

City of Beaufort Department of Planning and Community Development
Post Office Drawer 1167
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Beaufort, South Carolina 29902
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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: 310 West 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: no

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 16-36
Property Address: 310 West Street
Applicant: Beaufort Inn, LLC
Type of Request: Demolition (Final Review)
Zoning: CC – Core Commercial

Historical: 310 West Street is not listed in the *Beaufort County Historic Sites Survey*. The tax records indicate that it is circa 1956, and was built as a fast-food establishment.

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

Design Issues:

- Photographs have been submitted.
- The structure is not historic and does not contribute to the historic fabric of the district.

Staff Recommendation: Final approval as submitted.

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.



310 West Street



310 West Street



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