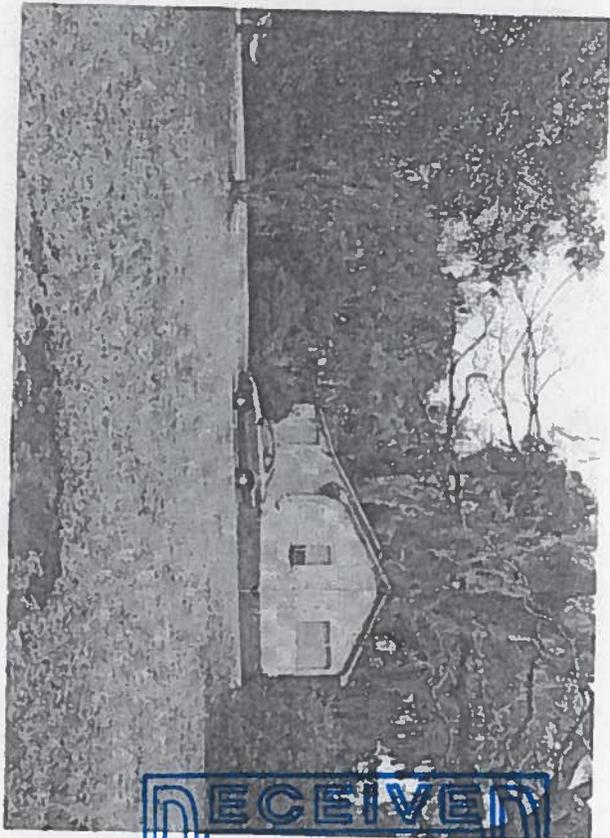
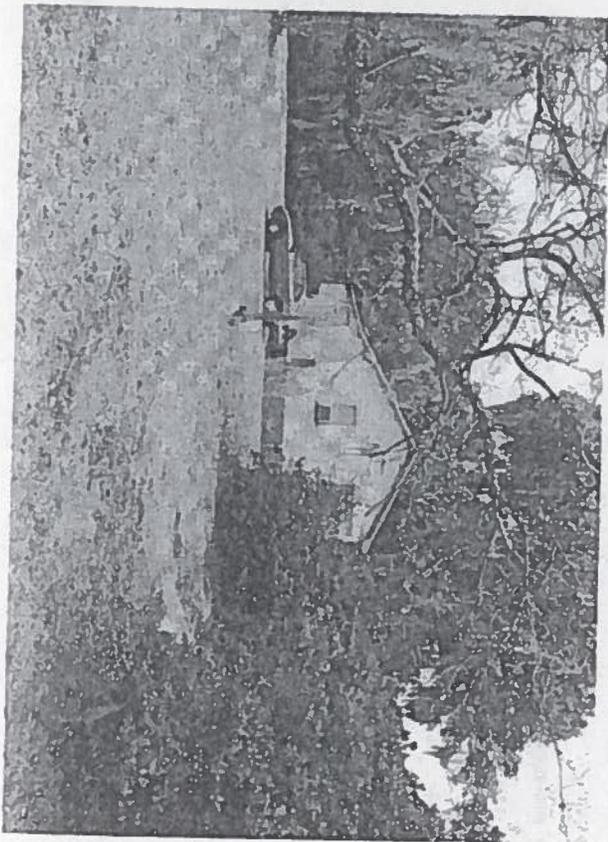
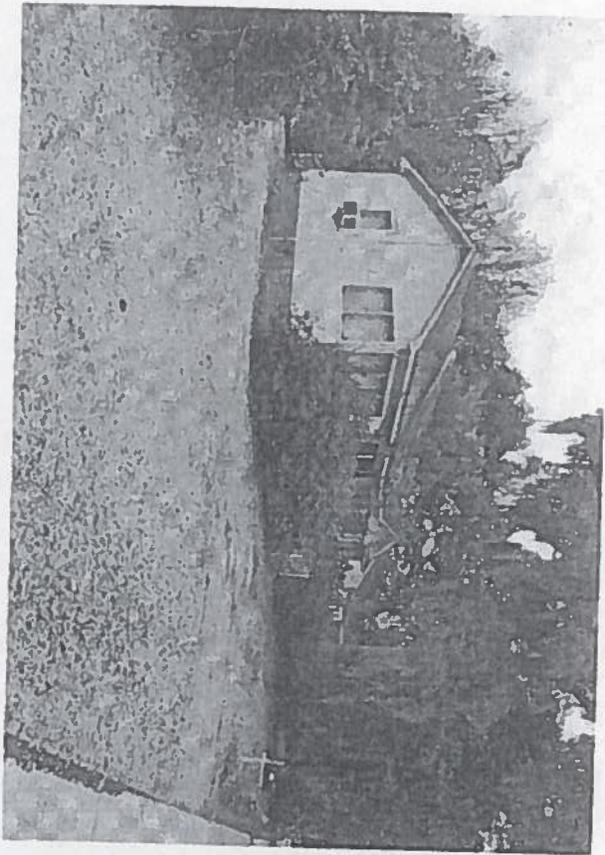
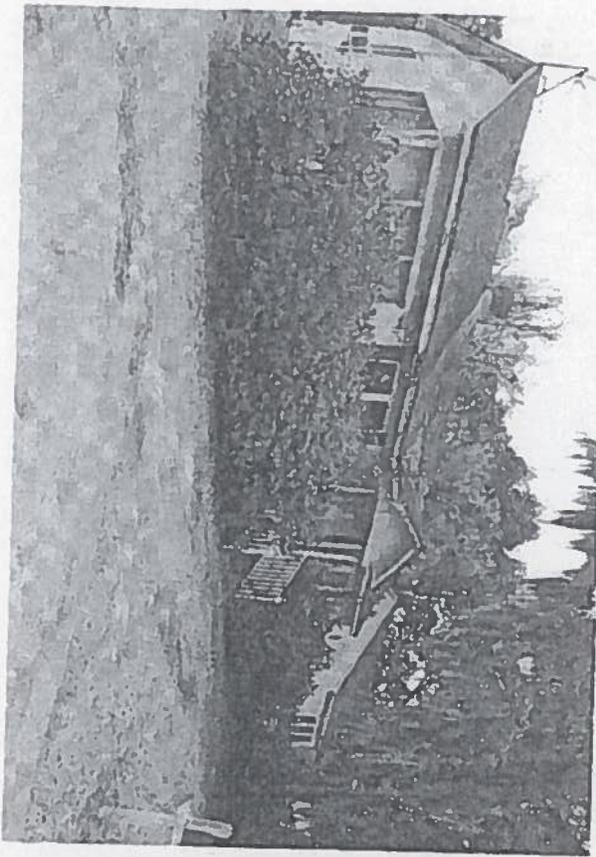
Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this application?  Yes  No

An Application is incomplete until all required information is submitted. Incomplete applications will not be placed on a Board agenda. Applications are reviewed based upon the *Beaufort Preservation Manual and Supplement*, or the *Northwest Quadrant Design Principles* (refer to [www.cityofbeaufort.org](http://www.cityofbeaufort.org)) which the applicants are strongly encouraged to purchase. Office copies are available for reference. In order that meetings are not excessively long, the Board maintains a strict policy that no more than ten applications are reviewed in any one meeting. If you are under a tight time frame, please be sure to submit your application early. **Submittal Requirements:** 8 hardcopies of all documents + a digital copy of all the documents must be filed by 12:00 noon on the deadline date. If the applicant or a representative is not present at the meeting, the application will not be reviewed.

OWNER'S SIGNATURE: [Signature] DATE: 3/6/15

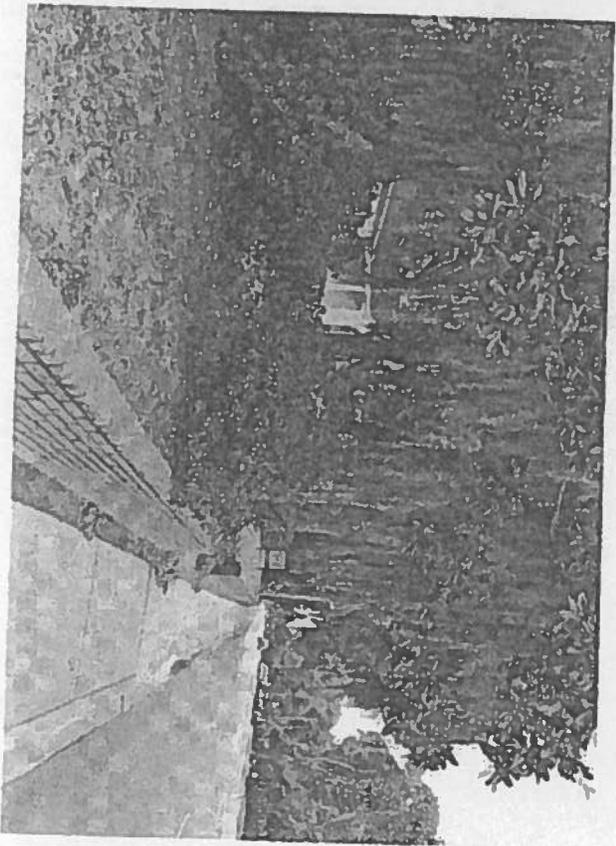
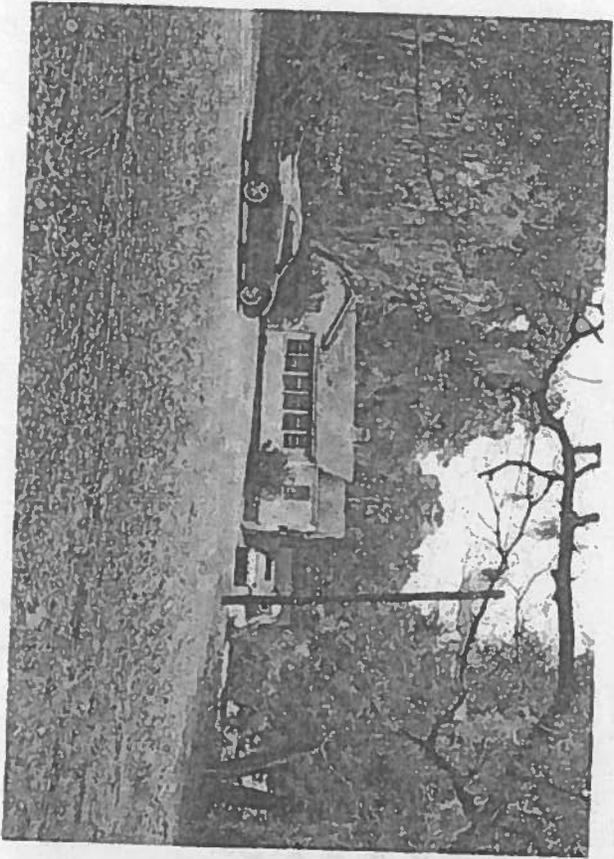
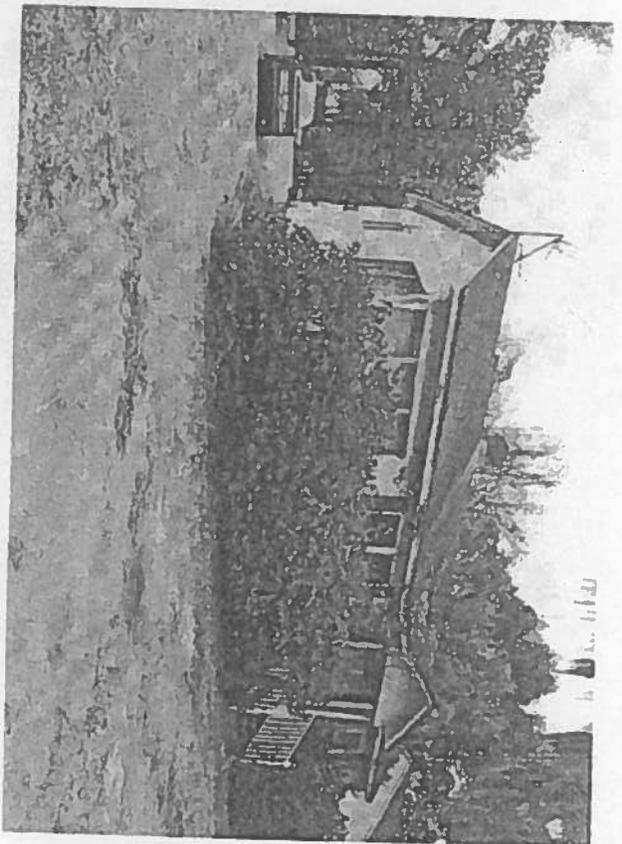
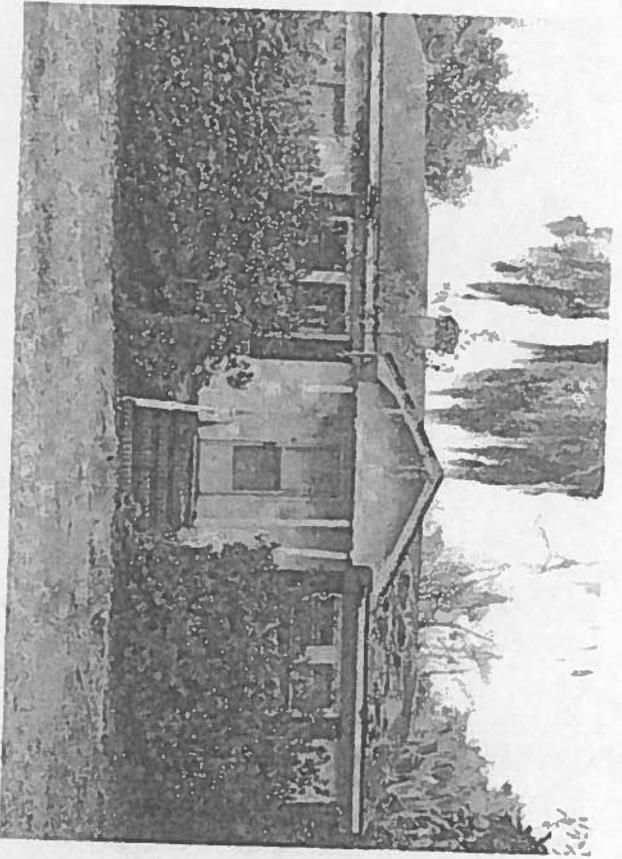
APPLICANT'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_





HRIS-07

RECEIVED  
MAR - 9 2015  
for 4-8-15



**CITY OF BEAUFORT**  
**Historic District Review Board**  
**Full Board**  
**Staff Report**  
**Meeting of April 8, 2015**

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**Case Number:** HR 15-07  
**Property Address:** 305 Ribaut Road  
**Applicant:** Paul Trask  
**Type of Request:** Demolition (Final Review)  
**Zoning:** OC – Office Commercial

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**Historical:** 305 Ribaut Road is listed in the *Beaufort County Historic Sites Survey*, circa 1947. It is not in the Historic District.

**Background:** **The applicant requests final approval for demolition of this structure.**

**Public Notice:** A Public Hearing Notice was published in the *Beaufort Gazette* on March 24. The property was posted on March 25. Letters to adjacent property owners were mailed on April 2.

**Zoning Issues:** **OC – Office Commercial**

**Article 3: Section 3.19:D.4** Upon receiving an application for demolition or partial demolition of a structure which is listed in the *Beaufort County Historic Sites Survey 1997* and lies within the limits of the City but outside the Beaufort Historic District, the Board, within 45 days after receipt of the application, shall either approve such application, or find that the preservation and protection of historic places and the public interest will be best served by postponing the demolition for a designated period, which *shall not exceed* 180 days from the receipt of the application, and notify the applicant of such postponement.

**Design Issues:**

- Photographs & preliminary development plans have been submitted.
- The structure is currently occupied as an office, but is in deteriorating condition.
- Staff does not feel that this particular structure has any significant qualities that uniquely represent the architectural characteristics of Beaufort.

**Staff Recommendation: Final approval as submitted.**