

No fee

#13163

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 2170-04000-0238-0000

Application #: HR16-13 Date Received: \_\_\_\_\_ Zoning District: GR

Beaufort County 1997 Historic Survey Listing:  Yes. Site No.: U-13-1198  No

Property Address: 1410 Greene Street

Applicant: City of Beaufort Phone: 843-525-7011

Applicant's Address: 1911 Boundary St., Beaufort, SC 29902

Property Owner: Harry Ransome Phone: \_\_\_\_\_

Owner's Address: \_\_\_\_\_

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: \_\_\_\_\_
- 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 structure

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: \_\_\_\_\_ DATE: \_\_\_\_\_

**CITY OF BEAUFORT**  
**Historic District Review Board**  
**Full Board**  
**Staff Report**  
**Meeting of May 11, 2016**

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**Case Number:** HR 16-13  
**Property Address:** 1410 Greene Street  
**Applicant:** The City of Beaufort  
**Type of Request:** Demolition (Final Review)  
**Zoning:** GR – General Residential, Northwest Quadrant

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**Historical:** 1410 Greene Street is listed as Contributing in the *Beaufort County Historic Sites Survey*, circa 1910.

**Background:** **The applicant requests final approval for demolition of this structure. .**  
The structure has a history of a fire 3+ years ago. Since then, the building has been relatively untouched except closing some of the exterior openings. The building is in severe disrepair due to the fire, lack of maintenance, and being open to the weather. Beek Webb inspected the property on April 7. He determined that the rear of the structure, the part impacted most by the fire, would need to be removed. The front portion would need to be rebuilt nearly stud by stud due to the condition of the structural elements as well as the sheathing.

**Public Notice:** A Public Hearing Notice was published in the *Beaufort Gazette* on April 25. The property was posted on April 27. Letters were mailed April 28.

**Zoning Issues:** none

**Design Issues:**

- Photographs have been submitted.
- The structure is currently occupied as residence but is not serviced by any utilities - electricity, water, sewer, etc. It is unfit for human habitation.
- The current owner has been living in the property for over 3 years. In August 2012, he was notified by the Building Codes department that it was unfit for habitation. He did not own the property until this year when he received the property in a quiet claim in January 2016.
- This house is a typical 3-bay, 1 story cottage with a lateral gable roof. Staff feels that it is unfortunate to have this property be demolished, but it is beyond repair and is presenting a health and safety hazard for both the occupant/owner and the neighborhood.

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

**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 - 1198  
Access County Site #  
USGS Quad: 025 Beaufort  
Doc. Level: Reconnaissance Level

Historic name(s): \_\_\_\_\_ Map Ref.: BFT 09 (TL) Tax Number: R120.004.000.0238.0000  
Common name(s): \_\_\_\_\_ City Block Ref.: 110 Island: Port Royal Is.  
Address/location: 1410 Greene St. City/Vicinity of (vic.): Beaufort  
Date: 1900 Alteration date: ca. 1960  
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 3 x 1 bay frame dwelling w/lateral 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: Contributes to listed district Name: Beaufort Historic District

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: 8/1/97

Recorder: D. Schneider, Historic Beaufort Fdn.

Roll # Neg. View of:  
S-13 16 N facade & E elev., fac. SW

















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