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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)

See back of application  
for fees

CITY OF BEAUFORT HISTORIC DISTRICT REVIEW BOARD PROJECT APPLICATION (Revised - 09/10/2015)

OFFICE USE ONLY

Application #: HR16-06 Date Received: 2-19-16 Zoning District: R-1

Beaufort County 1997 Historic Survey Listing:  Yes. Site No.: U-13-728  No

Property Address: 805 CURBAT RD, BEAUFORT, SC

Applicant: ALAN F. MCNEAL Phone: (843)-812-8473

Applicant's Address: 44 THOMAS SUMNER ST, BEAUFORT, SC 29907

Property Owner: DERMIS BEECH Phone: (843)-540-2587

Owner's Address: 805 CURBAT RD, BEAUFORT, SC

Architect: N/A 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: \_\_\_\_\_  
 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):

REMOVE EXISTING DWELLING IN PREPARATION  
FOR NEW HOME

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:** 6 hardcopies of ALL documents + a digital copy of ALL 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: \_\_\_\_\_ DATE: \_\_\_\_\_

APPLICANT'S SIGNATURE: [Signature] DATE: FEBRUARY 19 2016

**BEAUFORT COUNTY  
HISTORIC SITES SURVEY - 1997**

**INTENSIVE 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 - 728  
Access County Site #

USGS Quad: 025 Beaufort  
Doc. Level: Intensive Level-Building

Historic name(s): \_\_\_\_\_ Map Ref.: BFT 15 Tax Number: R120 005 000 0147 0000  
Common name(s): \_\_\_\_\_ City Block Ref.: \_\_\_\_\_ Island: Port Royal Is.  
Address/location: 805 Ribaut Rd. City/Vicinity of (vic.) Beaufort  
Date: 1895 Alteration date: 1970 ca.  
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

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: 9/16/97

Recorder: B. Harvey, Brockington & Assoc.

Roll # Neg. View of:  
H-23 19 E & S elevs., fac. NW



**CITY OF BEAUFORT**  
**Historic District Review Board**  
**Full Board**  
**Staff Report**  
**Meeting of March 9, 2016**

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**Case Number:** HR 16-06  
**Property Address:** 805 Ribaut Road  
**Applicant:** Alan McNeal for Dennis Beech  
**Type of Request:** Demolition (Final Review)  
**Zoning:** R-1 – Office Commercial

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**Historical:** 805 Ribaut Road is listed in the *Beaufort County Historic Sites Survey*, circa 1895. 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 February 23. The property was posted on February 22.

**Zoning Issues:** **R-1 – Residential 1**

**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 development plans have been submitted.
- The structure is currently occupied as residence.
- The survey lists this structure as c.1895. However the tax records the “integral carport” of this house as c.1895 and the majority of the main structure as c. 1965. The Sanborn maps do not document this area. Does the applicant have a more exact date for this house?
- Staff does not feel that this particular structure has any significant qualities that uniquely represent the architectural characteristics of Beaufort.

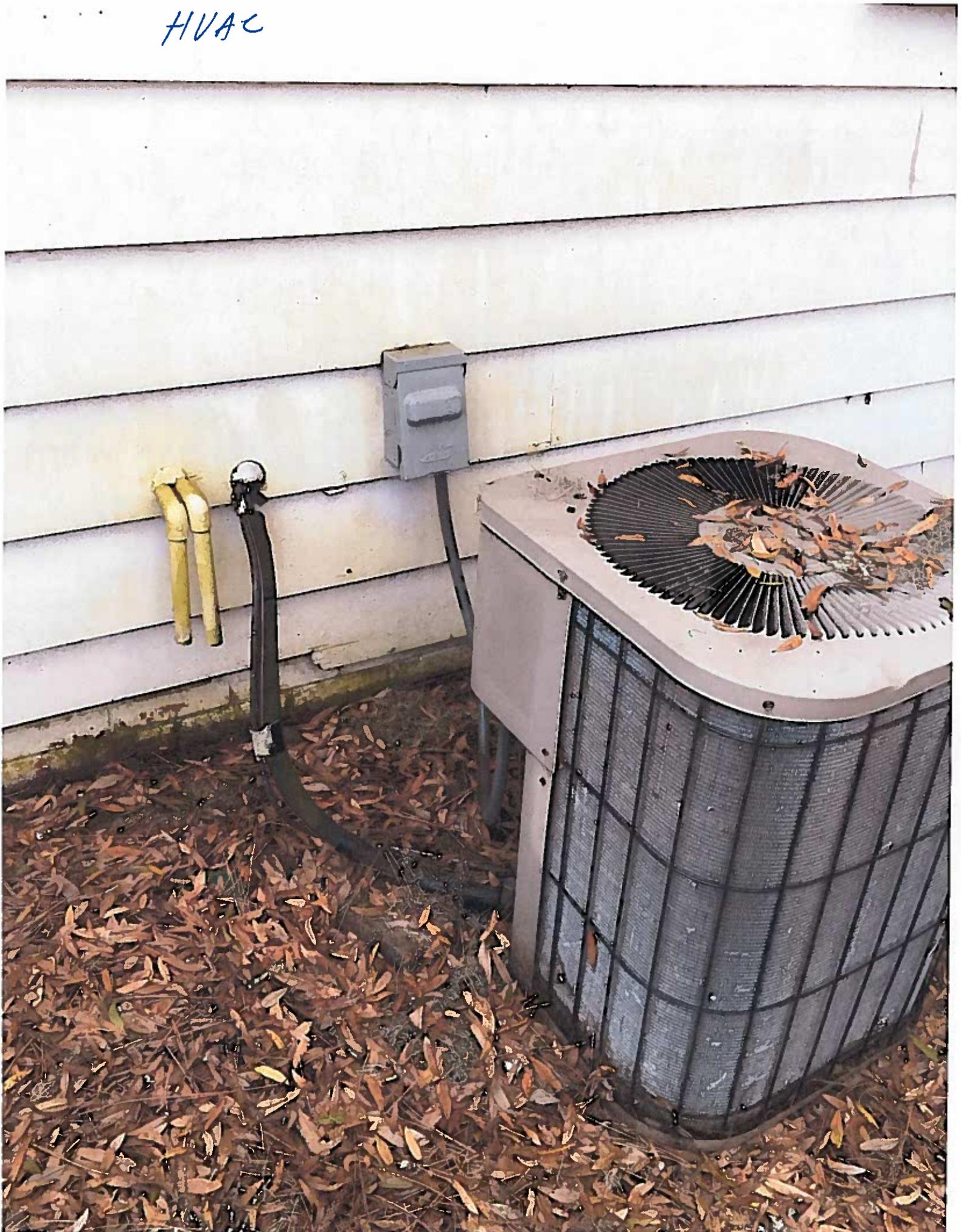
**Staff Recommendation: Final approval as submitted.**







HVAC



GAS



ELECTRICAL

