

CITY OF BEAUFORT
Historic District Review Board
Full Board
Staff Report
Meeting of June 10, 2015

Case Number: HR15-16
Property Address: 1002 Church Street
Applicant: City of Beaufort
Type of Request: Demolition (Final Review)
Zoning: GR – General Residential – Northwest Quadrant

Historical: 1002 Church Street is located in the Historic District. It is listed in the 1997 Above Ground Historic Sites Survey as c. 1940, and was considered contributing when the period of significance expanded in 2001.

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

Background: **This building has been on the city’s vacant-abandoned structures list for many years. In 2009 the HRB gave approval for demolition. Since, the city has been actively working with the owner to have some action on this property. The owner received a Repair or Demolish letter from the Codes Enforcement office in April of 2015 to encourage him to take some action on the property. On June 1, the applicant came in with an advocate, explain that they are planning to either repair or demolish the building as soon as they can secure funding.**

Zoning: **GR – General Residential – Northwest Quadrant**

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

Staff Questions and Comments:

- Though it was given contributing status in 2001, staff does not feel that this structure has any historic value to the district. Neither the materials, construction methods or details are characteristic of Beaufort architecture.
- Staff has already scheduled a meeting in mid-July with the owner and his advocate to get an update on whether or not they wish to pursue repair or demolition. At that time, a timeframe for some action will be determined.

Staff Recommendation: Staff recommends approval of this request as submitted. Staff will continue to work with the owner to come up with a long-term strategy for this property.

**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 - 1124
Access County Site #
USGS Quad: 025 Beaufort
Doc. Level: Reconnaissance Level

Historic name(s): _____ Map Ref.: BFT.09 (TL) Tax Number: R120 004 000 0160 0000
Common name(s): _____ City Block Ref.: 93 Island: Port Royal Is.
Address/location: 1002 Church St. City/Vicinity of (vic.): Beaufort
Date: 1940 Alteration date: ca. 1970
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: Rectangular 1 story 3 x 3 bay block dwelling w/front-facing gable roof

National Register Status: _____ Date: _____ Listing Name: _____ NRIS # _____
National Register Historic District (NHL, 11/73) 12/17/69 Beaufort Historic District 69000159

SHPO National Register Evaluation: Does not contribute to listed district Name: Beaufort Historic District

Consultant Recommendation: May contribute to district w/expanded period of signif. Name: Beaufort Historic District

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: 8/1/97

Recorder: D. Schneider, Historic Beaufort Fdn.

Roll # S-11 Neg. 10 View of: E facade & S elev., fac. NW





WILLIAM A. PROKOP
Interim City Manager

LIBBY ANDERSON
Director of Planning
and Development Services

**CITY OF BEAUFORT
DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES**

1911 Boundary Street
BEAUFORT, SOUTH CAROLINA 29902
(843) 525-7011
FAX (843) 986-5606
www.cityofbeaufort.org

ORDER TO REPAIR OR DEMOLISH

April 10, 2015

Mr. Haden Washington
187 Castle Rock Road
Burton, South Carolina 29906

RE: 1002 Church Street, Beaufort, South Carolina

Dear Mr. Washington:

I am contacting you regarding property you own at 1002 Church Street in the City of Beaufort. The property is identified as R120 004 000 1015 0000. The property is considered 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. The City is concerned about the threat this building poses to the safety of 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 International Property Maintenance 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 Wednesday, May 13).

Addressing the public health and safety concerns posed by this building is a priority of this department. We 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 approved by the Historic District Review Board. Since the property is non-contributing according to the Historic Sites Survey, the Board is likely to approve the demolition request. There would be no fee for the demolition permit.

Mr. Haden Washington
April 10, 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 Captain Stephen Baske, Codes Enforcement Officer, Lauren Kelly, Preservation Planner, and Bruce Skipper, Building Official. Captain Baske can be reached at (843) 322-7915 or sbaske@cityofbeaufort.org. 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 S.C. 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) 525-7012 or landerson@cityofbeaufort.org.

Sincerely,



Libby Anderson
Planning Director

attachments

cc: Captain Stephen Baske, Codes Enforcement Officer
Lauren Kelly, Project Development Planner

CITY OF BEAUFORT

Vacant & Abandoned Structures - Minimum Property Maintenance Standards

Visual Inspection of: 1002 Church Street

Date: 16 September 2013

	Lot to be free of debris. (per IMPC 308.1)
	Grass kept mown, at 6" Maximum. (per IMPC 302.4)
X	Remove all vegetation growing on/touching the structure. (per IMPC 302.4)
	Remove any above-ground storage tanks (ex. Kerosene tanks) (per IMPC 308.1)
X	Roof must be watertight, free from debris. (limbs, leaves, etc.) (per IMPC 304.7)
X	Doors and Windows: must be secure. If broken, replace glass or cover with plywood to fit within existing frame, painted grey. (per IMPC 304.6, 304.13)
	Insect screens must be intact or removed. (per IMPC 304.14)
	Siding must be intact, free from holes/gaps; any replacement siding must match original in material and paint color. Contact the Planning Department to discuss the level of siding repair necessary. (per IMPC 304.6)
X	Paint: siding, doors, window frames, cornices and other architectural elements must be painted; no peeling, flaking or chipped paint. (per IMPC 304.2)
	Unsafe/collapsing building additions must be removed. Contact the City Planning Department first for approval. Secure any openings left in the building with plywood painted the same color as the dwelling. (per IMPC 304.1.1, 304.4, 304.10, 305.1.1)
X	Porches, stairs and handrails must be maintained in a structurally sound condition and in good repair and capable of support imposed loads. Contact the City Planning Department before removing any porches, stairs, or railings. (per IMPC 304.10, 304.12)
X	Building must have address number (3-4") plainly visible from the street. (per IMPC 304.3)
	Provide termite treatment (recommended). (per IMPC 309.1)
	Have SCE&G remove the electric meter. (per IMPC 108.2.1)
X	Post property with "No Trespassing" sign. (per IMPC 108.2)
	For buildings in very poor condition, recommend having a licensed structural engineer experienced in working with historic structures provide a report and recommendations for proper stabilization.

Notes: 1) Plant material is found growing on the North and South facades, as well as the East façade and porch, 2) Roof inspection may be necessary, exposed planks on the East façade gable are weather-worn, 3) Plywood sheet covering front entry standing ajar, not secured, 4) Paint on cinder block faces is worn, 5) East facade porch, left-most column is collapsing, and porch roof has minor bucking visible, 6) No such address visible, 7) No such sign visible