

**BEAUFORT COUNTY
HISTORIC SITES SURVEY - 1997**

RECONNAISSANCE LEVEL BUILDING INVENTORY FORM

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

Site Number: U- 13 - 1397
Access County Site #

USGS Quad: 025 Beaufort
Doc. Level: Reconnaissance Level

Historic name(s): _____ Map Ref.: BFT 08 (TR) Tax Number: R120 001 000 153A 0000
Common name(s): _____ City Block Ref.: _____ Island: Port Royal Is.
Address/location: 1408 Palmetto St. City/Vicinity of (vic.): Beaufort
Date: 1930 ca. Alteration date: _____
Ownership: 1. private 2. city 3. county 4. state 5. federal 6. unknown
Category: 1. building 2. site 3. structure 4. object
Historic use(s): single dwelling Current uses: single dwelling

Notes: single story dwelling with entrance porch carried on heavy timbers posts with saw cut timber capitals. Abandoned

National Register Status: _____ Date: _____ Listing Name: _____ NRIS # _____

SHPO National Register Evaluation: _____ Name: _____

Consultant Recommendation: _____ Name: _____

Previous Survey: _____ Reference: _____ Notes: _____
 H.A.B.S. Other _____
 Feiss-Wright (1969) _____
 Historic Resources of the Lowcountry (1979) _____
 Milner Historic District Inventory (1979) _____
 A Guide to Historic Beaufort (1995 ed.) _____

Photograph:



Photographs:
 prints
 slides
 negatives

Date: 7.2.87

Recorder: C. Brooker, Brooker Arch. Cons.

Roll # Neg. View of:
B-20 14 S facade & E elev., fac. NW

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

Case Number: HR 15-19
Property Address: 1310 Palmetto Street
Applicant: City of Beaufort
Type of Request: Demolition (Final Review)
Zoning: GR – General Residential

Historical: 1310 Palmetto is listed in the *Beaufort County Historic Sites Survey*, circa 1930. It is not in the Historic District. Note that the survey has it addressed incorrectly as 1408 Palmetto Street.

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

Public Notice: A Public Hearing Notice was published in the *Beaufort Gazette* on June 23 . The property was posted on June 22. Letters to adjacent property owners were mailed on June 26.

Zoning Issues: **GR – General Residential**

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:

- The structure has been vacant since at least the 1997 survey.
- The structure has undergone a number of alterations, including vertical board and batten siding on the front façade;
- There may be salvageable materials of historical significance including the large columns on the front, windows, and some brick on the interior. See photographs in the digital submission set.

Staff Recommendation: Final approval as submitted, on the condition that the city permit any interested party to salvage materials of historical significance prior to demolition.



City of Beaufort
Fire Department
Fire Marshal/Code Enforcement
1911 Boundary Street
Beaufort, SC 29902-4449
(843) 322-7915 Business
(843) 986-5606 Fax



William A. Prokop, City Manager

Sammy Negron, Fire Chief

June 17, 2015

Campbell Natural Heirs of Rachel Singleton
1519 Palmetto St
Beaufort, South Carolina 29902

RE: 1300 block of Palmetto Street

Dear Property Owner,

I am contacting you regarding property you own at the corner of Palmetto Street and Morris Street in the City of Beaufort. The property is identified as R120 001 000 0170 0000. The property is in a severe state of neglect and overgrown with brush, weeds and vines. The structure on this property is unsecured and considered dangerous and Unfit for Human Habitation under the Code of Ordinances of the City of Beaufort, South Carolina. As noted in the attached photographs and itemized list of deficiencies, the property is in violation of numerous sections of the 2012 International Property Maintenance Code, International Building Code and International Fire Code. The City is concerned about the threat this building poses to the safety of police and city hall staff, residents of the neighborhood and the negative impact it has on the overall health and quality of life in the area.

This letter shall serve as official notification under Section 5-1036 of the Code of Ordinances of the City of Beaufort, South Carolina and Section 107 of the 2012 International Property Maintenance Code, Section 311 of the 2012 International Fire Code, and Section 116 of the 2012 International Building Code that the deficiencies outlined in the attached sheet must be addressed beginning in 60 days, with a building permit application submitted for such repairs within 30 days of the date of this letter (by July 20, 2015).

Addressing the public health and safety concerns posed by this building is a priority of the Fire Department. The City of Beaufort would be happy to assist you in contacting licensed architects, engineers, and/or contactors as appropriate. We will waive the building permit fee that is associated with building repairs. Alternatively, you may wish to demolish the structure. This request would need to be reviewed by the Historic District Review Board. Since the property is outside the Historic District, the board can delay but not deny the demolition. There would be no fee for the demolition permit.

Campbell Natural Heirs of Rachel Singleton
June 17, 2015
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We are available to meet on site or in our office as needed to discuss plans for the property. Staff members who may be of help to you as you develop plans for the property are: Lauren Kelly, Preservation Planner, and Bruce Skipper, Building Official. Lauren can be reached at (843) 525-7014 or lkelly@cityofbeaufort.org. Bruce can be reached at (843) 525-7006 or bskipper@safebuilt.com. You might also contact Maxine Lutz at the Historic Beaufort Foundation [(843) 379-3331 or mlutz@historicbeaufort.org] for information on stabilizing the structure. Patrick King at the South Carolina Community Loan Fund may be able to provide ideas for funding sources [(843) 737-6153 or patrick@sccommunityloanfund.org]. You may also want to contact Brenda Dooley at Habitat for Humanity for assistance [(843) 522-3500 or brenda@lowcountryhabitat.org]

You may be interested in attending one of our Pre-Application Conferences to discuss your property. Representatives of the Planning, Building Code, Code Enforcement, and Fire Departments, and as well as Beaufort-Jasper Water & Sewer Authority are in attendance at that meeting. This meeting is held weekly. There is no fee for this meeting, but we do request that the applicant complete an application (attached) and return it to our office the week before the meeting you would like to attend.

Note that if you fail to comply with this Order, the City will take action to have the structure demolished and the cost of that demolition will be placed as a lien against your property.

As per Section 111 of the International Property Maintenance Code, you have the right to appeal this decision to the Building Board of Appeals within 20 days of the date of this letter.

Please contact me with any questions. I can be reached at (843) 322-7915 or sbaske@cityofbeaufort.org.

Sincerely,

Stephen Baske
Fire Marshal

Attachments: Photos

cc: Sammy Negron, Fire Chief
Libby Anderson, Planning Director
Lauren Kelly, Preservation Planner
Bruce Skipper, Chief Building Official
Derrick Howard, Codes Enforcement



**CITY OF BEAUFORT
FIRE & CODE ENFORCEMENT**

1911 Boundary Street
BEAUFORT, SC 29902
(843) 322-7965 FAX (843) 986-5606
Citycodes@cityofbeaufort.org

March 10, 2015

CODES AND ZONING ENFORCEMENT INSPECTION REPORT

Name: Campbell Nat Hrs of R Singleton

Address: Property lot corner of Palmetto and Morris St.

Property ID: R120 001 000 0170 000

Violation Summary:

The property under your ownership on the corner of Palmetto and Morris St has come to a critical point of disrepair and near to falling down this office is notifying of this condition and we ask that you contact this office as soon as possible to discuss the remedy for this situation. In accordance with the 2012 International Property Maintenance Code all structures must be maintained structurally and in good repair.

CORRECTIVE ACTION:

This office recommends demolition of the structure and clearing of the land or repair of the structure. Please call 843-986-4272 by March 16, 2015 to discuss the options available to you.

As per Section 106.3 of the International Property Maintenance Code, you have the right to appeal this decision to the Building Board of Appeals by filing with the City a written application for an appeal within 20 days of the above date.

City of Beaufort Fire Marshal
& Codes Enforcement Office

DATE 3/10/15
 TIME 3:25 PM



**CITY OF BEAUFORT
 FIRE & CODE ENFORCEMENT**

1911 Boundary Street
 BEAUFORT, SC 29902
 (843) 322-7965 FAX (843) 986-5606
 Citycodes@cityofbeaufort.org

ADDRESS: 1300 Block of Palmetto no posted address.
 PROPERTY OWNER: Nat. Hrs of R. Singleton (Campbell)
 SINGLE: X DOUBLE: MULTI-UNIT # OF UNITS

POINT OF INSPECTION	COMPLIES		COMMENT AND CORRECTIVE ACTION REQUIRED TO COMPLY
	YES	NO	

EXTERIOR PROPERTY AREAS

Sanitation IPMC 302.1		X	Maintained in a clean, safe and sanitary condition.
Grading and Drainage IPMC 302.2		X	Graded and maintained to prevent the erosion of soil and to prevent the accumulation of stagnant water.
Sidewalks and Driveways IPMC 302.3		X	Free from weeds in walking area: No tripping hazards (deviation of elevation of 1" or more).
Weeds IPMC 302.4		X	Maintained free from weeds or plant growth in excess of 10" in height.
Rodent Harborage IPMC 302.5		X	Kept free from rodent harborage and infestation.
Exhaust Vents IPMC 302.6			Shall not discharge wastes directly upon abutting property or that of another tenant.
Accessory Structures IPMC 302.7	N/A		Sound and intact, fences securely attached to posts and standing.
Motor Vehicles IPMC 302.8			No inoperative or unlicensed motor vehicles.

SWIMMING POOLS, SPAS AND HOT TUBS

Swimming Pools IPMC 303.1	N/A		Maintained in a clean and sanitary condition and in good repair.
Enclosures IPMC 303.2			Fencing when required, self-closing and self-latching gates where required.

EXTERIOR STRUCTURE

General IPMC 304.1		X	Maintained in good repair.
Protective Treatment IPMC 304.2		X	Check for deteriorated paint, no flaking or peeling; check for rust or corrosion, no oxidation stains.
Premises Identification IPMC 304.3		X	Street address number posted with numerals at least 4" high, clearly visible from the street.
Structural Members IPMC 304.4		X	Free from deterioration and capable of supporting dead and live loads.
Foundation Walls IPMC 304.5	N/A		Sound and intact, cracks greater than 1" must be repaired with like material. Cracks less than 1" seal in any approved manner.

Exterior Walls IPMC 304.6		X	Free from holes, breaks and loose or rotting materials.
Roofs and Drainage IPMC 304.7		X	Sound and intact, no loose or missing shingles or material. No signs of leakage or curling. Gutters and down spouts must be securely attached with no areas rotted or rusted through. Check for sign of water damage at the foundation or in the basement.
Decorative Features IPMC 304.8		X	Maintained in good repair and anchored or secured properly.
Overhang Extensions IPMC 304.9		X	Maintained in good repair and anchored or secured properly. All exposed surfaces shall be protected and treated by paint or similar surface treatment.
Stairways, Decks, Porches and Balconies IPMC 304.10		X	Sound and intact, no rotted wood, no flaking paint, no loose handrails or guards, no broken steps, anchored properly and capable of supporting the imposed loads.
Chimneys and Towers IPMC 304.11		X	Maintained in good repair, protected by paint or similar surface treatment.
Handrails and Guards IPMC 304.12		X	Sound and intact, no loose guards or broken steps.
Windows IPMC 304.13		X	Sound and intact, easily openable, glazing intact, able to remain open by window hardware.
Insect Screens IPMC 304.14		X	Must be provided where required, good condition-no holes or cuts, screen doors shall be self-closing.
Doors IPMC 304.15		X	Sound and intact, easily openable, locks shall tightly secure the door.
Basement Hatchways IPMC 304.16			Shall be maintained to prevent the entrance of rodents, rain and surface drainage water.
Guards for Basement Windows IPMC 304.17	N/A		Openable basement windows shall be supplied with rodent shields or storm windows.
Building Security IPMC 304.18		X	Doors providing access to a unit shall be equipped with a deadbolt lock readily openable from the egress side. A sliding bolt is not an acceptable deadbolt lock. Operable windows within 6" above ground level shall be equipped with a window sash locking device, Basement hatchways shall be secured.
INTERIOR STRUCTURE			
General IPMC 305.1		X	Maintained in good repair, structurally sound and in sanitary condition.
Structural Members IPMC 305.2		X	Structurally sound and capable of supporting the imposed loads.
Interior Surfaces IPMC 305.3		X	Sound and intact, no holes, flaking paint, peeling wallpaper or cracked or loose plaster.

OCCUPANCY LIMITATIONS

Minimum Room Widths IPMC 404.2	X		Habitable rooms, other than a kitchen, shall be no less than 7" in any dimension. A clear passageway no less than 3" is required in a kitchen.
Minimum Ceiling Heights IPMC 404.3	X		Habitable spaces, hallways, corridors, laundry areas, bathrooms, toilet rooms and habitable basement areas shall have a clear ceiling height of no less than 7".
Room Requirements IPMC 404.4	X		Living rooms shall contain at least 120 s.f. bedrooms shall contain at least 70 s.f. every bedroom shall have access to a bathroom located in the same story or an adjacent story
Over Crowding IPMC 404.5	N/A		Occupancy shall not endanger the life, health, safety or welfare of the occupants. Must be in conformance with the Borough Code.

REQUIRED PLUMBING FACILITIES

Dwelling Units IPMC 502.1	N/A		Bathtub or shower, lavatory, water closet and kitchen sink required.
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TOILET ROOMS

Privacy IPMC 503.1	N/A		Provide privacy and shall not be the only passageway to hall or to the exterior.
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PLUMBING SYSTEMS AND FIXTURES

General IPMC 504.1	N/A		Free from leaks, obstructions and defects. Maintained in a safe and sanitary condition.
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WATER SYSTEM

General IPMC 505.1	N/A		Properly connected to public water system, hot & cold running water.
Water Heating Facilities IPMC 505.4	N/A		Water heating facilities shall be properly installed and maintained. Gas-fired water heater is not permitted in a bathroom, bedroom or other occupied room unless adequate combustion air is provided. Check for adequate venting and pressure relief valve.

SANITARY DRAINAGE SYSTEM

General IPMC 506.1	N/A		Properly connected to public sewer system.
Maintenance IPMC 506.2	N/A		Free from leaks, obstructions and defects

HEATING FACILITIES

Residential Occupancies IPMC 602.2		X	Provided with heating facilities capable of maintaining a room temperature of 68° F in all habitable rooms, bathrooms and toilet rooms. Cooking appliances cannot be used to provide required heating. Owner is required to supply heat to occupants.
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Stairs and Walking Surfaces IPMC 305.4	N/A		Sound and intact, handrails where required no loose guards or broken steps.
Handrails and Guards IPMC 305.5			Securely fastened in good condition and capable of supporting the imposed loads.
Interior Doors IPMC 305.6		X	Sound and intact, fully functional and securely attached to jambs.
HANDRAILS AND GUARDRAILS			
General IPMC 306.1	N/A		Handrails are required for interior and exterior stairs with 4 or more risers. Guards are required for open areas more than 30" above grade.
RUBBISH AND GARBAGE			
Accumulation of Rubbish and Garbage IPMC 307.1		X	Interior and exterior areas free of accumulation of rubbish and garbage shall be disposed of in approval containers. Refrigerators not in operation shall not be stored without first removing the doors.
Disposal of Garbage IPMC 307.3	N/A		Shall be disposed of in approved garbage containers. Containers shall be leak proof with close fitting lids.
EXTERMINATION			
Infestation IPMC 308.1		X	Free from insect and rodent infestation. Check for evidence of rodent droppings.
LIGHT			
Habitable Spaces IPMC 402.1	N/A		Every habitable space shall have out least one window of approved size facing directly to the outdoors or to a court.
Common Halls and Stairways IPMC 402.2	N/A		Lit in accordance with the Code. (60 watt bulb for each 200 S.F. of floor area)
Other Spaces IPMC 402.3	N/A		Provided with natural or artificial light to maintain safe and sanitary conditions.
VENTILATION			
Habitable Spaces IPMC 403.1		X	Every habitable space shall have at least one openable window.
Bathroom and Toilet Rooms IPMC 403.2	N/A		Ventilation required, either a window or a mechanical ventilation system that discharges to the outdoors.
Cooking Facilities IPMC 403.3	N/A		Cooking not permitted in rooming or dormitory units, no cooking appliances(coffee pots and microwave ovens are not considered cooking appliances)
Clothes Dryer Exhaust IPMC 403.4	N/A		Independent or other exhaust systems in accordance with manufacturers instructions.

MECHANICAL EQUIPMENT

Mechanical Appliances IPMC 603.1		N/A	Properly installed and maintained in a safe working condition.
Venting IPMC 603.2		N/A	All fuel-operated appliances shall be connected to an approved chimney or vent (exception: those approved for unvented operation).

ELECTRICAL SERVICE

Service IPMC 604.2		X	Dwelling units shall be served by a three-wire, 120/240 volt, single-phase electrical service having a rating of not less than 60 amperes. Check meter base, check service entrance cable for wear; check for cable detachment.
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ELECTRICAL EQUIPMENT

Installation IPMC 605.1			Properly installed and maintained in a safe and approved manner. No wires/cables exposed to physical damage. Proper connections in a junction box.
Receptacles IPMC 605.2		N/A	Minimum of 2 receptacles per habitable space; minimum of 1 receptacle per bathroom; GFCI protected receptacles required within 6' of any sink, in a laundry area, unfinished basements or garages and exterior locations. Test with tester.

ELEVATORS

General IPMC 606.1		N/A	Maintained in compliance with ASME A17.1, check for current certification of inspection.
Operation IPMC 606.2			At least one elevator shall be operable at all times.

MEANS OF EGRESS

General IPMC 702.1		X	A safe, continuous and unobstructed path of travel is required from any point in the building to the public way.
Locked Doors IPMC 702.3		X	Egress doors shall be readily operable from the egress side without the need for keys, special knowledge or effort.

FIRE RESISTANCE RATINGS

Fire Resistance-Rated Assemblies IPMC 703.1		X	The fire resistance ratings required for two and multi-family dwellings shall be in place and in good repair. A side by side two family dwelling unit will require a one hour rated wall from basement to roof line. Two or multi-family dwelling units above or below one another will require a one hour rated wall between the units. A one hour rated wall is required between an attached garage and the dwelling. There cannot be a door leading into a bedroom from an attached garage. A one hour rated wall is defined as 5/8" type X sheetrock or equivalent.

FIRE PROTECTION SYSTEMS

Smoke Alarms
IPMC 704.2

X

Interconnected smoke alarms are required: 1) Each bedroom, 2) Bedroom hallway, 3) Every other level, including basement and attic. Interconnection must be done in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. Interconnection may be achieved by wired or wireless technology.

SPECIAL NOTES - MISCELLANEOUS ISSUES

House is in an advanced state of deterioration. Significant structural compromise throughout house, holes in walls, floors and roof.

Stephen P. Basten
Fire Marshal
City of Beaufort













































