

R121-004-000-007-0000

Apt# 9612

James

City of Beaufort Department of Planning and Community Development
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See back of application
for fees

CITY OF BEAUFORT HISTORIC DISTRICT REVIEW BOARD PROJECT APPLICATION (Revised 5/7/15/2010)

Application #: HRM-15 Date Received: 3-7-14 Zoning District: TBR

Property Address: 811 Congress St

Applicant: Real Deal Investment Club Phone: 843-252-7188

Applicant's Address: 8 Butterfield Ln

Beaufort County 1997 Historic Sites Survey listing: _____

Property Owner: Real Deal Investment Club Phone: 843-252-7188

Owner's Address: 8 Butterfield

Architect: _____ Phone: _____

Architect's Address: _____

REQUEST FOR: Conceptual Review Preliminary Review
 Final Approval Change After Certification

NATURE OF WORK: (Check All That Apply)

Color changes Alterations, Additions
 Signage, Awnings New Construction
 Legal Plat Minor/Major Demolition or Relocation
 Other: _____

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

EXPLANATION AND DESCRIPTION OF WORK:

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) which the applicants are strongly encouraged to purchase. Office copies are available for reference. In order that meetings not be 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. Submission Requirements: 8 hard copies of all documents + a digital copy of all the documents must be filed 30-60 days before the meeting date. If the applicant or a representative is not present at the meeting, the application will not be reviewed.

OWNER'S SIGNATURE: Real Deal Investment DATE: 3/7/14

APPLICANT'S SIGNATURE: Larry Norman (President) DATE: 3/7/14









CITY OF BEAUFORT
Historic District Review Board
Full Board
Staff Report
Meeting of April 09, 2014

Case Number: HR14-15
Property Address: 811 Congress Street
Applicant: Real Deal Investment Club, Larry Holman
Type of Request: Demolition (Final Review)
Zoning: TBR – Traditional Beaufort Residential - Old Commons

Historical: 811 Congress Street is located in the Historic District. It is listed in the 1997 Above Ground Historic Sites Survey as c.1950, not contributing to the district. It appears on the 1954 Sanborn maps through the current footprint is different than what is shown on the map.

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

Background: **This building has been on the city’s vacant-abandoned structures list for over 4 years, and the owner received a Repair or Demolish letter from the Codes Enforcement office in September of 2013 to encourage him to take some action on the property.**

Zoning: **TBR - Traditional Beaufort Residential – Old Commons**

- A Public Hearing Notice was published in the *Beaufort Gazette*.
- The property was posted.
- Letters to adjacent property owners were sent out.

Design Issues:

- Photographs have been submitted.
- The non-historic significance of this building, coupled with its lack of routine maintenance and upkeep over the past few years, makes this building a good candidate for removal.
- Does the applicant have any intent to rebuild on this lot? In the interim, the applicant should ensure that once the demolition is complete, the lot is re-sodded and properly maintained.

Staff Recommendation: Staff recommends approval of this request as submitted