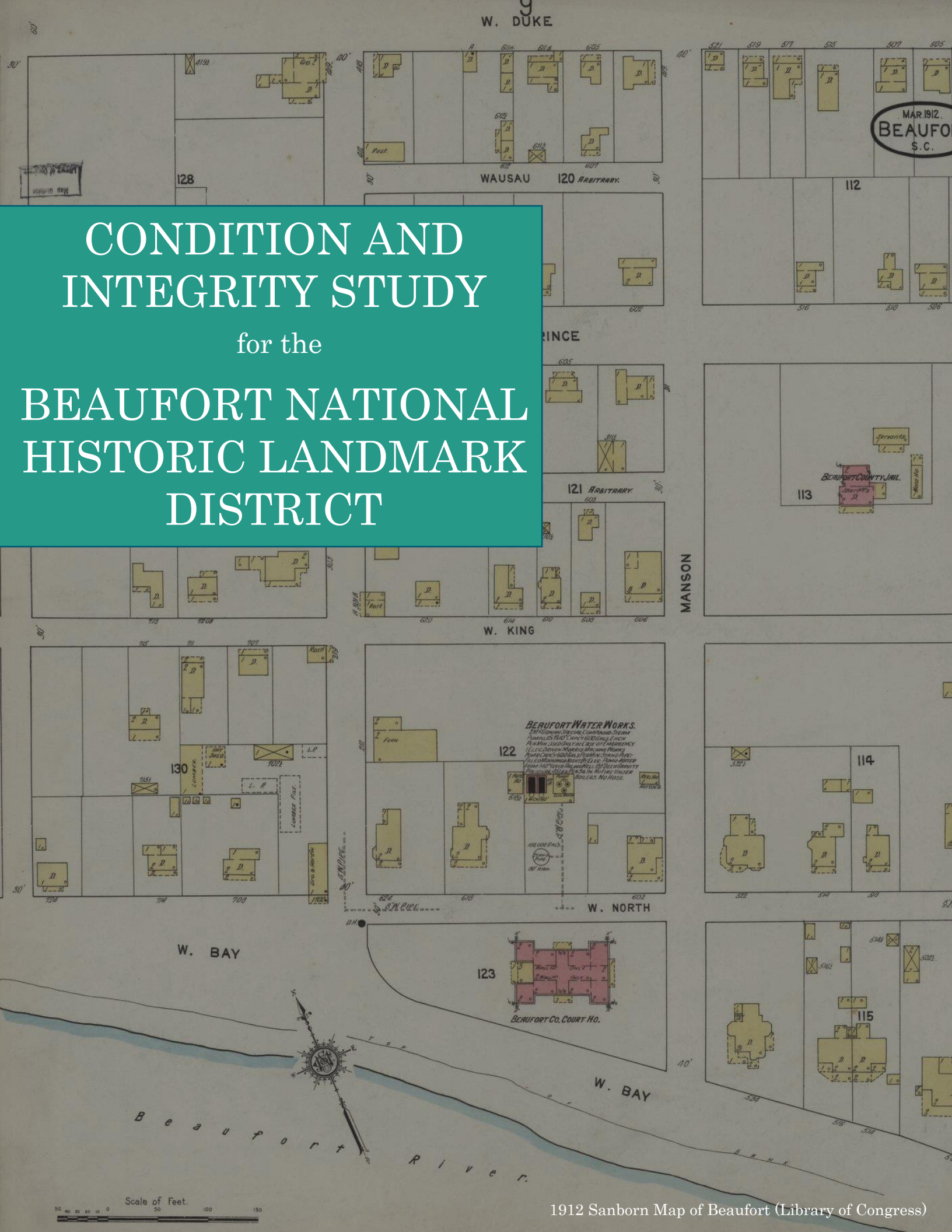


CONDITION AND INTEGRITY STUDY

for the

BEAUFORT NATIONAL HISTORIC LANDMARK DISTRICT



CONDITION AND INTEGRITY STUDY FOR THE BEAUFORT NATIONAL HISTORIC LANDMARK DISTRICT

Prepared for the



**National Park Service
Southeast Region**

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Views of the Beaufort National Historic Landmark District, clockwise from top left: (1) View of marsh south of intersection of Bay and Church streets, (2) Cuthbert House (1203 Bay Street) in the Bluff, (3) 809 Port Republic Street in Downtown, (4) Laurretta Chaplin Cunningham House in the Point, (5) 1104 Greene Street in the Northwest Quadrant, (6) Intersection of Carteret and Bay Streets, Downtown, and (7) Baptist Church of Beaufort in the Bluff.



Table of Contents

CHAPTER 1. INTRODUCTION	1
CHAPTER 2. HISTORY.....	5
Early History	5
The Civil War in Beaufort	10
Reconstruction Era.....	12
End of the Reconstruction Era in Beaufort	15
Early to Mid-Twentieth Century Development and the Rise of the Preservation Movement	16
Modern Beaufort 1950 – 2000	18
Historic Preservation Takes Root	19
Beaufort Today 2000 – Present.....	23
CHAPTER 3. METHODS.....	29
Initial Meetings	29
Research.....	29
Baseline Properties for the BNHLD	29
Community Input	30
GIS Mapping.....	33
District Neighborhoods	33
Integrity Evaluation	37
CHAPTER 4. ASSESSMENT RESULTS	39
GIS Analysis Results	39
Field Survey Results	39
Survey Data Analysis.....	43
The Bluff.....	43
Downtown.....	47
Northwest Quadrant	54
Old Commons	59
The Point.....	65
General Observations.....	69
Summary	71
CHAPTER 5. PUBLIC OUTREACH RESULTS.....	73
Community Meeting Results	73
Listening Session Results	74
Identified Character-Defining Features.....	74
Identified Challenges to the District	74
Physical Areas of Most Concern.....	74

Successful Preservation Efforts	75
Other Comments	75
Public Comment Response	75
CHAPTER 6. CHALLENGES TO THE DISTRICT	83
Character-Defining Features of the District and Aspects of Integrity	83
Analysis of Challenges	83
Concern for Visual Compatibility	84
Adoption of a Form-Based Code	85
Other City Ordinances and Policies Require Revision	85
Loss of Integrity of Association (Northwest Quadrant).....	85
Demolitions and Infill Construction	87
Sea Level Rise.....	87
Right-of-Way Easements	87
Large-Scale Community Development Projects.....	88
Preservation Successes.....	88
CHAPTER 7. CONCLUSIONS AND RECOMMENDATIONS	89
REFERENCES CITED	91
Appendix A: Original 1969 Beaufort Historic District National Register Nomination Form	A-1
Appendix B: Table of Contributing Resources to the BNHLD	B-1
Appendix C: Survey Point Data	C-1

Figures

Figure 1. Beaufort National Historic Landmark District boundary.	3
Figure 2. Plan of Beaufort, no date (South Carolina Department of Archives and History).	6
Figure 3. Bay Street, view east of Carteret from a 1909 postcard (City of Beaufort).....	9
Figure 4. The Anchorage, 1103 Bay Street, from a 1915 postcard (City of Beaufort).	9
Figure 5. Beaufort Arsenal, 1906 postcard (City of Beaufort).	10
Figure 6. Map of Beaufort in 1860 (Library of Congress [LOC]).	10
Figure 7. Five generations of an enslaved family at Smith Plantation, Beaufort in 1862 (LOC).	11
Figure 8. “Colard foakes” (colored folks) church in Beaufort, 1863 (LOC).	14
Figure 9. Postcard of Bay Street in 1909 (City of Beaufort).	15
Figure 10. Beaufort County Courthouse, built 1883 and remodeled in 1936.	17
Figure 11. Beaufort Inn ca. 1945, photograph by Lucille Culp (City of Beaufort).	18
Figure 12. Postcard of Sea Island Hotel, 1015 Bay Street, demolished 1959.....	19
Figure 13. Waterfront high-rise apartments proposed in 1962 but never built (HBF).....	20
Figure 14. Historic open land in The Point neighborhood protected through easement.	20
Figure 15. Beaufort waterfront prior to construction of the Henry C. Chambers Waterfront Park.	21
Figure 16. Beaufort Waterfront Park in 2019, Saltus House is circled in this figure and Figure 15 for orientation ...	21
Figure 17. Chambers Waterfront Park showing the raised Yacht Club building (right) at 902 Bay Street.	22
Figure 18. Rhett law office moved in 2006 (Beaufort Gazette, March 2, 2006).	24
Figure 19. The Merrill Lynch building at 700 Bay Street, built 2009.	25
Figure 20 Reconstruction Era NHP Visitors Center on Craven Street.	26
Figure 21. Map showing original contributing resources to the BNHLD.	31
Figure 22. Project survey points.	35

Figure 23. BNHLD neighborhoods.	36
Figure 24. Map of infill within the BNHLD (2022).	40
Figure 25. Significant infill projects, 1978 – present.	41
Figure 26. Extant and demolished NHL-contributing resources, 2022.	42
Figure 27. View northeast from Bay and Hamar Streets towards the Bluff and District boundary.	44
Figure 28. View northwest from Bay and Hamar Streets to modern school across street from view in Figure 26.	44
Figure 29. Out-of-scale infill (row of townhouses) north of the Bluff neighborhood on King Street.	45
Figure 30. View east to 1411 and 1405 Bay Street, 1970 (Community Planning Division 1970).	46
Figure 31. View east to 1411 and 1405 Bay Street, 2022.	46
Figure 32. Townhouse construction at 1105-1109 Bay Street, former garden lots in The Bluff.	47
Figure 33. View northeast to Beaufort Library and parking lot, built 1992.	48
Figure 34. Parking lot on south side of the 800 block of Port Republic Street.	49
Figure 35. Construction of bank at 916 Bay Street (center) in 1978 demolished two NHL-contributing buildings.	49
Figure 36. Incompatible design at 700 Bay Street.	50
Figure 37. The 1958 Sanborn Map shows now-demolished buildings (circled) facing bridge.	50
Figure 38. View east along Bay Street from Charles Street, 1974 (Little 1974).	51
Figure 39. View east along Bay Street from Charles Street, 2022.	51
Figure 41. View west along Bay Street from Carteret Street, 2022.	52
Figure 42. 808-812 Bay Street, 1979 (Milner 1979).	53
Figure 43. 808-812 Bay Street, 2022.	53
Figure 44 Northwest Quadrant maps showing locations of post-1958 building demolition.	54
Figure 45. New construction on Prince Street, view east from Adventure Street.	55
Figure 46. View northeast to the intersection of Duke and Wilmington Streets, 1970.	56
Figure 47. View northeast to the intersection of Duke and Wilmington Streets, 2022.	56
Figure 48. View north at Bladen and Prince, out-of-scale infill in the Northwest Quadrant.	57
Figure 49. View northwest from Monson and Prince Streets.	57
Figure 50. Outsized utility poles at the corner of Greene and Braden Streets.	58
Figure 51. 807 Port Republic Street, south boundary of Old Commons neighborhood, 1979 (Milner 1979).	60
Figure 52. 807 Port Republic Street, 2002.	60
Figure 53. 809 Duke Street in Old Commons neighborhood, 1979 (Milner 1979).	61
Figure 54. 809 Duke Street, 2022.	61
Figure 55 The Arsenal Museum on Craven Street anchors the south edge of Old Commons.	62
Figure 56. Map showing locations of building demolitions in Old Commons since 1958.	63
Figure 57. View northwest, former building sites at intersection of Scott and Prince Street.	64
Figure 58. Infill constructed since 1958 on north side of King Street between West and Scott Streets.	64
Figure 59. View west to the U.S. Post Office, an incompatible design set in an entire city block.	65
Figure 60. View east of 501 Pinckney Street in The Point, 1979 (Milner 1979).	66
Figure 61. View east of 501 Pinckney Street, 2022.	66
Figure 62. View west from the corner of Pinckney and Hancock Streets.	67
Figure 63. View southwest from King and Short Streets.	67
Figure 64. View south into the Point from the intersection of Carteret and King, 1970.	68
Figure 65. View south into the Point from the intersection of Carteret and King, 2022.	68
Figure 66. Infill construction at 1119 Boundary Street, north of and adjacent to the BNHLD.	69
Figure 67. Henry C. Chambers Waterfront Park, view west.	70
Figure 68. Riverwalk at the Henry C. Chambers Waterfront Park, view west.	70
Figure 69. Public comment input on character-defining features of the BNHLD.	76
Figure 70. Public comment input on challenges to the BNHLD.	77
Figure 71. Public comment on areas of concern within the BNHLD.	79
Figure 72. Public comment on preservation successes within the BNHLD.	80
Figure 73. 706 Bladen Street, built 2021.	84
Figure 74. Historical markers interpret now-demolished waterfront buildings at Chambers Waterfront Park.	86

CHAPTER 1. INTRODUCTION

The Beaufort National Historic Landmark District (BNHLD or the District) was originally listed as a National Register District in 1969. Four years later, the National Park Service (NPS) designated the District as a National Historic Landmark (NHL). The same nomination form (Appendix A) was used for both the original National Register District nomination and the NHL nomination.

The BNHLD is approximately 296 acres in area and consists of residences, churches, commercial buildings, government buildings, and greenspace with dates of significance ranging from the early 18th century to the 1910s. According to its original nomination, the BNHLD is significant both for its role in southern history and its architecture, which in the words of the nomination represents “a unique treasury of Southern American architecture of the first half of the 19th century” (Fant 1969).

The National Park Service (NPS) funded this project to document major changes to the BNHLD since its 1973 designation and assess these changes’ impacts to the District’s integrity. The NPS awarded the contract to LG2 Environmental Solutions, Inc., and its teaming partner, Ethos Preservation. Collectively, the firms are referred to as the LG2 Team in this document. As part of this effort, the LG2 Team:

- assisted the NPS in public outreach efforts;
- coordinated and consulted with the local City government, the Historic Beaufort Foundation (HBF), developers, business owners, concerned citizens, and other stakeholders;
- researched BNHLD historic files from the NPS Interior Region 2 (Legacy Southeast Region) and the Washington D.C. Area Support Office;
- conducted research at the South Carolina Department of Archives and History in Columbia, South Carolina; the City of Beaufort; the HBF; and the Beaufort District Collection at the Beaufort Library;
- conducted fieldwork, which included taking notes and photographs at representative points around the District to assess integrity;
- reviewed fieldwork data and compared historic conditions to the fieldwork data;
- analyzed condition of integrity; and
- authored this report.

This study utilized the seven aspects of integrity as outlined in *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* to determine the condition of integrity for the District. For a baseline to determine integrity, the study used the existing built environment as it existed in 1969-1973 (the time period in which the District was first listed on the National Register and then designated as a National Historic Landmark District). This baseline was determined by referencing the last Sanborn Map of Beaufort, a 1924 map revised in 1958 (a decade prior to the original NRHP nomination); the first historic building survey of Beaufort, used as the basis for the original 1969 NRHP nomination (Feiss and Wright 1970); current Beaufort County tax records; and historic aerials.

The BNHLD, as originally listed, consisted of 160 residential and commercial buildings and two historic landscapes,¹ bounded on the north by Boundary Street, on the east and south by the Beaufort River and its marsh, and on the west by Hamar Street (Figure 1). The initial nomination indicated the era of significance

¹ The original 1969 National Register nomination does not state the exact number of contributing resources, nor does it explicitly identify these resources. The 1969 nomination used the data from Feiss and Wright (1970), so it is assumed that the buildings identified as contributing by Feiss and Wright were original contributing resources to the BNHLD. There is inconsistency in the exact number of identified significant resources in this report, however. Feiss and Wright (1970, page 21) states that there are 164 contributing resources to the District, but an exact count of the listed eligible resource in the report on pages 26-47 comes to only 162 contributing components (160 buildings and two landscapes), which we have used for our baseline as components of the original BNHLD.

as the early 18th century to 1920 and emphasized the area's historic architecture of the antebellum planter class. Although the primarily African American "northwest quadrant" of downtown Beaufort was included in the original BNHLD boundaries, neither African American history nor African American historic resources were mentioned in the original nomination, and only 13 buildings from the Northwest Quadrant were identified by Feiss and Wright (1970) as contributing components of the NHL District.

Beaufort's National Register District designation acts as a **separate but overlapping designation** to the BNHLD. Although there has been no revision to the BNHLD, there have been two updates to the National Register District, one in 1986 and the other in 2001. These revisions extended the dates of significance for the Beaufort National Register District through 1950, added areas of significance to include social history and African American heritage, and identified a total of 467 contributing buildings, in addition to the 5 sites, 1 structure, and 1 object also contributing to the National Register District. The contributing resources include many related to African American history. **These two revisions, however, did NOT update the original NHL District, so while the resources in the NHL District are also contributing to the National Register District, only the buildings and landscapes originally listed as part of the Landmark District in 1973 are considered part of the BNHLD.** This report only assesses the integrity of the NHL District as currently understood, and **does not** include an assessment of the overlapping Beaufort National Register District. However, both the National Register and NHL Districts share boundaries, and so preservation issues affecting one District also impact the other.

This report is divided into six chapters and four appendices. This includes

- Chapter 1, this introduction;
- Chapter 2, a history of Beaufort and historic preservation in Beaufort;
- Chapter 3, a discussion of project methods from research design to report writing;
- Chapter 4, fieldwork assessment results;
- Chapter 5, challenges to the BNHLD identified during research and fieldwork;
- Chapter 6, conclusions and recommendations;
- Appendix A: Original 1969 Beaufort Historic District National Register Nomination Form
- Appendix B: Table of Contributing Resources to the BNHLD
- Appendix C: Survey Point Data



Figure 1. Beaufort National Historic Landmark District boundary.

CHAPTER 2. HISTORY

The town of Beaufort rose to prominence in the Antebellum era (1812 – 1861) as a hub of South Carolina plantation culture. Captured early in the Civil War (1861-1865) by United States Army forces, it became an important US Army base in the deep South. Both during and after the Civil War, Beaufort also played an important role in African American history. The new social, political, and economic order that came with the redistribution of land from plantation owners to African Americans and newcomers during the Reconstruction era (1861-1900) in Beaufort was unique in the South (for an excellent study of this subject see Willie Lee Rose, *Rehearsal for Reconstruction*, Bobbs-Merrill, 1964). The contrast of the periods before and after the Civil War in Beaufort provide an even stronger case for the District's significance (Schneider 2001). The District's original 1969 nomination, however, determined the BNHLD as significant primarily for its high-style antebellum architecture and did not address other areas of significance, including social history, vernacular architecture, and African American history. At the time of Beaufort's original nomination, the National Historic Preservation Act was less than three years old, no guidance on evaluation or listing of resources (such as National Register Bulletins) had been issued, and historic preservation as it related to National Register designation was still in its infancy. This, and contemporary societal and cultural norms, limited incorporation of vernacular architecture and African American history in preservation practice. A deeper understanding of Beaufort's history must include these components (indeed, recent updates to the National Register listing, although not the NHL listing, have addressed these early omissions).

Early History

The land around Beaufort is the ancestral homelands of the native Cusabo family of tribes (Swanton 1946:24). Records indicate that by the time the English and Spanish arrived in the 1500s Cusabo territory was already disrupted by intrusions from nearby tribes such as the Westo, also known as Yuchi, and in 1670 the Cusabo established ties with the English colonizers. As other tribes, the Coosa and the Stono, fought with colonizers, the Cusabo notably ceded land to the English in an attempt to keep peace. However, the disruptions of land loss and Indian slave trade continued and by 1760 their numbers dwindled (Harvey et al. 1998:II-3). Disputes for land in the area among English, French, Spanish, and Native Americans were a common dynamic in the 1500s-1700s (Fritz, 2014: 45).

The English created the town of Beaufort through an agreement by the Lords Proprietor, a group of eight members of English nobility on December 20, 1710, and the town was formally founded in 1711. The town was named for Henry Somerset, the second Duke of Beaufort, a proprietor of Carolina from 1700 to 1714. The town charter stated, "several of the inhabitants of that part of the Province of Carolina have represented great conveniences and advantages by constructing a port upon the River called Port Royal in Granville County being the most proper place in that part of the Province for ships of Great Britain to take in masts, pitch, tar, turpentine, and other naval stores" (Rowland 2022a; Schneider 2001, Section 8:3). Planters from Barbados and other colonies soon moved into the area, transporting enslaved Africans with them (Middle Passage Project).

The earliest graphic representation of the new settlement is a manuscript plan defining a grid pattern of streets from 1710-1711. The town was originally bounded to the west by Hamar Street, to the north by Duke Street, to the east by East Street, and to the south by the Beaufort River. The original plan included a public square at the intersection of Carteret and Craven Streets, later referred to as Central or Castle Square (Figure 2). Beyond the town grid, the land between present day Duke and Boundary Streets was set aside as common land for the communal benefit of the Parish (Schneider 2001).

Figure 2. Plan of Beaufort, no date (South Carolina Department of Archives and History).

Most of the rectangular blocks east of Carteret Street were divided into six or more lots, while those to the west were divided into four or six lots. There were 24 lots of lesser size, which were sited on the north side of the street adjacent to the river, presumably for commercial use. This pattern was generally followed throughout the town. Land to the east was known as Black's Point and land to the north was land associated with St. Helena's Parish (Schneider 2001).

The town's grid layout follows the cardinal directions, set over the lowlands of the Port Royal Sound. The city's original plan covered approximately 304 acres and was laid out around a fort and blockhouse built in 1706 to guard against Spanish invasion from the south. For nearly 30 years, Beaufort was a military outpost of the Carolina colony and the southern frontier of British America until the establishment of the Georgia colony in 1733 (Rowland 2022a).

The further intrusion of the English and Spanish settlements into the area caused tension with the Yamasee Indians, the dominant Native American tribe of the area. The Yamasee had settled on the South Carolina coast in 1683 after leaving the Spanish coastal Georgia Guale missions. The Yamasee had a fraught relationship with the Europeans that culminated in the Yamasee War (1715-1717), which began on April 15, 1715, with the murder of English trade officials in the Yamasee town of Pocotaligo. The Yamasee then attacked Beaufort and Port Royal plantations, killing over 100 colonists. Despite heavy English losses and temporary abandonment of the Beaufort area, within a few months of fighting the Yamasee had lost a quarter of their fighting strength and fled south to the protection of the Spanish (DePratter and Marcoux 2015).

Beaufort recovered quickly from the Yamasee War. The settlement of Georgia in 1733 brought more stability to the area, providing a buffer colony between the Carolinas and the Spanish in Florida (Harvey et al. 1998:II-6). In 1740, the colonial legislature passed "An Act to Encourage the Better Settling the Town of Beaufort," which enlarged the town to the west and added new streets. The bill required every grantee of land in Beaufort to erect "a tenantable house of at least 30 feet by 15 feet with one brick chimney" within three years. Failure to comply incurred a fine, which was used to fund a free school for poor children. The names of grantees are shown on an early annotated plan for the town in addition to two areas designated as "Church Square" and "Meeting Square." Today, Church Square is the site of St. Helena Episcopal Church and Meeting Square in block #78 is the property of the Baptist Church. In 1748, two new streets were laid out to the west, marking the limits of Beaufort in the colonial era (Schneider 2001, Section 8:5).

By 1769, Beaufort was the economic and political center of the Sea Islands and the seat of the Beaufort District. Leading up to the Revolutionary War (1775-1783), the area's economy was rooted in rice plantations on the mainland and indigo plantations on the Sea Islands, made possible by the forced labor of enslaved persons. The profitability of the plantation economy fueled the demand for more enslaved labor, and by the 1730s importation of enslaved Africans transformed the area population to predominantly enslaved black laborers (Harvey et al., 1998:II-7). Beaufort specifically became a hub of shipbuilding, through the utilization of live oak trees for ship timbers. The majority of lots fronting Bay Street were granted in 1717 to merchants, planters, and traders with the development of "water lots" to the south undocumented until May 1763 when Colonel Thomas Middleton obtained two adjoining lots. In 1765, Middleton and his business partners "advertised the first load of slaves to be shipped directly to Beaufort from Africa since the 1730s." Unfortunately, little is known of the town's early enslaved persons or the dwellings that housed them, although they undoubtedly had a role in physically building the town (Schneider 2001, Section 8:6).

Properties adjacent to Beaufort's waterfront changed hands for many years and the development of docks, landing stages, and other maritime infrastructure followed, infilling areas on the south side of Bay Street (Schneider 2001). The earliest dwellings that remain from this era on Beaufort's landscape today include the two-story tabby (a mixture of broken oyster shells, lime, sand, and water) Chisholm House at 905-907 Bay Street from the late 1760s or early 1770s, and the two-story frame structure over a tabby basement

known as the William Johnson House at 414 New Street, which was likely built a few years before 1776 (Schneider 2001, Section 8:9).

Political disputes leading up to the Revolutionary War (1775-1783) led the royal governor Lord Montagu to call the Commons House of Assembly to meet in Beaufort, as opposed to Charleston, in October 1772. As a result, Beaufort was the colonial seat of government. This angered legislators, who forced Montagu to move the assembly back to Charleston. The “Beaufort Assembly” helped inspire the fourth clause of the Declaration of Independence, which denounced the King of Great Britain for calling together legislative bodies at unusual places. Notably, Beaufort resident Thomas Heyward, Jr. was one of the signers of the Declaration of Independence at just 30 years old, much to his royalist father’s displeasure (McNamara 2007). From June 1779 to December 1781, the British occupied Beaufort with much of the colonial economy destroyed by warfare during the Revolutionary War (Rowland 2022a). Embargoes on rice and indigo forced traders out of business or into illicit smuggling operations (Schneider 2001). The Revolutionary War (1775-1783) sharply divided Beaufort’s population, pitting Revolutionaries against Loyalists. Beaufort’s leading Loyalists fled Beaufort for Florida and re-captured the Bahama Islands in 1783 for the British. These Loyalists began successfully planting cotton in the Bahamas. Sending cotton seeds back from the Bahamas to relatives in the Carolinas, this Loyalist expedition would jumpstart the South Carolina cotton boom and bring great prosperity to Beaufort (Rowland 2022a).

On March 24, 1785, the South Carolina General Assembly instructed local officials “to expose for sale in whole or in lots the lands...known to be common adjoining the town of Beaufort.” At this time, the Old Commons area was subdivided into blocks, with the existing street grid extended north from Duke Street. Washington, Greene, and Congress Streets were established, facilitating further subdivision of Beaufort’s “Shell Road” highway, which became Boundary Street. In all, 52 blocks between Hamar and East streets were added. Additionally, Black’s Point and the area east of East Street were annexed into the town. Beaufort’s 1809 town limits, with the exception of areas used for cemeteries and recreation, became the boundary of the Beaufort National Register Historic District when it was designated in 1969 (Schneider 2001, Section 8:11).

The early 1800s witnessed significant building and rebuilding along Bay Street’s north side, which continued until the Civil War (1861-1865). Following community dispute, a ban on building south of Bay Street which began in 1800 was honored until the 1830s or 40s. The portion of Bay Street between Carteret and Charles Streets was owned primarily by the merchant community. To the east and west, wealthy planters built impressive town houses in the 1780s on large lots, which they frequented seasonally (Figure 3). Positioned on a high bluff with an unobstructed view, these houses were designed to be visible from the water, such as The Anchorage, built by William Elliott III in 1770 (Figure 4) (Schneider 2001, Section 8:13).

In the years leading up to the Civil War (1861-1865), Beaufort amassed one of the largest concentrations of wealth in South Carolina. The Beaufort Arsenal (1798) (Figure 5), the Baptist Church of Beaufort (1804), and the Beaufort Library Society (1807) became the leading military, religious, and intellectual institutions (Rowland 2022a). Prior to the Civil War, Beaufort’s architecture was eclectic, although some wealthy owners erected monumental houses, such as the Federal style Robert Means House (1207 Bay Street, built ca. 1800). By the 1840s, however, the Greek Revival style had found favor in Beaufort with numerous remodels of existing houses to include the Milton Maxcy House, also known as the Secession House (1113 Bay Street, built ca. 1813, remodeled ca. 1850). While little documentation exists, the monumental homes were undoubtedly built by enslaved persons. Dwellings for the enslaved also dotted Beaufort’s landscape as many residential lots had outbuildings and were enclosed by fences (Schneider 2001, Section 8:16).



Figure 3. Bay Street, view east of Carteret from a 1909 postcard (City of Beaufort).



Figure 4. The Anchorage, 1103 Bay Street, from a 1915 postcard (City of Beaufort).

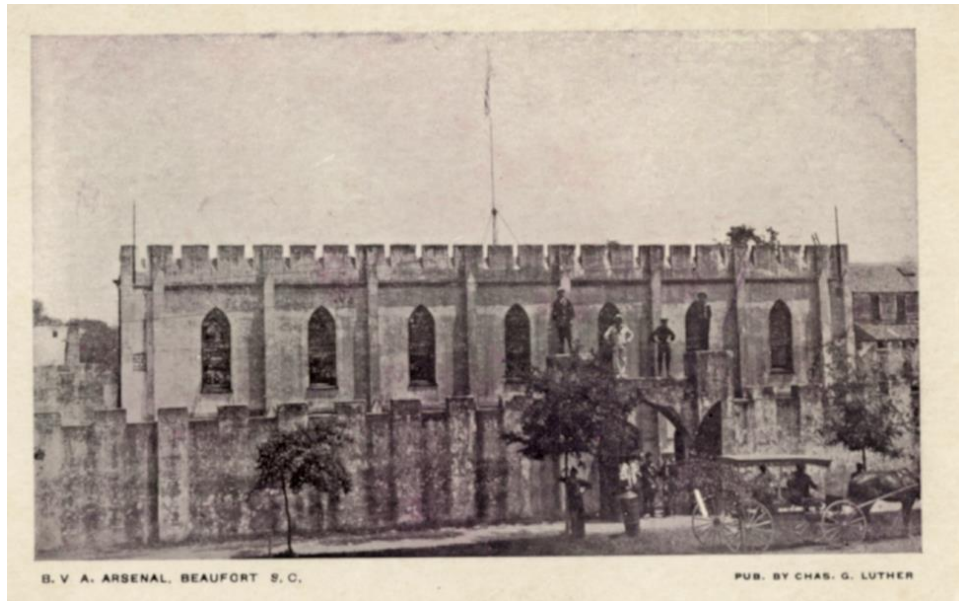


Figure 5. Beaufort Arsenal, 1906 postcard (City of Beaufort).



Figure 6. Map of Beaufort in 1860 (Library of Congress [LOC]).

The Civil War in Beaufort

Beaufort (Figure 6) became the first southern city captured by the U.S. Army forces after the naval victory at Port Royal on November 7, 1861 (Rowland 2022a). As a result, the U.S. Army occupied the city for the remainder of the war, sparing the town from destruction. Many plantation owners fled the city, with their property seized and subsequently occupied by newly freed enslaved persons, military men, government officials, and Northern missionaries (Fant 1969). Beaufort became the headquarters of the U.S. Army Department of the South and many buildings were converted to hospitals, including the Elizabeth Barnwell Gough House (705 Washington Street) (Schneider 2001, Section 8:29). As a result, a National Cemetery was established in 1863 at the north end of Boundary Street (Rowland 2022a).

Area plantation owners had fled Beaufort with the arrival of the U.S. Army, abandoning plantations, unharvested cotton crop, and enslaved African laborers. At the time of the initial occupation of Beaufort, President Abraham Lincoln had yet to issue the Emancipation Proclamation. The legal status of the enslaved remained as the ambiguous legal property of persons in rebellion against the U.S. In August 1861 the U.S. Congress passed the Confiscation Act, which made all property of Confederates, including their enslaved persons, subject to confiscation as “contraband of war.” As a result, the enslaved in U.S. Army-occupied territory were considered by the U.S. government as “contraband of war” and placed under the jurisdiction of the U.S. Treasury. Known as the “Port Royal Experiment,” the government employed self-emancipated persons to harvest and produce cotton, along with a program of education and literacy (Figure 7).



Figure 7. Five generations of an enslaved family at Smith Plantation, Beaufort in 1862 (LOC).

Philanthropic organizations and religious missionaries stepped in to provide educational opportunities including the Penn School on St. Helena Island. An ambitious public-and-private effort, the Port Royal Experiment in reality proved to be disjointed as those in charge had differing views of what freedom meant for the newly freedpeople. However, the program showed that the newly freedpeople were seeking more independence and more effort was needed. Following emancipation in June 1863, abandoned plantation lands were redistributed through purchase, renting-to-own, or tax sale in small parcels to freedpeople. Of the 101,930 acres seized, approximately one-third were purchased by freedpeople (Rowland 2022b). Notably freedman Robert Smalls purchased the ca. 1834 home of his former owner, Henry McKee, for \$605. Smalls went on to run for office and had a three-decade political career in the state legislature and U.S. Congress. Military personnel also purchased property, including Prince Rivers, an African American Sergeant with the 1st SC Volunteers. Rivers became a delegate to the Republican National Convention in 1864 and served in the South Carolina House of Representatives as a Trial Justice. Beaufort had become a center of Black economic and political strength. The white population fell by almost half to 465 in the 1870 Census, while the Black population grew to 1,274. The land purchases by African Americans drastically changed Beaufort's former ownership patterns. While a few pre-Civil War owners recovered property, the Tax Sale of 1864 set in motion new phases of development residentially and commercially in a way altogether detached from Beaufort's antebellum pursuits (Schneider 2001, Section 8:34).

Reconstruction Era

The Reconstruction period in the South is commonly dated from 1861 to 1900. Shortly after the Civil War southern whites had reasserted political and economic dominance of the South, defying federal authority, restricting freedpeople's rights, and bullying U.S. Army loyalists. In response, in 1867 Congress passed the First Reconstruction Act which reasserted federal control over the southern states after the Civil War through authorization of martial law in the former Confederacy. Done to protect freedmen and the shaky Republican state governments, Reconstruction in most of the South was over by 1876. The federal government did not have the political will to continue to maintain garrisons in the South and white Democrats, under the banner of white political and racial supremacy, took back control from the Reconstruction Republican state governments (Millett and Maslowski 1994:258-263).

Because of local circumstance however, Beaufort proved an exception to this trend. In effect, Reconstruction in Beaufort lasted until the early 1910s. An article published in 1958 in *The Negro Bulletin*, recalled, "...Henry Ward Beecher found Charleston, S. C. to be 'owned by the Germans, run by the Irish, and enjoyed by the Negroes. Beaufort County was largely owned by the Negroes, run by them, and enjoyed by them because of advantages they could not have found anywhere else in the South.'" (Schneider 2001, Section 8:36)

Beaufort's military governor, Major General Rufus Saxton, served as director of the U.S. Bureau of Refugees, Freedmen, and Abandoned Lands in South Carolina, and Beaufort was home to the first Freedmen's Bank in the state. Robert Smalls became a leading political figure, organizing the Republican Party in Beaufort in 1866. Smalls served in the state legislature and U.S. Congress between 1868 and 1887, authoring the public school provisions of the constitution of 1868 and serving as a founder of Beaufort School District One, established as the city's first public school in 1868 (Rowland 2022a).

Unlike other parts of the South, Beaufort's built environment was relatively unharmed from the Civil War, despite some damage to individual buildings from vandals or conversion for military use. As a result, many of Beaufort's pre-war mansions remained and the natural setting of the area dominated the town's visual character (Schneider 2001).

Following the war, African Americans comprised the majority of Beaufort's population, although the economy remained white controlled. The 1870 Census showed the population of Beaufort County as 85 percent Black freedman and 15 percent white (Harvey et al. 1998:II-27). The numerical advantage of

African Americans in Beaufort provided African American control of local politics into the early 1900s. In 1895, there six Republicans elected to statewide office, all were African American and five of them, Robert Smalls, Thomas E. Miller, William J. Whipper, James Wigg, and Isaiah R. Reed, were from the Beaufort area (Schneider 2001, Section 8:43). As a result, within Beaufort, African Americans built numerous houses around the turn of the century. An 1870 account documents 54 percent of property owners in Beaufort as African American. As stated in the 2001 update to the Beaufort Historic District nomination, “Unlike much of the rest of the South, Beaufort’s African American community was not only able to purchase land during the years immediately after the war, they were able to retain it.” (Schneider 2001, Section 8:56) As a result, numerous cottages, dwellings, and storefronts, most of which were modest frame buildings, were built by freedpeople in Beaufort, largely in the area known today as the Northwest Quadrant (Figure 8). Following the presidential election of 1876, shifts of Republican and Democratic power at the federal level whittled away at the scope of Reconstruction Era laws. The election of white supremacist Benjamin Tillman as South Carolina Governor in 1890 was a turning point for the state. The end of Reconstruction would not be fully realized in Beaufort until the early 1900s, and only after passage of an 1894 state constitution explicitly for the purpose of disenfranchising African American voters (Schneider 2001, Section 8:36).

Beaufort’s postwar economy was dominated by phosphate mining, which employed numerous freedpeople. Phosphate was harvested from nearby rivers emptying into the Port Royal and St. Helena Sounds for use as fertilizer. Additionally, several cotton related businesses, sawmills, a cigar factory, and several grist mills flourished, stimulated by the construction of the Port Royal and Augusta Railway in the 1870s. By 1883, there were 43 stores in Beaufort. This prosperity was paired with an increase in visitors from the North, who were drawn to the coastal area’s perceived healthy climate and hunting and fishing opportunities. As a result, new hotels and boarding houses were built. Likewise, the city’s resident population rose from 1,739 in 1879 to 3,587 by 1890 (Lee 1986:2).

Minimal construction occurred in Beaufort in the 1860s with the exception of churches built to house newly formed African American congregations, such as the First African Baptist Church (1865), and the erection of new cottages north of Prince Street. In 1863, the town was resurveyed by the federal government, dividing Beaufort into smaller lots. As a result, residential construction increased in the 1870s, likewise spurred by the prosperity provided by the phosphate industry, which employed many Black workers. At this time, more modest houses were built on vacant lots in the older sections of the city and also to the north and south of the area included in the original plat. Designed to fit the lots associated with the city’s resurvey, the Plantation Plain style house using balloon construction and sawn lumber, was common as seen at 1001 Greene Street. Also, the three-bay front gable house was common, as seen at 510 Craven Street and 807 Scott Street, and smaller one-story cottages were built between 1870 and 1910, to include 304 King Street and 900 North Street. Additionally, several older properties were acquired by white well-off newcomers who rehabilitated their properties with commercially milled porch details, bay windows, and larger window glass that had not been available prior (Lee 1986:3). The William Elliott House at 1103 Bay Street, for example, was greatly altered in the early 1900s by retired naval officer Admiral Beardsley, who remodeled it in the Greek Revival style (Schneider 2001, Section 8:58).

Commercial construction likewise reflected the city’s prosperity. By 1884, Bay Street between Charles and Carteret Streets had become home to one, two, and three-story storefronts, the majority of which were frame buildings with Italianate elements (Lee 1986). Sanborn Maps from 1889, 1894, 1899, 1905, and 1912 show that the city’s commercial district (Figure 9) remained active with continual renewal as buildings were remodeled or replaced during each era (Schneider 2001, Section 8:47).



Figure 8. “Colard foakes” (colored folks) church in Beaufort, 1863 (LOC).

In the Northwest Quadrant, much property was amassed by wealthy landholders through tax sales and remained in their ownership for some time. In the latter part of the 1800s, lots in the Northwest Quadrant began to be sold, largely to African Americans who had amassed capital working in phosphate and other industries. African American houses built in the Northwest Quadrant were often rectangular in plan and one room deep such as 1313 Congress Street or were of the hall and parlor form such as 1408 or 1212 Greene Street. Others were larger two-story dwellings such as 1105 Washington Street or 1203 Prince Street (Schneider 2001, Section 8:57). Many houses built at this time, however, have since been demolished.

The Sea Islands Hurricane of 1893 hit Beaufort hard, damaging buildings and destroying the phosphate industry. Around this time, truck farming, where foodstuffs were produced specifically for a nonlocal market, gained prominence. In 1890, only 30 acres in Beaufort County were planted with truck crops (vegetable crops grown for distant markets). By 1900 this had increased over thirtyfold to 934 acres. The dominant crops were no longer rice or cotton, but food crops such as asparagus, beans, beets, cucumbers, lettuce, peas, potatoes, radishes, and tomatoes. The industry was invigorated by Northern investment, reaching its height by World War I. The area’s population, which had declined in 1910, began to rise again (Lee 1986:2).



Figure 9. Postcard of Bay Street in 1909 (City of Beaufort).

End of the Reconstruction Era in Beaufort

The 1894 South Carolina constitutional convention marked the beginning of the end of Beaufort's Reconstruction period, defined by African Americans having free access to the ballot and active participation in the political process. Up to this point, the economy of Beaufort remained white-dominated, while much of the political power rested in the hands of the African American community, with a population majority. In 1894 Governor Ben Tillman convened a state constitutional convention to completely eliminate African American political power in South Carolina. The passage of this new state constitution in 1895, vociferously fought against by the African American Republican delegation from Beaufort, enacted stringent new ballot laws that disenfranchised most African Americans and many poor whites. By 1913, African American political power in Beaufort had been broken with the election of an all-white city council (Schneider 2001, Section 8:43-44).

Construction and house remodeling in the 1890s reflected new architectural styles and trends, to include houses of the Colonial Revival style such as 611 Bay Street, which was built in 1907. By 1900, the Queen Anne style came into fashion, with buildings and houses erected with new adornments, such as the Folk Victorian style church at 602 Carteret Street (ca 1900) built for an African American Presbyterian congregation. Around the time of World War I, the Bungalow type house became popular, as seen in the construction of numerous houses of this type within the district. Public buildings erected at this time included City Hall in the Neoclassical Revival style, designed by architects Wilson and Sompayrac (702 Craven Street); a federal post office at 300 Carteret Street designed by federal architect J.A. Wetmore; and the Carnegie Library designed by J.H. Sams, built 1917 (701 Craven Street) (Lee 1986:4).

Bay Street experienced two major fires in 1907 and 1925. This initiated the construction of new buildings to include 701 Bay Street and 509 Carteret Street. Influenced by a desire for fire protection, buildings from this era are largely masonry and have modest decorative detail (Schneider 2001, Section 8:61).

In 1913, R.R. Bristol was elected mayor and the Beaufort city limits were extended beyond the bounds of today's historic district to encompass Pigeon Point and additional land to the west and southwest (Schneider 2001). The following year, Beaufort adopted a town manager form of government to include the establishment of municipal building inspection and park and tree departments. Palmettos were planted around the Arsenal and along West Bay Street, in keeping with national City Beautiful movement trends to beautify urban areas and introduce grand boulevards. In 1917, the City initiated a \$20,000 paving project to provide smoother transportation routes within the town to encourage tourist traffic and provide greater ease for the movement of truck crops (Schneider 2001, Section 8:68).

In 1919 the boll weevil, a beetle that feeds on cotton buds and flowers, devastated Sea Island cotton cultivation in the area. The infestation led to an agricultural depression in 1921, followed nearly a decade later by the Great Depression. As a result, the economic situation for many of the area's wealthy farmers changed drastically and many of Beaufort's large houses were sold to wealthy newcomers looking for winter homes. A report from the era cites the only active industries as "a few oyster canning plants, a rapidly growing shrimp industry, and a few sawmills scattered throughout the timber areas." (Edgar 1998:411-412) However, the efforts to promote tourism gained traction and in 1923 an article entitled "Beaufort's Old Homes" appeared in the Beaufort Gazette. In 1927 the bridge from Beaufort to Lady's Island opened, and in 1929 the first airport was built. Together, these milestones enabled tourists and others to visit Beaufort and facilitated the shipment of the county's products to outside markets (Schneider 2001, Section 8:66). The city's renewed tourist appeal did allow some private homeowners to convert their properties to guest houses for income, however relatively few new buildings were erected between 1925 and 1935 (Lee 1986:4). Notably, in 1936, the Beaufort County Courthouse (ca. 1883) at 1503 Bay Street was renovated in the Art Deco style by architect Willis Irvin (Figure 10) (Lee 1986:4).

Early to Mid-Twentieth Century Development and the Rise of the Preservation Movement

From 1913 to 1950, Beaufort changed a great deal. Economic shifts were felt, rooted in the decline of the cotton industry, the collapse of the phosphate industry, and the removal of a dry dock from Parris Island to Charleston in 1898. The era of Jim Crow segregation, African American disenfranchisement, and the subsequent loss of African American political power impacted the area and many African American families moved elsewhere as part of the Great Migration. By 1940, Beaufort's population was majority white and the total population had increased by 30 percent (Schneider 2001, Section 8:63).

Segregation encouraged the establishment in early 1900s Beaufort of many businesses owned and operated by African Americans for an exclusively African American clientele. A distinct African American commercial district developed which remained popular from the 1920s to the 1980s. Located along West Street from Bay to Craven Streets, the businesses included the Howard Bampffield Dry Cleaners, Henry Middleton's Club, Sam Polite's restaurant, Singleton barber shop and shoeshine, Mr. Washington's grocery, the Faulk family pharmacy and ice cream counter, and Ruth Water's beauty parlor (Schneider 2001, Section 8:66). This area fell into disuse in the 1980s. Like the other commercial areas within the BNHL, development of suburbs and strip malls drew people away from downtown. Also, with the demise of segregation in the 1960s African Americans could take their business to anyone they chose and did not have to shop at businesses that catered exclusively to members of their race.



Figure 10. Beaufort County Courthouse, built 1883 and remodeled in 1936.

The early 1900s in Beaufort was characterized by development and natural disaster. On Bay Street, several businesses grew and evolved as noted in newspaper records which highlighted improvements to include the Lipsitz Department store. Other important buildings erected at this time include the Beaufort Bank at 928 Bay Street, built in 1916, and a new post office at 302 Carteret Street, designed by James Witmore and built in 1917. Additionally, 915 Bay Street, a building owned by D. Schein burned in 1928 and was replaced by a two-story brick building. Major storms hit the area in 1928 and 1935, with heavy winds causing building damage. As reported by the Beaufort Gazette, “Many houses suffered heavy damage from water caused by roofs being lifted by the wind” (Schneider 2001, Section 8:68-69).

Some of the earliest historic preservation activities in Beaufort began in the 1920s to include the restoration of houses at The Point in response to challenges to other historic areas. In 1933, the City of Beaufort, inspired by the City Beautiful movement, planted 500 oleander trees, crepe myrtles, and live oaks (Schneider 2001, Section 8:68). In 1936, a “Field Report” authored by Herbert E. Kahler and Ralston B. Lattimore for the National Park Service, detailed Beaufort’s architectural significance through a text summary and 14 pages of photography (NPS).

In 1937, discussions of a zoning ordinance took place following a request to build a gas station in a residential area. Preservation concerns increased in the mid-1940s, as the house at 801 Bay Street, now known as John Mark Verdier House, was threatened with demolition. This led journalist Chlotilde Martin and others to suggest the need for a preservation organization. As a result, the Committee to Save the Lafayette Building (as the building was once known) was formed, and the group purchased the house and began its restoration (Schneider 2001, Section 8:69).

Modern Beaufort 1950 – 2000

Beaufort grew steadily in the second half of the 1900s, as the area became a destination for retirees moving to the sunbelt of America, military personnel, and an increasing number of tourists (Figure 11). As quoted from the July 17, 1965 edition of the *Charleston News and Courier*,

The flavor of the city of Beaufort has changed much in the past 25 years. No longer is it a sleepy city of narrow, dusty oystershell streets and Victorian store fronts. Bay Street, the heart of the old business section, sparkles with modern glass design. Even the character of the business section is changing, Bay Street no longer is the heart and soul of selling. That emphasis has shifted to Boundary Street, where new businesses (and some relocated old ones) stretch out beyond the city limits along U.S. Highway 21 (Schneider 2001, Section 8:70).

Between 1950 and 1960, Beaufort County's population jumped by more than 60 percent, largely due to the continued in-migration of white newcomers to the southeast coast (Schneider 2001, Section 8:70).

In 1959, the bridge to Lady's Island was replaced and the E. Burton Rodgers Memorial Bridge was completed over the Broad River, increasing tourism and the transportation of goods. The push and pull of growth and change had begun but was met with resistance from some locals. As stated in a 1958 article in *The Beaufort Gazette*, "Old families like the status quo...They don't care for the hustle and bustle and disruption that comes with change." (Schneider 2001, Section 8:71)

The mid-twentieth century saw increasing threats to historic Beaufort. In the 1950s, Belks department store originally planned to demolish the former Francis Saltus House, built ca. 1796, on Bay Street. Instead, the store retained the house, utilizing it as a front for a large new building behind. In 1959, the historic Sea Island Hotel was demolished (Figure 12) and replaced with a Best Western Hotel, and in 1962 an 11-story apartment building was proposed for development on The Point (Figure 13), which was never built. That same year in September, Hurricane Gracie struck Beaufort and did considerable damage, destroying at least eight houses and damaging roofs, porches, and windows (Schneider 2001, Section 8:72).



Figure 11. Beaufort Inn ca. 1945, photograph by Lucille Culp (City of Beaufort).



Figure 12. Postcard of Sea Island Hotel, 1015 Bay Street, demolished 1959 (Lowcountry Digital Library, Beaufort County Library).

Historic Preservation Takes Root

These challenges led Howard Danner and other leaders of the old Committee to Save the Lafayette Building to establish a permanent Beaufort preservation organization. On June 18, 1965, the Historic Beaufort Foundation (HBF) was incorporated “to preserve and to protect the structures of historical and architectural interest in and about the City of Beaufort, South Carolina, and for other eleemosynary purposes.” A membership campaign was started in 1967 when the group held its first large meeting (Schneider 2001, Section 8:71). In 1968, HBF hired Carl Feiss of the National Trust for Historic Preservation and Russell Wright to complete a citywide inventory of historic resources. The inventory recorded 327 properties with historic resource survey cards and evaluated 160 buildings and two landscapes as possessing architectural significance (Feiss and Wright 1970). This data would serve as the basis for the creation of the Beaufort Historic District National Register nomination, which was completed by Mrs. James W. Fant for the South Carolina Department of Archives and History (SCDAH) and adopted by the NPS in 1969.

In 1971, the City of Beaufort published a Preservation Plan. In 1972 the City adopted a historic preservation zoning ordinance and established the Board of Architectural Review. This same year the HBF established its Revolving Fund, renovating the William Elliott III House, known as The Anchorage, following the threat of demolition. Additionally, this year saw the Beaufort Open Land Trust acquire its first conservation easement along the west end of Bay Street. Since that time, the organization has acquired easements on numerous parcels, where land was historically undeveloped, to preserve it in perpetuity (Figure 14). In 1973, the Lowcountry Regional Planning Council completed the Lowcountry Preservation Plan and Survey to include Beaufort and on November 7, 1973, the Beaufort Historic District was designated by the Secretary of the Interior as a National Historic Landmark district, with the National Register district nomination document serving as the basis for the district’s adoption as an NHL. Besides the original National Register nomination, no other NHL-specific documents exist for the district.

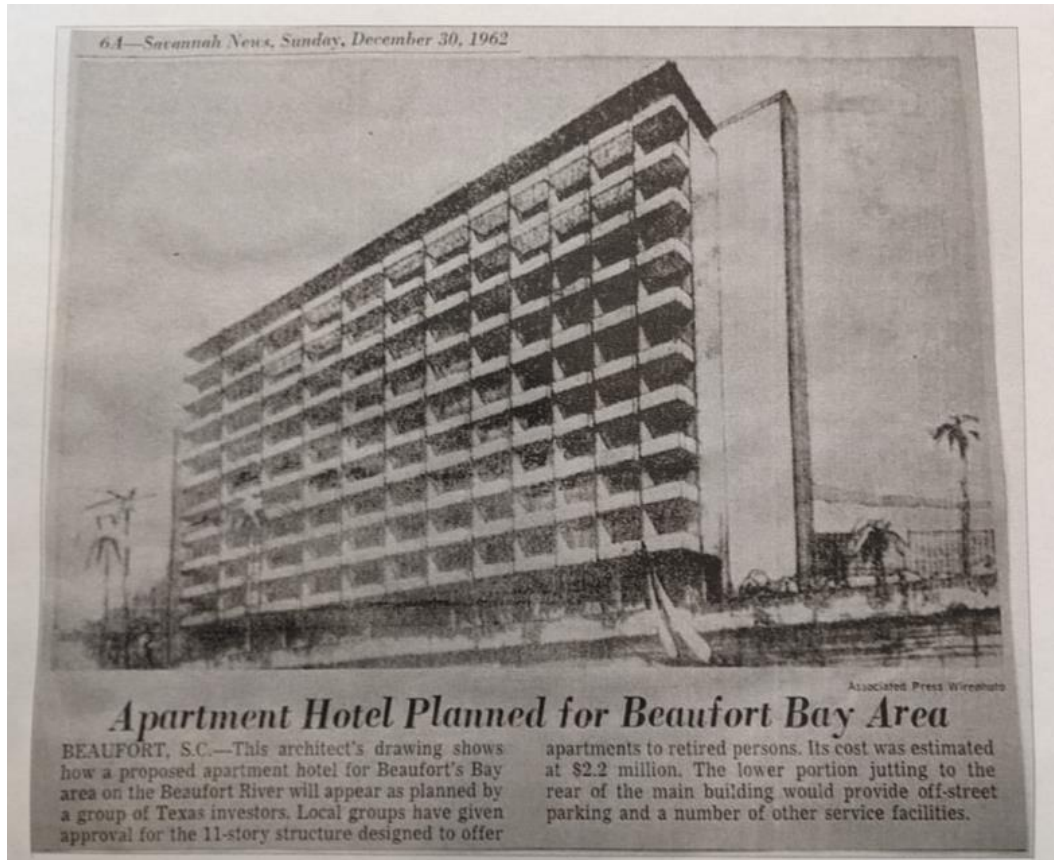


Figure 13. Waterfront high-rise apartments proposed in 1962 but never built (HBF).



Figure 14. Historic open land in The Point neighborhood protected through easement by the Beaufort Open Land Trust.

Within the BNHLD, there are a handful of individual NHLs that were honored with that designation during this period, including the Marshlands House at 501 Pinckney Street (designated in 1973) and the Robert Smalls House at 511 Prince Street (designated in 1974). In 1975, the HBF opened the Verdier House museum, following its restoration by the organization (Schneider 2001, Section 8:71). That same year, the city's waterfront park was established which involved demolition of early twentieth century warehouses which dotted the area, transforming the character of the area south of Bay Street from industrial to recreational (Figures 15 and 16). The park was dedicated to Mayor Henry C. Chambers in 1979, who championed the replacement of old abandoned docks with public parks (Henry C. Chambers Waterfront Park). This project also included elevating the Yacht Club, which was previously a two-story building (Figure 17).

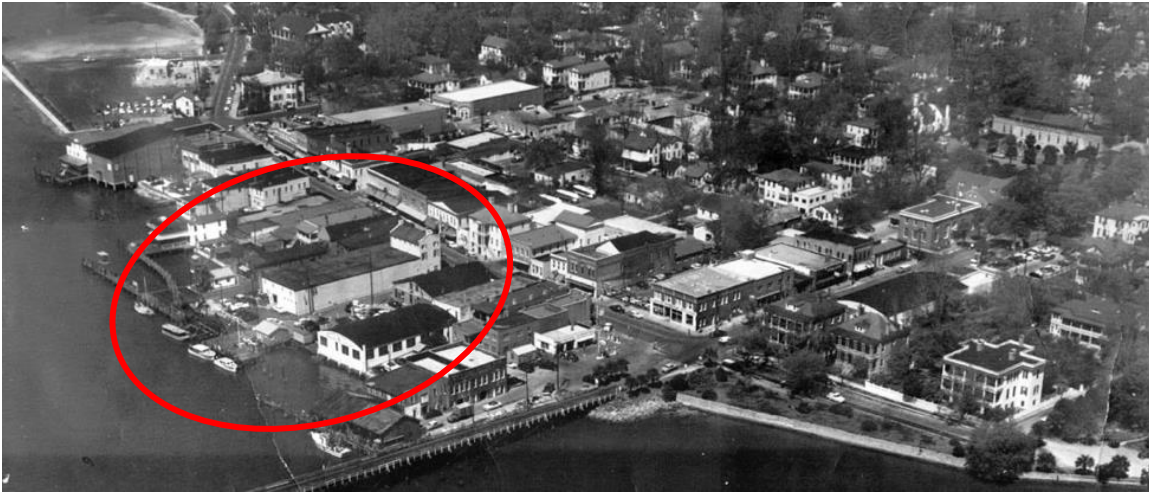


Figure 15. Beaufort waterfront prior to construction of the Henry C. Chambers Waterfront Park (City of Beaufort).



Figure 16. Beaufort Waterfront Park in 2019, the Saltus House is circled in this figure and Figure 15 for orientation (WTOC).



Figure 17. Chambers Waterfront Park showing the raised Yacht Club building (right) at 902 Bay Street.

In 1978, the City of Beaufort received a Historic Preservation Fund grant, which was utilized to develop the Beaufort Facade Design Guidelines Study. This was followed by the creation of the Beaufort Historic Preservation Manual as well as the Beaufort Historic District Inventory and Repair Guide to include survey cards for individual buildings, all of which was drafted by John Milner and Associates in 1979. Although currently being updated by Milner's firm, the 1979 Manual still guides the district today. The year 1979 also saw the first use of the federal historic rehabilitation tax credit program within the BNHLD. The program would go on to see 56 additional projects initiate applications to the program within the BNHLD (City of Beaufort 2010).

Despite this progress, some setbacks occurred in the late 1970s and early 1980s. A contributing commercial building at 911-915 Bay was demolished and replaced by a new bank building. In 1980 the U.S. Post Office built an unsympathetic modern facility on an entire city block bounded by North, West, King, and Charles Streets. At least two buildings identified as contributing to the original BNHLD were either demolished prior to, or as part of this project.

In 1985, Beaufort became a National Trust for Historic Preservation Main Street community. This decade saw the rehabilitation of the Beaufort Bank building and the old Edwards Department Store into the Old Bay Marketplace. In 1986, the National Park Service amended the Beaufort National Register Historic District nomination, which altered the district's period of significance to incorporate the period up until 1935, including the identification of architecturally significant buildings south of Bay Street. In 1989, a

Preservation Plan for the city was prepared by Thomason & Associates and updates were made to Beaufort's overlay district ordinance as drafted by Barge, Waggoner, Sumner, and Cannon.

In the 1990s, the electrical lines were buried downtown, greatly reducing the number of utility poles (McFee 2021). In 1992, the Bailey Bill was enacted in South Carolina, after which Beaufort County was able to institute a property tax abatement to encourage the rehabilitation of historic properties, although the City of Beaufort did not choose to adopt the Bailey Bill until September 2014 (City of Beaufort n.d.). In 1993, the City of Beaufort was designated a Certified Local Government (CLG) by the NPS. In 1994, the NPS approved a revision to the original BNHLD nomination map when it was discovered the original nomination's map did not align with the verbal boundary description in the 1969 nomination form (Behrendt 1994). In 1997, updated photography was performed within the district and adopted into the National Park Service record. That same year, local design guidelines were established for the Northwest Quadrant that included some concessions made for materials and changes to secondary facades, rooted in a desire to maintain home ownership and avoid gentrification.

In late 1997, the Chief of the National Register Programs Division (Southeast Region) visited Beaufort as part of a larger program visiting and assessing NHL districts across the Southeast. In a September 1997 letter the NPS informed the city "while much of the original historic district is still intact there has been a number of new construction projects within the district which need to be evaluated for their impact on the district..." (McKithan 1997). The Beaufort City Planner was also concerned about the District, citing demolition, inappropriate new construction, incompatible rehabilitations and additions, excessive open space caused by demolition, demolition of buildings in the district prior to completion of the 1998 Beaufort County survey, and changes and reconstruction without adequate documentation (Cofresi 1998a). In February 1998, after visiting the city, the NPS informed the city that because of "the impact of construction, renovation and truck traffic" the NHLD would be placed on "Priority 2 status," which was described by the NPS as a "kind of a heads up, letting people know there are concerns." (Bell 1998a) Local preservationists strongly supported this decision "as a way to really move the community and the City into action" against perceived threats to the District, in the words of one communication from City of Beaufort Planner to the NPS (Cofresi 1998b, emphasis in the original). Taken by surprise, the city invited the NPS to revisit Beaufort to discuss ongoing preservation efforts. After the meeting the NPS expressed satisfaction with the city's efforts and removed "Priority 2" status from the BNHLD, although some preservationists now "fear[ed] nothing [would] happen" after the NPS backed down (Bell 1998b; Cofresi 1998a).

In the late 1990s a historic resources survey of Beaufort County was conducted by a four-partner consultant team. Although the City of Beaufort was included, the study focused on areas outside of the NHL district. The survey divided the district into five separate neighborhoods and argued that the district's architectural significance was much broader than what was originally reflected in the National Register nomination. This same year the City of Beaufort adopted a contributing and non-contributing list for the buildings within the Beaufort National Register Historic District, incorporating properties over 50 years of age as contributing (HBF).

During the 1980s and 1990s the Northwest Quadrant was reviewed by the historic preservation review board as a conservation district, and is still designated as such today. Conservation districts focus development and design on the character of individual neighborhoods and provide greater flexibility than a traditional historic district in both creating and working within design guidelines, which are particularly important within economically depressed areas. In May of 1999, Design Guidelines were established for the Northwest Quadrant of the BNHLD, authored by Winter & Company.

Beaufort Today 2000 – Present

In 2000, an ordinance for the "Preservation of Architecturally and Historically Significant Structures" was adopted, in addition to an Archaeology Impact Assessment ordinance, and in 2001, a Disaster Preparedness

Manual was developed by Anderson Consulting to include a photographic inventory of significant historic structures. This same year the HBF entered a 99-year lease with the City of Beaufort to operate the historic Beaufort Arsenal as a museum.

Recognizing the age of the nomination materials associated with the Beaufort Historic District and the need for a context study related to an expansion of the district's period of significance, David B. Schneider, who was executive director of the HBF from 1995 to 1999, completed a comprehensive update to Beaufort's National Register nomination in 2001. As a result, the period of significance associated with the National Register district was extended to 1950, a wealth of new information was recorded to include a complete building inventory and an exhaustive history that incorporates the African American experience and the development of the Northwest Quadrant, and identified 475 contributing resources to the National Register, including 467 buildings. Schneider analyzed the original Feiss-Wright survey forms (still extant and accessible in 2000) for buildings evaluated in 1968 as both contributing and non-contributing. Schneider determined that a total of 335 resources recorded by Feiss-Wright would have been evaluated as contributing had the buildings been evaluated in 1998. Of this total, nearly 34 percent were found to be either altered or demolished, revealing that a substantial loss of historic buildings occurred between 1968 and 1998 (City of Beaufort 2010). This document updated the Beaufort National Register District but did not update the Beaufort National Historic Landmark District, which requires separate paperwork. Based on an examination of NPS correspondence, from 2004 to the early 2010s, efforts to update the BNHLD started and stopped multiple times but was never completed.

In 2003, the South Carolina Department of Archives and History established an owner-occupied residential tax credit for historic properties. Since that time, 18 projects have initiated applications to use the program within the BNHLD (City of Beaufort 2010).

In 2005, the City of Beaufort began a grant-funded documentation project to record the location of abandoned and vacant buildings. That same year, the city faced significant development pressures to approve an additional dock that many citizens felt would represent a visual intrusion to the historic district and jeopardize the district's NHL status. The projects required federal monies or permitting.

As a result, the National Park Service was alerted per the Section 106 review requirement outlined in the National Historic Preservation Act. The NPS Southeast Region recommended that the BNHLD be put in a Priority 2 Watch category but NPS in Washington, D.C. disagreed, and the District remained on Priority 3, Satisfactory (Alley 2006; Barnes 2005).

During this time, the HBF felt that the Beaufort preservation advisory board approved inappropriate new construction, particularly in the Northwest Quadrant. The HBF expressed concern to the NPS that this continuing development increased integrity problems for the BNHLD (Barnes 2005).

Specific areas within the BNHLD have experienced more change than others to include Port Republic Street. In 2006, the historic law office of secessionist Edmund Rhett was moved to make way for infill construction on the street (Figure 18). Many other buildings along Port Republic have been lost to the creation of parking lots.



Figure 18. Rhett law office moved in 2006
(Beaufort Gazette, March 2, 2006).

In 2008, TRC Environmental Inc. was retained by the City of Beaufort to update the Design Guidelines used for the local Beaufort Historic District and the city's Historic Preservation Plan was updated by Lord Aeck Sargent, Inc. At the time, it was recommended that a downtown master plan to include new guidelines for new construction and traffic management be adopted.

In 2009, the Merrill Lynch building was constructed at 700 Bay Street (Figure 19) on the former site of a gas station constructed by 1924 and demolished prior to 1994. The new three-story building proved out of scale with the surrounding historic district.

In 2010, Beaufort City Hall moved out of their historic building downtown to a location outside of the BNHLD. The building was subsequently used as office space. This same year the NPS visited Beaufort, providing feedback following their reconnaissance visit, noting a concern for inappropriate repairs in the Northwest Quadrant.

In 2011, the western half of Bladen Street was removed from the purview of the Historic District Review Board (HRB) under Mayor Keyserling, as part of a Redevelopment Commission initiative. Around this time, the seven aspects of Integrity, as defined by the NPS, were added to the Beaufort City Code.

On January 12, 2017, in the final days of President Obama's term, the Reconstruction Era National Monument was established by presidential proclamation after years of effort dating back to 2000. The early measures to create a unit of the NPS dedicated to the Reconstruction Era were fought by the Sons of Confederate Veterans. In 2019, the park was redesignated by Congress as part of the John D. Dingell Jr. Conservation, Management, and Recreation Act and signed into law on March 12, 2019, by President Trump. This law changed the designation of the monument to the Reconstruction Era NHP. The park spans 65 acres in three locations within Beaufort County. The Old Beaufort firehouse located within the BNHLD serves as the park welcome center in downtown Beaufort (Figure 20). The park itself, and the federal resources devoted towards it, demonstrate the federal government's recognition of the previous gap in historical interpretation and recognition of the nationally significant African American story in Beaufort.



Figure 19. The Merrill Lynch building at 700 Bay Street, built 2009.



Figure 20 Reconstruction Era NHP Visitors Center on Craven Street.

In 2017, a form-based code was adopted as part of the city's new Unified Development Ordinance. A form-based code, unlike traditional zoning, concentrates on the importance of physical form and building placement instead of the traditional zoning theory based on separation of uses. Theoretically, form-based codes are compatible with the philosophy behind local historic district designation, as both emphasize importance of character through protection of buildings. However, form-based codes can also reduce authority of local historic review boards, "while placing more responsibility on city staff who may not necessarily be trained to deal with sensitive historic resources...In addition... the Form-Based Code may not address these buildings or sites in enough of a sensitive nature, or create design standards for infill that respect [surrounding resources]" (Mullins 2010:20, 65).

In 2018, after the city's Main Street program had been defunct for many years, a Downtown Revitalization Plan was published to revive the program at the municipal level. This same year, the Beaufort City Code was revised to permit deviations from the minimum height requirements "to allow a structure to be more compatible with the surrounding context." Additional revisions included a limit of short-term rentals to six percent of all zoned parcels within the City of Beaufort (except for the Point neighborhood), a limit of short-term rentals to six percent of all slips in the marina, and language allowing for no expiration date on demolition permits issued.

In recent years, there have been numerous large-scale developments proposed within the BNHLD that have caused concern among residents and alarmed preservationists, leading individuals and organizations to legally challenge decisions made by the city. The public concerns over ordinance interpretation and enforcement along with staffing changes within the city have led to public apprehension and confusion. Beaufort has made great strides in balancing growth despite these challenges, but it is clear there are many unresolved issues that remain, to include conflicts between preservation goals and planning outcomes under the newly adopted form-based code, city planning staff's perceived lack of familiarity with preservation planning, and city approval of controversial projects that many believe contravene the historic preservation ordinance and design guidelines.

Currently, the BNHLD overlaps with the local City of Beaufort historic district, except for the Bladen Street Redevelopment District. Also, the Northwest Quadrant neighborhood of the BNHLD is designated as a

“Conservation Neighborhood” under the local preservation ordinance while the other portions of the District are designated as “Historic Preservation” neighborhoods. A conservation district is defined as “a land use overlay tool that offers communities the ability to tailor the management of community character to the needs of specific areas and neighborhood residents, as opposed to the one-size- fits-all approach of a traditional historic preservation approach.” (Cook et al. 2018:2) Conservation districts focus development and design on the character of an individual neighborhood and have greater flexibility than a traditional local historic district in both creating and working within design guidelines (Hylton and Stevenson 2020:40). Although the HRB still reviews projects within the Northwest Quadrant, the Board utilizes the 1999 *Northwest Quadrant Design Principles* manual, which is more flexible than the Design guidelines used for the “Historic Preservation” neighborhoods, in which projects are reviewed using the 1979 *Beaufort Preservation Manual* and the 1990 *Beaufort Preservation Manual, Supplement*, August 1990 (Lewis 2018:200-201).

CHAPTER 3. METHODS

Initial Meetings

On August 19, 2021, project stakeholders convened for a meeting to discuss the BNHLD Integrity and Condition Study via web conference. The purpose was to introduce the consulting parties, the project coordinators from the NPS, and local stakeholders to review expectations and understanding of the project. Representing the NPS were Ellen Rankin, Cynthia Walton, and Alesha Cerny. In attendance from LG2 were Megan Bebee, Alyssa Costas, and Joseph Paul Maggioni; and from Ethos Preservation, Rebecca Fenwick and Ellen Harris. Attendees from the City of Beaufort included David Prichard (Director of Community and Economic Development), Bill Prokop (City Manager), and Heather Spade (Planner). Cynthia Jenkins, executive director of the HBF, and Elizabeth Johnson, the Deputy State Historic Preservation Officer, also attended. At this meeting, a brief overview of Beaufort's landmark listing and recent events that led to the study were discussed. A timeline for the project was shared. The LG2 Team shared logistics, research, coordination requirements, to include requirements for in-person meeting space, press releases, and research and data requirements. Representatives of the city and the HBF also supplied lists of individuals to invite to planned listening sessions.

Research

Following the meeting, project team members researched the history of the BNHLD with two objectives in mind: (1) establishing a baseline of the District's condition as recorded by the Feiss and Wright 1970 survey (the basis for both the 1969 National Register nomination as well as the NHL District designation), and (2) researching notable changes and impacts that occurred since its designation in 1973. The NPS provided paper copies of the agency's BNHLD-related correspondence with local, state, and federal organizations from the 1960s to the present. A visit to the South Carolina Department of Archives and History (SCDAH), provided access to forms and correspondence related to the Beaufort Historic District National Register nomination, City of Beaufort Certified Local Government (CLG) reports since 1993, information related to Historic Preservation Fund grant projects, historic tax credit project information and correspondence, and Section 106 and other compliance reviews.

Most of the background research occurred in Beaufort. A visit and interview with the HBF provided insight specifically related to recent city initiatives, proposed projects, and areas of concern. One-on-one interviews with stakeholders provided additional insight related to successes and concerns within the district. Visits were also made to the City of Beaufort Community and Economic Development office in Beaufort City Hall for archival historic preservation documents and photographs from the 1970s, 1980s, and 1990s. Research at the Beaufort District Collection located photographs taken in the 1970s within the district around the time it was listed as an NHL resource.

Supplementing in-person research, information was also derived from internet sources. In particular, the Beaufort Sanborn maps, ranging in date from 1884 to 1958, provided excellent information of the historic built environment up until a little over a decade prior to the District's initial 1969 National Register nomination.

Baseline Properties for the BNHLD

As stated above, a primary purpose of this research was to establish baseline status of the BNHLD from about 1969 to 1973, the timeframe when downtown Beaufort was first listed in the National Register and

then designated an NHL. Establishing a baseline assessment condition proved difficult because of the age of the nomination. The BNHLD was listed in the National Register in 1969, eight years before the Department of the Interior provided formal guidelines for completion of nominations (McClelland 1997). The original nomination is missing a large amount of information that would be included in a modern nomination form, including the applicable National Register Criteria, which had not yet been developed. Other significant omissions or contradictions from a modern preservation practice standpoint included:

- No list of contributing and non-contributing resources, even a precise count is absent, only a mention that the area has “about 170 buildings...” (Fant 1969:2).
- No specification of character-defining features for the District as a whole.
- No map showing a district boundary or locations of contributing resources (although there was a textual boundary description).
- Limited photography of only eight individual buildings, with no photographs of streetscapes.
- Ambiguity regarding period of significance.

Regarding period of significance, the original nomination form states that resources “of historical and architectural interest” within the BNHLD “date from the early-18th to mid-19th century” (Fant 1969:2). Its specific period of significance is indicated, however, as the 18th, 19th, and 20th centuries (Fant 1969). Based on their reading of the original nomination form, the LG2 Team determined that the period of significance for the original NHL nomination should be treated as 1712 to 1919, fifty years prior to its listing in the NRHP.

The lack of a contributing building list posed the greatest challenge to establishing a baseline for the study. Because the nomination was based on the Feiss and Wright (1970) survey, this document was used to establish a contributing building list to use as a baseline. Feiss and Wright inventoried a total of 327 properties. Out of these properties, 162 were identified as significant, including two landscapes. Ten properties identified by Feiss and Wright (1970) could not be identified as there appeared to be no such address as listed, comparing both modern street maps of Beaufort and addresses listed in the 1958 Sanborn map. These were buildings with the following addresses: 806-816 Carteret Street; 715 East Street; 201 Hancock Street; 321 King Street; 309 Laurens Street; 300, 410, and 500 Scott Street; 411 Washington Street; and 1109 West Street. These ten structures, because they could not be identified with certainty, have been discounted as part of the baseline, so we have used a total of 152 resources identified by Feiss and Wright (1970) as the baseline for the original resources contributing to the NHL (Figure 21). The final list of resources contributing to the BNHLD is found in Appendix B. Although the original National Register and NHL nomination stated that the boundary of the District included the Northwest Quadrant, Feiss and Wright (1970) identified only 13 significant structures in this area. This area is made up of historically African American and vernacular resources rather than high-style architecture.

Community Input

Living and working in the city and dealing with regulation and development issues within the BNHLD on a daily basis, Beaufort officials and residents possess an intimate and detailed knowledge of the District. The NPS, recognizing the fundamental importance of community input for their NHL integrity and condition studies, planned a three-pronged approach for public outreach:

- 1) holding community meetings for the general public,
- 2) facilitating more intimate listening sessions for selected stakeholders, and
- 3) hosting an online survey open to the general public.

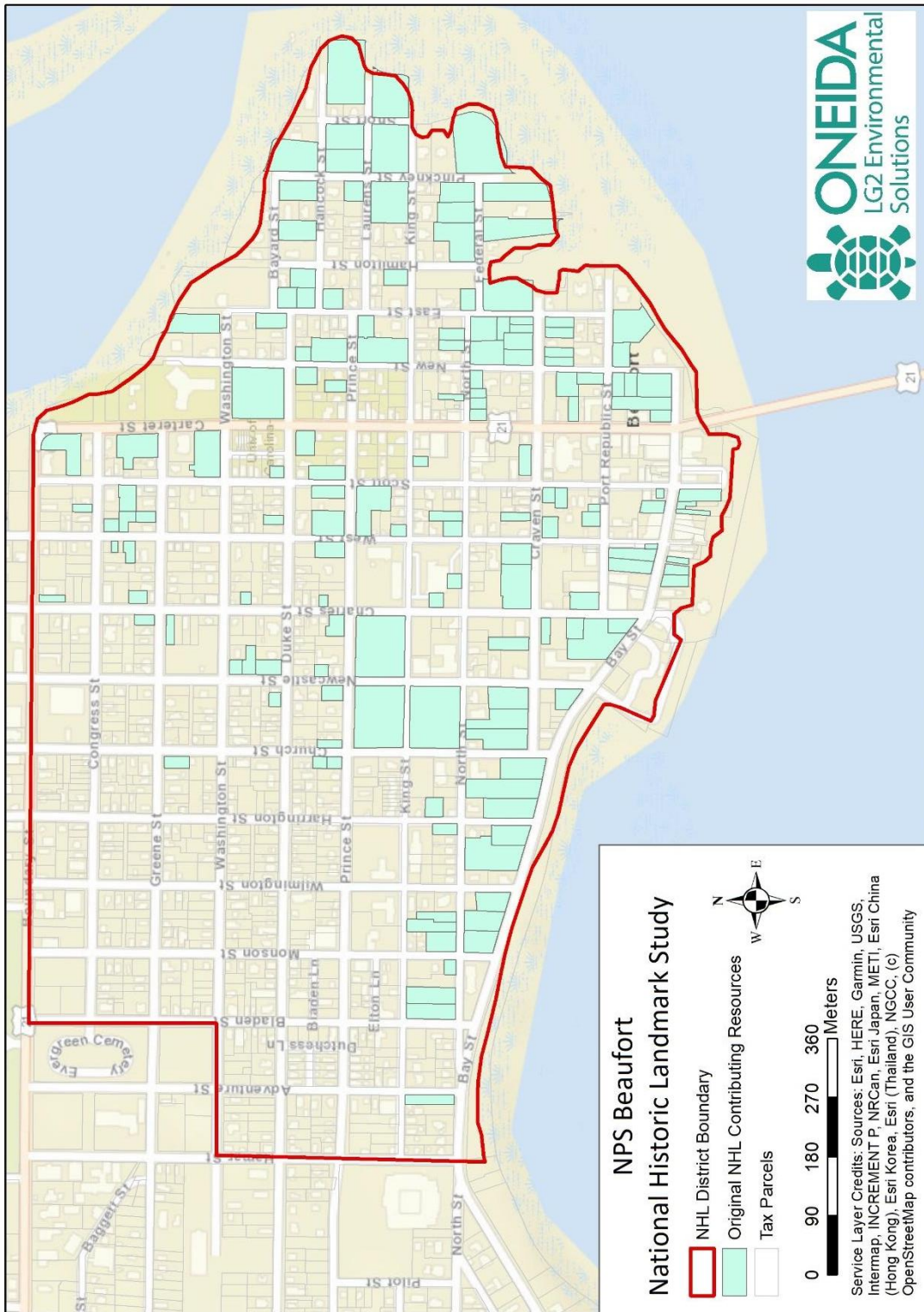


Figure 21. Map showing original contributing resources to the BNHLD as identified through Feiss and Wright (1970).

The NPS began its public outreach efforts on November 17, 2021, with the issuance of a press release announcing the start of the BNHLD condition assessment project. The press release, which was carried in the local newspaper, *The Hilton Head Island Packet*, stated the project's purpose, to document major changes that had occurred in the BNHLD since its designation in 1973. The project was also featured in a news article in that issue of the paper. The NPS coordinated its public comment efforts through its Planning, Environment, and Public Comment (PEPC) website for the project, featuring the initial press release, a schedule of tasks, meeting notices, links, related documents, and links to the online PEPC survey.

For the online survey, the NPS and the report writers developed a brief list of questions designed to gauge the respondent's opinions about the historic integrity of the District and current challenges and opportunities. The following questions were stated in the survey:

1. Which features define the character of the Beaufort NHL District and give it a sense of place? And which of the features are most in need of preservation?
2. What are the greatest challenges to the integrity of the Beaufort NHL District?
3. Is there a physical area of more concern within the District?
4. What have been the most successful preservation efforts within the Beaufort NHL District?
5. Is there anything you would like to add? Anything we've overlooked?

On January 10, 2022, NPS announced the availability of the online survey on its PEPC website from January 18 to March 4, 2022. In all, the NPS received 25 online responses and three responses submitted via regular mail or directly via email.

The NPS initially planned for in-person community meetings and listening sessions. However, it was decided to change the initial round of community meetings and listening sessions from in-person to virtual meetings due to COVID-19 concerns.

The NPS and the LG2 Team scheduled two community Zoom meetings for January 18, 2022, the first at 1pm and the second at 5pm. These community meetings, open to the public, served to introduce the purpose of the study along with NPS personnel and the study's authors, and give members of the public opportunity to ask questions about the project. The NPS and the LG2 Team co-hosted the public meetings.

The NPS scheduled three listening sessions, one on January 19, 2022, at 10am, another on January 20, 2022, at 1pm and a third at 5pm on January 20. The intended purposes of these sessions was to afford community members directly involved in the BNHLD, including local government officials, business and residential property owners, developers, and local preservationists, the opportunity to speak directly with the NPS and the report writers concerning the state of the District's integrity and current threats to that integrity. The NPS and the LG2 Team worked closely with Beaufort officials and the HBF to develop an invitation list for the listening sessions, targeted at key stakeholders for the BNHLD. In developing this invitation list great care was taken to ensure a diversity of perspectives. In addition to historic preservation advocates, members of the business community, certain residents, local government officials, developers, and other stakeholders were also invited to participate in this effort.

The goal of the listening sessions was to acquire a better understanding of both preservation opportunities for and integrity threats to the BNHLD. The Team attempted to host about ten individuals for each listening session, scheduled for one hour. NPS and the LG2 Team developed a list of questions to pose to the small groups concerning the District's integrity and the BNHLD and encouraged participants to discuss the state of preservation of the District. The LG2 Team developed visual aids, utilized the interactive Zoom whiteboard function, and facilitated the meetings. These listening sessions provided invaluable information on current challenges for the District.

GIS Mapping

The LG2 Team deployed the ESRI Field Maps app to collect data during the survey. Using this GIS platform on tablets and cell phones, the survey team recorded the BNHLD through:

- taking high-quality digital photographs of viewsheds,
- recording spatial data (GPS) coordinates for each viewshed vantage point, and
- taking notes to include direction of view, conditions of building and landscape integrity within the view, integrity of the historic street plan, any infill, and vacant or surface parking lots.

LG2 requested GIS data from the City of Beaufort including District boundaries, tax parcel data, historic property data, and streets. LG2 also created a shapefile of original extant NHL-contributing resources, using Sanborn maps, historic aerials, and the Feiss and Wright (1970) report, for surveyors to reference in the field.

These shapefiles, along with the customized data collection form, were then loaded into the ESRI ArcGIS Field Maps app, which was utilized by architectural historians Rebecca Fenwick and Alyssa Costas during a walking reconnaissance survey of the BNHLD over the course of three days from December 14-17, 2021. Architectural historian Joseph Paul Maggioni conducted additional fieldwork on April 8, 2022.

Each GPS collection point was called a “Survey Point.” The LG2 Team recorded Survey Points at regular intervals within the District and major intersections, roughly evenly distributed throughout the District. Other survey points were taken at the BNHLD boundaries. Survey points taken on the District boundaries recorded data within the BNHLD as well as those portions of the built environment outside of but adjacent to the District.

A total of 86 observation points were collected over the course of the reconnaissance survey (Figure 22). The data was uploaded into an online spreadsheet and depicted as points (with accompanying photographs) on a map. The geographic data was also exported in a point shapefile format for use in GIS.

District Neighborhoods

The BNHLD is divided into four distinctive neighborhoods and one downtown commercial area, each having its own distinctive character (Figure 23). According to one architectural historian, “[Beaufort’s] [a]rchitectural character changes from neighborhood to neighborhood and often block to block” (Schneider 2001:8-74). For this reason, integrity analysis was broken down by these five distinctive areas, which are:

- **The Bluff neighborhood.** A neighborhood along the bluff overlooking the Beaufort River on the southwest part of the District, bounded to the south by the river bluff, west by Hamar Street, north by King and Prince Streets, and east by Charles Street. The Bluff’s most distinctive characteristic is the bluff the neighborhood is situated on, with multiple massive antebellum and postbellum mansions overlooking the Beaufort River. The neighborhood also includes multiple institutional buildings, including St. Helena’s Episcopal Church, the Baptist Church of Beaufort, and the Beaufort courthouse. There are also a number of smaller scale contributing residences in this neighborhood. Surveyors recorded 21 survey points within or adjacent to the Bluff.
- **Downtown.** The downtown commercial area of Beaufort, bounded on the south by the Henry C. Chambers Waterfront Park, to the west by Charles Street, to the north by Craven Street, and to the east by Carteret Street. The Downtown area is the city’s traditional commercial hub, and its built environment represents buildings from all major periods of Beaufort’s history. In addition to historic commercial buildings, Downtown also features government and institutional buildings such as the former Beaufort City Hall (701 and 706 Craven Street) and the old post office and custom house (302 Carteret Street). Surveyors recorded seven survey points within or adjacent to Downtown.

- **Northwest Quadrant neighborhood.** A primarily residential neighborhood consisting of the northwest section of the BNHLD as suggested by its name. Unlike the other neighborhoods within the BNHLD, the Northwest Quadrant is governed under a local conservation district as opposed to a local historic district, meaning that the Beaufort HRB uses more flexible design guidelines when reviewing projects occurring within this area. The Northwest Quadrant is bounded to the south by King and Prince Streets, to the west by Hamar and Bladen Streets, to the north by Boundary Street, and to the east by Charles Street. The Northwest Quadrant is traditionally an African American neighborhood that is characterized by small-scale vernacular architecture. Originally more densely developed, many buildings in the area have been lost. A 2001 study noted that half of the buildings should be considered non-contributing, but because of its tangible connection to the post-Civil War African American community, the area still contributes to BNHLD significance. Surveyors recorded 35 survey points within or adjacent to the Northwest Quadrant.
- **Old Commons neighborhood.** Sandwiched between Downtown, Northwest Quadrant, and the Point, Old Commons is bounded to the south by Craven Street, to the west by Charles Street, to the north by Boundary Street, and to the east by Carteret Street. A 2001 analysis noted that the Old Commons had an eclectic character and appeared to be a transitional neighborhood, between the large mansions to the east at the Point to the vernacular neighborhood of the Northwest Quadrant. Old Commons features large, high-style residences interspersed with modest frame vernacular homes and scattered commercial buildings. Surveyors recorded 22 survey points within or adjacent to Old Commons.
- **The Point neighborhood.** Consisting of the eastern portion of the BNHLD, the Point is bounded to the south, east, and north by marsh and the Beaufort River, and to the west by Carteret Street. The Point is defined primarily by large-scale residences on large and landscaped tracts, many facing the water or open green space. The Point has been the traditional neighborhood of the wealthy families of Beaufort. The Point has the highest proportion of pre-Civil War buildings of any other neighborhood within the BNHLD. Surveyors recorded 29 survey points within or adjacent to the Point (Schneider 2001:8-74-77).

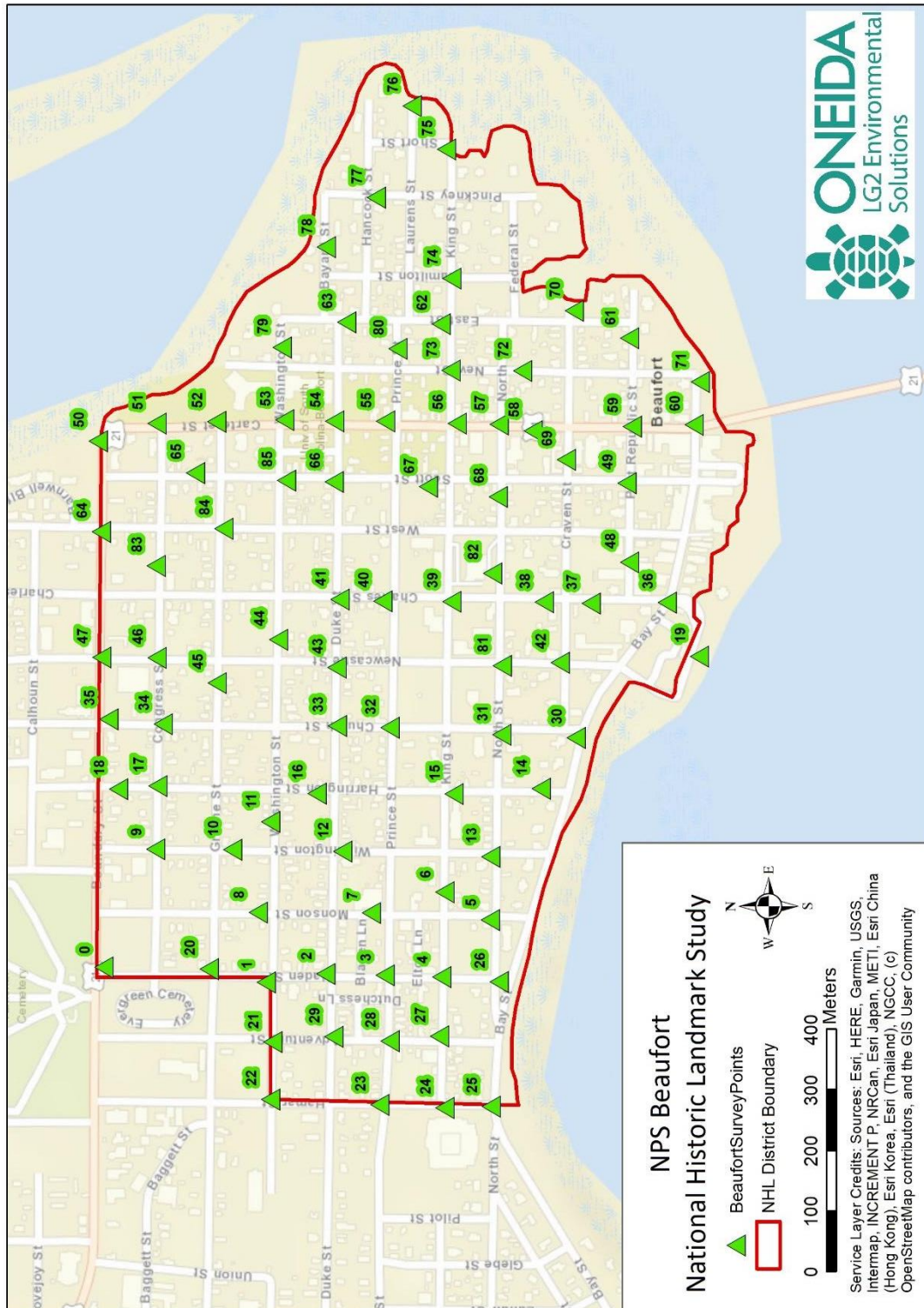


Figure 22. Project survey points.



Figure 23. BNHLD neighborhoods.

Integrity Evaluation

The NPS Bulletin *How to Apply the National Register Criteria for Evaluation* (1995) provides the process used for the integrity evaluation of the BNHLD. The document defines integrity as the ability of a property to convey its significance. A consideration of the seven aspects that define integrity, structured the study. A property that retains integrity usually has several or most aspects of integrity. Which aspects of integrity are most important depends on that particular property and its character defining features, which must be retained in order for a property to retain integrity. The seven aspects of integrity are:

- Location – This aspect refers to the critical relationship between a property and its actual location when it was constructed and within which historic events took place during the period of significance.
- Design – The form, plan, space, structure or style of a property is highlighted in this aspect. For districts, such as the BNHLD, design concerns are elevated to a more holistic level of analysis clued in by how buildings, sites and structures are spatially related, the visual rhythms within the streetscape, circulation patterns, and the relationship of other features.
- Setting – Either natural or manmade, this refers to the physical environment of a property. It is important particularly for districts that an evaluation should look not only within the district boundary but also at its immediate surroundings.
- Materials – This aspect speaks to the physical elements that compose and configure the property and help speak to its sense of time and place.
- Workmanship – How a property is crafted is also an aspect of integrity, displaying cultural trends, technological advances, and/or traditional practices in its construction and its finishes.
- Feeling – This aspect highlights the property’s ability to express its historic time and place through its character.
- Association – For integrity of association, a property needs to have a direct link between a historic event or a person and needs to be sufficiently intact to demonstrate that link. Notably, because of the subjectivity of feeling and association, their retention alone is not considered sufficient in an evaluation of integrity (McClelland 1997:44-45)

CHAPTER 4. ASSESSMENT RESULTS

GIS Analysis Results

GIS analysis occurred prior to the field survey. Results from the GIS analysis helped guide the fieldwork. A map was created based on Beaufort County tax map data. The map was color coded from dark green to red. Dark green symbolized all properties constructed prior to 1900. The rest of the colors symbolized construction by decade, from 1900 to 2021 (Figure 24). Properties symbolized in light orange to red indicate structures built from 1970 to the present, roughly after the District's 1973 NHL designation.

With some exceptions, the map shows that the "Point" neighborhood to the east and the southern part of the District has little modern infill. By contrast, the area roughly north of King Street and west of West Street, consisting primarily of the Northwest Quadrant, has an increased amount of mostly residential infill from the 1980s, 90s, and 2000s. The area just outside of the NHL boundaries also shows extensive post-1970 construction, including a public school building west of Hamar Street and extensive commercial development north of Boundary Street. In summary, the further north and west within the NHL, the more extensive the post-1970 infill, with the built environment adjacent to the District characterized by mostly recent construction. Major infill projects are specifically identified in Figure 25.

Field Survey Results

Architectural historians Rebecca Fenwick and Alyssa Costas performed a pedestrian reconnaissance survey of the BNHLD on December 14-17, 2021. Joseph Paul Maggioni completed the survey on April 8, 2022. All photographs included in this section were taken by Fenwick and Costas at the time of survey. The survey and assessment concentrated solely on the NHL District, with a period of significance from 1712 to 1919.

The survey specifically observed changes to the district since its 1973 Landmark designation. It is understood that based on the time of its listing in the NRHP, the District's period of significance ended in 1919. The analysis paired the contributing building list established by the Feiss and Wright inventory of buildings from 1970, which served as the basis of the district's National Register and subsequent NHL nomination, and Beaufort County year-built tax data, with resources extant on-the-ground, as seen in aerial maps. It should be noted that the Feiss and Wright survey did not identify all buildings within the bounds of the BNHLD as contributing or non-contributing.

As part of this assessment, it was determined that at least twelve buildings of the 152 confirmed significant resources from the Feiss and Wright survey have been lost since the BNHLD was listed (Figure 26). This represents a loss of 8% of contributing NHL resources since 1973. Half of the losses occurred in the Old Commons neighborhood, while Downtown, the Bluff, and the Northwest Quadrant sustained two losses each. The Point did not have any evident loss of NHL-contributing resources. Although the Feiss and Wright survey's original boundaries included the Northwest Quadrant, only 13 buildings in this neighborhood were identified as significant by Feiss and Wright. Most nineteenth and early twentieth century vernacular buildings were not evaluated as significant during this original survey, therefore most African American-related resources were not included within the original BNHLD nomination.

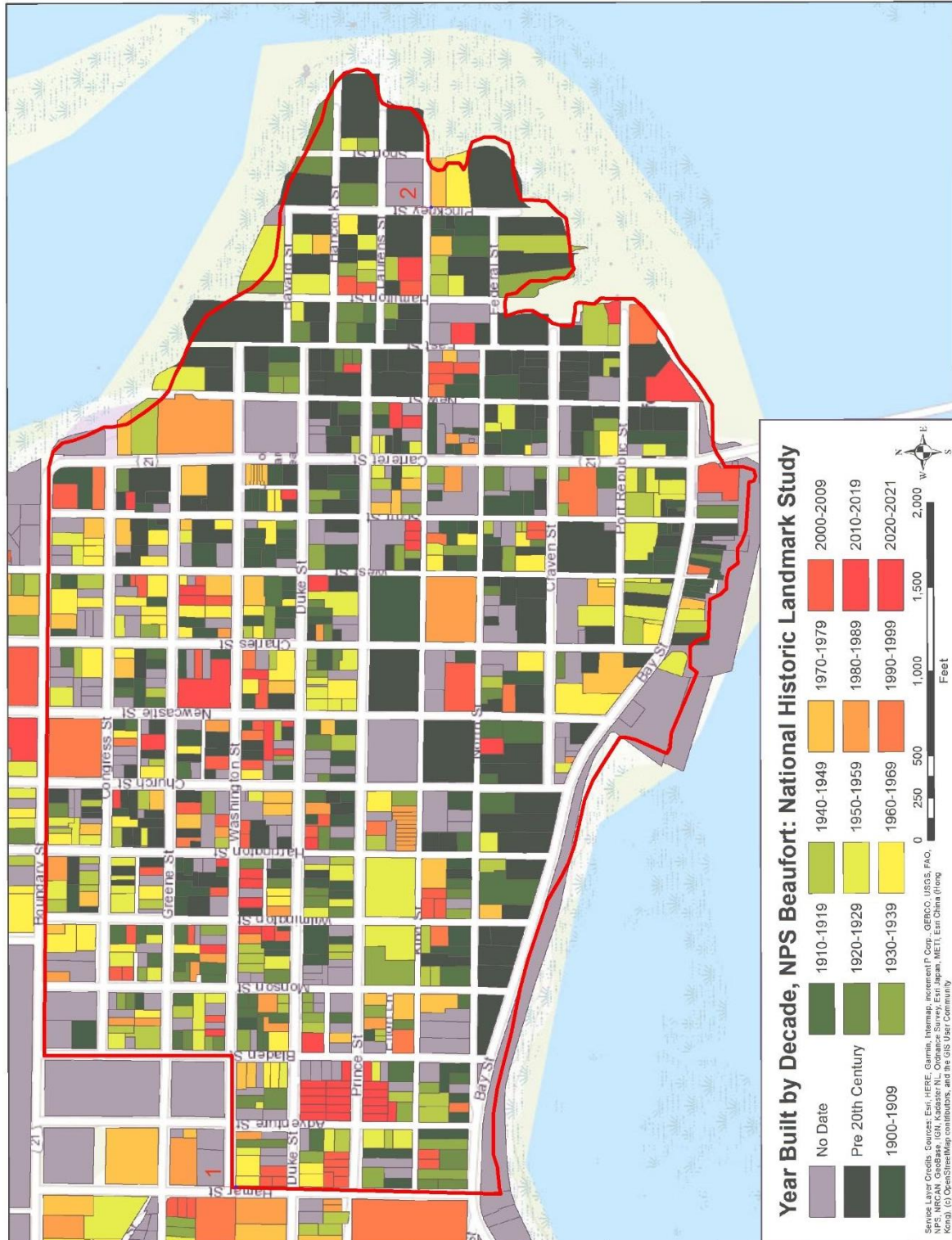


Figure 24. Map of infill within the BNHLD (2022).

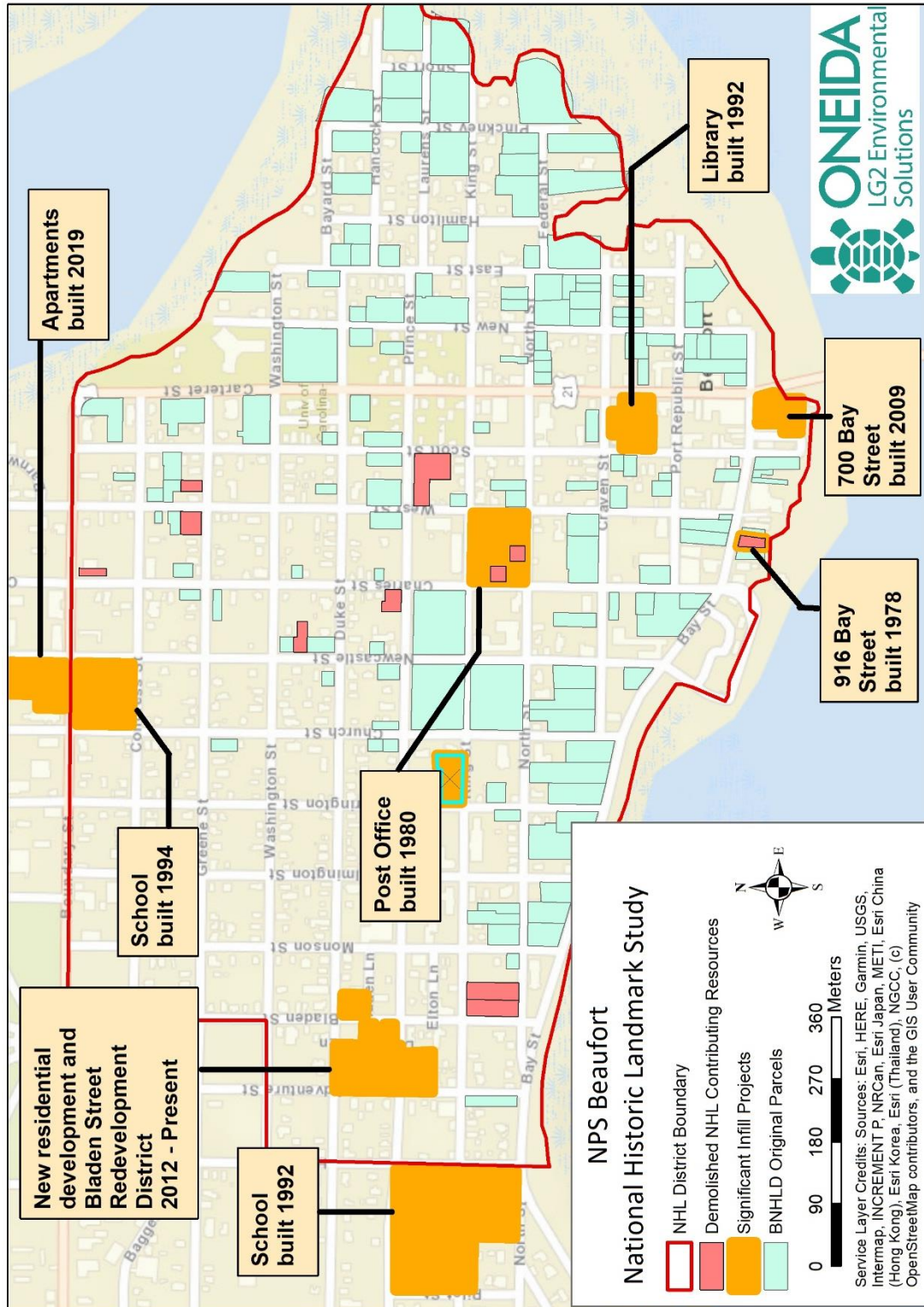


Figure 25. Significant infill projects, 1978 – present.

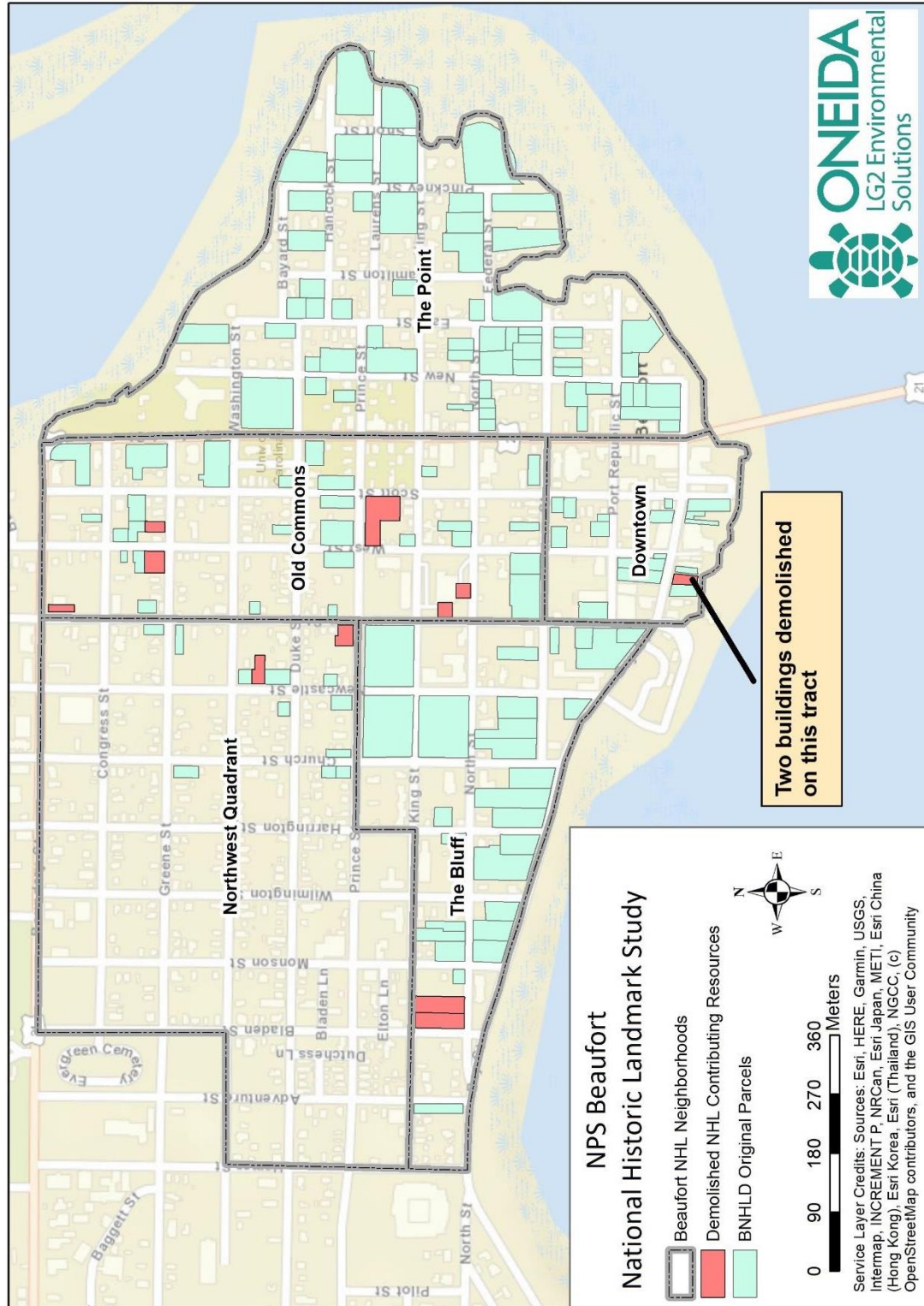


Figure 26. Extant and demolished NHL-contributing resources, 2022.

Survey Data Analysis

Because of the distinctive character of the Bluff, Downtown, Northwest Quadrant, Old Commons, and the Point, it was decided to analyze the survey data on a neighborhood-by-neighborhood basis. The survey data analysis includes a summary of the data derived from the survey points. Survey data was collected at each survey point, utilizing a customized Field Maps survey form consisting of the following fields:

1. **Plan Integrity.** Included separate Plan Integrity Notes field. Drop-down fields:
 - a. Retained (unaltered from original or historic plan)
 - b. Diminished (altered road or lot configuration)
 - c. Lost (completely new road or lot configuration)
2. **Architectural Integrity.** Included separate Architectural Integrity Notes field. Drop-down fields:
 - a. Retained (majority of historic buildings retain architectural integrity)
 - b. Diminished (majority of buildings have incompatible non-historic alterations or additions, or are new construction)
 - c. Lost (majority of historic buildings no longer present or altered to the point of lost integrity)
3. **Infill Density.** Included separate Infill Density Notes field. Historic density of Beaufort varied both between and within neighborhoods and varied over time. Drop-down fields:
 - a. High (Area retains historic density)
 - b. Low (Differs greatly from historic development)
4. **Infill Type.** Included separate Infill Type Notes field. Drop-down fields:
 - a. Compatible (Visually compatible with historic buildings)
 - b. Incompatible (Visually not compatible with historic buildings)
5. **Vacant / Parking Lots.** Include separate Vacant/Parking Lots Notes field. Drop-down fields:
 - a. Yes
 - b. No
6. **Other Notes** (text field for general field notes)

The values for each survey point taken within or adjacent to a neighborhood were processed to produce a mean score for plan integrity, architectural integrity, infill density, infill type, and parking lots. These results are shown at the beginning of each discussion of neighborhood integrity. A discussion of survey findings for each neighborhood is given after the survey point data. Individual survey point data can be found in Appendix C.

The Bluff

Plan Integrity	Architectural Integrity	Infill Density	Infill Type	Vacant Lots
Retained	Diminished at north, west, and east boundaries of neighborhood, but retained along North and Bay Streets.	High (historic density dating to time of NHL designation), except for north boundary of the Bluff, and new infill at east end of Bay Street.	Incompatible infill east end of Bay Street in the neighborhood and along west and north boundaries of the Bluff.	Present at most survey points, but mostly dating to the time of the NHL designation.
Survey Points	4, 5, 6, 13, 14, 15, 24-27, 30-32, 36-40, 42, 81			

The Bluff neighborhood preserves its original plan integrity. The construction of a large modern school on the west side of Hamar outside of the District has affected the viewshed and context (Figures 27 and 28). Portions of the boundary of the Bluff neighborhood adjoining the Northwest Quadrant at King and Prince Streets lack architectural integrity and do not retain their historic density. For example, the intersection of Bladen and King, depicted as having multiple residences in the 1958 Sanborn map, consists of nothing but empty lots or parking lots, while the intersection of Harrington and King features out-of-scale infill (new townhomes, Figure 29).



Figure 27. View northeast from Bay and Hamar Streets towards the Bluff and District boundary.



Figure 28. View northwest from Bay and Hamar Streets to out-of-scale modern school across street from view in Figure 26.



Figure 29. Out-of-scale infill (row of townhouses) north of the Bluff neighborhood on King Street.

Viewsheds from the east end of the Bluff have been adversely affected by multiple demolitions in Old Commons and Downtown, as well as construction of the 1980 post office on King Street, an out-of-scale and architecturally incompatible building. The Bluff mostly retains integrity along North and Bay Street, facing the River (Figures 30 and 31). The row of antebellum and postbellum mansions along Bay Street, despite some mid-century and modern intrusions, contribute to the NHL District. The mansions and landscapes are preserved with viewsheds and landscapes intact along the Bluff on Bay Street except for two buildings demolished on the northeast corner of the intersection of Bay and Bladen Streets.

At 1105 and 1109 Bay Street, a new attached townhouse building is being constructed on a formerly empty lot, which was once the garden lot for The Anchorage house, immediately to the east (lost prior to 1973) (HBF) (Figure 32). No other attached townhouses of this style have ever existed anywhere in the district. The use of multiple attached dwelling units in a single building means that the mass and scale of the building is larger than others in the surrounding historic context.



Historical residential fronting Bay Street in the southern portion of Study Area B.

Figure 30. View east to 1411 and 1405 Bay Street, 1970 (Community Planning Division 1970).



Figure 31. View east to 1411 and 1405 Bay Street, 2022.



Figure 32. Townhouse construction at 1105-1109 Bay Street, former garden lots in The Bluff.

Downtown

Plan Integrity	Architectural Integrity	Infill Density	Infill Type	Vacant Lots
Retained	Diminished in the southeast portion of the area but mostly retained.	High (mostly historic density, or approximate level of density at time of NHL designation).	Mostly compatible, with some incompatible infill along Port Republic Street and the east and west end of Bay Street.	Present at most survey points, but many existed prior to NHL designation.
Survey Points	36, 37, 48, 49, 59, 60, 69			

The downtown commercial area has been historically denser than the other neighborhoods of the BNHLD. Building stock consists primarily of late nineteenth or early to mid-century commercial buildings. There have been changes to Downtown since establishment of the BNHLD in 1973.

Along Port Republic Street, several houses and commercial buildings have been lost for the creation of surface parking lots due to its location as a secondary commercial corridor in close proximity to the more principal commercial streets of Bay and Carteret Streets. One such parking lot is associated with the construction of the out-of-scale Beaufort County Library in 1992 (Figure 33), where five buildings stood in 1958. A still thriving commercial corridor, the street has become less dense, with more open space and views to the backsides of buildings facing other streets than existed historically (Figure 34).

Along Downtown's (and the District's) principal commercial corridors of Bay and Carteret streets, the streets' density is largely intact, however, a handful of new buildings constructed stand out visually as they are of a larger scale or mass compared to those that existed historically. At 916 Bay Street, a new bank building was constructed in 1978 using block construction in a contemporary style to include a rooftop patio and extension, which is setback from the front face of the building but is visible from the public right-of-way. Construction of this building resulted in the loss of two buildings contributing to the BNHLD (Figure 35). At 700 Bay Street, a three-story masonry building with a curved corner was built in 2009 where a gas station existed previously (Figure 36). Additionally, buildings extant to the south, which faced the bridge to Ladys Island, were also demolished (Figure 37). Based on a study of historic aerials, the gas station and buildings adjacent to the bridge were likely demolished at some point between 1968 and the early 1980s.

Along the southern portion of Downtown, former warehouse buildings and docks associated with the working waterfront were lost in the late 1970s for the creation of a waterfront park. This changed the character of the area from largely industrial to landscape and pedestrian.

The northern portion of Downtown, south of Craven Street, consists primarily of two-story historic residences, and largely retains its architectural integrity and historic density, except for the block southwest of the intersection of Craven and Charles Street, where a massive parking lot interrupts the historic density of this part of Downtown. The 1958 Sanborn Map indicates multiple historic homes lined the south side of Craven Street, however, these had been demolished and replaced by the parking lot by 1968, prior to the BNHLD's designation (USAF 1968). Overall, however, Downtown retains its historic character (Figures 38-43). There has been some recent infill that appears to be too tall and out of scale with the character of the area.



Figure 33. View northeast to Beaufort Library and parking lot, built 1992.



Figure 34. Parking lot on south side of the 800 block of Port Republic Street.



Figure 35. Construction of the bank at 916 Bay Street (center) in 1978 demolished two NHL-contributing buildings.



Figure 36. Incompatible design at 700 Bay Street.

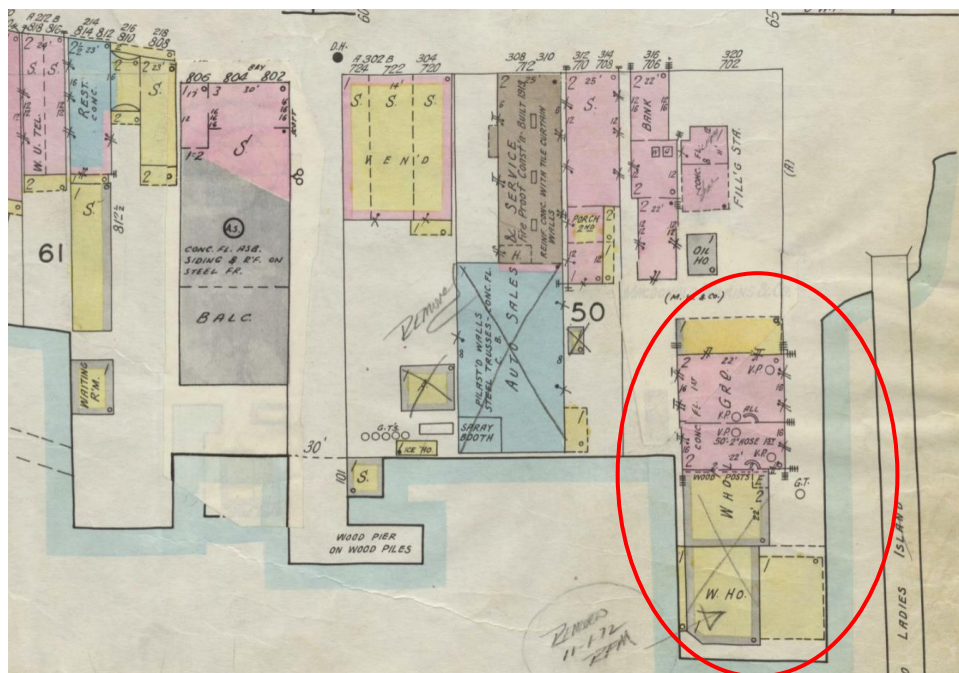


Figure 37. The 1958 Sanborn Map shows now-demolished buildings (circled) facing bridge.



Figure 38. View east along Bay Street from Charles Street, 1974 (Little 1974).



Figure 39. View east along Bay Street from Charles Street, 2022.



Figure 40. View west along Bay Street from Carteret Street, 1974 (Little 1974).



Figure 41. View west along Bay Street from Carteret Street, 2022.



Figure 42. 808-812 Bay Street, 1979 (Milner 1979).



Figure 43. 808-812 Bay Street, 2022.

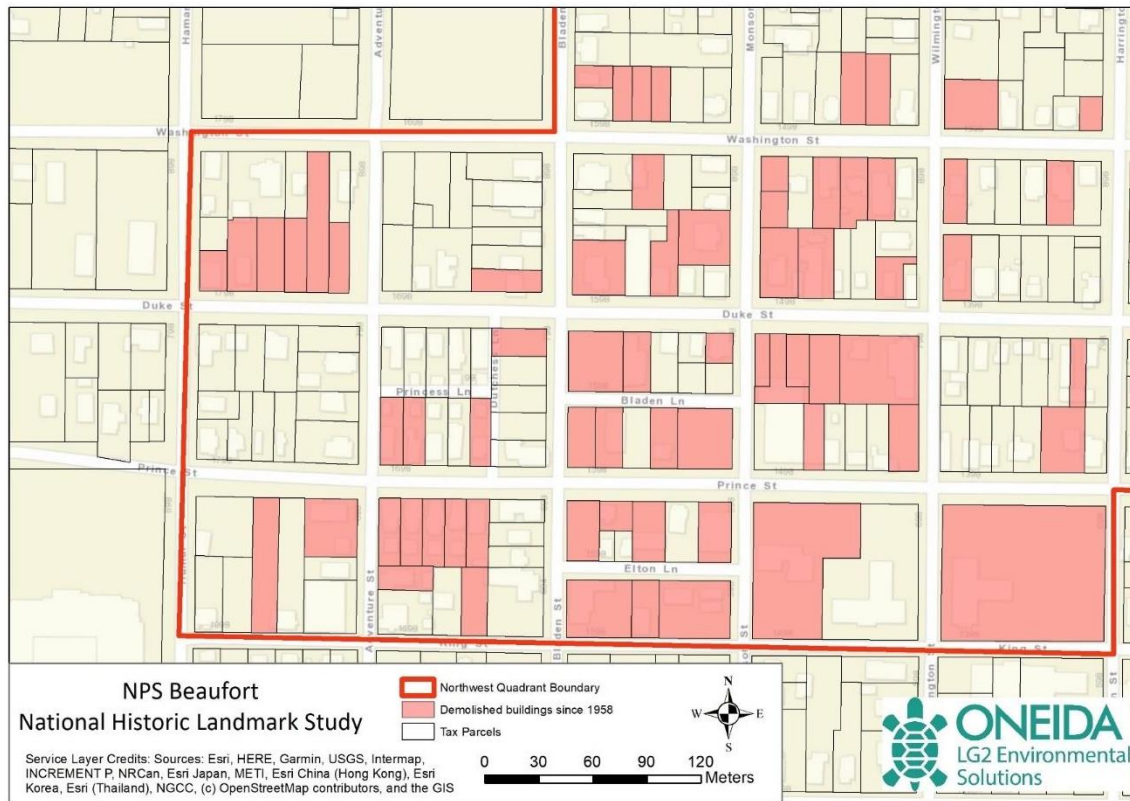


Figure 44 Northwest Quadrant maps showing locations of post-1958 building demolition.

Northwest Quadrant

Plan Integrity	Architectural Integrity	Infill Density	Infill Type	Vacant Lots
Retained	Diminished as evidenced in incompatible infill and insensitive alterations to historic buildings.	Mixed. Singular infill buildings dot the area, whereas a handful of streets (Washington, Duke, and Prince) have dense concentrated infill that fills entire blocks.	Incompatible infill centered on Bladen and Prince Street, at Harrington and King Streets, Duke and Church Street and 1100 Block of Duke Street, other areas around Northwest Quadrant.	Present at many survey points. Some predate NHL designation, but others are a result of continued demolition of historic fabric of the Northwest Quadrant and impact historic density of the area.
Survey Points	0-4, 6-12, 15-18, 20-24, 27-29, 32-35, 40, 41, 43-47			

At the time of listing for the BNHLD in 1973, the Northwest Quadrant was a densely developed area of small frame houses, some concrete block houses and buildings, and a handful of schools and government buildings, as evidenced in the last updated Sanborn map for the area, published in 1958. The area has always been included within the boundary of the BNHLD, however, a comprehensive survey of the area was not performed until the late 1990s. Feiss and Wright (1970) overlooked the Northwest Quadrant without mention in their findings, identifying only 13 resources within the Northwest Quadrant as contributing to the NHL (all between Harrington and Charles Street, and south of Congress Street). Two of these NHL-contributing resources have been demolished since 1973. Extant NHL-contributing buildings within the Northwest Quadrant include the Grand Army of the Republic Lodge House, the Central Baptist Church, and various one-and two-story wood frame residences dating from the 1890s to ca. 1930.

Besides resources identified as contributing by Feiss and Wright (1970), numerous buildings that would now likely be considered contributing resources within the Northwest Quadrant have been demolished since 1958 (Figure 44), with subsequent new construction or vacant lots scattered throughout. In the words of one historic survey report from the late 1990s, “Comparison of maps in the Northwest Quadrant neighborhood suggests that as many as one-third of the buildings shown in 1968 are gone. While we have little information about the nature of those buildings, we can be sure that at least some of them contributed to District.” (Harvey et al. 1998:VI-6).

Some blocks have been completely redeveloped. The south side of Washington Street between Wilmington and Herrington streets and Prince and Duke Streets between Bladen and Adventure Streets have been redeveloped with new single-family houses of a similar scale and setback to include new service lane access that cuts through the block, behind the houses (Figure 45).

Portions of the Northwest Quadrant still retain their architectural integrity and historic density, such as the area at the intersection of Duke and Wilmington Streets (Figures 46 and 47). Greene Street between Bladen and Charles Streets largely retains architectural integrity and its historic density. Other areas, however, feature inappropriate, out-of-scale infill, such as the Bladen Street corridor (Figure 48) between King and Duke Streets (part of the Bladen Street Redevelopment District exempt from preservation board review), or have seen significant demolition of historic-period residences since the late 1950s, such as Monson Street between Prince and Duke (Figure 49). In addition to architectural and density integrity issues, portions of the Northwest Quadrant are visually impacted by utility poles. Along Prince and Greene streets within the Northwest Quadrant, utility poles of a monumental size have been installed. The poles are of massive scale and incompatible with the historic development of the area (Figure 50).



Figure 45. New construction on Prince Street, view east from Adventure Street.



Land use mixture characteristic of many sections of both Study Areas B and C.

Figure 46. View northeast to the intersection of Duke and Wilmington Streets, 1970 (Community Planning Division 1970).



Figure 47. View northeast to the intersection of Duke and Wilmington Streets, 2022 (building at center is new construction).



Figure 48. View north at Bladen and Prince, out-of-scale infill in the Northwest Quadrant, Bladen Street Redevelopment District.



Figure 49. View northwest from Monson and Prince Streets, most residences demolished between 1958 and early 1980s.



Figure 50. Outsized utility poles at the corner of Greene and Braden Streets.

Old Commons

Plan Integrity	Architectural Integrity	Historic Infill Density	Infill Type	Vacant Lots
Retained	Diminished.	Old Commons has diminished density due to demolition of historic buildings and replacement with empty lots or parking lots.	Mostly incompatible, including the 1980 post office at Charles and King Street, some midcentury ranch infill, out-of-scale commercial infill along portions of Carteret Street.	Present at many survey points. Some predate NHL designation, but others are a result of continued demolition of historic fabric of the Old Commons and impact historic density of the area.
Survey Points	38-41, 50-58, 64-69, 82-85			

When the BNHLD was listed, the Old Commons area was a densely developed mixed use neighborhood made up of residences (Figures 51 - 54), commercial buildings, and religious buildings, with commercial buildings concentrated along Carteret Street. Additionally, the historic Beaufort Artillery Arsenal (Figure 55), which sits adjacent to the city's historic Public Library building located at Carteret and Craven Streets, has historically anchored the neighborhood's southeast corner. When comparing the 1958 Sanborn Map for the area to today, numerous dwellings and a handful of frame storefronts have been lost (Figure 56). Of the list of contributing resources identified by Feiss and Wright (1970), six have been lost (909 North Street, 501 Charles Street, 916 Boundary Street, 807 Greene Street, 800 Prince Street, and 1004 West Street), the greatest loss of original NHL-contributing resources than any other District neighborhood.

Generally, the loss of historic buildings within the Old Commons is most readily evidenced in the presence of lots that are either vacant or used for parking, which are scattered throughout the district (Figure 57). In a handful of locations, infill buildings have been constructed where buildings were present in 1958, such as the houses built along the north side of King Street between West and Scott streets (Figure 58). In particular, the construction of the U.S. post office at 501 Charles Street in 1980, led to the demolition of an entire city block of twelve buildings. This post office, although only one story in height, takes up the entire block bound by Charles, King, West, and North streets and has a modern tabby-like aggregate stucco finish. As a result, the building's mass, siting, and materials have a negative impact on the context of the neighboring blocks in all directions, hindering the ability of the district to properly convey its significance in this location (Figure 59).

Additionally, the campus of the Baptist Church of Beaufort expanded in recent decades to include a two-story child enrichment center building where three frame dwellings previously stood, on the west side of West Street between King and Prince streets.



Figure 51. 807 Port Republic Street, south boundary of Old Common neighborhood, 1979 (Milner 1979).



Figure 52. 807 Port Republic Street, 2002.



Figure 53. 809 Duke Street in Old Commons neighborhood, 1979 (Milner 1979).



Figure 54. 809 Duke Street, 2022.



Figure 55 The Arsenal Museum on Craven Street anchors the south edge of Old Commons.

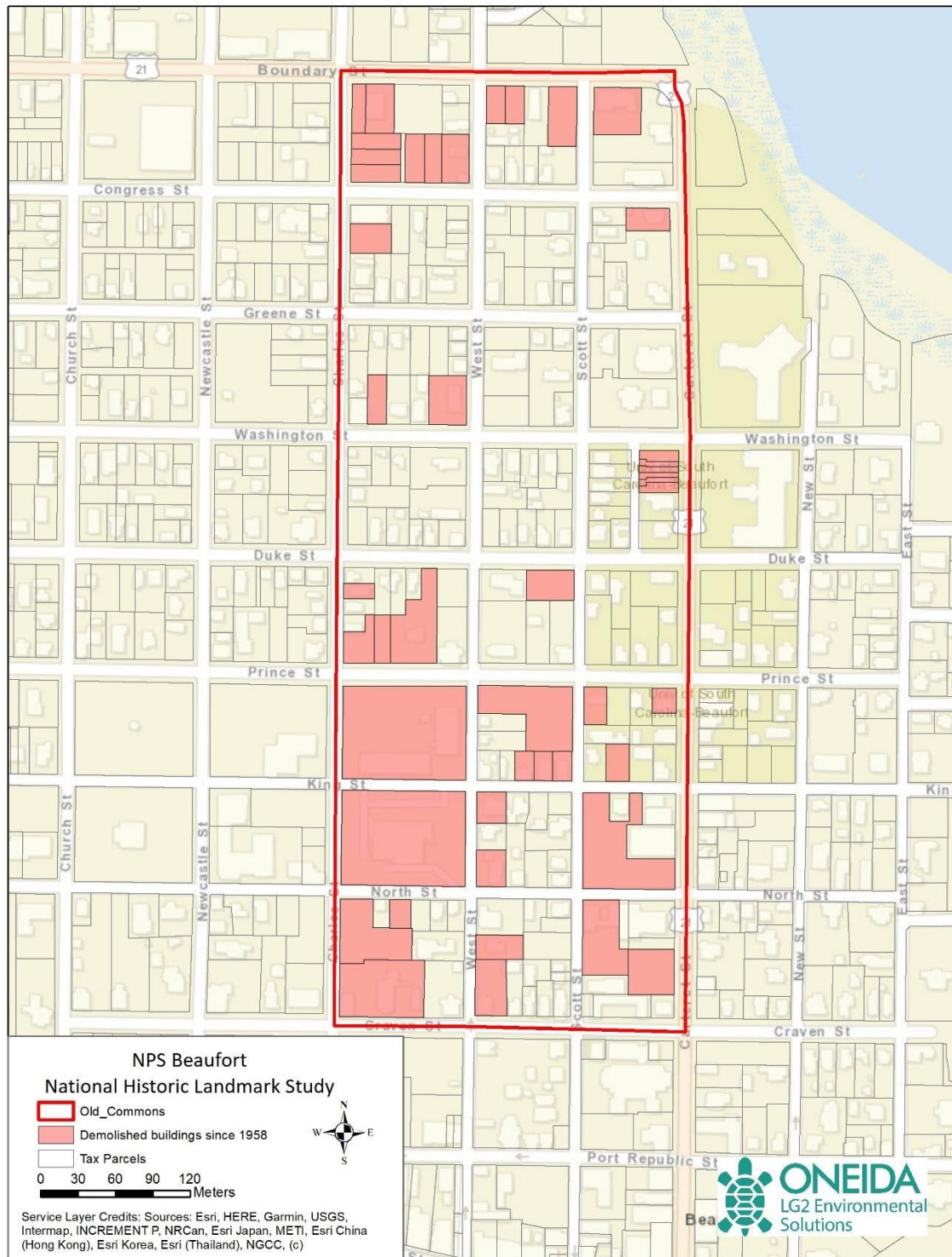


Figure 56. Map showing locations of building demolitions in Old Commons since 1958.



Figure 57. View northwest, former building sites at intersection of Scott and Prince Street.



Figure 58. Infill constructed since 1958 on north side of King Street between West and Scott Streets.



Figure 59. View west to the U.S. Post Office, an incompatible design set in an entire city block of the Old Commons neighborhood.

The Point

Plan Integrity	Architectural Integrity	Infill Density	Infill Type	Vacant Lots
Retained	Retained, except for diminished portions of west boundary at Carteret Street.	Retained.	Compatible infill nearly uniformly throughout the area, except for portions of west boundary along Carteret Street.	Parking lots present along the west boundary along Carteret Street and in traditionally open land within the Point.
Survey Points	50-63, 70-80			

The Point retains the most integrity of all of the five neighborhoods comprising the BNHLD. Its original plan integrity is intact, and the area east of Carteret Street possesses architectural integrity and exhibits historic density patterns (Figures 60 – 63).

The Point neighborhood is characterized primarily by residential use. The western strip facing Carteret Street exhibits a different character, evincing a mix of commercial, residential, and institutional uses. The latter includes the Beaufort campus of the University of South Carolina at 801 Carteret Street, an 1852 building originally constructed for the College of Beaufort, and now part of the Beaufort Campus of the University of South Carolina.

The boundaries of the Point exhibit some integrity issues. Some inappropriate modern infill is evident along Carteret Street, somewhat diminishing the architectural integrity on its west boundary, although not disrupting the historic density of the area (Figures 64 and 65).



Figure 60. View east of 501 Pinckney Street in The Point, 1979 (Milner 1979).



Figure 61. View east of 501 Pinckney Street, 2022.



Figure 62. View west from the corner of Pinckney and Hancock Streets.



Figure 63. View southwest from King and Short Streets.



Commercial and residential mixture along the western boundary of Study Area D. (Carteret Street). Such land use mix is common along this major street.

Figure 64. View south into the Point from the intersection of Carteret and King, 1970 (Community Planning Division 1970).



Figure 65. View south into the Point from the intersection of Carteret and King, 2022.

General Observations

These observations apply generally across multiple areas within the BNHLD. Heavy traffic is prevalent along major thoroughfares within the District, including Bay, Carteret, North, Port Republic, and Boundary Streets. The arterial roadways adjacent and within the district accommodate the heaviest concentration of cars. This is most evident along Boundary Street, which turns into Carteret Street. Boundary Street, marking the BNHLD's northern margin, is the primary thoroughfare in and out of the District and accommodates the greatest number of vehicles. This has a direct impact on the district's integrity of feeling and an indirect impact on the district's materials, as the pollution generated can be detrimental to the integrity of nearby buildings.

Development north of Boundary Street, while of lesser concern than development within the BNHLD, still impacts the built environment adjacent to the District, which can contribute to loss of integrity. On the north side of Boundary Street, outside of the District and adjacent to the Northwest Quadrant and Old Commons, large-scale infill apartment buildings and commercial development are not in keeping with the area's historical development patterns and sit in contrast to the low density, small-scale construction within the BNHLD along Boundary Street (Figure 66).

In 1975, not long after the BNHLD was designated, the City of Beaufort acquired the properties along the city's waterfront for the establishment of the Henry C. Chambers Waterfront Park. Previously home to numerous docks and warehouse buildings outside the boundaries of the BNHLD, several buildings were demolished to establish the park, transforming its character from a largely industrial working waterfront to a landscaped and pedestrian park with a public riverwalk. This development adversely affected the historic character of the waterfront area, but the open recreational space has also led to economic and social renewal of the Downtown area (ICWNET 2022, Figures 67 and 68).



Figure 66. Infill construction at 1119 Boundary Street, north of and adjacent to the BNHLD.



Figure 67. Henry C. Chambers Waterfront Park, view west.



Figure 68. Riverwalk at the Henry C. Chambers Waterfront Park, view west.

Summary

Survey results show that the district has a great number of well-preserved contributing buildings. There are, however, significant changes within the district that occurred since 1973 that were evident when performing the fieldwork survey. They are:

- Loss of historic fabric, infill residential construction, street grid additions, and the intrusion of monumental utility poles, particularly within the Northwest Quadrant;
- Lower building density and greater number of parking lots along Port Republic Street;
- Infill construction and associated loss of buildings along the District's principal commercial corridors of Carteret and Bay streets;
- Heavy traffic, noise, and pollution along Boundary Street (the northern boundary of the district), and Carteret Street, which bisects the district;
- Loss of buildings, particularly in the Old Commons and Northwest Quadrant, and conversion of the industrial area to green space along the waterfront;
- Incompatible infill construction on the north side of Boundary Street, which is outside of the BNHLD but visible from within the district.

Additionally, there are several positive impacts on the integrity of the BNHLD evidenced during fieldwork that should be noted. Visible contributions to the integrity of the BNHLD since its designation in 1973 include:

- A considerable number of historic rehabilitations indicate that the BNHLD's building stock is in good condition with very few buildings uninhabited or threatened by neglect;
- Open space preservation at The Point and along the Bluff through the utilization of conservation easements has contributed to this area's integrity of setting and location to include the preservation of historic viewsheds;
- Despite the district's coastal location, no unaddressed damage originating from natural disaster was observed; and
- The addition of the Reconstruction Era NHP aids the district's integrity of association as the park highlights underrepresented, significant resources associated with the Reconstruction Era.

CHAPTER 5. PUBLIC OUTREACH RESULTS

In addition to data gathered through fieldwork, this project sought input and different perspectives from the general public through public meetings, invitations for the public to comment either through an online survey or mailed responses, as well as listening sessions targeted to specific individuals with working knowledge and interest in the BNHLD. The results of these efforts are presented below.

Community Meeting Results

The online virtual community meetings consisted of a joint presentation by the NPS and the contractor, which presented the purpose of the study, the methodology, and a general project timeline. At the end of the presentation the meetings were opened to general discussion. Meeting participants identified defining characteristics of the BNHLD as the architecture, streetscape, plan, its proximity to the River, and the importance of trees on the historic landscape.

Participants identified the demand for hotel rooms and parking and the prevalence of short-term rentals as driving pressures for growth, building size, and height in the District. The concomitant increase in land value is also decreasing building lot sizes, losing the large lots characteristic of much of the BNHLD. Compounding this is the issue of enforcement of the historic review ordinance by the city, and how historic review relates to the new form-based building code adopted by Beaufort in 2017. Participants felt that the form-based code allowed for too much density in the historic downtown and pointed out that a portion of the Bladen Street Redevelopment District, although within the BNHLD, is exempt from local review requirements. Participants also felt that the city currently viewed economic, preservation, and development planning as separate, whereas they should be considered as interdependent areas.

Of particular concern to participants was the Northwest Quadrant, the only African American area included as part of the original nomination and as such, very significant. As of 2018, the Northwest Quadrant had 37 vacant properties. This problem is mostly due to the issue of heirs' property, wherein multiple heirs own a single property. One participant cited an example of having to track down 25 different heirs to get one property back on the tax roll. Heirs' property issues have led to multiple vacancies and demolitions within the Northwest Quadrant, and many lost freedmen's cottages over the years.

Infrastructure projects by the South Carolina DOT and Dominion Energy have disproportionately impacted this area as well. The South Carolina DOT has acquired large easements and rights of way impacting properties. In the early 2000s Dominion acquired easements along Wilmington Street and installed massive metal utility poles. This adversely affected the historic fabric of the area. DOT and Dominion Energy easements and SOWs limit owner options on multiple properties. Finally, between the rising cost of property and the heirs' property issue, the Northwest Quadrant is being gentrified, with many of the original residents unable to afford living in the area.

Participants discussed preservation successes within the BNHLD. One participant cited the Beaufort Main Street program as very important to Beaufort preservation, with some of the most successful preservation projects having been collaborations between Main Street, the NPS, property owners, merchants, and the community. Another participant observed that there have been many excellent building renovations, but he could not think of any new construction in the BNHLD done well from a contextual standpoint.

Listening Session Results

The NPS and LG2 hosted three virtual listening sessions of between 10 and 15 individuals each to gather a wide variety of perspectives. Invitees included the HBF, developers, local business owners, NPS Reconstruction Era National Historic Park (Reconstruction Era NHP) staff, and selected private citizens.

Identified Character-Defining Features

Listening session participants identified the District's small-scale architectural context as a character-defining feature. Specific architectural features included the Bay Street commercial district, tabby construction, open areas around the homes in the Point, porches, and south-facing residences. Setting and atmosphere were also rated as very important, citing the District's location on the water, trees, and open green spaces as character-defining. One participant also cited the BNHLD's association with antebellum plantation owners, the Civil War, and Reconstruction.

Identified Challenges to the District

The stakeholders shared a concern that the local HRB is not applying Beaufort's historic preservation ordinance within either the letter or intent of the regulations. This has led to government approval of infill with height, scale, and mass inappropriate for the historic building fabric of the BNHLD, threatening to overwhelm the context, setting, and atmosphere of the BNHLD.

Beaufort's form-based code was also cited as a source of uneasiness. This code allowed more latitude than originally expected. There are also inconsistencies within the building code, as well as between the building code, Beaufort's preservation manual, and the city's comprehensive plan. According to one participant, the building code allows heights of up to 50 feet (four to five stories). Some felt that the form-based code encouraged too much density for Beaufort, which is less urban than its sister cities of Charleston and Savannah. There is also a perception that the local government does not adequately enforce the code.

Participants also identified multiple challenges specific to the Northwest Quadrant. These are described within the section below.

Physical Areas of Most Concern

Most people in the listening sessions mentioned the Northwest Quadrant, and sometimes Old Commons, as being the most at-risk areas of concern. The Northwest Quadrant faces challenges on many fronts. Continually rising property values are pricing lower income residents out of the area, who usually cannot afford to pay for necessary repairs and maintenance. Heirs' property issues were also cited by participants as a significant problem in this neighborhood, with many buildings lacking clear title and left vacant. Demolitions are continuously happening in this area. Some individuals voiced the opinion that Northwest Quadrant residents needed education and financial assistance for the preservation of individual residences.

Others identified the Bladen Street Redevelopment District as a potential issue. Primarily located within the Northwest Quadrant, it was established to grow a more vibrant business district, with a mix of new residential and commercial buildings in the area. Currently, however, only the east side of the Bladen Street Redevelopment District is under the authority of the HRB, while the west side is not.

One participant mentioned that the local historic district boundary lines did not extend into the marsh and water. In recent years, however, multiple docks have been constructed extending from the NHL into the River, impacting District viewsheds. Other participants cited the downtown commercial district centered on Bay Street as an additional area of concern.

Successful Preservation Efforts

Listening session participants listed out several successful rehabilitations of historic buildings within the BNHL. These included multiple commercial buildings along Bay Street, and the Tidal Home. Although not specifically a preservation project, some individuals also mentioned the construction of the Henry Chambers Waterfront Park as a successful effort to revitalize the District, although it changed the character of the waterfront.

Session participants also frequently mentioned the Reconstruction Era NHP as a preservation success story, sparking renewed interest in such resources as the Tabernacle Church on Craven Street and the Robert Smalls House. NPS park personnel work closely with the local community to build networks of people and organizations to assist in preservation efforts within the District.

The City also placed a cap on short term vacation rentals (STVRs) in 2017, which provides some regulatory protection from the impacts of STVRs on the District (Lewis 2018:63-64).

Other Comments

One participant stated that the city was currently in process of updating their 1979 design guidelines, which had withstood the test of time but now need refining. She stated that the city needs to ensure that the design guidelines are integrated with zoning and planning processes and reviews. She also expressed caution about an excessive promotion of tourism for the NHL, noting that tourism is not a social or economic panacea, but must be planned, directed, and regulated. She also said that the separate National Register and NHL District designations were confusing.

Another participant noted that his development firm helped fund the University of South Carolina Beaufort Institute for the Study of the Reconstruction Era. He also stated that, “In addition to the history of its antebellum planters, the unique role Beaufort played in the history of the African American experience in America is of national importance... The preservation of these buildings [in the Northwest Quadrant] as a physical manifestation of freed slaves overcoming obstacles and beginning their path to economic self-sufficiency is essential to communicate the full history of Beaufort.” His firm also established a revolving fund to help families retain their historic properties in the District, believing it was important to retain connection of people and family to ancestral land. He also believed these efforts helped convey a positive message regarding American history.

Public Comment Response

As part of this study the NPS solicited the general public for comments concerning the historic district. The following questions were stated in the survey:

1. Which features define the character of the Beaufort NHL District and give it a sense of place? And which of the features are most in need of preservation?
2. What are the greatest challenges to the integrity of the Beaufort NHL District?
3. Is there a physical area of more concern within the District?
4. What have been the most successful preservation efforts within the Beaufort NHL District?
5. Is there anything you would like to add? Anything we’ve overlooked?

In all, the NPS received 25 online responses and three responses submitted via regular mail. This section presents responses to these five questions.

Which features define the character of the Beaufort NHL District and give it a sense of place? And which of the features are most in need of preservation?

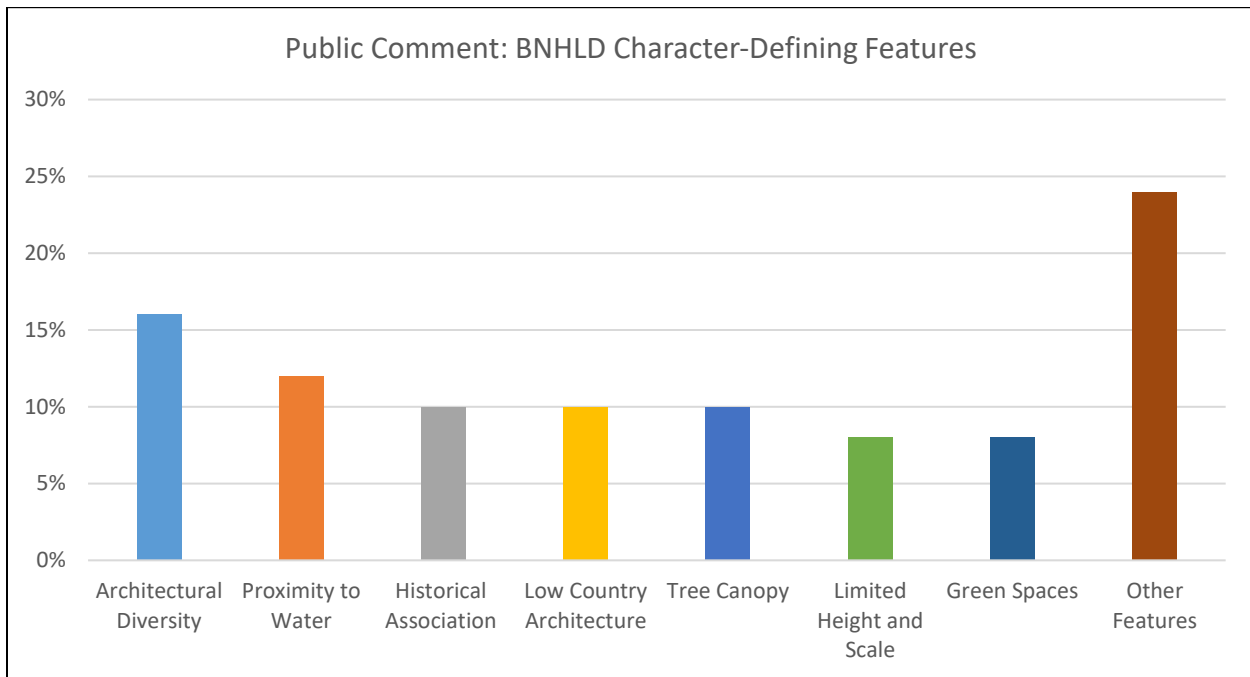


Figure 69. Public comment input on character-defining features of the BNHLD.

The 28 respondents submitted 50 responses for character-defining features for the BNHLD. The most commonly recognized character-defining features for the NHL consisted of diversity of architecture, proximity to water, the association between the built environment and significant historical events, the NHL's grand houses primarily located on the Point and the Bluff, tree canopy, the presence of green spaces and the built environment's integration into the natural environment, and limited scale and height of the historic built environment (Figure 69).

Diversity of architecture — 8 responses, or 16%. The most common response for character-defining features was the BNHLD's diversity of architecture. One respondent stated that "The mix of residential, small businesses and small commercial offices maintain the historic ambiance," while another cited "The blend and proliferation of both modest and grand historic structures..."

Proximity to the water – 6 responses, or 12%. Proximity to the waterfront was cited as one of the more important character-defining features. One response put this as, "Human scale produced by mostly one- and two-story buildings that seem nestled in the tree canopy plus ample access or views of surrounding water and marsh produce Beaufort's unique sense of place."

Built environment's association with history – 5 responses, or 10%. Five responses cited the built environment's association with Revolutionary War, Civil War, Reconstruction, and African American history.

Low Country architecture (Beaufort's grand houses) – 5 responses, or 10%. Five responses mentioned Beaufort's grand homes as important character-defining features of the BNHLD. Responses include "The antebellum architecture of residences in the Historic District (NHL) has an unrivaled authenticity," while another cited the architecture's "'Lowcountry' character—southern-facing buildings; porches, including double porches."

Tree canopy – 5 responses, or 10%. Tree canopy was considered to be an important character-defining feature of the BNHLD.

Limited height and scale of the existing built environment – 4 responses, or 8%. Four responses mentioned limited height and scale of the buildings within the NHL as a very important character-defining feature. One respondent mentioned, “I think a sense of scale is really important. The commercial spaces are proportional to the preserved homes.”

Green spaces and the NHL’s integration into the natural environment – 4 responses, or 8%. The NHL’s current integration into the natural environment and preservation of existing green spaces was cited as important to the district. In the comments this was usually wrapped up with mention of other character-defining features: “This district’s singular collection of streets, private foliage, parks, buildings and open spaces...”

Other character-defining features – 12 responses, or 24%. Other character-defining features elicited only one or two responses each. Characteristics eliciting two responses each included simply “Architecture”, the District’s walkability, scenic vistas, the District’s commercial downtown area, and the Freedman cottages and smaller commercial buildings in the Northwest Quadrant. Characteristics eliciting a single response included iconic civic buildings, such as the Arsenal, the presence of churches, and historic gardens.

What are the greatest challenges to the integrity of the Beaufort NHL District?

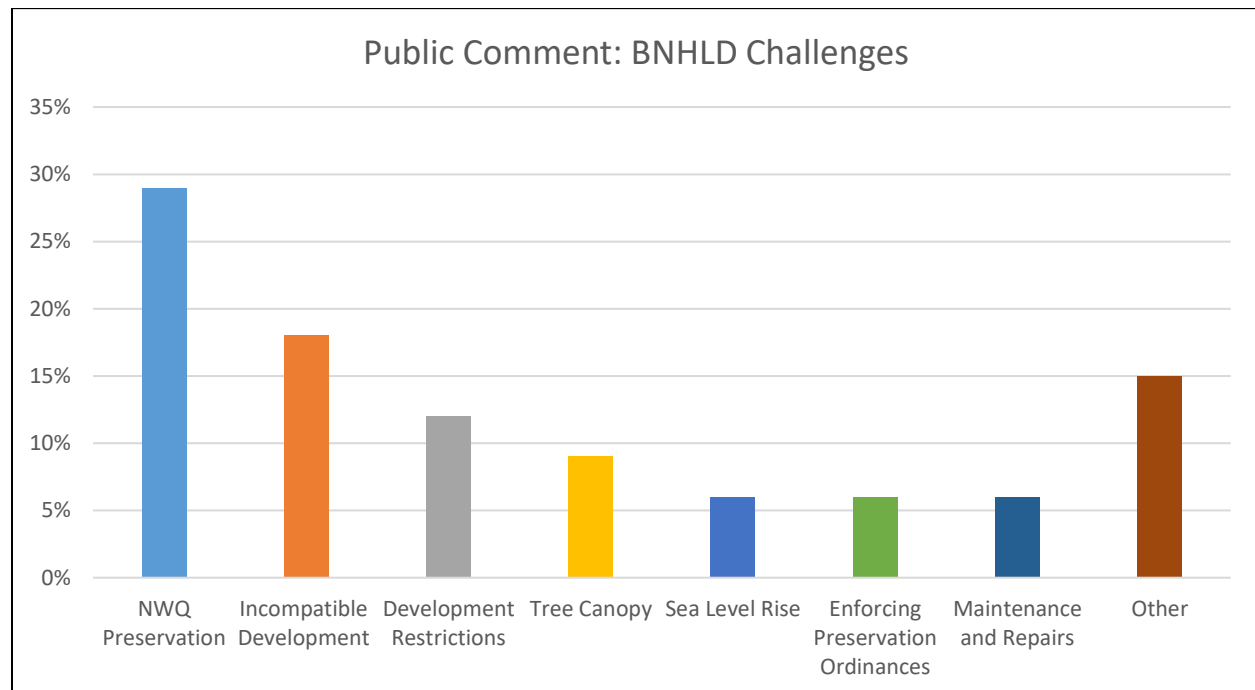


Figure 70. Public comment input on challenges to the BNHLD.

The 28 respondents submitted 34 responses regarding challenges to the BNHLD. The most commonly cited challenge regarding the BNHLD involved preservation problems within the Northwest Quadrant. Incompatible development and infill were cited as the next most pressing problem. The third most common response contradicted the second most common response, citing excessive regulations or restrictions to development as significant challenges to the historic district (Figure 70).

Gentrification, heirs' property issues, and repair and maintenance problems in the Northwest Quadrant — 10 responses, or 29%. Preservation of the Northwest Quadrant neighborhood and maintaining economic and racial diversity was cited by respondents as one of the more pressing challenges for the NHL (Figure X). Responses indicate concerns regarding heirs' property issues in the neighborhood, involving properties jointly owned by descendants. Without clear title, these structures often fall into neglect and ruin. Rising property values in the BNHLD also make it difficult for original residents to continue living in the neighborhood. One respondent stated that “[G]entrification is putting both pressure on the structures themselves, since people often want to tear down and build larger homes, and gentrification is changing the nature of the neighborhood, changing the historic culture of the area.”

Incompatible development and infill – 6 responses, or 18%. Incompatible development is cited as the second most pressing problem in the BNHLD. One respondent stated, “The entire area between Bay Street and King Street is at great risk from new development that is entirely uncharacteristic with the historic nature and style of the neighborhood.” Responses also cited excessive height and scale for new construction. One respondent stated, “This is a critical issue and should be altered in the zoning ordinance. The recent examples of 3 story buildings constructed in the historic downtown has exhibited the fact that they are out of scale with the district.”

Excessive restrictions on development – 4 responses, or 12%. The third most common response cited a *lack* of change within the area and excessive restrictions on development. A typical response stated,

A city, just like any living organism, must grow and evolve, or it will die. By all means, our contributing historic properties should be closely guarded and preserved. However, new construction should be encouraged. The Historic District we have today is not the same as it was 50 years ago, 100 years ago, and 150 years ago. Change is required.

Another respondent stated one challenge as “Not allowing the District to densify or intensify--3 story, even 4-story buildings are OK in certain locations...” The same respondent, however, warned against construction of parking decks with no ground floor inhabitable space, calling the historic downtown “small and fragile.”

Tree canopy removal – 3 responses, or 9%. Three public comments mentioned tree canopy removal as problems within the NHL, with two specifically citing actions by Dominion Energy: “Dominion Energy recently enacted a program of the cutting of historic trees and street canopies and the installation of high intensity streetlights, both of which degrade the character of the historic neighborhood.” Another respondent stated, “Aggressive enforcement of tree protection ordinance must be augmented by a comprehensive tree planting and replacement program.”

Other challenges to the BNHLD – 11 responses, or 32%. Other identified challenges elicited only one or two responses each. Identified challenges with two responses each included the City of Beaufort’s lack of qualified staff and staff training for historic preservation issues, maintenance and repair of historic buildings, and sea level rise. Challenges eliciting single responses included replacement of the Woods bridge, traffic, noise and vibration from Marine Corps Air Station Beaufort overflights, short-term rentals impacting housing affordability, and lack of protection for historic interiors.

Is there a physical area of more concern within the District?

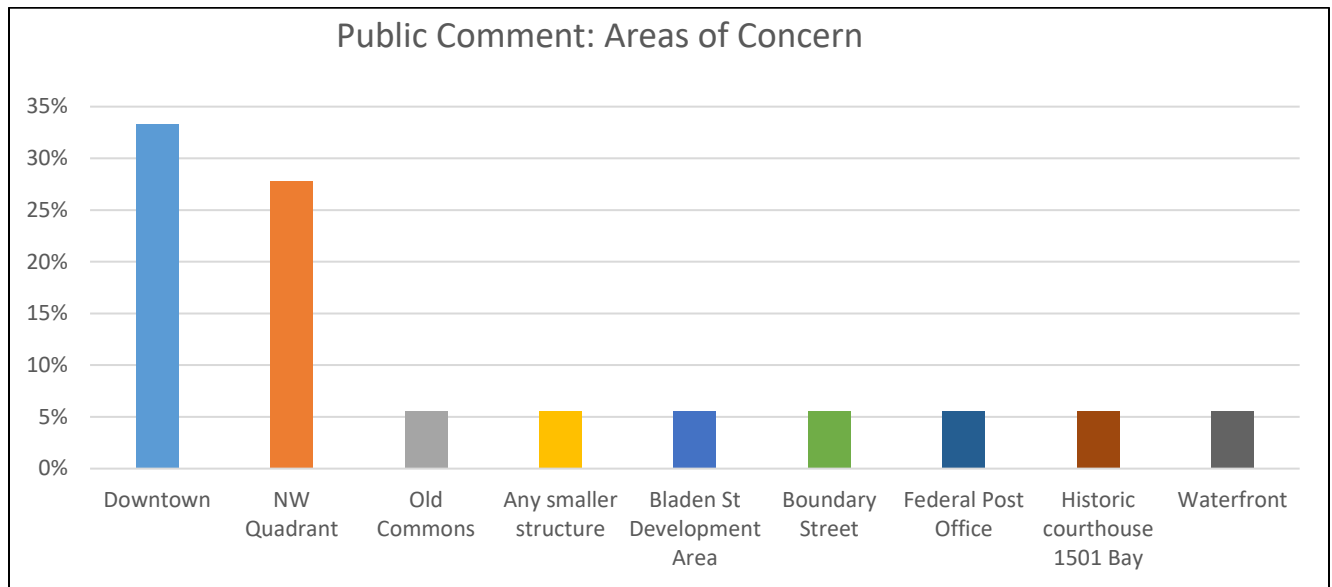


Figure 71. Public comment on areas of concern within the BNHLD.

The 28 respondents submitted a total of 18 responses identifying areas of concern within the BNHLD. Respondents believed that the Downtown area of the BNHLD was particularly endangered, with the Northwest Quadrant also identified as endangered. Other areas within the BNHLD elicited only a single response each, but included Old Commons, the Boundary Street corridor, and the Federal Post Office at Charles and King Streets (Figure 71).

Downtown — 6 responses, or 33%. The Downtown area of the BNHLD was cited as an area of concern by multiple individuals, with three respondents citing specific concerns regarding the Port Republic Street corridor. One respondent stated, “The predominance of the currently vacant lots due to the demolition of existing buildings has created a negative appearance and a negative economic impact on the district.” Another stated, “The entire area between Bay Street and King Street is at great risk from new development that is entirely uncharacteristic with the historic nature and style of the neighborhood.” Multiple respondents expressed concern regarding future out-of-scale development of this corridor.

Northwest Quadrant – 5 responses, or 28%. The Northwest Quadrant was also cited as a significant area of concern within the BNHLD. One respondent stated that “The NW Quadrant is severely neglected. While not as glamorous as the wealthier homes on The Point or along The Bluff, this area represents an extremely important era in time.” Another respondent said

In my opinion, special dispensation should be made for those people who are most likely to be harmed by the Historic status. That would include some way to prevent foreclosures and tax sales, and to allow a certain amount of renovation to existing structures without meeting expensive architectural requirements. In addition, I feel that the African American people in the Historic District should have more “say” about the future of the neighborhoods than they have now. Keeping the district diverse should be one of the goals of the Historic District.

Other areas of concern – 7 responses, or 42%. Other identified areas of concern elicited only one response each. These included the Boundary Street corridor along the BNHLD’s northern edge, the Bladen Street Redevelopment District, the historic courthouse at 1501 Bay Street, the waterfront, smaller structures in general, and the Federal Post Office at Charles and King Streets.

What have been the most successful preservation efforts within the Beaufort NHL District?

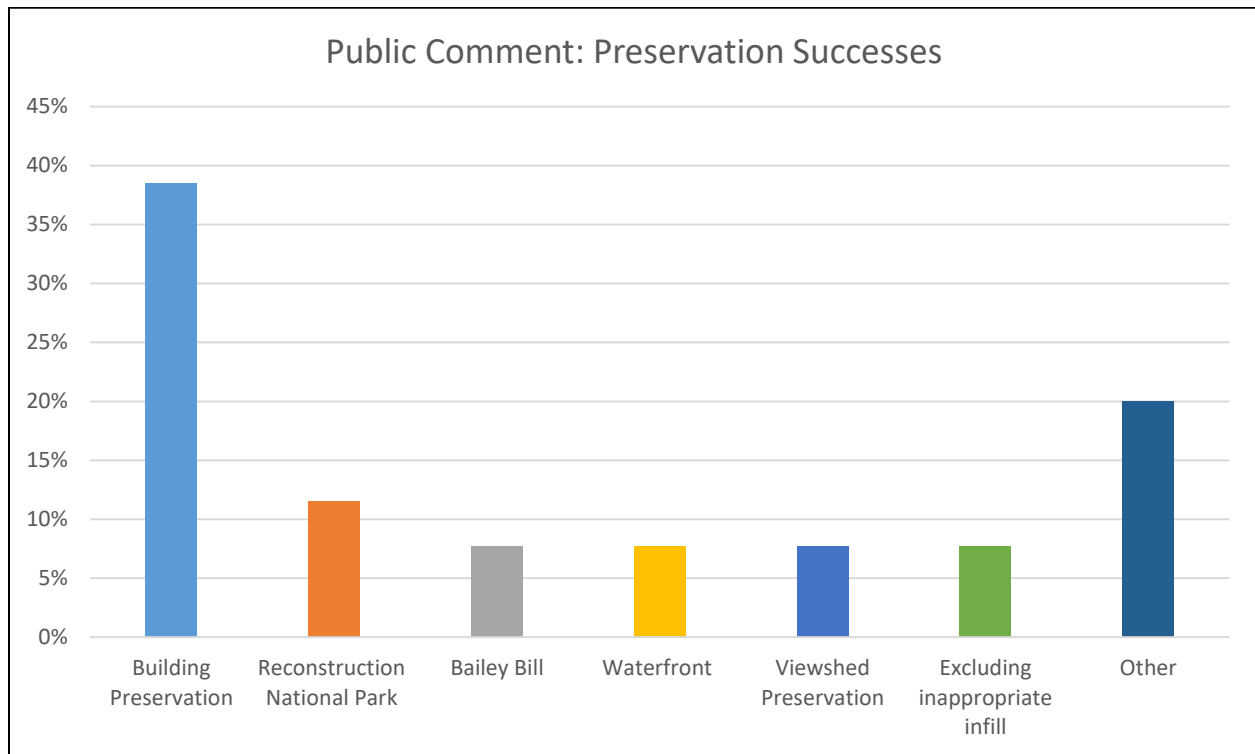


Figure 72. Public comment on preservation successes within the BNHLD.

The 28 respondents submitted a total of 26 responses identifying successful preservation efforts within the BNHLD (Figure 72). The public comment responses to this question are difficult to quantify, as most responses cited individual preservation projects, while others only mentioned general preservation and rehabilitation efforts (for example, one respondent mentioned “Restoration of some vacant and abandoned buildings”). To better quantify these, the report writers grouped all responses, citing both specific historic preservation projects and general comments on preservation and rehabilitation into a single category, Building Preservation.

Building Preservation — 10 responses, or 38%. This response category is derived from multiple responses. Some responses were of a general nature and included the following statements:

- “There are numerous examples all over downtown where old structures - from as small as a freedman's cottage to as grand as the Verdier House - have been beautifully restored and at the same time modernized, and where new structures - residential and commercial - have been built in harmony with the ‘Beaufort look’ that draws so many here to experience.”
- “Renovations and updates to private residences while keeping their historic character.”
- “Overall I think the district has been maintained very well. Since the inception of the Historic District, there have been many individual efforts both private and public that have rescued buildings that were on their way to the wrecking ball.”

Other responses cited multiple specific preservation successes within the BNHLD. Among those mentioned in the responses, the most commonly cited were:

- The Anchorage (3 out of 10 building preservation responses, or 33%)
- Tabby Place (3 responses, or 33%)
- Downtown area (2 responses, or 20%)

- Beaufort Inn (2 responses, or 20%)
- Lowcountry Produce (2 responses, or 20%)
- Old Bay Marketplace (2 responses, or 20%)
- Saltus House (2 responses, or 20%)
- Verdier House (2 responses, or 20%)

Other preservation success mentioned in the comments referenced 723 Bay Street, 805 Craven Street, the Barnwell House, Craven Cottage, the Cuthbert-Scheper House, Frogmore Cottage, and the Robert Smalls House, amongst others.

Reconstruction Era NHP — 3 responses, or 12%. Three respondents specifically mentioned the establishment of the Reconstruction Era NHP as a preservation success within the BNHLD. One respondent stated, “I think the work Billy Keyserling [former mayor of Beaufort] is doing with Reconstruction is very important and we cannot let this piece of our history go untold.”

Adoption and implementation of the Bailey Bill – 2 responses, or 8%. Two respondents cited Beaufort’s adoption and implementation of the Bailey Bill eight years ago as an important preservation success. The Bailey Bill freezes property tax assessments for major rehabilitations. One respondent stated, “If you look at the Bailey Bill list you will find properties at every level that have been restored.” However, the same individual also sounded a note of caution:

The Bailey Bill is very helpful to those who own properties and have the resources to restore and maintain them. However, the properties at greatest risk are the ones that have owners without the resources to restore and maintain them and those owners who have no interest in the property other than making a profit after the historic fabric that resides on the property is gone.

Henry C. Chambers Waterfront Park – 2 responses, or 8%. One respondent stated, “Chambers waterfront park is not strictly a preservation project but has been a boon to downtown and allowed businesses on the water side of Bay Street to thrive while providing low key public access to the water view and spaces for public use.”

Viewshed preservation – 2 responses, or 8%. Two respondents cited viewshed preservation as a major success for the BNHLD. One respondent stated, “Views over marsh and water and other open spaces provided by the city, the Open Land Trust or other entities are very important for augmenting Beaufort’s sense of place.”

Exclusion of inappropriate infill or construction – 2 responses, or 8%. Two respondents cited the exclusion of inappropriate infill, specifically big-box retail stores and large hotel chains.

Other preservation success stories – 5 responses, or 20%. Five respondents cited other, individual preservation successes. These included the Bladen Street Redevelopment District, beginning efforts at utility line burial, HBF promotion of preservation within the BNHLD, private preservation efforts, and preservation of tree canopy.

Is there anything you would like to add? Anything we've overlooked?

There was a wide variety of unique comments regarding other issues within the BNHLD, and responses to this question could not easily be broken down into quantifiable categories. The most common type of response stressed the importance of continued preservation of the BNHLD, with one of these respondents stating, "Please keep growth out. No parking garage, no hotels, no big stores, no condos." Two comments recommended adding additional areas to the BNHLD outside the current boundaries, with one individual specifically recommending the Woodlawn Community, built in World War II to house military personnel.

There were two comments touching upon tourism, with the first noting that by his estimate over \$45 million in public and private funding has been invested in attracting tourists to Beaufort's downtown core. The respondent said that "The city has a responsibility to encourage such investment provided it does not undermine the historic fabric of the downtown... Tourism has been an important economic contributor to Beaufort for over 100 years. It should be expected that tourism will play a major role in the historic district downtown economy now and in the future." The second respondent stated, "Educational Tourism is the primary industry and we should embrace it... By degrading the historic fabric of the district one is simply degrading the primary industry in Beaufort and specifically in this district." Other representative comments included:

- A recommendation for the installation of sidewalks in residential areas adjacent to Bay Street, with the BNHLD areas "in great need of attention to the street landscape."
- Caution concerning excessive expansion of the downtown marina, while acknowledging it as a "a valuable resource to the city".
- A suggestion that the city should remove cars from the Central Business District and replace them with trolleys.
- One comment decried some local historic preservation efforts, stating that, "The Historic District is a REAL community - and it needs real people of all socio-economic levels to be welcomed... Change is not a dirty word, and [local organization] needs to stop scaring... [the] public with the threat of the loss of the Historic District designation whenever anyone... tries to bring change." A similar comment noted that "It is important for people to understand that, just because a building may be old does not mean it is necessarily significant (particularly to the Beaufort Historic District's period of significance). Rather than fighting to prevent any change, efforts should be focused on saving important historic fabric that is in jeopardy (i.e. the NW Quadrant)."
- "Make funding available to private landowners to maintain their structures and natural resources while keeping ownership."
- "Reconstruction Era history should be valued and promoted. Reconstruction Era National Historical Park is a major asset. National Cemetery should be included in the Historic District. Platted alleys should be opened up. The HRB should have purview over review of projects in the Bladen St Redevelopment District just as they do in the remainder of the Historic District. A pedestrian connection is needed from the west end of Waterfront Park to Bay Street. Consider prohibiting "tuck-under" townhomes--can have a negative impact on the public realm. Look for all opportunities to add on-street parking. Remove left turn lane on Bay at Charles; replace with a few on-street parking spaces. Update the plan for redevelopment of the Waterfront Park parking lot."
- One comment stressed the necessity of studying the effects of noise from MCAS Beaufort flyovers.

CHAPTER 6. CHALLENGES TO THE DISTRICT

Character-Defining Features of the District and Aspects of Integrity

When examining the current integrity of the BNHLD, the seven aspects of integrity adopted by the National Park Service for evaluating historic resources—integrity of design, materials, workmanship, setting, location, feeling, and association—are the lenses for understanding and classifying the current integrity and condition of the district for this study. To assess integrity, essential character-defining features must be identified, and then based on a resource’s significance and these character-defining features, determine which aspects of integrity are most important to the resource.

Based on information gathered from our own observations and informed by public comments and listening sessions, essential character-defining features for the District included:

- **Small, intimate scale** of most of its built environment, including narrow streets and modest building heights.
- **Architectural diversity** from small, modest frame vernacular homes to grand antebellum mansions facing out to the water, and large-scale historic civic, educational, and church buildings, such as the 1798 Beaufort Arsenal on Carteret Street, the 1852 College of Beaufort building on Carteret Street, and the 1724 Parish Church of St. Helena.
- **Beaufort’s integration into its natural setting**, including its tree canopy, green open spaces, waterfront setting and its viewsheds to the marsh and river. Some lots, particularly within the Point and the Bluff are also characterized by large, open lots.
- **Built environment’s historical association** with African American, Civil War, and Reconstruction Era history.
- **Variable density within the District.** The historic density of the built environment varied within the District among the five neighborhoods, and even within neighborhoods. The density that defines the character of the Point, with its generous lot sizes, is different than Downtown’s density, which features tightly packed commercial buildings along three blocks of Bay Street. Even more modest residential areas within Old Commons and the Point, however, historically featured yards and lots of some size, and were unlike residential areas in historic downtowns of Charleston and Savannah, where residences take up most or all of the lot.

Based on these identified character-defining features, all seven aspects of integrity are important in conveying significance of the BNHLD. The most vital aspects of integrity for the District, based on its integration with the natural setting, its history, and its architectural scale and diversity, are integrity of design, setting, materials, feeling, and association.

Analysis of Challenges

Based on fieldwork results, analysis of character-defining features, and community input, identified challenges to the BNHLD could best be summarized under the following headings:

- **Visual Compatibility.** Concern regarding visual compatibility of new buildings is rooted in varied interpretation, understanding, and enforcement of local design review standards within the BNHLD.
- **Adoption of a Form-Based Code.** This initiative aimed at balancing growth and preservation has led to incompatible infill and at times conflicts with historic preservation and other ordinances, resulting in a loss of integrity of setting, design, and materials.

- ***Other City Ordinances and Policies Require Revision.*** Ordinances and policies as currently written do not always contribute to the District's integrity and preservation.
- ***Loss of Integrity of Association.*** Change over time has meant a loss of integrity of association for specific areas within the BNHLD, particularly the historically African American Northwest Quadrant.
- ***Demolitions and Infill Construction.*** Demolition of buildings and subsequent infill (or lack thereof) has led to a shift in development patterns, as areas once more dense today have fewer buildings, and vice versa.
- ***Sea Level Rise.*** Although not currently impacting the BNHLD, sea level rise may affect the District in the future.
- ***Right-of-Way Easements.*** Projects on rights-of-way controlled by the South Carolina Department of Transportation (DOT) and Dominion Energy have incurred some negative effects to the BNHLD, particularly within the Northwest Quadrant.
- ***Large-Scale Community Development Projects.*** Large-scale projects have led to changes in the District's character, eroding the District's integrity of location and setting.

Concern for Visual Compatibility

During the community engagement phase, it was shared that there has been disagreement in the past about how the Beaufort Preservation Manual is interpreted. Community members, the City of Beaufort staff, the HRB, HBF, and property owners and developers do not interpret the preservation standards adopted by the city in the same way. Further, the Manual is referenced in the municipal code but not explicitly codified, leaving it open to challenge. Further, the city's local historic district bounds were altered in 2011, leaving portions of the District unprotected from the demolition of historic resources and without design review for new construction.



Figure 73. 706 Bladen Street, built 2021.

An example that illustrates these concerns exists at 706 Bladen Street (Figure 73), where a new commercial building was built in 2021. The building incorporates large windows, an arcade, and a raised entrance and stairs placed within the public sidewalk. In 2011, as part of an effort to redevelop the area, the western half of the street, where this building sits, was removed from historic zoning review requirements. Since that time, projects on the west side of Bladen Street have not been reviewed by the HRB. While compatible in height and mass, the design elements of 706 Bladen Street, and the other recently constructed buildings around it, are not visually compatible with Beaufort's historic development patterns. Further, disagreements between the community and the city regarding interpretations of the city's codes related to arcades and windows arose but were not resolved. As a result, the building's design does not actually meet the city's minimum base code design requirements and did not undergo review by the HRB. The project sets a concerning precedent, impacting the integrity of the BNHLD.

Disagreements about interpretation have led to legal challenges to the design review processes instituted by the City of Beaufort and the HRB. Additionally, the rotation of staff in the city's Planning Department, conflict of interest issues has led to public confusion and apprehension. This has resulted in a lack of continuity and training related to design review and operational procedures for the local Beaufort Historic District, the boundary of which aligns within the BNHLD.

Adoption of a Form-Based Code

The City of Beaufort adopted a form-based code in 2017 to balance growth and preservation in the Historic District. Rooted in traditional development patterns, form-based codes encourage high density development and the development of mixed-use buildings to facilitate greater walkability of surroundings and consideration for the public realm. In Beaufort, this marked a shift away from standard suburban style zoning, but nonetheless has, in some instances, conflicted with historic development patterns. Blocks that were historically sparsely developed across a minimal number of parcels are now more densely developed with buildings that have greater lot coverage. To protect the integrity of the District, the form-based code should not take higher priority over historic design review guidelines.

With tourism in Beaufort at an all-time high, there has been a rise in design submissions for large scale parking garages and hotels, atypical to historic development uses and building patterns. While many approved projects have not yet been built, those proposed threaten the integrity of design, feeling, setting and association within the District. Additionally, the popularity of short-term rental units has meant the conversion of many buildings for rental use by visitors. This has led to a rise in absentee property ownership and a community concern for property upkeep, maintenance, noise, and refuse. In 2018, the City of Beaufort adopted a short-term rental ordinance to include caps for the total number of rentals per neighborhood. This is an important safeguard, however, the ordinance has not resolved community concerns.

Other City Ordinances and Policies Require Revision

Within the Beaufort City Code, provisions related to the issuance of demolition permits specify that they are to be issued with no expiration date. This leaves many buildings within the BNHLD in question, as buildings previously permitted for demolition that remain on the landscape could legally be demolished at any time.

Also, city policies and procedures do not currently provide guidance or relief related to property maintenance, legal title dispute, or other issues stemming from heirs' property. A common practice within African American communities, historically African American owned properties are often left to multiple familial descendants making clean titles to land and property difficult to acquire. This can lead to lengthy legal proceedings that can last decades. While only indirectly associated with the preservation of the BNHLD, properties without clear titles can often be abandoned, unmaintained, or impossible to sell, impacting the condition and integrity of setting and association of the BNHLD.

Loss of Integrity of Association (Northwest Quadrant)

At the time the BNHLD was first listed, little was known, researched, or recorded regarding Beaufort's African American histories and architecture, despite the unique role the city played in the Reconstruction Era as a majority African American city after the Civil War. Except for some churches, a few frame residences, and the Grand Army of the Republic Lodge, very few African American resources were identified in the original Feiss and Wright (1970) survey as significant resources. Although the entire Northwest Quadrant was included in the original BNHLD boundaries, only 13 buildings in this neighborhood were recorded part of the NHL in 1973, compared to 63 resources listed from the Point.

In 2001, a comprehensive update to the district's National Register nomination was prepared to include information related to the Northwest Quadrant's significant historical associations with freedmen communities, African American businesses, and early African American political leaders, such as Robert Smalls. Compared to the original 13 Northwest Quadrant resources listed in the NHL, the 2001 National Register update identified 151 resources in this same area contributing to the Beaufort National Register District (Schneider 2001). In the twenty years since this National Register update it is likely that many of these resources have since been demolished for reasons listed in the section above (lack of clear title to many of the properties leading to abandonment, and rising property taxes pricing many of the original families out of the District).

Recent scholarship on the importance of Civil War-era and Post Civil War Beaufort to African American history has likewise been recognized at the national level as part of Reconstruction Era NHP, which took public support, an act of Congress, and two Presidential signatures to establish. Today, the NPS Reconstruction Era NHP is working to tell the lesser-known stories of Reconstruction and is headquartered within the BNHLD. Stakeholder feedback indicated the city's African American history and architecture is not well understood and its significance not fully embraced at the local level.

After the Civil War, the Northwest Quadrant of the BNHLD was home to the city's largest African American freedmen community, with West Street developing into the "Black Wall Street" of business in Beaufort. This built heritage and corresponding stories have largely been lost, however, as West Street's historical associations are not publicly recognized within the larger community or interpreted through signage. Further, rising property values and other issues have largely forced property ownership turnover out of African American ownership in these areas. Contrasting with the treatment of the Northwest Quadrant, the former working waterfront of Beaufort has received public recognition and resources to tell the story where buildings no longer exist. While the formation of the Chambers Waterfront Park erased built heritage associated with wharves and warehouses previously located on the waterfront, within the park, there are historical markers that interpret this history for residents and visitors (Figure 64).



Figure 74. Historical markers interpret now-demolished waterfront buildings at Chambers Waterfront Park.

Demolitions and Infill Construction

Throughout its first 150 years, Beaufort was never densely developed except for its commercial core (the Downtown area) and waterfront. Based on information from the 1958 Sanborn maps, by the 1950s and 1960s, much of the District exhibited significant amounts of infill. Only the residential area of Bay Street The Point, and the Bluff neighborhood along Bay Street were developed as residential areas with large lots, but even the more modest residential areas within the Northwest Quadrant and Old Commons featured single family homes, spaced out on small-scale lots. Aside from these areas, only a few blocks along Washington and Newcastle streets remained undeveloped.

Today, far fewer dwellings exist in the Northwest Quadrant and Old Commons and far fewer commercial buildings can be found on Port Republic and West Streets. There are also some blocks within the Old Commons area that lack historic density. Infill construction has increased density in some locations, such as along Carteret Street, but the infill does not follow historic development patterns. Overall, the areas within the BNHLD that have comparatively lower density are greater. The open lots and visual emptiness in areas that were once lined with residences, particularly within the Northwest Quadrant and Old Commons, is apparent.

Sea Level Rise

Like other southern port cities, Beaufort is facing the challenges of climate change, specifically related to sea level rise. Fortunately, Beaufort's historic buildings that remain in close proximity to the water are placed on large lots and largely set back from the water's edge. These buildings did not show evidence of unaddressed damage from natural disasters at the time of survey. However, recent reports predict the lowcountry should expect to be increasingly impacted by climate changes in the future. It is crucial that Beaufort's historic resources are considered a priority in all local disaster preparedness documents. Preparedness manuals provide measures for what happens in the event historic resources are damaged or lost. Further, these documents can provide guidance on how property owners can mitigate damage and prepare for future storms while respecting historic building integrity.

Right-of-Way Easements

Many within the community shared that there are less tangible forces affecting the integrity of the BNHLD, to include challenges related to right-of-way easements. Throughout the state of South Carolina, the state Department of Transportation (DOT) has control of all public rights-of-way. While the city can alter rights-of-way with municipal funds, it is technically not their responsibility. This often leads to conflicts related to the treatment of sidewalks, curbs, and other streetside elements as more general treatments applied by the DOT may not always be suitable for the BNHLD.

Additionally, Dominion Energy, which supplies electric power to Beaufort, holds right-of-way easements where power poles and lines exist, including those that are placed on or over private property. This has led to environmental justice concerns as the area most affected by these intrusions is the historically African American Northwest Quadrant. Here, these issues have resulted in incompatible utility infrastructure construction, the removal or alteration of historic tree canopies, negligence of property where owners feel that their hands are tied, reduced property values, and the forced sale of property. Ultimately, the integrity of setting, feeling, and association of the BNHLD is negatively impacted as utility lines are installed and upgraded, which has in some instances led residents to sell their properties and leave the area.

Large-Scale Community Development Projects

Rooted in efforts to provide affordable housing and reduce “blight,” several large community development projects have had a significant impact on the BNHLD, specifically the Northwest Quadrant. Utilizing federal Community Development Block Grant (CDBG), municipal, and other monies, these projects have led to the purchase and redevelopment of numerous parcels for new duplex and single-family house construction. In large part, these projects have been of appropriate scale, setback, and materials. The effort to address multiple blocks holistically, however, has led to concentrated new development within an existing historic context. Under these projects, entire blocks are redeveloped at a time, with construction of new buildings, road widening, insertion of parallel parking, service lane construction, and installation of streetscape elements, completely transforming the character of these blocks.

Preservation Successes

Additionally, there are several successes that have contributed to the District’s health since its designation in 1973 that were identified from archival research, one-on-one interviews, and community input. Positive impacts to the BNHLD include:

- There has been a concerted effort to update, research, and record the District’s history and significance through multiple updates to the district’s National Register nomination and historic resource survey files to include information related to areas previously overlooked.
- The adoption of the Main Street approach in the 1980s was an effective strategy for the preservation of materials, workmanship, location, and setting of the district’s commercial core.
- The creation of the Chambers Waterfront Park has been well received by the community and an indirect contribution to the preservation of neighboring buildings and viewsheds.
- There is a city-wide archaeological ordinance requiring review of development projects for impacts to archaeological sites, with the County Planning Director in consultation with archaeologists determining if an archaeological survey would be required.
- The establishment of Reconstruction Era NHP, which works to elevate the African American and Reconstruction Era history in the district.

CHAPTER 7. CONCLUSIONS AND RECOMMENDATIONS

The Beaufort National Historic District Landmark Integrity and Condition Study provides a narrative framing the District's current integrity and condition through the lenses of the seven aspects of integrity, using the condition and integrity of the District when it was designated in 1973 as a baseline for analysis. In addition to an analysis of the District as defined by its official boundaries, the District's adjacent context and surroundings were also considered, particularly in relation to setting. Events that occurred prior to the District's designation were not considered as part of this evaluation. The project team identified character-defining features within the District: the small, intimate scale of the built environment, architectural diversity, its natural setting, its historical association with African American, Civil War, and Reconstruction history, and the variable density within the District. Out of 152 structures considered as contributing to the NHL District, 140 are still standing as of 2022. The period of significance for the BNHLD ranges from 1712 to 1919.

Existing conditions in the field were paired with information gathered from archival research, one-on-one interviews, community meetings, stakeholder listening sessions, and an online survey open to the public to inform an analysis of the district's current integrity and condition. Since 1973, the District has remained largely intact, when considering the contributing resources recognized at the time of designation. Importantly, assessment findings revealed that the area of the District that has experienced the largest loss of historic buildings is the Northwest Quadrant, which was largely overlooked in the original Feiss and Wright (1970) survey. The area was, however, included in the 2001 update to the district's National Register nomination.

More equity work is necessary to readjust the stated significance of the District. Nationally significant for its Reconstruction Era African American history, additional documentation for addressing Reconstruction Era associations, and a current inventory of contributing buildings within the NHL District should be adopted into the NHL nomination through a formal update of the District's NHL designation. Since the District's National Register nomination served as the basis for its designation as an NHL, this may constitute the composition of a more complete and current NHL designation for the District. Additionally, the availability of NPS competitive grant monies related to underrepresented communities and the preservation of African American cultural heritage is at an all-time high, and Beaufort is an excellent candidate. Monies could assist in documentation and preservation of African American places, and telling a fuller story and creatively conveying it to the public through greater interpretation and understanding throughout the BNHLD.

Other challenges evidenced in the District relate in large part to the growing development and tourism interest in Beaufort. With this growing interest, the city has witnessed some of the largest infill buildings ever proposed for construction in recent years, to include parking garages, hotels, townhouses, and other structures. While there are a variety of approaches to accommodating growth while preserving the District, it is important that ordinances promote and require infill construction that is visually compatible, with the greatest emphasis placed on form, mass, and scale. New buildings that are substantially taller or wider than their surrounding neighbors or have significantly more lot coverage than those within the immediate context, are incompatible and a detriment to the overall integrity of setting within the BNHLD. While one intrusion may be damaging, multiple instances of weak standards, variances, and other inappropriate alterations can lead to cumulative damage and an irreparable loss of integrity.

In keeping with these safeguards, it is important that those who live, work, and own property within the District and those who manage the district at the city level, receive proper training regarding the preservation of the District's integrity and understand the role of the BNHLD within the framework of preservation regulation within the District. More educational opportunities and training, potentially funded through Historic Preservation Fund grants, can provide city staff with the tools to consistently enforce

preservation measures. While the NHL designation is largely honorary, it hinges on the continued preservation of the District's integrity, which is maintained primarily through the enforcement of regulations associated with the local Beaufort Historic District.

Community input shed light on additional impacts on the District's integrity of setting. Right-of-way and power company easements and heirs' property disputes pose significant challenges for those working to preserve and maintain property within the District. Together, these concerns pose an outside, seeming uncontrollable threat to the District. Importantly, any entity working within the district has a collective responsibility to consider the effect of their undertakings on the BNHL. This includes the South Carolina Department of Transportation, responsible for maintaining and updating rights-of-way throughout the state. For example, this may include introducing curbs or parking, where historically these features may have been absent. Additionally, the latitude provided to Dominion Energy (which supplies power to the City of Beaufort) may allow insensitive alterations to a historic property or the construction of inappropriate utilities, which may lead to a significant loss of integrity. The city should address these concerns directly with the Department of Transportation and Dominion Energy regarding procedural safeguards as well as legal agreements (such as Memorandums of Agreement or Programmatic Agreements). The city should establish clear parameters for these entities regarding what tasks may require additional review by the local review board prior to implementation.

Lastly, the impact of heirs' property disputes has led to a significant loss of integrity of material and setting within the District, as properties under dispute are often left abandoned or removed as a result of demolition by neglect or a desire to seek a greater return on the sale of property. Assistance from the Center for Heirs' Property Preservation and other legal counsel could be sought at the city level to inform and guide assistance (which could include legal guidance, architectural guidance, and financial assistance) to the owners of historic properties struggling with heirs' property disputes to ensure that properties can be maintained and preserved. These issues are largely concentrated within the Northwest Quadrant, compounding the importance for their remediation due to the significant loss of historic resources within this part of the BNHL since 1973.

Much of the District's retained integrity can be attributed to milestones achieved by individuals, organizations, and the local government to date. Significantly, the retention of historic building stock that has been made possible by the establishment of a local historic district within the BNHL has led to demolition prevention and the sensitive rehabilitation and maintenance of most historic buildings within the BNHL. Regular updating of building inventories, preservation manuals, and the district's National Register nomination evidence continued dedication to understanding and documenting the District. Additionally, the Main Street approach, adopted in the 1980s, paired with the interest surrounding the development and use of the Chambers Waterfront Park, has allowed for the preservation and sensitive reuse of the District's historic commercial building stock. Conservation easements have likewise successfully safeguarded historically undeveloped land and preserved historic viewsheds along the residential area of Bay Street and throughout The Point neighborhood.

The BNHL holds national significance for its distinctive Southern architecture, unscathed by the Civil War. Equally significant, however, is Beaufort's Reconstruction Era, when a new cultural, political, and economic order was established with the redistribution of land away from plantation owners to African Americans, and newcomers, which was unique in the American South. As expounded in the 2001 update to the National Register nomination for the Beaufort Historic District, the contrast of the periods before and after the Civil War in Beaufort, enhances the District's significance. This significance is rooted in a deeper, more complex historical context which is evident in the built environment. Only if the integrity of all sections of Beaufort NHL's setting, design, materials, workmanship, and associations are preserved and maintained, can the District continue to tell these stories and convey its significance.

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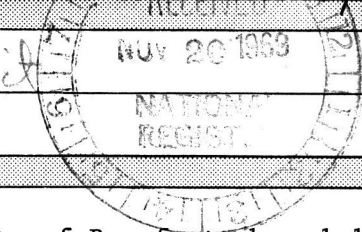
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Appendix A: Original 1969 Beaufort Historic District National Register Nomination Form

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE: South Carolina	
COUNTY: Beaufort	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
69-12-410016-7	12/17/69



1. NAME	
COMMON: Historic Beaufort	Historic District
AND/OR HISTORIC:	

2. LOCATION			
STREET AND NUMBER: Approximately 304 acres comprising the old City of Beaufort, bounded by			
CITY OR TOWN: Beaufort River, south and east; Hamar and Bladen Streets, west; Boundary St., north.			
STATE: South Carolina	CODE: 41	COUNTY: Beaufort	CODE: 07

3. CLASSIFICATION			
CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input checked="" type="checkbox"/> District <input type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	<input type="checkbox"/> Public <input type="checkbox"/> Private <input checked="" type="checkbox"/> Both	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress	Yes: <input checked="" type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input type="checkbox"/> No
PRESENT USE (Check One or More as Appropriate)			
<input type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input checked="" type="checkbox"/> Government <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Military <input checked="" type="checkbox"/> Museum	<input checked="" type="checkbox"/> Park <input checked="" type="checkbox"/> Private Residence <input checked="" type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) _____ _____ _____

4. OWNER OF PROPERTY	
OWNER'S NAME: Public and Private	
STREET AND NUMBER:	
CITY OR TOWN: Beaufort	STATE: South Carolina
	CODE: 41

5. LOCATION OF LEGAL DESCRIPTION	
COURTHOUSE, REGISTRY OF DEEDS, ETC.: Beaufort County Court House	
STREET AND NUMBER: Bay Street	
CITY OR TOWN: Beaufort	STATE: South Carolina
	CODE: 41

6. REPRESENTATION IN EXISTING SURVEYS	
TITLE OF SURVEY: 1. HABS (Charleston & S.C. Low Country) AND Survey by Feiss & Wright for 2. Historic Beaufort Foundation	
DATE OF SURVEY: 1965	<input type="checkbox"/> Federal <input type="checkbox"/> State <input type="checkbox"/> County <input checked="" type="checkbox"/> Local
DEPOSITORY FOR SURVEY RECORDS: 1. NPS Office of Archaeology & Preservation	1968 Beaufort Court House
STREET AND NUMBER: 801 19th St.	Bay Street
CITY OR TOWN: Washington, D.C. 20006	STATE: Beaufort, S.C.
	CODE: 41

SEE INSTRUCTIONS

STATE:

COUNTY:

FOR NPS USE ONLY

ENTRY NUMBER

DATE

7. DESCRIPTION

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input checked="" type="checkbox"/> Altered in some			<input checked="" type="checkbox"/> Unaltered others		<input type="checkbox"/> Moved
	<input checked="" type="checkbox"/> Original Site					

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

Beaufort (pronounced Bew'fort), second oldest town in South Carolina, is a settlement on Port Royal Island, one of 65 islands that make up Beaufort county. Although the town has a turbulent history of wars and hurricanes, it preserves a distinctive charm and tranquility. Handsome old houses wear the patina of time. Old fashioned gardens bloom colorfully and fragrantly. Scarlet poinsettias are framed against tabby walls. An avenue of palmettos lines Boundary street. Great, spreading live oaks, festooned with Spanish moss, weave shifting patterns on narrow, winding streets. Lush grass slopes down to ancient sea walls. Through green vistas, the gray-green river gleams, and beyond the river stretches the bay.

Originally laid out in 1710, by order of the Lords Proprietors, the plan of Beaufort is a regular grid superimposed on the first lowlands of Port Royal. Modified to fit the irregular shoreline of Beaufort River, the plan has remained virtually unchanged.

The area comprises approximately 304 acres in which are located about 170 buildings, both public and private. Of both historic and architectural interest, they date from the early-18th to the mid-19th century.

The architecture reflects a wealthy and enterprising town whose inhabitants were obviously people of taste and cultivation. Unlike the predominantly urban designs of its two larger neighbors -- Charleston and Savannah -- Beaufort houses, free standing on large lots, are more akin to the architecture of Southern plantations of the period -- plantations brought to town and adapted to the heat of summer weather and the dampness of lowlands, as well as to the aesthetics of their waterfront settings.

There are many elements of Beaufort architecture which are typical and worthy of note.

The main facade of the great Beaufort houses faces south to the river. This facade, varied in both design and detail, is usually adorned with a two-story verandah on a high podium of stucco over brick, or stucco over tabby. The classical orders are generally used for the slender columns, one order juxtaposed over another. Proportions and carvings are excellent. A beautiful example is the Edmund Rhett (or the Secession) House, with Ionic columns on the first level and Corinthian above. Sometimes the verandah is limited to a two-story portico at the front door and the door on the balcony above. More frequently, the two-story verandah runs across the entire south front; at times, it continues around part of the east and west sides of the house. The effect is of unusual lightness and grace.

Main body of the house is a sturdy cube, the roof usually low pitched and inconspicuous. The verandah base is often open for ventilation of the basement floor, which is usually only a short distance below ground level. Supporting the verandahs are piers and arches, as at the Secession House, Marshlands and the James Rhett House. These arcades are attractive architectural features in themselves.

The interiors generally have two open central halls, one above the other and connected by a handsome central stairway with a Palladian window at the landing. There may be a ballroom on the second floor. The feeling is one of great dignity and spaciousness.

The spatial arrangements, ceiling heights and hallway design, related to interior wall openings, exterior doors and windows, are a concerted attempt to provide ventilation and light control. Interior shutters (CONTINUED PAGE 2)

S E E I N S T R U C T I O N S

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE	
South Carolina	
COUNTY	
Beaufort	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
69-12-41-0016	12/17/69



(Number all entries)

7. HISTORIC BEAUFORT
DESCRIPTION (page 2)

are beautifully crafted and ingenious design of openings permits free movement of air, inside and out.

Ornamental interior woodwork is frequently beautifully executed. Window and door frames, mantels, cornices and wainscoting are usually very good and there is also some fine panelling. Eighteenth century detail is sometimes carried over into early 19th century houses, followed by Classic Revival through early Victorian. Some houses contain an interesting mixture. The craftsmanship is almost universally excellent.

There is no common type of mantel or fireplace decoration. Some are quite elaborate and early ones combine wood, plaster and marble. Later ones are usually simple and well-proportioned, with little surface decoration. Wainscoting are usually varied and frequently are a major design feature in halls, parlors and dining rooms. In the halls, the great open stairway is a main feature, usually the most significant part of the interior design. The stairs frequently are doubled, either above or below the landing. At this level will be found a Palladian or formally ornamented window. Stair rails are generally light in design and add to the open feeling of the halls. Spiral and enclosed stairs are infrequent; the best and most spectacular is found at the Means House on the Point. Ornamental plaster and woodwork, cornices and ceiling medallions from which fine chandeliers were usually suspended are usually of exceptional quality. Both 18th century houses and those built just prior to the War Between the States have the most ornate detailing, the best of which is found at the 1844 Baptist Church, where it is superlative. Marshlands also has an exceptionally fine plaster cornice of Gothic lace.

Interior furnishing is generally in excellent taste. Heirlooms that survived the Confederate War are featured and some of these are very fine. Historical material, family portraits, silver, glass and china of exceptional quality may be found nearly everywhere.

The district includes several houses whose architectural quality makes them unique. The Tabby Manse, built about 1788, is a quiet, dignified and beautifully proportioned house inside and out. In contrast is the extraordinary grandeur of the almost medieval Danner House with its massive octagonal masonry columns and its air of somber mystery, set in great oaks at the water's edge. In still further contrast is the handsome brick Means House of the early 1850s, with exceptionally rich exterior wood carving, a spiral stair in the north hall, and a floor plan providing a great series of spaces.

The outstanding public building in Beaufort is the 1851 Arsenal, a fine Gothic castellated building, now the Beaufort Museum.

St. Helena's Episcopal Church and graveyard, and the Baptist Church interior, are exceptionally fine.

But the glory of Beaufort is the total collection of great houses set in gracious space. Beaufort is the place where the plantations came to town. The 10 pictures, enclosed with respective descriptions, were chosen at random. They typify Historic Beaufort, but they are only a fraction of the town's architectural treasure.

##

SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

☐ Pre-Columbian

☐ 16th Century

☒ 18th Century

☒ 20th Century

☐ 15th Century

☐ 17th Century

☒ 19th Century

SPECIFIC DATE(S) (If Applicable and Known)

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

☐ Aboriginal

☒ Education

☒ Political

☒ Urban Planning

☐ Prehistoric

☐ Engineering

☒ Religion/Philosophy

☐ Other (Specify)

☒ Historic

☐ Industry

☐ Science

☐ Revolutionary

☐ Agriculture

☐ Invention

☐ Sculpture

☐ and

☒ Architecture

☒ Landscape

☐ Social/Humanitarian

☐ Civil War

☐ Art

☐ Architecture

☐ Theater

☐ Transportation

☒ Commerce

☒ Literature

☐ Theater

☐ Transportation

☐ Communications

☒ Military

☐ Theater

☐ Transportation

☐ Conservation

☐ Music

☐ Theater

☐ Transportation

STATEMENT OF SIGNIFICANCE

A town without monuments, Beaufort is itself a monument to endurance, reflecting three centuries and more of Carolina colonization and colonizing attempts, and of the growth of the nation.

Its history dates from 1521, when Spanish rovers first named the harbor Punta de Santa Elena. Jean Ribault called it Port Royal when he came with his Frenchmen in 1562 to make the first Protestant settlement in North America. Two years later, the Spaniards arrived and stayed for a decade. William Sayle, in 1670, brought the first English colony to South Carolina, remained for a short time in Port Royal and moved on to settle Charles Town. A Scotch colony under Lord Cardross came in 1684 and existed for two years before being destroyed by the Spaniards.

When the town was laid out in 1710 and named for Henry, Duke of Beaufort, a Lord Proprietor, seasoned planters from Barbados and other colonies settled there, along with tradesmen and adventurers.

The town was practically wiped out by Yemassee Indians in 1715. It was conquered by the British in the Revolution, threatened by English gunboats in 1812. On Nov. 7, 1861, the village and the surrounding sea islands -- an unusually wealthy area -- fell to the strong Federal fleet which attacked Hilton Head and Fort Beauregard. Union soldiers occupied the city during the remainder of the war; many of the great houses were used as Federal hospitals, and most of the town was saved from destruction.

Beaufort as a coastal city is in many ways a unique treasury of Southern American architecture of the first half of the 19th century.

Its counterparts may be found in New England -- Salem, Mass., Portsmouth, N.H., Providence, R.I. -- as examples where fine homes and churches were built during the great days of the clipper ships. At Beaufort, the quality of the buildings is as good as in these northern ports, both the exteriors and the interiors. And while all are derivatives of an English Renaissance heritage, here the comparison ends; Beaufort's architectural design is distinctively its own, differing even from its neighboring port cities of Charleston and Savannah, even while it forms an important part of this distinctive Southern trilogy.

Since so many of the town's records were lost, destroyed or moved during the war, it is not known where the early builders of Beaufort obtained their superlative architects, builders and craftsmen -- or even who they were. But it is hoped that further research may uncover now unknown facts. In any case, the buildings themselves are witnesses to the high level of culture and craftsmanship of this small coastal city.

It is significant that the present-day citizens of Beaufort are quite conscious of their town's antiquity and of its distinctive charm and beauty.

(continued)

SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

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RECEIVED
 NOV 28 1969
 NATIONAL
 REGISTER
 NW 17/529890/
 3589000
 SE 17/531600/3588020
 SW 17/529890/3588040

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	Degrees Minutes Seconds
NW	32 ° 26 ' 22 "	80 ° 40 ' 56 1/2 "		° ' "	° ' "	° ' "
NE	32 ° 26 ' 22 "	80 ° 39 ' 50 "				
SE	32 ° 25 ' 50 "	80 ° 39 ' 50 "				
SW	32 ° 25 ' 50 "	80 ° 40 ' 48 "				

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 304

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE

11. FORM PREPARED BY

NAME AND TITLE: Mrs. James W. Fant, Historic Resources Assistant

ORGANIZATION: S.C. Department of Archives & History DATE: 11-8-69

STREET AND NUMBER: 1430 Senate St., P.O. Box 11188

CITY OR TOWN: Columbia STATE: South Carolina CODE: 41

12. STATE LIAISON OFFICER CERTIFICATION

NATIONAL REGISTER VERIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National ☒ State ☐ Local ☐

Name: Charles S. Long, Director
S.C. Dept. of Archives & History
 Title: State Liaison Officer

Date: Nov. 12, 1969

I hereby certify that this property is included in the National Register.

Arrest Allen Connally
 Chief, Office of Archeology and Historic Preservation

DEC 17 1969

Date: _____

ATTEST:

William J. Huntley
 Keeper of The National Register

Date: NOV 26 1969

SEE INSTRUCTIONS

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)



STATE South Carolina	
COUNTY Beaufort	
FOR NPS USE ONLY	
ENTRY NUMBER 69-12-41-0016	DATE 12/17/69

(Number all entries)

HISTORIC BEAUFORT

8. SIGNIFICANCE (PAGE 2)

The owners of the great houses can take pride in their custodianship of, not only family treasures, but also the traditions of a historic and beautiful city. And they can be encouraged that other individuals and groups are joining in the current movement to preserve the heritage and adapt it imaginatively to the present and future. In recent years, several fine houses which were part of the Beaufort scene have been needlessly destroyed. Old and new citizens are determined that further loss must be prevented and that Historic Beaufort must be preserved as a one-of-a-kind original.

##

Missing Core Documentation

Property Name	County, State	Reference Number
Beaufort Historic District	Beaufort, SC	69000159

The following Core Documentation is missing from this entry:

☐ Nomination Form

☒ Photographs (Nos. 5 and 8—Col. Edward Means House;
Hext House)

☐ USGS Map

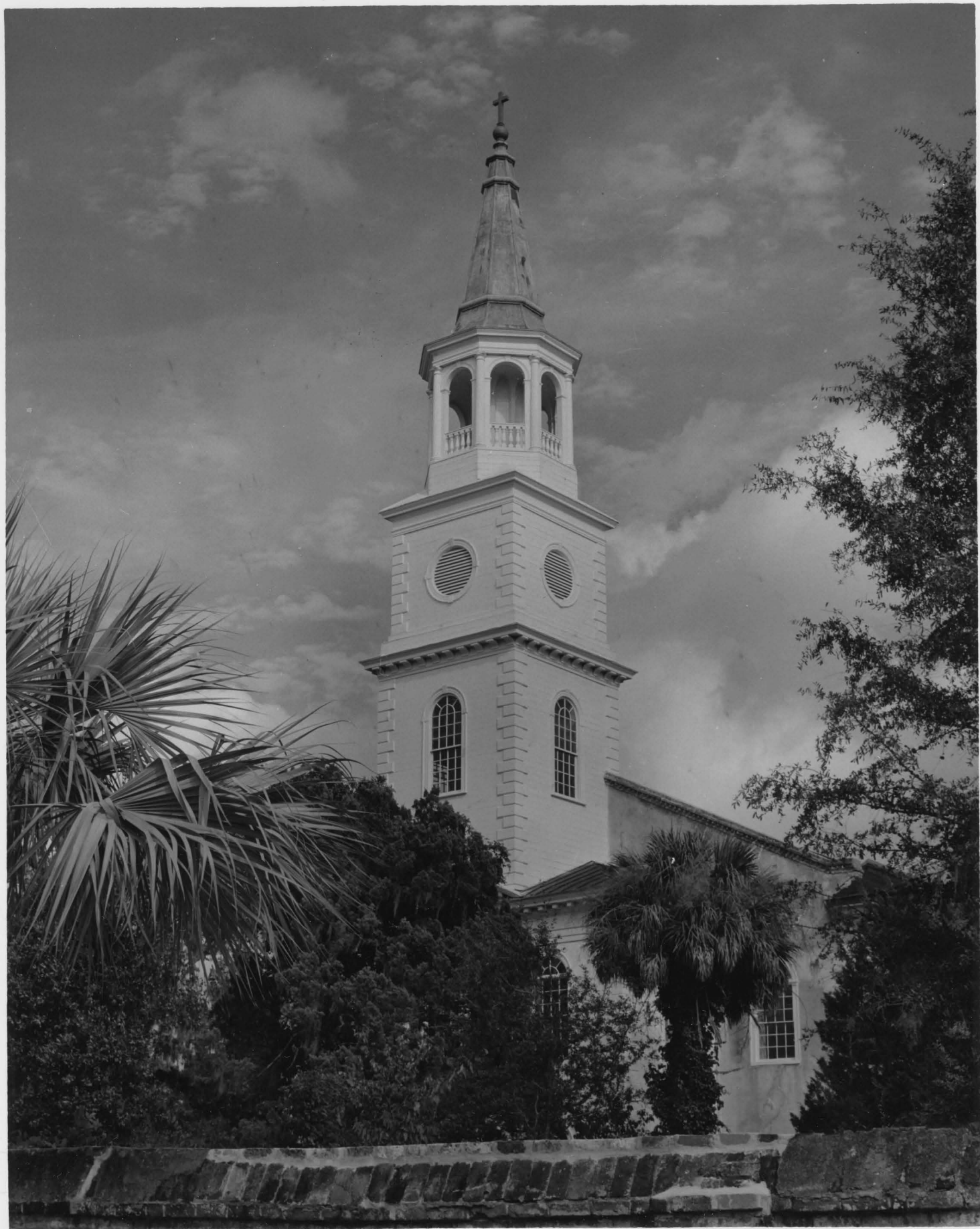
















Appendix B: Table of Contributing Resources to the BNHLD

Address	Year Built	Notes	Demolished?
1 LAURENS ST	1853	Edgar Fripp House - c1853, 2-story frame dwelling. Still extant and contributing in 2001.	
100 LAURENS ST	1860	Paul Hamilton House - c1855, 2-story frame dwelling. Still extant and contributing in 2001.	
1001 BAY ST	1840	George Parsons Elliot House - c1845, 2-story frame dwelling. Still extant and contributing in 2001.	
1001 GREENE ST	1910	2-story frame house c1910. Still extant and contributing in 2001.	
1003 CHARLES ST	1935	1-story frame house c1920, offices in 2001. Still extant and contributing in 2001.	
1004 WEST ST			DEMOLISHED
1005 CRAVEN ST	1904	2-story frame dwelling c1904. Still extant and contributing in 2001.	
1005 PRINCE ST			DEMOLISHED
1005 WEST ST	1875	2-story frame dwelling c1900, altered. Non-contributing in 2001.	
1008 SCOTT ST	1890	1-story frame dwelling c1890. Still extant and contributing in 2001.	
1010 WEST ST	1900	1-story frame dwelling c1900. Still extant and contributing in 2001.	
1011 BAY ST	1976	3-story brick veneer commercial building c1970. Non-contributing in 2001.	
1013 DUKE ST	1830	Contributing 2-story frame dwelling, listed in tax records as "805 Newcastle Street".	
1103 BAY ST	1750	William Elliot House - c1800, 2-story stucco dwelling, apartments in 2001. Still extant and contributing in 2001.	
1103 CRAVEN ST	0	FOUND and INTACT. Feiss and Wright (1970) record an "1101 Craven" but 1958 Sanborn has no 1101 Craven, just an 1103 Craven. Feiss and Wright survey map indicates a significant building at corner of Craven and Newcastle which is location of this building.	
1103 DUKE ST	1875	1-story frame dwelling c1890. Still extant and contributing in 2001.	
1106 CARTERET	1900	1106 Carteret, probably building listed as 1107 Carteret in Feiss-Wright (1970), not on Sanborn but on Feiss-Wright map	
1109 CRAVEN ST	1880	Rhett House - c1820, 2-story frame dwelling, B&B in 2001. Still extant and contributing in 2001.	
1113 CRAVEN ST	1810	Milton Maxcy House - 1815, 2-story frame dwelling. Still extant and contributing in 2001.	
1115 PRINCE ST	1900	Central Baptist Church - 1900, 1-story frame church. Still extant and contributing in 2001.	
1202 GREENE ST	1880	2-story frame dwelling - 1910. Still extant and contributing in 2001.	
1203 BAY ST	1805	John A. Cuthbert House - c1800, 2-story frame dwelling, B&B in 2001. Still extant and contributing in 2001.	

Address	Year Built	Notes	Demolished?
1203 PRINCE ST	1900	2-story frame dwelling - 1900. Still extant and contributing in 2001.	
1207 BAY ST	1790	Robert Means House - c1800, 2-story frame dwelling. Still extant and contributing in 2001.	
1211 BAY ST	1786	Thomas Fuller House - c1786, 2-story stucco dwelling. Still extant and contributing in 2001.	
1301 BAY ST	1850	Charles Edward Leverett House - c1800, 2-story frame dwelling. Still extant and contributing in 2001.	
1301 NORTH ST	1900	2-story frame dwelling c1890. Still extant and contributing in 2001.	
1305 BAY ST	1912	Single dwelling - c1910, 2-story frame dwelling. Still extant and contributing in 2001.	
1405 BAY ST	1815	Edward Barnwell House - c1800, 2-story frame dwelling. Still extant and contributing in 2001.	
1405 NORTH ST	1900	2-story frame dwelling c1890. Still extant and contributing in 2001.	
1407 NORTH ST	1880	2-story frame dwelling c1890. Still extant and contributing in 2001.	
1411 BAY ST	1896	E.A. Scheper House - 1895, 2-story frame dwelling. Still extant and contributing in 2001.	
1411 NORTH ST	1910	Emil E. Lengnick House - c1907, 2-story frame dwelling. Still extant and contributing in 2001.	
1501 NORTH ST	1910	2-story frame dwelling - 1879, altered. Non-contributing in 2001.	
1513 NORTH ST		Demolished. Address is listed in tax records as 1511 North Street but 1958 Sanborn has a building with address of 1513 North Street in this location. Now a parking lot.	DEMOLISHED
1701 BAY ST	1900	Cpt. John O'Brien House - c1880, 2-story frame dwelling. Still extant and contributing in 2001.	
201 LAURENS ST	1845	Berners Barnwell Sams House (#2) - c1852, 2-story brick dwelling. Still extant and contributing in 2001.	
207 HANCOCK ST	1705	Hext-Sams House - c1780, 2-story frame dwelling. Still extant and contributing in 2001.	
207 LAURENS ST	1920	1-story frame dwelling c1875. Still extant and contributing in 2001.	
212 NEW ST	1898	William Waterhouse House - 1907, 2-story frame dwelling. Still extant and contributing in 2001.	
214 NEW ST	1760	1 1/2-story frame dwelling, contributing.	
301 LAURENS ST	1825	2-story frame dwelling c1870, altered. Non-contributing in 2001.	
302 FEDERAL ST	1830	William Fripp House - c1830, 2-story frame dwelling. Still extant and contributing in 2001.	
303 FEDERAL ST	1900	James Rhett House - c1884, 2-story frame dwelling. Still extant and contributing in 2001.	

Address	Year Built	Notes	Demolished?
305 CARTERET ST	1910	2-story frame dwelling ca. 1910. Still extant and contributing in 2001.	
308 CHARLES ST	1854	2-story frame dwelling c1865, in 2001 retail. Still extant and contributing in 2001.	
308 SCOTT ST	1895	308 Scott Street, Beaufort Female Benevolent Society, c1895 1-story frame dwelling.	
309 FEDERAL ST	1910	Burns House - c1902, 2-story frame dwelling. Still extant and contributing in 2001.	
310 FEDERAL ST	1900	2-story frame dwelling, contributing.	
310 NEW ST	1818	Berners Barnwell Sams House - 1816, 2-story frame dwelling. Still extant and contributing in 2001.	
310 SCOTT ST		2-story frame dwelling, retail shop and offices, contributing.	
313 HANCOCK ST	1775	Talbird-Sams House - c1780, 2-story frame dwelling. Still extant and contributing in 2001.	
314 CHARLES ST.	0	Sarah Gibbes Barnwell House - c1855, 2-story frame dwelling, retail in 2001. Still extant and contributing in 2001.	
315 FEDERAL ST	1850	2-story frame dwelling - 1840. Still extant and contributing in 2001.	
315 WEST ST	1911	Fisher House -1911, 1-story frame dwelling, offices in 2001. Contributing.	
400 WILMINGTON ST	1811	John Joyner Smith House - c1815, 2-story frame dwelling. Still extant and contributing in 2001.	
401 KING ST	1856	2-story frame dwelling c1856. Still extant and contributing in 2001.	
403 HANCOCK ST	1860	2-story frame dwelling c1900. Still extant and contributing in 2001.	
406 EAST ST	1890	2-story frame dwelling c1886. Still extant and contributing in 2001.	
409 CARTERET ST	1810	1-story frame dwelling ca. 1840, offices in 2001. Still extant and contributing in 2001.	
409 FEDERAL ST	1840	Joseph Hazel House - c1840, 2-story frame dwelling. Still extant and contributing in 2001.	
409 HANCOCK ST	1843	Talbird House - c1843, 2-story frame dwelling. Still extant and contributing in 2001.	
411 CRAVEN ST	1840	Dr. Joseph Johnson House - 1861, 2-story stuccoed brick. Still extant and contributing in 2001.	
411 NEW ST	1900	Lauretta Chaplin Cunningham House - c1886, 1-story frame dwelling. Still extant and contributing in 2001.	
412 EAST ST	1810	Henry Farmer House - c1800, 2-story frame dwelling. Still extant and contributing in 2001.	
414 NEW ST	1810	William Johnson House - c1776, 2-story frame dwelling. Still extant and contributing in 2001.	
500 PORT REPUBLIC ST	1840	Dr. George Moss Stoney House - c1825, 2-story frame dwelling. Still extant and contributing in 2001.	

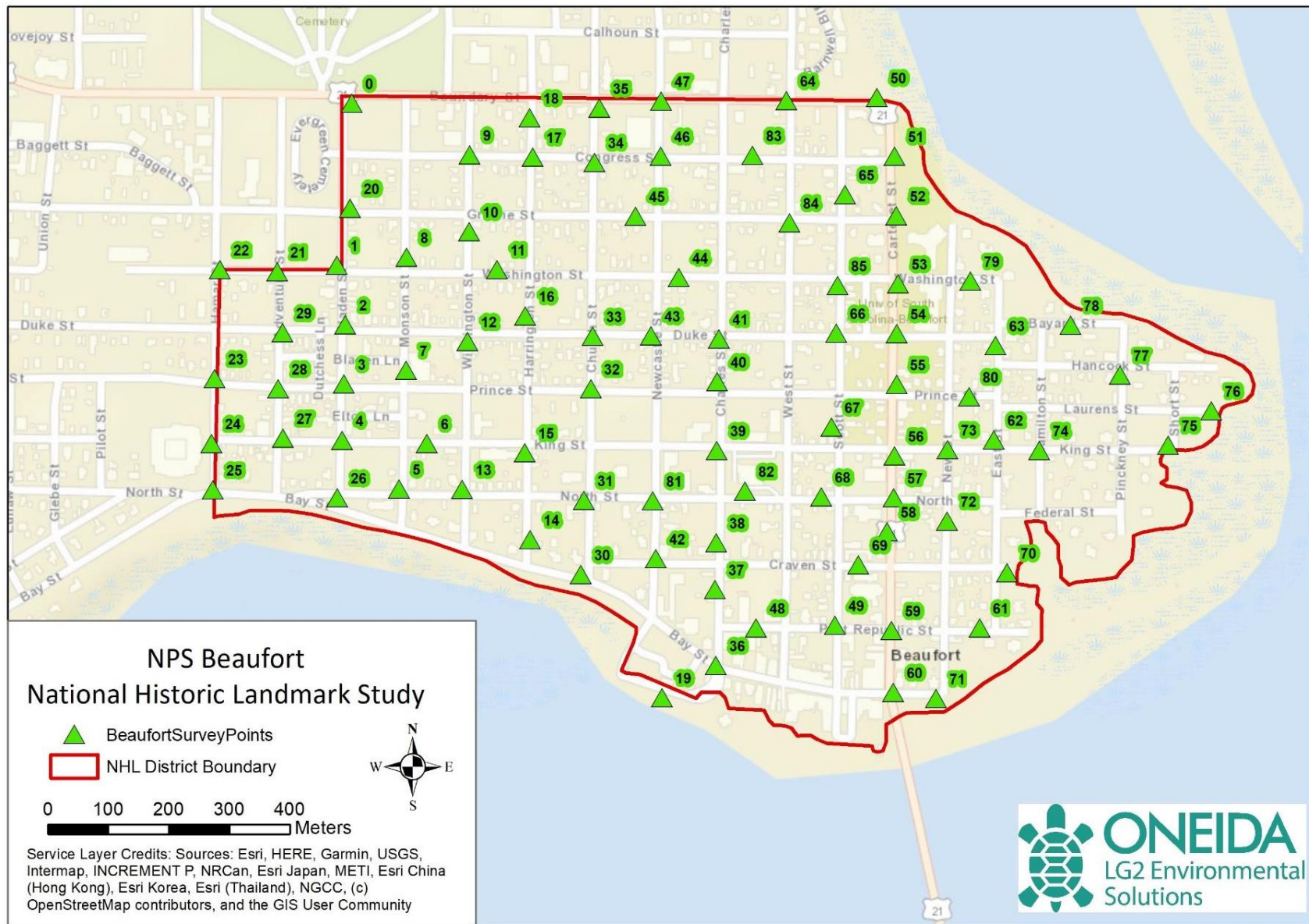
Address	Year Built	Notes	Demolished?
501 CRAVEN ST	1890	2-story frame dwelling c1886. Still extant and contributing in 2001.	
501 DUKE ST	1900	2-story frame dwelling c1880. Still extant and contributing in 2001.	
501 PINCKNEY ST	1814	James Robert Verdier House - c1814, 2-story frame dwelling. Still extant and contributing in 2001.	
502 CRAVEN ST	1890	2-story frame dwelling c1880. Still extant and contributing in 2001.	
502 PRINCE ST	1885	George Edward Doane House, 2-story frame dwelling c1885, contributing.	
503 CRAVEN ST	1890	2-story frame dwelling c1886. Still extant and contributing in 2001.	
503 WASHINGTON ST	1854	Not listed in 2001 addendum	
504 CRAVEN ST	1890	2-story frame dwelling c1880. Still extant and contributing in 2001.	
505 CHURCH ST	1724	Feiss and Wright (1970) identify this as St Helena Church, listing the address as 501 Church Street. Current address according to tax records is 505 Church Street.	
505 North ST	2009	Not listed in 2001 addendum	
507 CHARLES ST		Apparently demolished by construction of 1980s post office at 501 Charles Street. No 501 Charles Street on 1958 Sanborn but there is a 507 Charles which is the likely resource mentioned by Feiss and Wright (1970).	DEMOLISHED
507 CRAVEN ST	1890	2-story frame dwelling c1880. Still extant and contributing in 2001.	
507 NORTH ST	1900	2-story frame dwelling c1875. Still extant and contributing in 2001.	
508 CRAVEN ST	1890	2-story frame dwelling c1880. Still extant and contributing in 2001.	
509 CRAVEN ST	1890	Adam Davis Hare House - c1924, 1-story frame. Still extant and contributing in 2001.	
509 HARRINGTON ST	1880	2-story frame dwelling c1860. Still extant and contributing in 2001.	
510 CRAVEN ST	1885	2-story frame dwelling c1885, contributing.	
510 PORT REPUBLIC ST	1810	Not listed in 2001 addendum	
511 PRINCE ST	1834	Henry McKee House - c1834, 2-story frame dwelling. Still extant and contributing in 2001.	
600 CHARLES ST	1844	Baptist Church of Beaufort - 1844, 2-story stuccoed brick church. Still extant and contributing in 2001.	
601 BAY ST	1852	Lewis Reeves Sams House - 1852. 2-story frame dwelling. Still extant and contributing 2001.	
601 NEW ST	1865	First African Baptist Church, 2-story frame church c1865, contributing.	
601 PORT REPUBLIC ST	1850	2-story frame dwelling c1850, contributing.	
604 PINCKNEY ST	1850	Edward Means House - c1853, 2-story brick dwelling. Still extant and contributing in 2001.	

Address	Year Built	Notes	Demolished?
605 PRINCE ST	1880	2-story frame dwelling - 1850. Still extant and contributing in 2001.	
606 NORTH ST	1950	1 1/2-story frame dwelling c1870. Still extant and contributing in 2001.	
607 BAY ST	1908	William Joseph Thomas House - 1909. 2-story CMU dwelling. Still extant and contributing 2001.	
607 NORTH ST	1900	2-story frame dwelling c1880. Still extant and contributing in 2001.	
608 NORTH ST	1900	2-story frame dwelling c1870. Still extant and contributing in 2001.	
611 BAY ST	1907	Wallace House, 2-story brick dwelling.	
701 GREENE ST	1780	2-story frame house c1785. Still extant and contributing in 2001.	
704 CHURCH ST	1890	1-story frame dwelling c1945. Non-contributing in 2001.	
705 CHARLES ST	1875	2-story frame dwelling c1880. Still extant and contributing in 2001.	
705 WASHINGTON ST	1789	Elizabeth Barnwell Gough House - c1780. Still extant and contributing in 2001.	
706 NEWCASTLE ST	1900	Grand Army of the Republic Meeting hall c1896, 1-story frame. Still extant and contributing in 2001.	
707 EAST ST	1825	2-story frame multiple dwelling, contributing.	
707 NEWCASTLE ST	1950	2-story frame dwelling - 1920. Still extant and contributing in 2001.	
708 KING ST	1900	2-story frame dwelling c1890. Still extant and contributing in 2001.	
710 CARTERET ST	1846	St. Peter the Apostle Roman Catholic Church - 1846. 1-story frame church. Still extant and contributing in 2001.	
711 DUKE ST	1875	2-story frame dwelling c1900. Still extant and contributing in 2001.	
711 SCOTT ST	1790	Daniel Bythewood House - c1790, 2-story frame dwelling. Still extant and contributing in 2001. listed under 711 Prince Street in current tax map but corresponds to F&W site location map.	
713 CRAVEN ST	1840	Beaufort Arsenal - 1795, 2-story stucco. Still extant and contributing in 2001.	
715 NEW ST	1850	2-story frame dwelling c1870. Still extant and contributing in 2001.	
800 PRINCE ST			DEMOLISHED
801 BAY STREET	1810	John Mark Verdier House - c1801, 2-story frame dwelling. Still extant and contributing 2001.	
801 PRINCE ST	1850	Miles Brewton Sams House - c1800, 2-story frame dwelling. Still extant and contributing in 2001.	
802 BAY ST	1810	Cpt. Francis Saltus House - c1796, 3-story tabby dwelling, later commercial. Still extant and contributing 2001.	
803 CARTERET ST	1852		
804 PINCKNEY ST	1850	Dr. John A. Johnson House - c1850, 2-story brick dwelling.	
805 CONGRESS ST	1965	1-story frame dwelling c1950, altered. Non-contributing in 2001.	
807 - 813 BAY ST	1890	2-story frame Keyserling commercial building.	

Address	Year Built	Notes	Demolished?
807 CRAVEN ST	1880	2-story frame dwelling, 1880. Still extant and contributing in 2001.	
807 GREENE ST			DEMOLISHED
807 NORTH ST	1935	1-story frame dwelling, 1850. Still extant and contributing in 2001.	
807 PORT REPUBLIC ST	1890	1-story frame dwelling, now offices c1890. Altered and non-contributing	
808 BAY ST	1810	Commercial building - c1890, 2-story frame. Still extant and contributing 2001.	
809 CHARLES ST	1965	1-story frame dwelling c1935. Still extant and contributing in 2001.	
809 DUKE ST	1900	2-story frame dwelling - c1880. Still extant and contributing in 2001.	
809 NEWCASTLE ST		Probably demolished. No 809 Newcastle in 1958 Sanborn, but 807 Newcastle located at point where F&W survey map shows significant structure.	DEMOLISHED
809 PORT REPUBLIC ST	1890	Crocker House, c1890 1-story frame dwelling, now offices. AS of 2001 altered and non-contributing.	
810 CONGRESS ST	1900	810-812 c1900 multiple 1-story frame dwelling, contributing.	
811 BAY ST	1890	Not listed in 2001 addendum	
811 NEWCASTLE ST	1900	1-story frame dwelling c1930. Still extant and contributing in 2001.	
811 NORTH ST	1900	2-story frame dwelling c1900, altered. Non-contributing in 2001.	
812 BAY ST	1810	Cpt Francis Saltus Store - 1796, 2-story stuccoed brick. Still extant and contributing 2001.	
813 KING ST	1870	1-story stucco religious meeting hall c1960. Non-contributing in 2001.	
901 BAY ST	1884	2-story frame commercial building - 1890. Still extant and contributing 2001.	
901 CRAVEN ST	1850	W.J. Jenkins House, Saxton House - c1845, 2-story frame dwelling. Still extant and contributing in 2001.	
901 PRINCE ST	1803	Frederick Fraser House - c1800, 2-story stuccoed brick dwelling. Still extant and contributing in 2001.	
905 - 909 BAY ST	1940	905-907 Bay Street Chisholm House - 1884, 2-story tabby dwelling (former). Still extant and contributing 2001.	
907 CRAVEN ST	1884	2-story frame dwelling c1884, contributing.	
909 NORTH ST		Apparently demolished by construction of 1980s post office at 501 Charles Street.	DEMOLISHED
910 BAY ST	1906	Luther's Pharmacy - 1884, 2-story frame commercial. Still extant and contributing 2001.	
911 - 913 BAY ST	1898	N/a	
911 CRAVEN ST	1840	Tabernacle Baptist Church, s-story frame church, 1840, contributing.	
912 BAY ST			DEMOLISHED
914 BAY ST			DEMOLISHED
914 CHARLES ST	1900	2-story frame dwelling - 1900, in 2001 retail. Still extant and contributing in 2001.	

Address	Year Built	Notes	Demolished?
915 BAY ST	1898	N/a	
915 CRAVEN ST	1880	2-story frame dwelling - c1860. Still extant and contributing in 2001.	
915 PORT REPUBLIC ST	1820	Lucius Cuthbert House - c1820, 2-story frame dwelling in 2001 a B&B. Still extant and contributing in 2001.	
916 BOUNDARY ST			DEMOLISHED
920 BAY ST	1958	Abraham Cockcroft House - c1857, 2-story brick dwelling, offices and shops in 2001. Still extant and contributing 2001.	
OPEN SPACE ON "POINT" - NHL CONTRIBUTING			
OPEN WALLED SPACE - NHL CONTRIBUTING			

Appendix C: Survey Point Data



Survey Point #	Survey Point Name	Plan Integrity	Architectural Integrity	Infill Density	Infill Type	Vacant/ Parking Lots	Notes
0	Boundary and Bladen	Retained	Retained	High		No	Sanborn 1958 map indicates identical use of area, north across Boundary Street is National Cemetery (out of the District), southwest is another cemetery (out of the District) and southeast is public park.
1	Bladen and Washington	Retained	Retained	High	Compatible	No	Northeast corner has historic period cemetery, other corners feature historic residential construction. Large utility poles have minor impact to viewshed integrity.
2	Bladen and Duke	Retained	Lost	Low	Incompatible	Yes	Southeast corner features out-of-scale new construction, alters residential scale of neighborhood. Southwest corner has empty lot, northeast corner has historic period housing with out of scale addition.
3	Bladen and Prince	Retained	Lost	Low	Incompatible	Yes	Northeast corner has parking lot and 1970s infill, northwest and southwest corners features out-of-scale new construction. Footprints appear to remain the same, but building scale is too large. Transitioning to commercial corridor.
4	Bladen and King	Retained	Lost	Low	Incompatible	Yes	None of the buildings depicted in the 1958 Sanborn map are extant at this corner. Corners occupied by empty lots and parking lots, effectively end small commercial corridor.
5	North and Monson	Retained	Retained	High		No	No infill, area retains integrity of plan and architecture as of 1958 Sanborn. Intact resources on northwest, northeast and southeast corners original NHL-contributing components. There are many utility poles.
6	W King at old county jail	Retained	Diminished	High	Compatible	Yes	Infill of residential housing around old jail. Infill is of compatible scale and style.

Survey Point #	Survey Point Name	Plan Integrity	Architectural Integrity	Infill Density	Infill Type	Vacant/ Parking Lots	Notes
7	Monson between Prince and Duke	Retained	Diminished	Low	Incompatible	Yes	Out-of-scale communications facility on east side of block. Most of buildings extant on this block in 1958 Sanborn have been demolished.
8	900 block of Monson	Retained	Diminished	High	Compatible	Yes	Large utility poles disrupt visual integrity integrity.
9	Congress and Wilmington	Retained	Diminished	Low	Incompatible	No	Northeast corner has out-of-scale warehouses in twentieth century vernacular residential area. Large utility poles interrupt the view shed integrity.
10	900 block of Wilmington	Retained	Retained	High	Compatible	No	Twentieth century vernacular architecture. Area retains architectural integrity. Large utility poles disrupt view shed.
11	1300 block of Washington	Retained	Diminished	High	Compatible	No	Modern infill matches scale and setback of historic period twentieth century vernacular residences.
12	Duke and Wilmington	Retained	Retained	High	Incompatible	No	Area retains architectural integrity with twentieth century vernacular church, commercial building, and residences. Large tower to the southwest disrupts viewshed integrity.
13	North and Wilmington	Retained	Retained	High	Compatible	No	Infill on southeast corner matches historic scale and set back.
14	Tabby Manse	Retained	Retained	High		No	NRHP listed "Tabby Manse" viewshed and context unaffected. This resource and building to the west are original contributing components to the NHL District.
15	Harrington and King	Retained	Diminished	Low	Incompatible	Yes	Northeast corner features incompatible, out-of-scale new infill (townhomes), northwest corner consists of vacant lot, southwest corner is a parking lot. Two properties that are original contributing components to the NHL visible to south.
16	800 block of Harrington	Retained	Retained	High	Compatible	Yes	Nineteenth and twentieth century residences with compatible infill at

Survey Point #	Survey Point Name	Plan Integrity	Architectural Integrity	Infill Density	Infill Type	Vacant/ Parking Lots	Notes
							southeast corner of Harrington and Washington.
17	Harrington and Congress	Retained	Retained	High	Compatible	No	Early and mid-twentieth century residences, cell phone tower affects viewshed integrity.
18	Harrington and Boundary	Retained	Diminished	Low	Incompatible	No	Modern commercial infill does not match historic residential scale or style.
19	Beaufort Marina	Lost				Yes	Wharf area, small-scale new construction. Waterfront made of fill added in late 20th century (formerly marsh and river).
20	Greene and Bladen	Retained	Diminished	High		No	North of Greene on east side of Bladen are midcentury houses. Greene has intrusive utility poles affecting viewshed. West side of intersection is cemetery.
21	Washington and Adventure	Retained	Retained	High	Compatible	Yes	Development similar to 1958 Sanborn. Northwest corner is vacant lot, northeast corner is cemetery from 1943. Southwest corner is small-scale new construction. Southeast corner is empty lot on block with three vernacular houses.
22	Washington and Hamar	Retained	Diminished	Low	Compatible	Yes	Northwest corner is a drainage pond and northeast corner is vacant and overgrown. Southwest corner is vacant. Southeast corner is residential with small-scale midcentury infill.
23	Hamar and Prince	Retained	Diminished	Low	Compatible	No	Northwest corner has a twentieth century vernacular residence. Northeast corner features mostly compatible infill houses. Southeast corner is vacant lot. Southwest corner is modern Beaufort Elementary School with parking lot.
24	King and Hamar	Retained	Diminished	High	Compatible	Yes	Elementary school outside of district to the west. To the east is narrow street (King) with high density early twentieth century residences and compatible modern infill mid-block.

Survey Point #	Survey Point Name	Plan Integrity	Architectural Integrity	Infill Density	Infill Type	Vacant/ Parking Lots	Notes
25	Bay and Hamar	Retained	Retained	High	Incompatible	Yes	Elementary school outside of district to the west. High historic density along Bay facing water. South side of bay is preserved open landscape and viewshed to water.
26	North and Bay and Bladen	Retained	Diminished	Low	Compatible	Yes	NW corner is small-scale non-contributing commercial building, NE corner is unpaved parking lot (former site of two residences, 1509 North St. contributed to NHL District and since demolished), SE corner is Art Deco govt building, S of Bay is water.
27	Adventure and King	Retained	Diminished	High	Incompatible	No	NW corner is small scale non-contributing commercial building built 1954. SW corner is nineteenth century residence contributing to original NHL district. Buildings E of Adventure are early 20th century residences that retain integrity and density.
28	Prince and Adventure	Retained	Diminished	High	Compatible	No	New construction on both sides of Prince east of Adventure St. compatible in scale and style. West side of Adventure St. early and mid-twentieth century residences.
29	Duke and Adventure	Retained	Diminished	Low	Compatible	Yes	New construction on all corners. Only historic houses in view face south on Duke, east of Adventure St
30	Bay, Church, and Craven	Retained	Retained	High	Incompatible	Yes	NW corner historic houses on Bay intact, NE corner with Craven historic houses intact, SE corner with Bay has small scale incompatible brick commercial building, to the south is preserved landscape along water
31	North and Church	Retained	Retained	High	Compatible	Yes	Northwest corner is a church office building with parking lot, northeast corner is a cemetery, southeast corner historic house backs up to North St., and southwest corner is a historic church.

Survey Point #	Survey Point Name	Plan Integrity	Architectural Integrity	Infill Density	Infill Type	Vacant/ Parking Lots	Notes
32	Church and Prince	Retained	Retained	High	Incompatible	No	NW corner is an NHL contributing house in severe disrepair, NE corner is an NHL contributing church and non-contributing annex, SE corner is an NHL contributing cemetery, and SW corner is a non-contributing midcentury ranch.
33	Duke and Church and 1100 block Duke	Retained	Diminished	Low	Incompatible	Yes	Intersection features new ranch duplexes, vacant lots, and non-contributing new home sites. North side of 1100 block of Prince is a historic early twentieth century house slated for demolition.
34	Church and Congress	Retained	Diminished	High	Compatible	No	Northwest corner has historic houses with insensitive alterations, northeast corner is a vacant lot (historic to 1958 Sanborn), southeast corner early or mid-twentieth century residence, southwest corner compatible infill house.
35	Boundary and Church	Retained	Lost	Low	Incompatible	Yes	North side of street outside of district - has out-of-scale development. Southeast corner features modern school building southwest corner has historic house with insensitive alteration.
36	Charles and Bay	Retained	Retained	High	Incompatible	Yes	Northwest corner of Charles and Bay is original contributing resource to the NHL. Open parking lots to the northeast and southwest visible in 1958 Sanborn maps. Early twentieth century small commercial buildings south of Bay may not retain integrity.
37	300 block of Charles	Retained	Diminished	Diminished		Yes	West side of 300 block completely intact with 2 NHL-contributing buildings, east side retains its single original NHL contributing building. Buildings demolished to NE and replaced by parking/empty lots changes historic density and viewshed.

Survey Point #	Survey Point Name	Plan Integrity	Architectural Integrity	Infill Density	Infill Type	Vacant/ Parking Lots	Notes
38	400 block of Charles	Retained	Diminished	Low	Incompatible	Yes	Several historic buildings on north end of block visible in 1958 Sanborn have been demolished and replaced by empty lots, altering density and viewshed. This block retains its original NHL-contributing building to southeast is intact.
39	Charles and King	Retained	Diminished	Low	Incompatible	Yes	Post office (1980) demolished 2 NHL-contributing bldgs (501 Charles and 909 North), impacting viewshed and architectural integrity. SE corner buildings (Sanborn 1958 map) demolished for parking lot. NW corner features intact NHL-contributing church.
40	Charles and Prince	Retained	Retained	High		Yes	Southeast corner features intact NHL-contributing church. Northeast corner has one empty lot which featured multiple buildings (1958 Sanborn). 700 block of Charles retains original NHL-contributing building, area maintains integrity.
41	Charles and Duke	Retained	Retained	High	Incompatible	Yes	Northeast corner features midcentury ranch house, northwest corner early twentieth century bungalow, southwest corner early twentieth century residence, southeast corner is empty lot (demolished 1875 residence).
42	Craven and Newcastle	Retained	Retained	High	Incompatible	Yes	North side 1100 block of Craven all intact NHL-contributing bldgs. North side 1000 block of Craven intact including 1 NHL-contributing bldg. SE corner 2-story incompatible hotel, southwest corner historic house with rear and side lot under construction.
43	Duke and Newcastle	Retained	Retained	High	Compatible	No	NW corner has compatible infill and original NHL-contributing building, NE corner has original NHL-contributing building, SE corner small-scale infill with inappropriate setback, and SW corner

Survey Point #	Survey Point Name	Plan Integrity	Architectural Integrity	Infill Density	Infill Type	Vacant/ Parking Lots	Notes
							historic house with insensitive alterations.
44	1000 block of Washington	Retained	Lost	High	Incompatible	Yes	Building to southwest is original NHL-contributing but now lacks integrity. Adjacent is midcentury residence and to north is a public park, open space in 1958 Sanborn.
45	1100 block of Greene	Retained	Retained	Low	Compatible	No	Multiple vacant lots in block, mostly south side. Historic buildings (early and mid twentieth century) retain good integrity except for applied brick veneer on one house. New construction is to scale.
46	Congress and Newcastle	Retained	Lost	Low	Incompatible	Yes	Empty lots on eastern corners. Large scale infill (school) on NW corner and new construction on southwest corner. No intact historic buildings in vicinity.
47	1000 block of Boundary	Retained	Diminished	Lost	Incompatible	Yes	No buildings except for one mid century commercial block on south side of street in district, modern development on north side of street.
48	900 block of Port Republic	Retained	Retained	High	Incompatible	No	Building footprints identical to Sanborn 1958 map. Mostly midcentury commercial buildings (1940s-1950s) except for 1 NHL-contributing residence at NE corner of Charles and Port Republic, and unsympathetic 1972 building and parking lot on N side of st.
49	Scott and Port Republic	Retained	Diminished	Low	Incompatible	Yes	Parking lot on southwest corner, vacant lot on northwest corner, and library and parking lot on northeast corner adversely affect integrity. Multiple buildings demolished based on reference to 1958 Sanborn.

Survey Point #	Survey Point Name	Plan Integrity	Architectural Integrity	Infill Density	Infill Type	Vacant/ Parking Lots	Notes
50	Boundary curve	Retained	Diminished	Low	Incompatible	Yes	Curve on boundary, northeast corner of district. Adjacent infill on south side of Boundary out-of-scale. Viewshed maintains integrity. Vacant land to north.
51	Carteret and Congress	Retained	Lost	Low	Incompatible	Yes	1958 Sanborn map indicates two buildings demolished and large new commercial building constructed in the late 1990s (tax map information) at this point. Lacks architectural integrity.
52	Carteret and Greene	Retained	Diminished	High	Incompatible	Yes	Northwest corner features NHL-contributing building, east is historic-period school, southwest corner is unsympathetic new construction and parking lot.
53	Washington and Carteret	Retained	Diminished	High	Incompatible	Yes	Northwest corner features NHL-contributing building. East are historic-period schools. Southwest corner consists of new housing which attempts appropriate style, but has inappropriate massing..
54	Carteret and Duke	Retained	Retained	High	Incompatible	Yes	Original NHL-contributing resources on northeast and southwest corners, nineteenth century residence on northwest corner, parking lot on southeast corner that was empty lot in 1958 (Sanborn).
55	700 block of Carteret	Retained	Diminished	Low	Incompatible	Yes	Original buildings from Sanborn (1958) intact, but block has recent, incompatible commercial infill. Infill does not follow historic density patterns and adversely affects architectural integrity.
56	King and Carteret	Retained	Diminished	High	Incompatible	Yes	Original buildings on corner from Sanborn (1958) intact, but modern infill in vicinity does not match the period of significance.

Survey Point #	Survey Point Name	Plan Integrity	Architectural Integrity	Infill Density	Infill Type	Vacant/ Parking Lots	Notes
57	North and Carteret	Retained	Diminished	Low	Incompatible	Yes	SW corner church built 1922, NW corner parking lot where building stood (1958 Sanborn), NE corner out-of-scale infill built 1985, SE corner original NHL resource. All 5 original NHL-contributing resources in block east of intersection are intact.
58	800 block of Carteret	Retained	Retained	High	Incompatible	Yes	Two buildings missing from 1958 Sanborn map, replaced with parking lots. Midcentury modern infill dating to 1958 Sanborn, not visually appropriate but extant during 1969 F-W survey.
59	Carteret and Port Republic	Retained	Diminished	High		Yes	NW and SW corners retain historic density and architectural integrity. Gas station in 1958 Sanborn on SE corner now parking lot. Hotel on NE corner built 1960 but lacks integrity.
60	Carteret and Bay	Retained	Diminished	High	Incompatible	No	Out-of-scale new construction on southwest corner, too massive and tall. 1958 Sanborn indicates gas station and small bank building located here. Rest of intersection retains integrity.
61	500 block of Port Republic	Retained	Retained	High	Compatible	No	Mostly maintains integrity, based on 1958 Sanborn this block was less dense on north side of road. Compatible infill home NE corner of New and Port Republic, one out of scale infill residence (not enough mass and height).
62	East between Laurens and King	Retained	Retained	High	Compatible	No	Retains architectural integrity and historic density.
63	East between Duke and Hancock	Retained	Retained	High		No	Integrity maintained, survey point adjacent to two original NHL-contributing properties.

Survey Point #	Survey Point Name	Plan Integrity	Architectural Integrity	Infill Density	Infill Type	Vacant/ Parking Lots	Notes
64	West and Boundary	Retained	Low	Low	Compatible	Yes	North side out of district, east of intersection has non-historic empty lots, west of intersection retains integrity. NW corner has commercial building extant on 1958 Sanborn, NE and SE corner (within District) vacant lots where residences once stood.
65	1000 block of Scott	Retained	Retained	High	Incompatible	Yes	One non-compatible commercial building and one original demolished building, and some vacant lots. Historic buildings retain integrity. Block has original contributing NHL building.
66	Duke and Scott	Retained	Retained	High		Yes	Vacant lot on SW corner, residence located here in 1958 Sanborn. Otherwise architectural integrity and historic density is retained. Within one block of this intersection are 4 original NHL-contributing resources.
67	600 block of Scott	Retained	Low	Low	Compatible	Yes	Based on 1958 Sanborn, all buildings on west side of street demolished, now mostly empty lots. Two out of three historic buildings from 1958 intact on east side of street. Compatible infill.
68	800 block of North	Retained	Retained	High	Incompatible	Yes	Block itself has high integrity. Visible in next block east is a block-long parking lot. SW corner of North and Scott St has incompatible brick bungalow (1940), one bldg demolished since 1958 (1958 Sanborn). Block has 2 original NHL contributing bldgs.
69	700 block of Craven	Retained	Retained	High		No	Retains architectural integrity and historic density.
70	East and Craven	Retained	Retained	High		No	Retains architectural integrity and historic density. Landscape viewshed preserved. Very high concentration of NHL-contributing bldgs, 3 of 4 bldgs on corner NHL-contributing, 11 NHL bldgs within 1 block of survey point.

Survey Point #	Survey Point Name	Plan Integrity	Architectural Integrity	Infill Density	Infill Type	Vacant/ Parking Lots	Notes
71	New and Bay	Retained	Retained	High	Incompatible	No	House at NE corner in scale but with brick exterior (non-compatible). Viewshed to River preserved. Historic buildings remaining have good integrity. Within one block there are 5 original NHL-contributing bldgs.
72	400 block of New	Retained	Retained	High	Incompatible	No	Historic buildings have high integrity. One ranch infill house (1953), not compatible. 3 buildings on block are original NHL-eligible buildings.
73	New and King	Retained	Diminished	High	Compatible	Yes	NW corner is vacant lot and new house (compatible in scale), vacant lot was vacant in 1958 (Sanborn); SW corner parking lot (formerly industrial bldg in 1958 Sanborn), NE corner is historic church, SE corner is compatible infill residence (1993).
74	King and Hamilton	Retained	Retained	Low	Compatible	No	Retains historic integrity, based on 1958 Sanborn, NE corner was vacant, now has compatible infill residence (2001).
75	King and Short	Retained	Retained	High	Compatible	Yes	Good integrity. Historic open space (contributing to NHL District) and 1 original NHL-contributing building adjacent to survey point. Residence to SW is compatible infill (1977).
76	East end of Laurens St	Retained	Retained	High	Compatible	No	Retains historic integrity. Viewshed preserved. Small pump house (infill, probably ca1990) at survey point but because of small scale, does not detract from integrity. Adjacent to 2 NHL-contributing resources (including Tideholm).
77	Pinckney and Hancock	Retained	Retained	High	Incompatible	No	Retains historic density and integrity. Infill house on SW corner incompatible (1962 ranch). Original NHL-contributing bldgs on all other corners,

Survey Point #	Survey Point Name	Plan Integrity	Architectural Integrity	Infill Density	Infill Type	Vacant/ Parking Lots	Notes
78	300 block of Bayard	Retained	Retained	High	Incompatible	No	Retains historic density and integrity. Multiple infill incompatible houses at the center of the block (1950s). Two original NHL-contributing buildings on south side of block.
79	500 block of Washington	Retained	Retained	High	Incompatible	Yes	Block retains historic density and integrity, with 1 original NHL-contributing bldg. West of New St is 1 original NHL-contributing bldg (old USC bldg), but has incompatible addition to rear facing Washington.
80	500 block of Prince	Retained	Retained	High		No	Block retains historic density and integrity, with 2 original NHL-contributing bldgs (including Robert Smalls house). Good integrity with exception of one historic house that is being altered.
81	Newcastle and North	Retained	Diminished	High	Incompatible	Yes	NW corner Saint Helena Church (original NHL-contributing bldg) graveyard, southeast corner new infill house (1975) of compatible design, Southwest corner older home with new windows and new siding
82	900 block of North	Retained	Lost	Low	Incompatible	Yes	Post office built 1980s on north side of street, demolished original bldgs. Original bldgs with integrity in good condition on south side of street and east across from post office. Parking lots southwest of post office or behind post office.
83	900 block of Congress	Retained	Lost	Low	Incompatible	Yes	Block lacks any historic density and integrity. This block consists mostly of empty lots. The 1958 Sanborn map indicates dwellings lining both sides of the street.

Survey Point #	Survey Point Name	Plan Integrity	Architectural Integrity	Infill Density	Infill Type	Vacant/ Parking Lots	Notes
84	West and Greene	Retained	Diminished	Low	Incompatible	Yes	Southeast corner is vacant lot (also on 1958 Sanborn), northwest corner is modern incompatible infill (1965 but modified later), northeast corner is vernacular wood house, across street to the south, vernacular bungalow does not retain integrity.
85	Washington and Scott	Retained	Retained	High		No	Retains historic density and integrity, northeast corner has original NHL-contributing resource (Barnwell House).