

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

See back of application
for fees

CITY OF BEAUFORT HISTORIC DISTRICT REVIEW BOARD PROJECT APPLICATION (Revised – 07/15/2011)

Application #: _____ Date Received: _____ Zoning District: _____

Property Address: 918 Craven Street

Applicant: Beaufort Inn, LLC Phone: 843-521-9000

Applicant's Address: 2015 Boundary Street, Suite 300 Beaufort, SC 29902

Beaufort County 1997 Historic Sites Survey listing: yes

Property Owner: same Phone: _____

Owner's Address: _____

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: _____

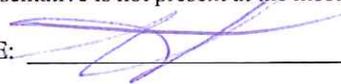
DRAWINGS/MATERIALS ACCOMPANYING APPLICATION: (Refer to Appropriate Checklists for Requirements)

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. **Submittal Requirements:** 8 hardcopies of all documents + a digital copy of all the 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: 9/16/16

APPLICANT'S SIGNATURE: _____ DATE: _____

CITY OF BEAUFORT
Historic District Review Board
Full Board
Staff Report
Meeting of November 09, 2016

Case Number: HR 16-35
Property Address: 918 Craven Street
Applicant: Beaufort Inn, LLC
Type of Request: Demolition (Final Review)
Zoning: CC – Core Commercial

Historical: 310 West Street is listed as Contributing in the *1997 Beaufort County Historic Sites Survey*, c. 1930. It is not the original structure on this parcel, as the Sanborn Maps through 1924 show a 2-story building on this site.

Background: **The applicant requests final approval for demolition of this to construct a 497-space parking structure on this parcel.**

Public Notice: Letters were sent out to neighboring property owners on October 17. A Public Hearing Notice was published in the *Beaufort Gazette* on October 23. The property was posted on October 26.

Zoning Issues: CC – Core Commercial

Synopsis of Applicable Guidelines:

- Milner's *1979 Preservation Manual*, p. 46-47 discusses demolition of contributing historic structures in order to permit new "High Density Construction." Parameter 4 states that "No development or large scale construction should be permitted which is predicated upon demolition of historic buildings for implementation."
- Milner's *1990 Preservation Manual Supplement*, p. 16, states "Do not demolish historic buildings to make way for new or large scale construction."

Design Issues:

- Photographs have been submitted.
- A letter from Beekman Webb outlines reasons why this structure does not contribute to the historic fabric of the district. However, the 1997 survey lists it as contributing. There have been no significant changes to the structure since 1997.

Staff Recommendation: **Staff urges the HRB to carefully consider the precedent which permitting the demolition of a contributing historic structure sets. This is specifically important in this instance where the demolition is to permit large-scale construction, something that goes against the Milner guidelines.** Typically, if a structure is listed as contributing, it is not permitted to be demolished unless it is in a state of utter disrepair (and even then, demolition is not always permitted). One recommendation would be to set a standard by which a structure can be resurveyed or reclassified – e.g., The applicant may request the SC SHPO to reevaluate the building based on the

facts stated in the report by Beekman Webb. That way there is a clear process whenever an applicant is questioning the validity of the survey.

918 Craven Street and 310 West Street are proposed to be demolished to accommodate a new parking facility. This facility is a separate application before the Board. Subject to architectural details and siting the Parking Garage has been approved by the Board. Additional Board review, including final review, is proceeding.

918 Craven Street is listed on *The Beaufort County Above Ground Resources Survey of 1997* as a contributing structure. However, the survey notes that much restoration has occurred to the structure and it was, perhaps, moved to the site. A survey of the structure further confirms it was constructed circa 1950 and has, since that time, deteriorated. A copy of this survey is attached. Sanborn Maps confirm that numerous structures have appeared on this site over time.

Beaufort Inn, LLC is prepared to offer the structure for relocation to any interested party, as well as provide \$3,000 to facilitate the relocation. If no one relocates the structure within 6 months of approval of the demolition, we plan to demolish the building on site.

310 West Street is not listed on *The Beaufort County Above Ground Resources Survey of 1997*.

Pictures of both structures, as well as a plat identifying their locations, are attached.

BEEKMAN WEBB CONSTRUCTION COMPANY

July 20, 2016

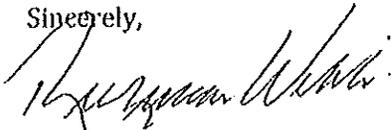
To whom it may concern:

On July 19, 2016, at the owner's request, I examined the cottage located at 918 Craven Street, Beaufort. In addition to a general survey of the property, I looked at the foundation and floor system and was able to access the attic area with the help of the current tenant. The house appears to have been constructed circa 1950 and was of average quality for the day. Since that time it has deteriorated significantly due to termite damage some of which has been repaired, but much of which has not. The building was constructed on brick piers, likely without footings. The instability of the foundation is evidenced by leaning piers and by a very crooked roofline.

The house has undergone numerous alterations over the years in it's conversion from residential to office/retail use. The porch has been built and rebuilt, the fireplaces have been abandoned and torn down to below the roof level. Holes have been cut through the walls for AC units and later badly patched. Some interior walls have been removed likely affecting the house's stability. Structurally the house is in poor condition.

It is my opinion that the building makes no significant contribution to Beaufort's National Landmark Historic District.

Sincerely,



Beekman Webb

**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 - 1029
Access County Site #
USGS Quad: 025 Beaufort
Doc. Level: Reconnaissance Level

Historic name(s): _____ Map Ref.: BET.09 (BL) Tax Number: R120.004.000.0850.0000
Common name(s): _____ City Block Ref.: .70 .01 Island: Port Royal Is.
Address/location: 918 Craven 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: commercial

Notes: single story cross gabled dwelling with exposed rafter ends and double windows. Much restored, moved onto site?

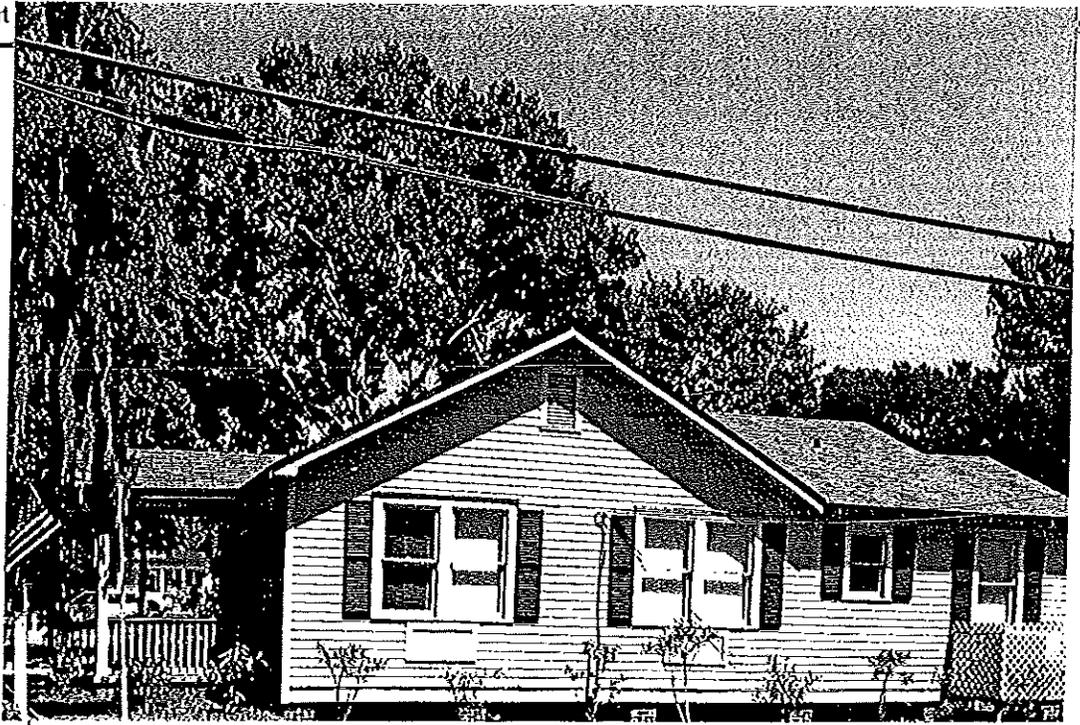
National Register Status: _____ Date: _____ Listing Name: _____ NRIS # _____
National Register Historic District (NHL, 11/73) 12/17/69 Beaufort Historic District 69000159

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) 070 (850) -61 Vol. 08; full form
 A Guide to Historic Beaufort _____

Photograph:



Photographs:
 prints
 slides
 negatives

Date: 7.21.97
Recorder: C. Brooker, Brooker Arch. Cons.

Roll # Neg. View of:
B-18 32 N facade (L) & W elev., fac. E



918 Craven Street



918 Craven Street



918 Craven Street



918 Craven Street