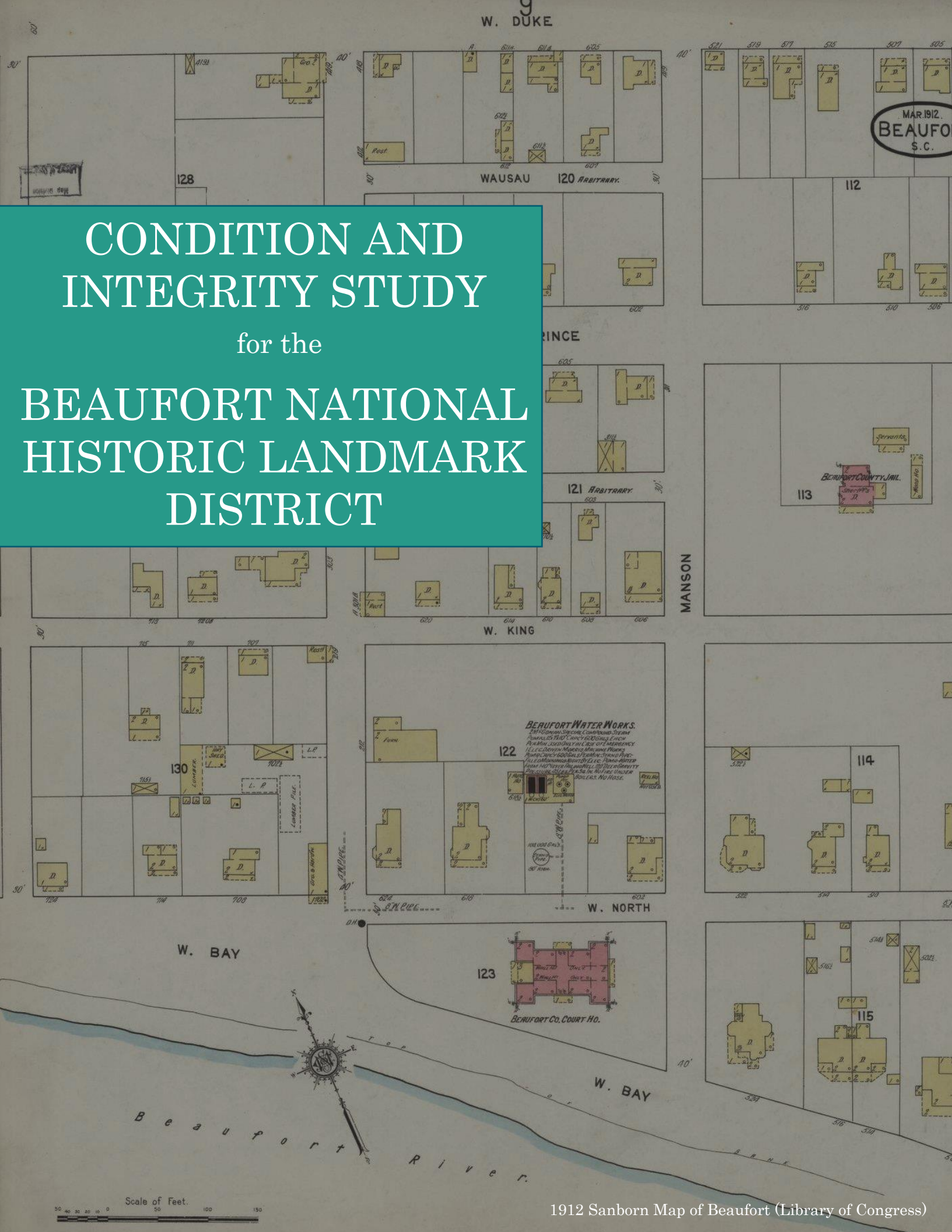


# CONDITION AND INTEGRITY STUDY for the BEAUFORT NATIONAL HISTORIC LANDMARK DISTRICT





# CONDITION AND INTEGRITY STUDY FOR THE BEAUFORT NATIONAL HISTORIC LANDMARK DISTRICT

*Prepared for the*



**National Park Service  
Southeast Region**

100 Alabama Street, SW  
1924 Building  
Atlanta, GA 30303-8701

*Prepared by*



**LG2 Environmental Solutions, Inc.**  
10475 Fortune Parkway, Suite 201  
Jacksonville, Florida 32256

*Principal Author:*

Rebecca Fenwick, MHP (Ethos Preservation)

*Co-Authors:*

Briana Paxton, MHP (Ethos Preservation)  
Joseph Paul Maggioni, MHP

*Other Contributions by:*

Alyssa Costas, MHP  
Ellen Harris, MFA, LEED AP, AICP (Ethos Preservation)  
Megan Bebee, MAS, RPA





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) Laretta 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

<b>CHAPTER 1. INTRODUCTION .....</b>	<b>1</b>
<b>CHAPTER 2. HISTORY.....</b>	<b>5</b>
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
<b>CHAPTER 3. METHODS.....</b>	<b>29</b>
Initial Meetings .....	29
Research.....	29
Baseline Properties for the BNHLD .....	29
Community Input .....	30
GIS Mapping.....	33
District Neighborhoods .....	33
Integrity Evaluation .....	37
<b>CHAPTER 4. ASSESSMENT RESULTS .....</b>	<b>39</b>
GIS Analysis Results .....	39
Field Survey Results .....	39
Survey Data Analysis.....	43
The Bluff.....	43
Downtown.....	47
Northwest Quadrant .....	53
Old Commons .....	58
The Point.....	64
General Observations.....	68
Summary .....	70
<b>CHAPTER 5. PUBLIC OUTREACH RESULTS.....</b>	<b>71</b>
Initial Public Outreach Efforts .....	71
Community Meeting Results .....	71
Listening Session Results.....	72
Identified Character-Defining Features.....	72
Identified Challenges to the District .....	72

Physical Areas of Most Concern.....	73
Successful Preservation Efforts .....	73
Other Comments .....	73
Public Comment Response .....	74
Draft Report Public Comment Response .....	81
Community Meeting Results – Draft Report Comments .....	82
Listening Session Results – Draft Report Comments .....	82
Proper Application of the Preservation Ordinance and the Form-Based Code.....	82
Analysis of the Effects of Unbuilt Projects on the BNHLD .....	83
Importance of Maintaining Ethnic Diversity Within the BNHLD.....	83
Correction of Factual Errors .....	83
Clarification of Relationship Between District Designations and Local Contributing Building List .....	83
Importance of Collaboration .....	84
Miscellaneous Comments .....	84
Public Comment Response .....	84
<b>CHAPTER 6. SUCCESSES AND CHALLENGES IN THE DISTRICT.....</b>	<b>91</b>
Character-Defining Features of the District and Aspects of Integrity .....	91
Preservation Successes.....	91
Analysis of Challenges .....	92
Application of the Historic Preservation Ordinance and Design Guidelines .....	92
Education and Training.....	95
Adoption of a Form-Based Code .....	95
Removal of Portion of the Historic District from HRB Review .....	95
Fragmented Historic Preservation Ordinance .....	96
No Sunset Provision for Building Demolition Permits .....	96
Northwest Quadrant: Loss of Integrity of Association and Other Issues.....	97
Right-of-Way Easements .....	97
Sea Level Rise.....	98
<b>CHAPTER 7. CONCLUSIONS AND RECOMMENDATIONS .....</b>	<b>101</b>
<b>REFERENCES CITED .....</b>	<b>105</b>
<b>Appendix A: Original 1969 Beaufort Historic District National Register Nomination Form .....</b>	<b>A - 1</b>
<b>Appendix B: Table of Contributing Resources to the BNHLD .....</b>	<b>B - 1</b>
<b>Appendix C: Survey Point Data .....</b>	<b>C - 1</b>
<b>Appendix D: Beaufort Historic Preservation Ordinance (Consolidated).....</b>	<b>D - 1</b>

## Figures

Figure 1. Beaufort National Historic Landmark District boundary. ....	3
Figure 2. Separate historic district designations for downtown Beaufort. ....	4
Figure 3. Plan of Beaufort, no date (South Carolina Department of Archives and History). ....	6
Figure 4. Bay Street, view east of Carteret from a 1909 postcard (City of Beaufort). ....	9
Figure 5. The Anchorage, 1103 Bay Street, from a 1915 postcard (City of Beaufort). ....	9
Figure 6. Beaufort Arsenal, 1906 postcard (City of Beaufort). ....	10
Figure 7. Map of Beaufort in 1860 (Library of Congress [LOC]). ....	10
Figure 8. Five generations of an enslaved family at Smith Plantation, Beaufort in 1862 (LOC). ....	11
Figure 9. “Colard foakes” (colored folks) church in Beaufort, 1863 (LOC). ....	14
Figure 10. Postcard of Bay Street in 1909 (City of Beaufort). ....	15
Figure 11. Beaufort County Courthouse, built 1883 and remodeled in 1936. ....	17
Figure 12. Beaufort Inn ca. 1945, photograph by Lucille Culp (City of Beaufort). ....	18
Figure 13. Postcard of Sea Island Hotel, 1015 Bay Street, demolished 1959. ....	19
Figure 14. Waterfront high-rise apartments proposed in 1962 but never built (HBF). ....	20
Figure 15. Historic open land in The Point neighborhood protected through easement. ....	20
Figure 16. Beaufort waterfront prior to construction of the Henry C. Chambers Waterfront Park. ....	21
Figure 17. Beaufort Waterfront Park in 2019, the Saltus House is circled in this figure and Figure 16. ....	21
Figure 18. Chambers Waterfront Park showing the raised Yacht Club building (right) at 902 Bay Street. ....	22
Figure 19. Rhett law office moved in 2006 (Beaufort Gazette, March 2, 2006). ....	24
Figure 20. The Merrill Lynch building at 700 Bay Street, built 2009. ....	25
Figure 21. Reconstruction Era NHP Visitors Center on Craven Street. ....	26
Figure 22. Map of local historic preservation district, conservation district, Bladen Street Redevelopment District ..	28
Figure 23. Map showing original contributing resources to BNHLD as identified through Feiss & Wright (1970). ...	31
Figure 24. Project survey points. ....	35
Figure 25. BNHLD neighborhoods. ....	36
Figure 26. Map of infill within the BNHLD (2023). ....	40
Figure 27. Significant infill projects, 1978 – present. ....	41
Figure 28. Extant and demolished NHL-contributing resources, 2023. ....	42
Figure 29. View northeast from Bay and Hamar Streets towards the Bluff and District boundary. ....	44
Figure 30. View northwest from Bay and Hamar Streets to out-of-scale modern school. ....	44
Figure 31. Out-of-scale infill (row of townhouses) north of the Bluff neighborhood on King Street. ....	45
Figure 32. View east to 1411 and 1405 Bay Street, 1970 (Community Planning Division 1970). ....	46
Figure 33. View east to 1411 and 1405 Bay Street, 2023. ....	46
Figure 34. Townhouse construction at 1105-1109 Bay Street, former garden lots in The Bluff. ....	47
Figure 35. View northeast to Beaufort Library and parking lot, built 1992. ....	48
Figure 36. Construction of bank at 916 Bay Street (center) in 1978 demolished two NHL-contributing buildings. ...	49
Figure 37. Incompatible design at 700 Bay Street. ....	49
Figure 39. View east along Bay Street from Charles Street, 1974 (Little 1974). ....	50
Figure 40. View east along Bay Street from Charles Street, 2022. ....	50
Figure 41. View west along Bay Street from Carteret Street, 1974 (Little 1974). ....	51
Figure 42. View west along Bay Street from Carteret Street, 2022. ....	51
Figure 43. 808-812 Bay Street, 1979 (Milner 1979). ....	52
Figure 44. 808-812 Bay Street, 2022. ....	52
Figure 45. Northwest Quadrant map showing locations of post-1958 building demolition. ....	54
Figure 46. New construction on Prince Street, view east from Adventure Street. ....	54
Figure 47. View northeast to the intersection of Duke and Wilmington Streets, 1970. ....	55
Figure 48. View northeast to the intersection of Duke and Wilmington Streets, 2022. ....	55
Figure 49. View north at Bladen and Prince, out-of-scale infill in the Northwest Quadrant. ....	56
Figure 50. View northwest from Monson and Prince Streets. ....	56
Figure 51. Outsized utility poles at the corner of Greene and Bladen Streets. ....	57
Figure 52. 807 Port Republic Street, south boundary of Old Common neighborhood, 1979 (Milner 1979). ....	59
Figure 53. 807 Port Republic Street, 2002. ....	59
Figure 54. 809 Duke Street in Old Commons neighborhood, 1979 (Milner 1979). ....	60
Figure 55. 809 Duke Street, 2022. ....	60

Figure 56. The Arsenal Museum on Craven Street anchors the south edge of Old Commons. ....	61
Figure 57. Map showing locations of building demolitions in Old Commons since 1958. ....	62
Figure 58. View northwest, former building sites at intersection of Scott and Prince Street. ....	63
Figure 59. Infill constructed since 1958 on north side of King Street between West and Scott Streets. ....	63
Figure 60. View west to the U.S. Post Office, an incompatible design in an entire city block of Old Commons. ....	64
Figure 61. View east of 501 Pinckney Street in The Point, 1979 (Milner 1979). ....	65
Figure 62. View east of 501 Pinckney Street, 2022. ....	65
Figure 63. View west from the corner of Pinckney and Hancock Streets. ....	66
Figure 64. View southwest from King and Short Streets. ....	66
Figure 65. View south into the Point from the intersection of Carteret and King, 1970. ....	67
Figure 66. View south into the Point from the intersection of Carteret and King, 2022. ....	67
Figure 67. Infill construction at 1119 Boundary Street, north of and adjacent to the BNHLD. ....	68
Figure 68. Henry C. Chambers Waterfront Park, view west. ....	69
Figure 69. Riverwalk at the Henry C. Chambers Waterfront Park, view west. ....	69
Figure 70. Public comment input on character-defining features of the BNHLD. ....	75
Figure 71. Public comment input on challenges to the BNHLD. ....	76
Figure 72. Public comment on areas of concern within the BNHLD. ....	77
Figure 73. Public comment on preservation successes within the BNHLD. ....	78
Figure 74. Public comment on draft report's description of preservation successes and challenges. ....	85
Figure 75. Public comment on changes that should be brought to the attention of the NPS. ....	86
Figure 76. Changes that should be brought to NPS attention, draft report public comment. ....	87
Figure 77. Public comment on draft report recommendations. ....	88
Figure 78. 706 Bladen Street, built 2021 ....	96
Figure 79. Historical markers interpret now-demolished waterfront buildings at Chambers Waterfront Park. ....	98

## 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 Secretary of the Interior 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 18<sup>th</sup> 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 19<sup>th</sup> 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 of Historic Places (NRHP) 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,<sup>1</sup> 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

---

<sup>1</sup> 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 18<sup>th</sup> 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.

There is one very important clarification that must be made regarding this NHL District integrity study. Downtown Beaufort has *three separate and overlapping historic district designations* for the same area (Figure 2). They are as follows:

- **The Beaufort National Historic Landmark District (BNHLD).** This is an honorific designation by the NPS for historic properties that illustrate the heritage of the United States, and is the highest level of designation by the NPS. The BNHLD was designated in 1973 and originally consisted of 162 contributing resources. The BNHLD has never been updated.
- **The Beaufort National Register District.** This is an honorific designation by the NPS for historic places worthy of preservation. The Beaufort National Register District was listed in 1969. The NPS used the original National Register District nomination for its 1973 listing of Beaufort as an NHL. There have since been two updates to the National Register District, one in 1986 and the other in 2001. These updates extended the period 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. 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.**
- **The Beaufort Historic District Overlay.** This overlay is a local designation by the City of Beaufort that is regulatory in nature. The Historic District Overlay subjects projects within the Overlay to review by the Beaufort Historic District Review Board (HRB), which utilizes established design guidelines to approve or deny approval to proposed rehabilitation, renovation, and new construction projects within the Historic District Overlay. In essence, the Historic District Overlay protects the integrity of both the BNHLD and the Beaufort National Register District.

**As a technical matter this report only assesses the integrity of the BNHLD and does not include an integrity assessment of the overlapping Beaufort National Register District.** However, the BNHLD, the National Register District, and the local Historic District Overlay share boundaries and contributing resources and refer to the same geographic area. Therefore, preservation challenges examined within this document *affect all three overlapping districts within downtown Beaufort.*

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, public outreach results
- Chapter 6, preservation successes and challenges in the BNHLD;
- Chapter 7, 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
- Appendix D: Draft Consolidated Historic Preservation Ordinance



Figure 1. Beaufort National Historic Landmark District boundary.

## NHL vs NR vs Local District

### National Historic

#### Landmark District

(designated 1973)

- +140 extant resources listed as contributing
- +Period of Significance 1712-1919
- + Honoric Program administered by the National Park Service

### National Register

#### District

(designated 1969, updated in 1986 and 2001)

- + 474 resources listed as contributing
- + Period of Significance 1712-1950
- + Honoric Program administered by the National Park Service

### Beaufort Historic

#### District Overlay

(Local)

- + Beaufort Preservation Neighborhood
- + Beaufort Conservation Neighborhood
- + Protects Integrity
- + Administered by the City of Beaufort and the Local Historic Review Board

Figure 2. Separate historic district designations for downtown Beaufort.

## 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 3). 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).



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 Anglican Church (formerly 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 4). 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 5) (Schneider 2001, Section 8:13).

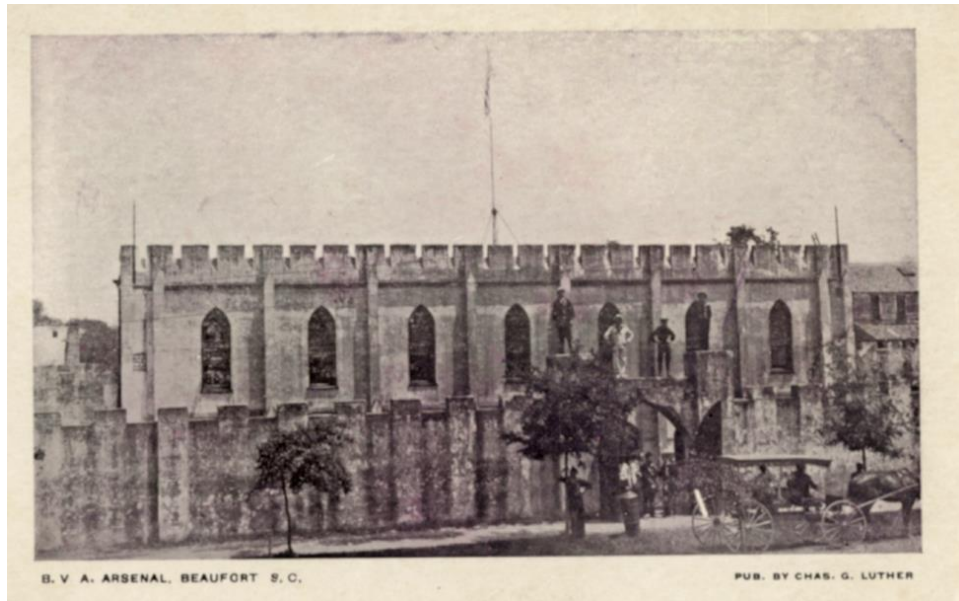
In the years leading up to the Civil War (1861-1865), Beaufort amassed one of the largest concentrations of wealth in South Carolina. The Beaufort Arsenal (1798) (Figure 6), the Baptist Church of Beaufort (1804), and the Beaufort Library Society (1807) became the leading military, religious, and intellectual 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, enslaved persons most likely built the monumental homes. 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 4. Bay Street, view east of Carteret from a 1909 postcard (City of Beaufort).*



*Figure 5. The Anchorage, 1103 Bay Street, from a 1915 postcard (City of Beaufort).*



*Figure 6. Beaufort Arsenal, 1906 postcard (City of Beaufort).*



*Figure 7. Map of Beaufort in 1860 (Library of Congress [LOC]).*

## The Civil War in Beaufort

Beaufort (Figure 7) 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 8).



*Figure 8. 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 1<sup>st</sup> 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 9). 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 10) remained active with continual renewal as buildings were remodeled or replaced during each era (Schneider 2001, Section 8:47).



*Figure 9. "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 10. 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 11) (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 11. 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 12). 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 13) and replaced with a Best Western Hotel, and in 1962 an 11-story apartment building was proposed for development on The Point (Figure 14), 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 12. Beaufort Inn ca. 1945, photograph by Lucille Culp (City of Beaufort).



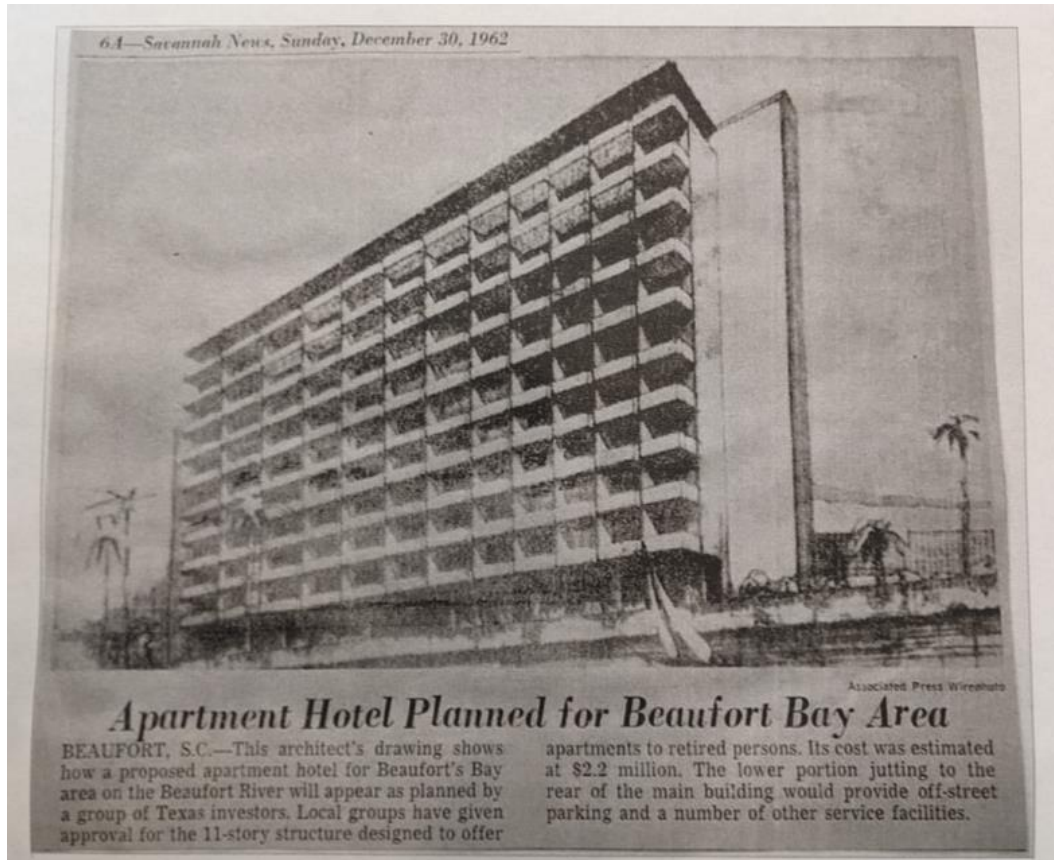
Figure 13. Postcard of Sea Island Hotel, 1015 Bay Street, demolished 1959 (Lowcountry Digital Library, Beaufort County Library).

### 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. Since its inception, the HBF revolving fund has saved 15 historic properties. HBF established a preservation easement program later in the decade, which has preserved 32 additional historic properties.

The year 1971 also 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 15). 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.

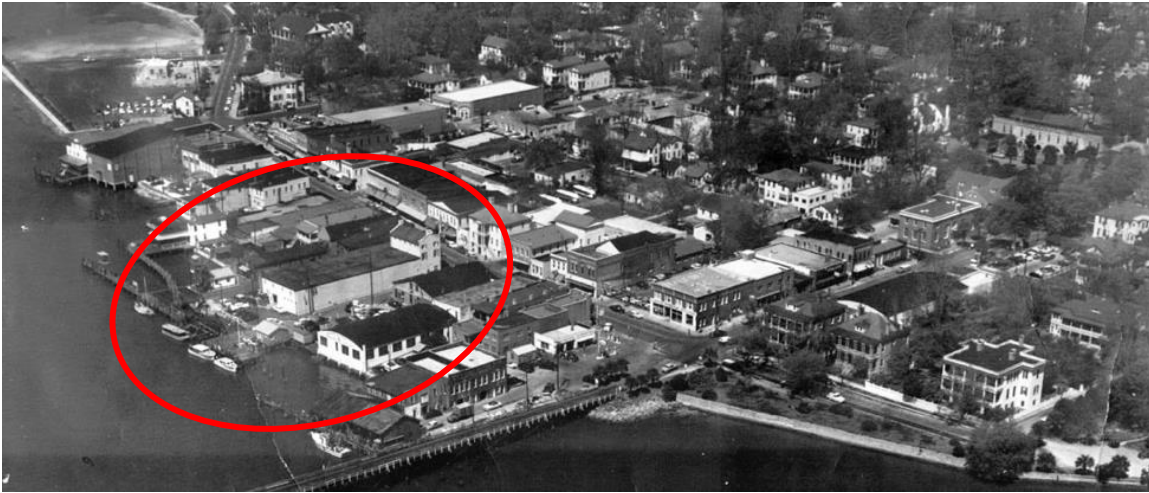


*Figure 14. Waterfront high-rise apartments proposed in 1962 but never built (HBF).*



*Figure 15. 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 1972 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 16 and 17). 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 18).



*Figure 16. Beaufort waterfront prior to construction of the Henry C. Chambers Waterfront Park (City of Beaufort).*



*Figure 17. Beaufort Waterfront Park in 2019, the Saltus House is circled in this figure and Figure 16 for orientation (WTOC).*



*Figure 18. 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). In January 1981 the City of Beaufort enacted a tree ordinance which required approval by the city for the cutting of any live oak, dogwood, or other native flowering tree five inches or more in diameter (Norman 1981:8A).

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.

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 principles were established for the Northwest Quadrant of the BNHLD, authored by Winter & Company. This document included concessions made for materials and changes to secondary facades, rooted in a desire to maintain home ownership and avoid gentrification.

## **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 from its original location at the corner of West and Port Republic Streets about 160 feet northeast behind the Female Benevolent Society building. The building's former location is currently occupied by a parking lot (Figure 19).



*Figure 19. 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 20) 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, parcels in the Bladen Street Redevelopment District not listed as contributing were removed from the purview of the (HRB) under Mayor Keyserling, as part of a Redevelopment Commission initiative. Instead, these non-contributing parcels are reviewed by city staff against alternative architectural and streetscape design standards. 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 21). 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 20. The Merrill Lynch building at 700 Bay Street, built 2009.*



*Figure 21. 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.

In 2022, the Freedman Arts District nonprofit was formed to support the heirs and families retaining property ownership in the Northwest Quadrant to restore or renovate the buildings as well as support arts events and marketing in the area. Four properties are under renovation and the work is supported in part by

private donations held in a revolving fund. A year later, the Woods Memorial Bridge was successfully listed on the NRHP.

Currently, the BNHLD boundary overlaps with the local City of Beaufort historic district, which consists of a “Preservation Neighborhood” and a “Conservation Neighborhood”. The Preservation Neighborhood consists of The Bluff, Downtown, Old Commons, and The Point and is subject to the local historic district ordinance and the Milner 2022 *Beaufort Preservation Manual* design guidelines. The Northwest Quadrant neighborhood of the BNHLD is designated as a “Conservation Neighborhood” under the local preservation ordinance. 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 2022 *Beaufort Preservation Manual*. The Bladen Street Redevelopment District, which straddles both the Conservation and Historic Preservation neighborhoods, is currently exempt from HRB review of new construction (Figure 22).

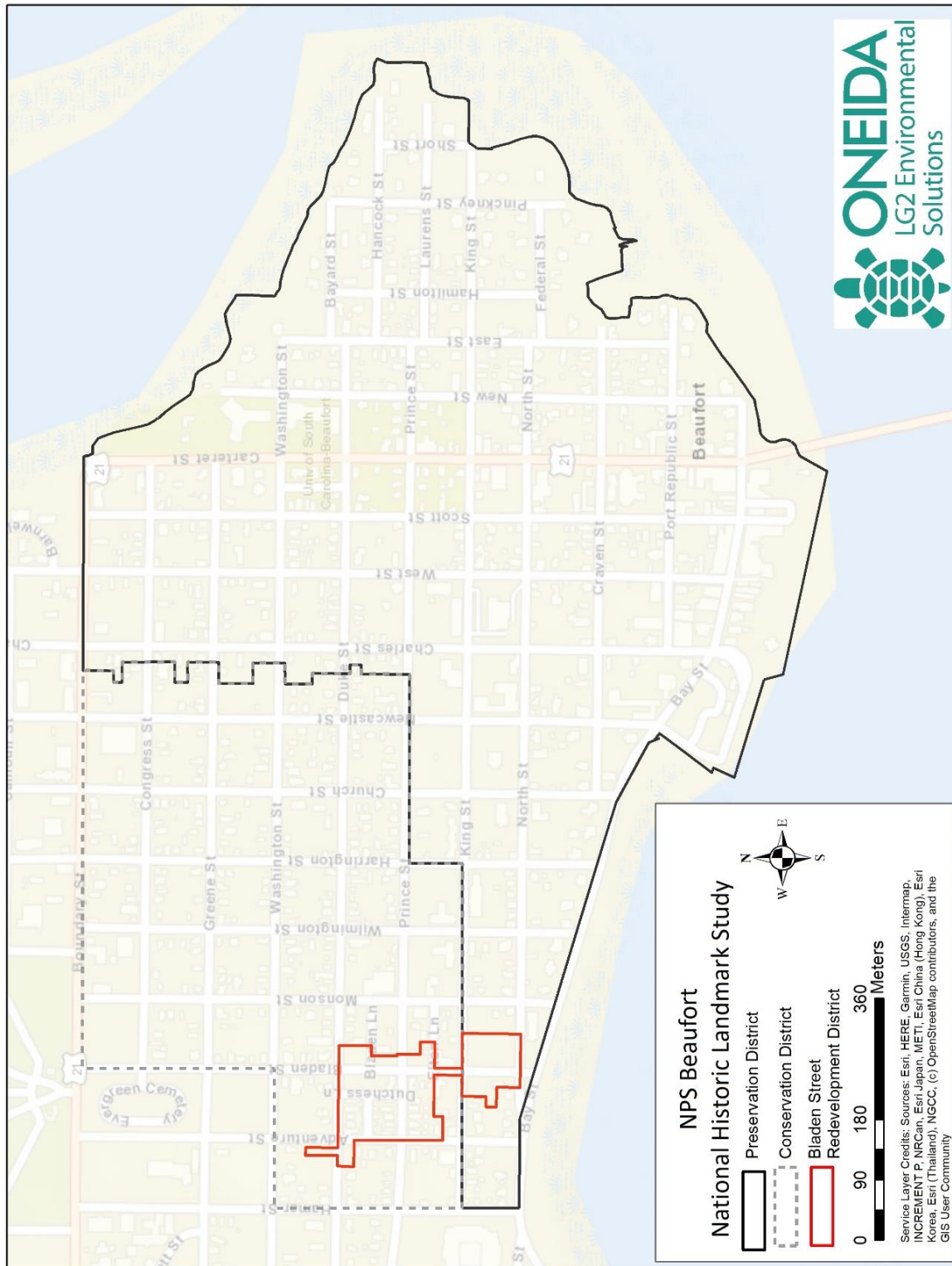


Figure 22. Map of local historic preservation district, conservation district, and Bladen Street Redevelopment

## 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-18<sup>th</sup> to mid-19<sup>th</sup> century” (Fant 1969:2). Its specific period of significance is indicated, however, as the 18<sup>th</sup>, 19<sup>th</sup>, and 20<sup>th</sup> 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 23). 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.

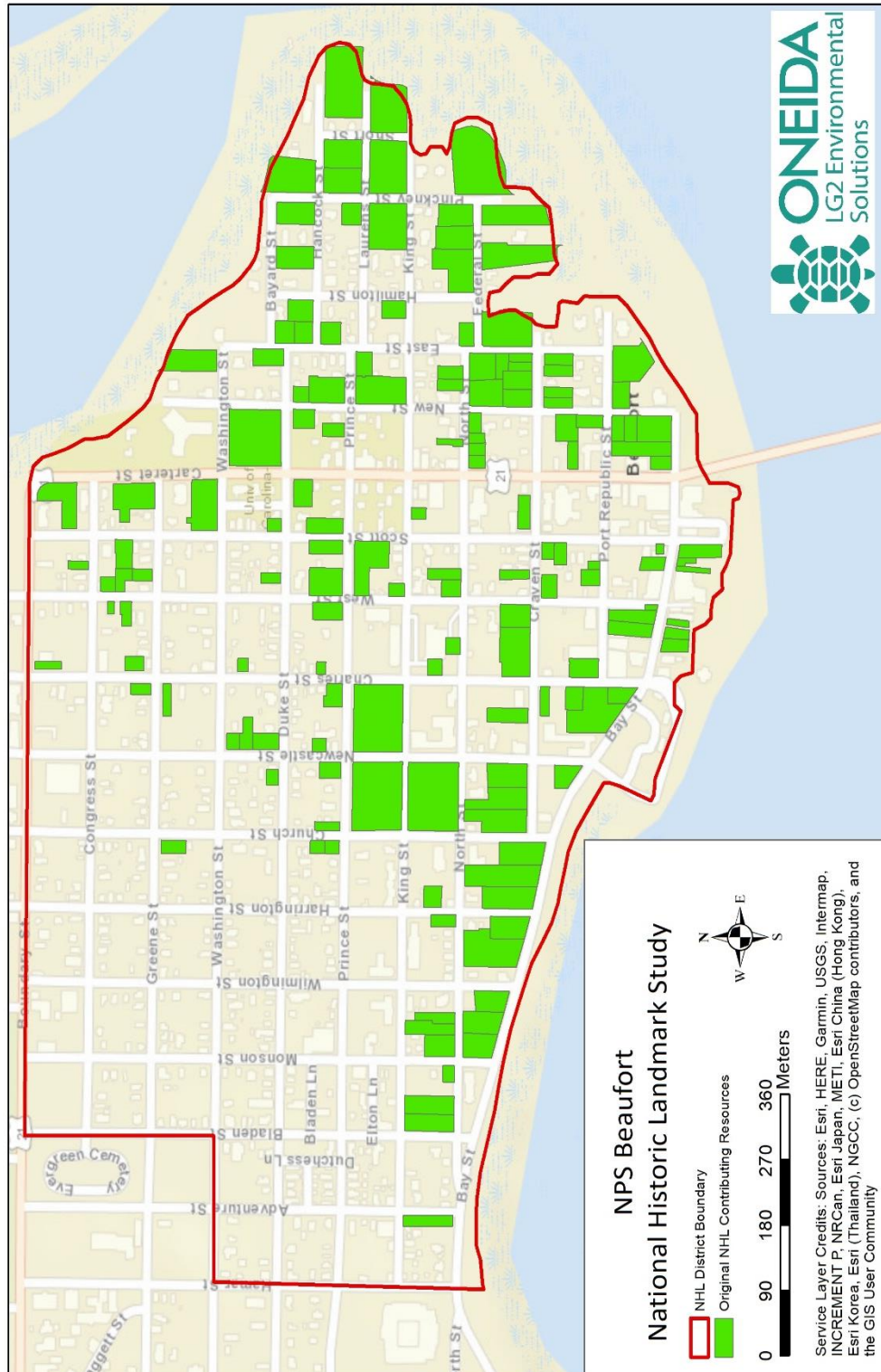


Figure 23. Map showing original contributing resources to the BNHLD as identified through Feiss and Wright (1970).

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.

The NPS solicited additional public comments on the draft report after its release on January 25, 2023. Information about the methods and results of this public outreach effort can be found in Chapter 5.

## 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 24). 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 unique character (Figure 25). 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 Anglican 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 Bladen Street Redevelopment District Overlay is also located in the Northwest Quadrant, which exempts any parcels in that area not listed as contributing from HRB purview. 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).

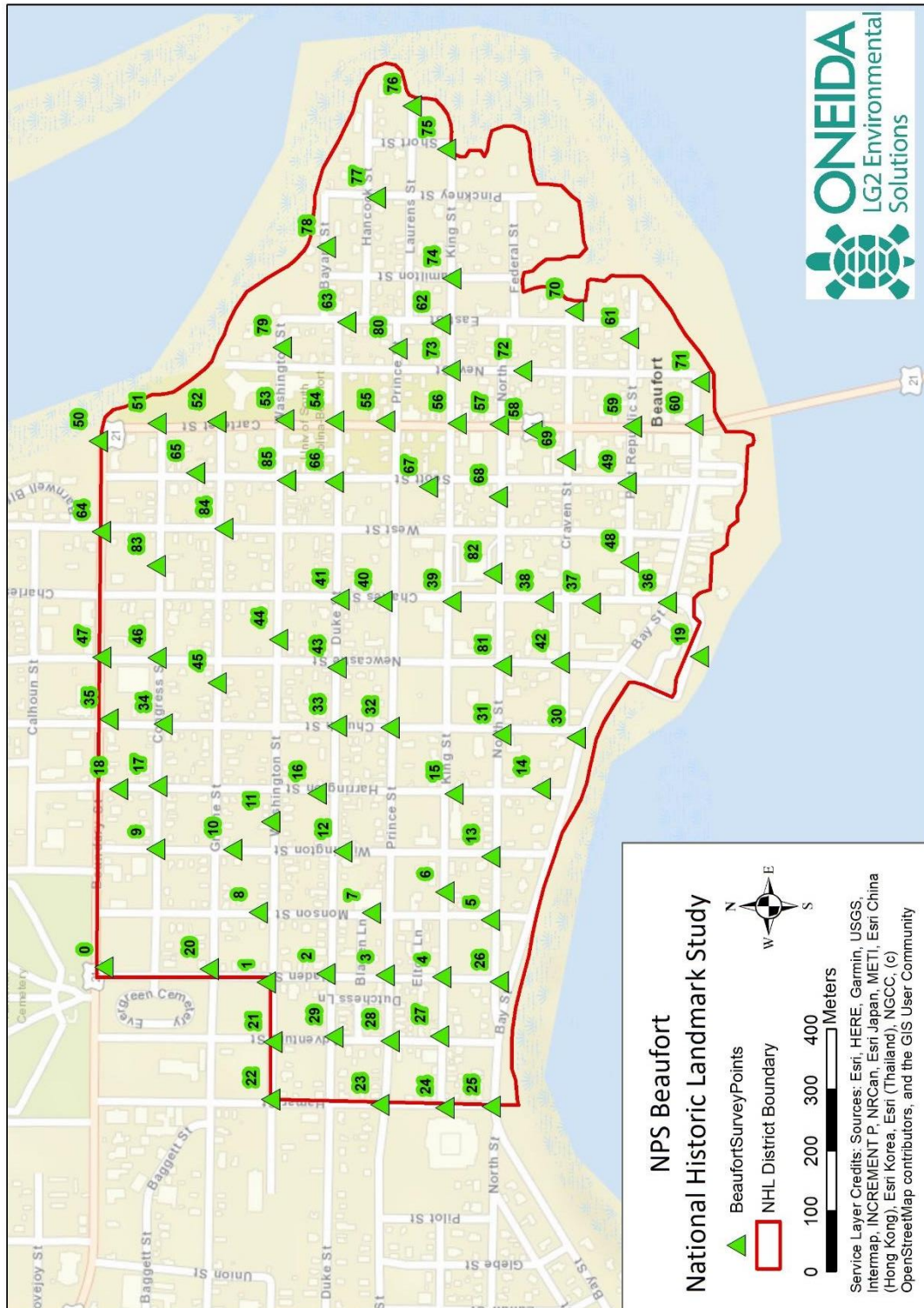


Figure 24. Project survey points.



Figure 25. 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 maintains 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 26). 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. Both upcoming and past major infill projects have also impacted (or will impact) Downtown (Figure 27).

### 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 11 buildings of the 152 confirmed significant resources from the Feiss and Wright survey have been lost since the BNHLD was listed, and one moved to a different location (Figure 28).<sup>2</sup> This represents a loss of 7% of contributing NHL resources since 1973. Half of the losses occurred in the Old Commons neighborhood; Downtown and the Northwest Quadrant sustained two losses each, while The Bluff sustained one loss and one relocated residence. 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.

---

<sup>2</sup> The residence at 1513 North Street was moved 90 meters northwest across the intersection of Bladen and King Streets to its new location at 604 Bladen Street, shifting the resource's location from The Bluff to the Northwest Quadrant (O'Kelley 2023).

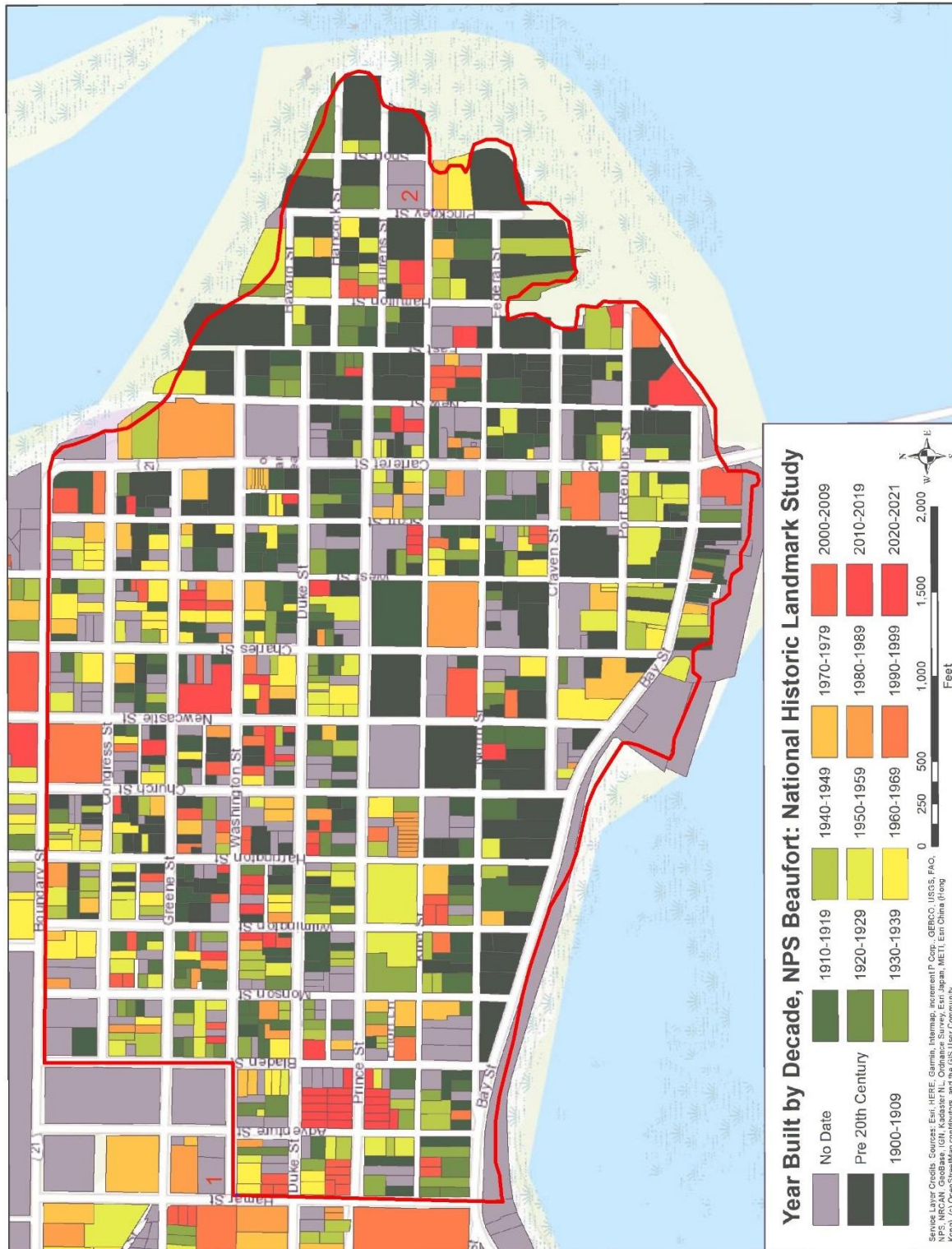


Figure 26. Map of infill within the BNHLD (2023).

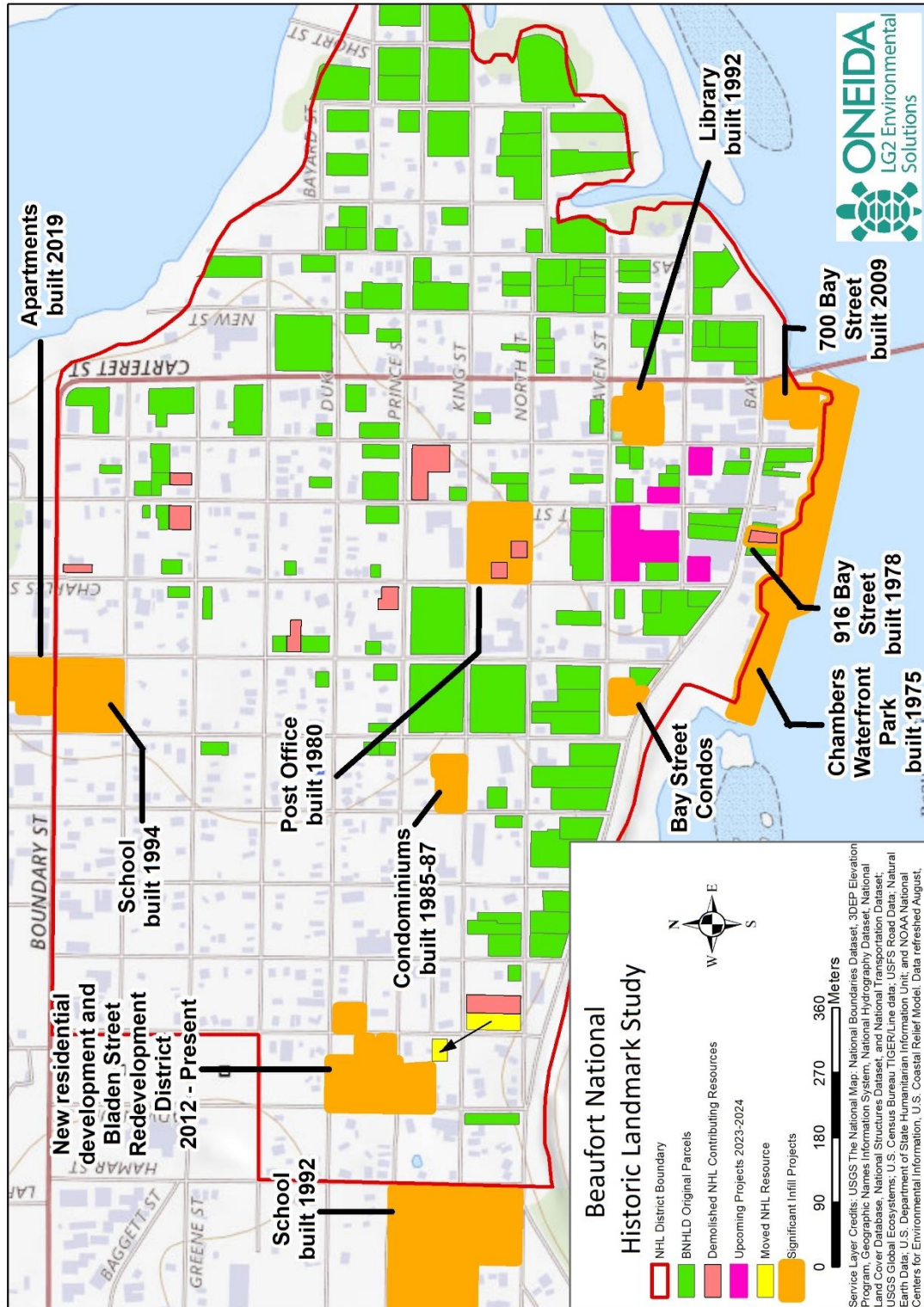


Figure 27. Significant infill projects, 1978 – present.

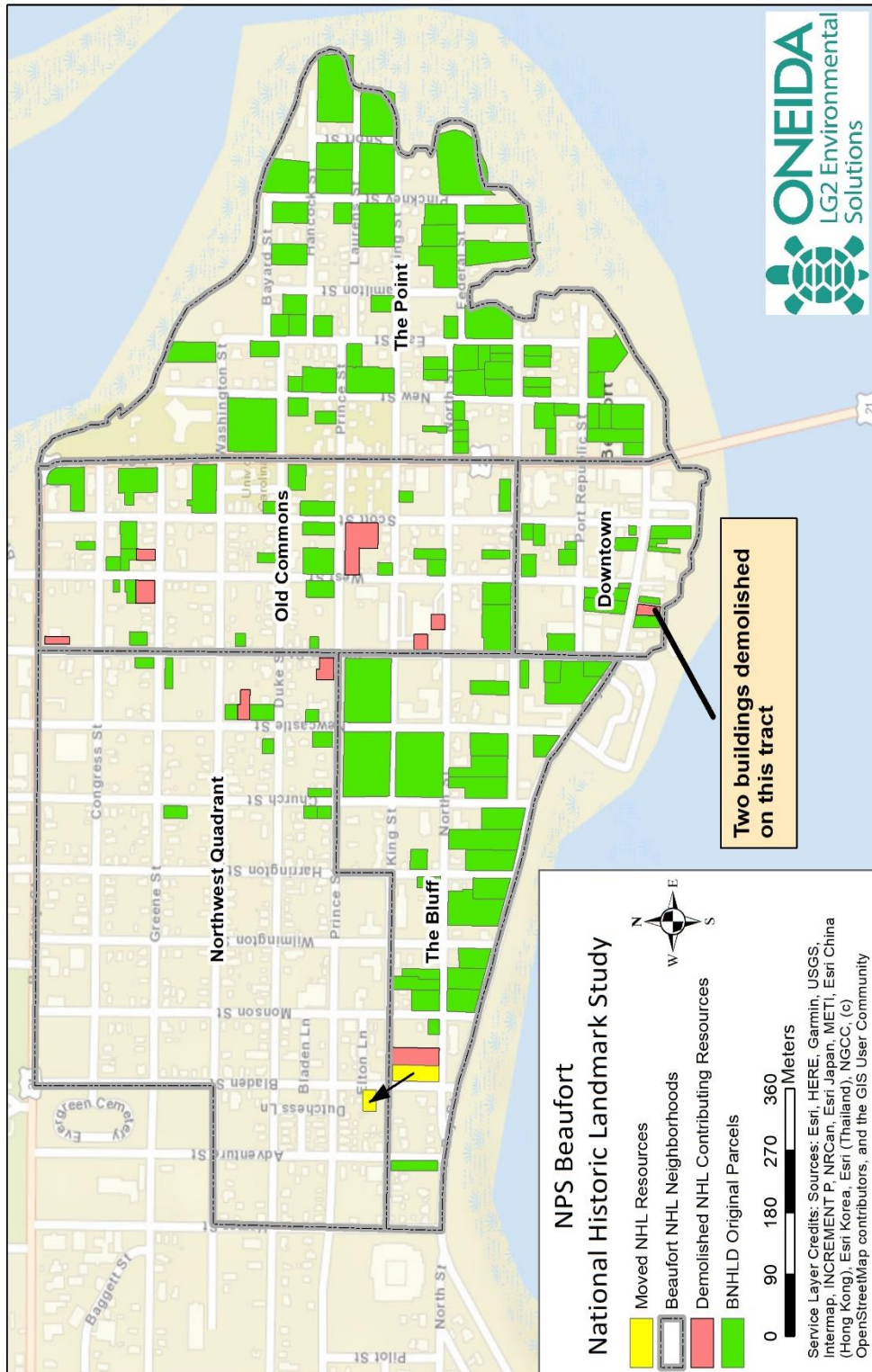


Figure 28. Extant and demolished NHL-contributing resources, 2023.

## 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:

- **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)
- **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)
- **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)
- **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)
- **Vacant / Parking Lots.** Include separate Vacant/Parking Lots Notes field. Drop-down fields:
  - a. Yes
  - b. No
- **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	Survey Points
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.	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 29 and 30). 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 31).



*Figure 29. View northeast from Bay and Hamar Streets towards the Bluff and District boundary.*



*Figure 30. View northwest from Bay and Hamar Streets to out-of-scale modern school across street from view in Figure 26.*



*Figure 31. 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 32 and 33). 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 34). No other attached townhouses of this form 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 32. View east to 1411 and 1405 Bay Street, 1970 (Community Planning Division 1970).*



*Figure 33. View east to 1411 and 1405 Bay Street, 2023.*



*Figure 34. Townhouse construction at 1105-1109 Bay Street, former garden lots in The Bluff.*

#### Downtown

Plan Integrity	Architectural Integrity	Infill Density	Infill Type	Vacant Lots	Survey Points
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.	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 35), 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.

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 36). At 700 Bay Street, an incompatible three-story masonry building with a curved corner, was built in 2009 where a gas station existed previously (Figure 37). Additionally, buildings extant to the south, which faced the bridge to Ladys Island, were also demolished (Figure 38). 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 39 - 44). There has been some recent infill that appears to be too tall and out of scale with the character of the area.



*Figure 35. View northeast to Beaufort Library and parking lot, built 1992.*



*Figure 36. Construction of the bank at 916 Bay Street (center) in 1978 demolished two NHL-contributing buildings.*



*Figure 37. Incompatible design at 700 Bay Street.*



*Figure 39. View east along Bay Street from Charles Street, 1974 (Little 1974).*



*Figure 40. View east along Bay Street from Charles Street, 2022.*



*Figure 41. View west along Bay Street from Carteret Street, 1974 (Little 1974).*



*Figure 42. View west along Bay Street from Carteret Street, 2022.*



*Figure 43. 808-812 Bay Street, 1979 (Milner 1979).*



*Figure 44. 808-812 Bay Street, 2022.*

## Northwest Quadrant

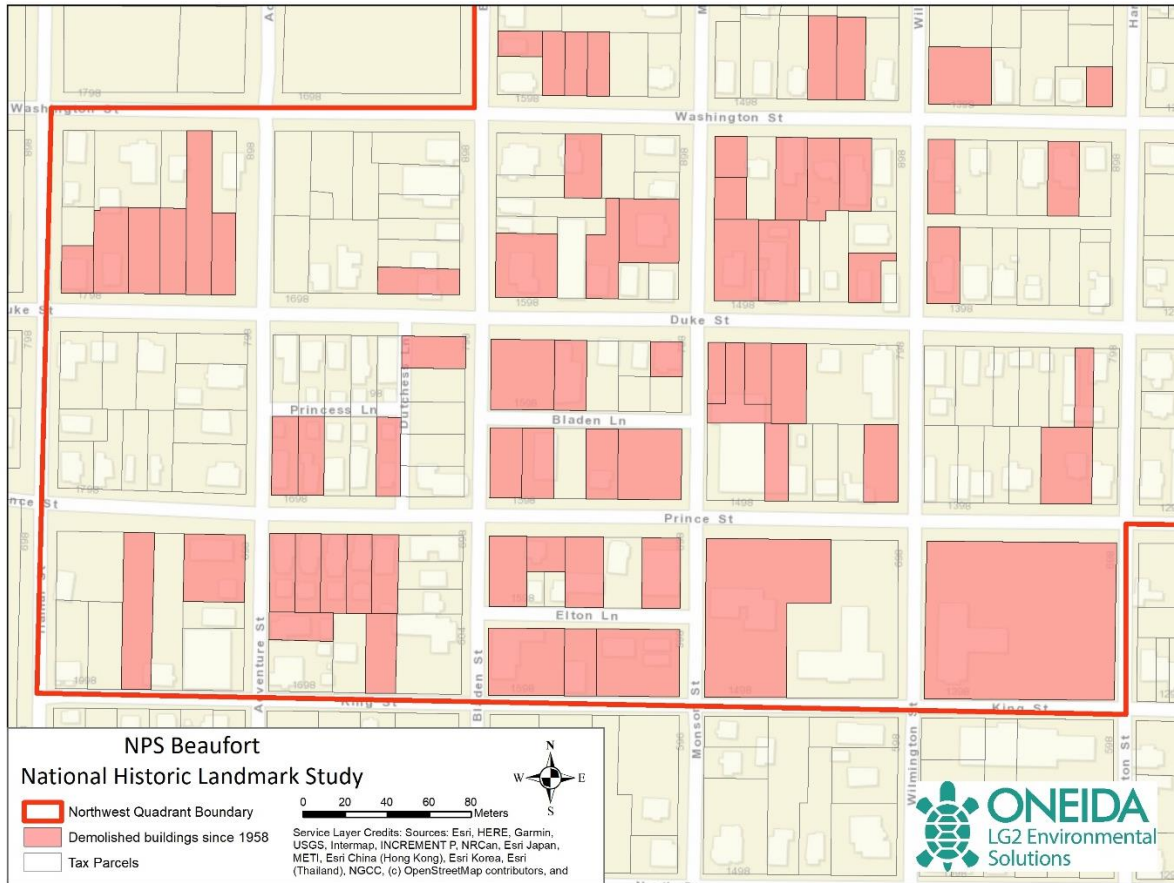
Plan Integrity	Architectural Integrity	Infill Density	Infill Type	Vacant Lots	Survey Points
Retained	Diminished as evidenced in incompatible infill and insensitive alterations to historic buildings.	Mixed. Singular infill buildings dot the area, whereas a handful of streets (Washington, Duke, and Prince) 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.	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 neighborhood of small frame houses set on generous lots, 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) mostly 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 45), 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 46).

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 47 and 48), and Greene Street between Bladen and Charles Streets. Other areas, however, feature inappropriate, out-of-scale infill, such as the Bladen Street corridor (Figure 49) between King and Duke Streets (part of the Bladen Street Redevelopment District exempt from HRB review), or have seen significant demolition of historic-period residences since the late 1950s, such as Monson Street between Prince and Duke (Figure 50). 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 51).



*Figure 45. Northwest Quadrant map showing locations of post-1958 building demolition.*



*Figure 46. 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 47. View northeast to the intersection of Duke and Wilmington Streets, 1970 (Community Planning Division 1970).*



*Figure 48. View northeast to the intersection of Duke and Wilmington Streets, 2022.*



*Figure 49. View north at Bladen and Prince, out-of-scale infill in the Northwest Quadrant, Bladen Street Redevelopment District.*



*Figure 50. View northwest from Monson and Prince Streets, most residences demolished between 1958 and early 1980s.*



*Figure 51. Outsized utility poles at the corner of Greene and Bladen Streets.*

## Old Commons

Plan Integrity	Architectural Integrity	Historic Infill Density	Infill Type	Vacant Lots	Survey Points
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.	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 52 - 55), commercial buildings, and religious buildings, with commercial buildings concentrated along Carteret Street. Additionally, the historic Beaufort Artillery Arsenal (Figure 56), 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 57). 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 58). 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 59). 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 60).

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 52. 807 Port Republic Street, south boundary of Old Common neighborhood, 1979 (Milner 1979).*



*Figure 53. 807 Port Republic Street, 2002.*



*Figure 54. 809 Duke Street in Old Commons neighborhood, 1979 (Milner 1979).*



*Figure 55. 809 Duke Street, 2022.*



*Figure 56. The Arsenal Museum on Craven Street anchors the south edge of Old Commons.*

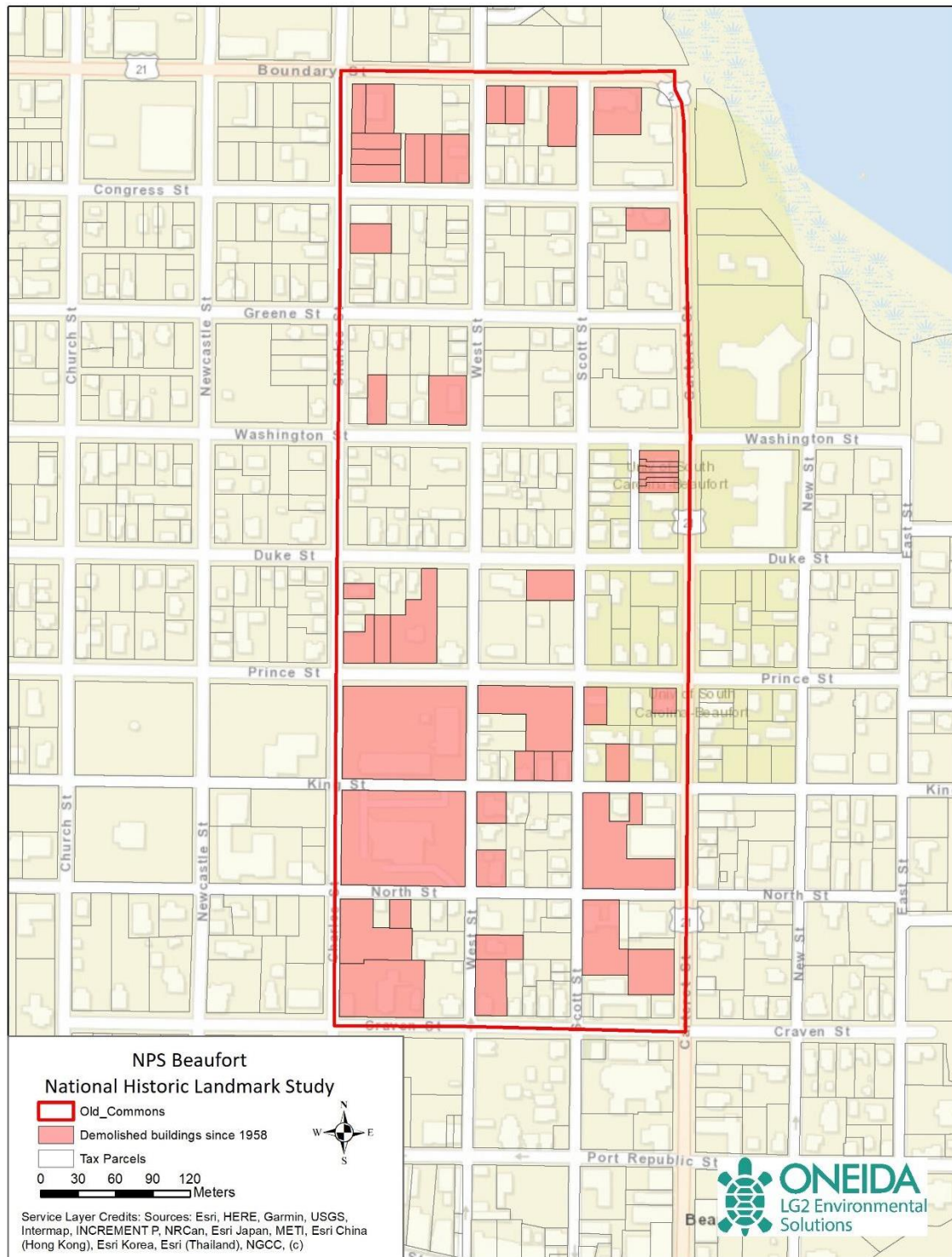


Figure 57. Map showing locations of building demolitions in Old Commons since 1958.



*Figure 58. View northwest, former building sites at intersection of Scott and Prince Street.*



*Figure 59. Infill constructed since 1958 on north side of King Street between West and Scott Streets.*



*Figure 60. 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	Survey Points
Retained	Retained, except for diminished portions of west boundary at Carteret Street.	Retained.	Compatible infill 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.	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 61 – 64).

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 University of South Carolina Beaufort 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 65 and 66).



*Figure 61. View east of 501 Pinckney Street in The Point, 1979 (Milner 1979).*



*Figure 62. View east of 501 Pinckney Street, 2022.*



*Figure 63. View west from the corner of Pinckney and Hancock Streets.*



*Figure 64. 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 65. View south into the Point from the intersection of Carteret and King, 1970 (Community Planning Division 1970).*



*Figure 66. 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 contributes to loss of integrity. On the north side of Boundary Street, outside of the District and adjacent to the Northwest Quadrant and Old Commons, out-of-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 67).

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 68 and 69).



*Figure 67. Infill construction at 1119 Boundary Street, north of and adjacent to the BNHLD.*



*Figure 68. Henry C. Chambers Waterfront Park, view west.*



*Figure 69. 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.

### Initial Public Outreach Efforts

Public outreach efforts began in January 2022, consisting of two community meetings and three listening sessions via an online platform. In addition to these meetings, the NPS solicited the public for online comments.

#### Community Meeting Results

The online virtual community meetings consisted of a joint presentation by the NPS and LG2, 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. Many 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. Some 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. Many participants felt that this problem was primarily 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 indeed led to multiple vacancies and demolitions within the Northwest Quadrant, and many lost freedmen's cottages over the years. The problems facing the Northwest Quadrant, however, cannot be boiled down to a single issue, and results from the historical, social, and cultural background of the city. Perhaps the best description of the challenges facing the Northwest Quadrant was given by a member of the general public commenting on the draft report:

Historical and current factors have eroded the [Northwest Quadrant's] fabric: the end of segregation which caused both residential and economic outflows; aging properties and rising costs of property maintenance; heirs' property quagmires; a gang and crime presence; and gentrification. Some African Americans desire to escape and see the sale of their property to developers as their only out. Others would like to remain, wishing to preserve familial and community ties but lack the financial and navigational means to improve their substandard housing. Distrust of those individuals and organizations which could help is a barrier to preservation initiatives.

Multiple agendas characterize the Northwest Quadrant. African Americans have undertaken, with varying degrees of white involvement, a vision which incorporates the Charles Lind Brown Center, Black Chamber of Commerce building events and affordable housing. At the same time that African Americans are recasting and reinvigorating a once vibrant African American community, largely white gentrification is occurring at a rapid pace. The Northwest Quadrant as an arts district is being fostered. The city of Beaufort has its vision. The amalgamated result is a troubled evolution/preservation dynamic which attention solely to adherence/non-adherence to design review standards, ordinances and policies cannot effectively address (NPS 2023).

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 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 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 guidance 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 mentioned 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?**

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 70).

*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.

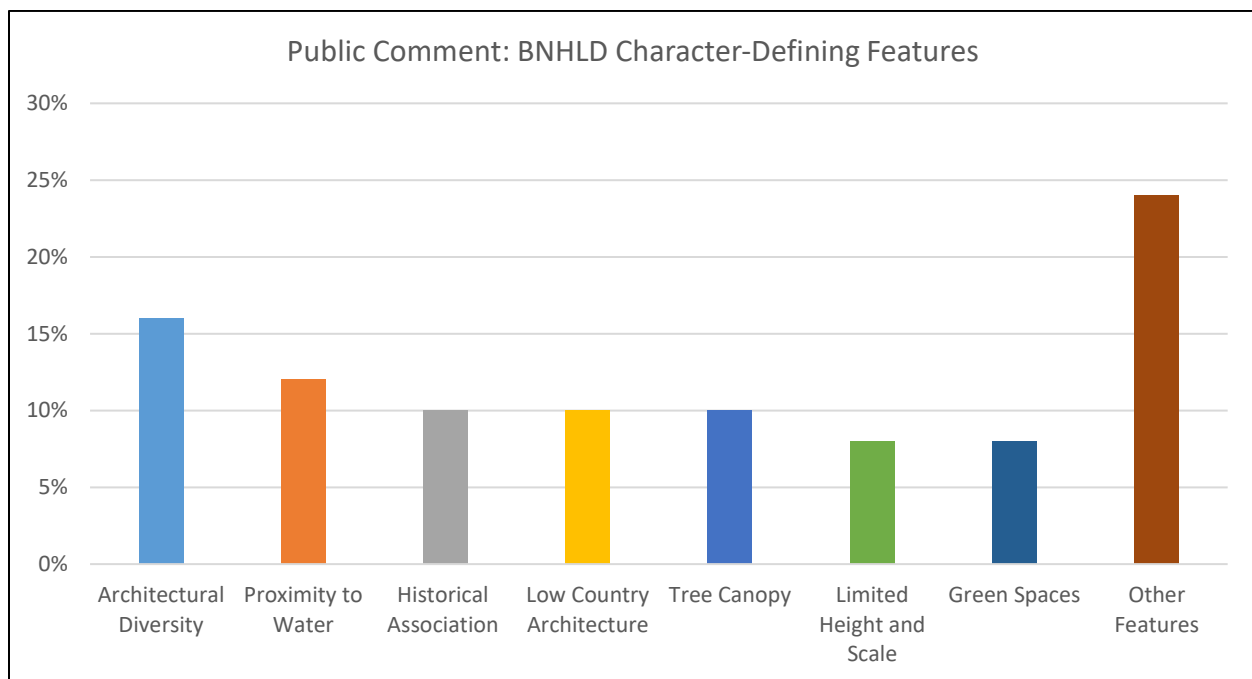


Figure 70. Public comment input on character-defining features of the BNHLD.

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

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 71).

*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.”

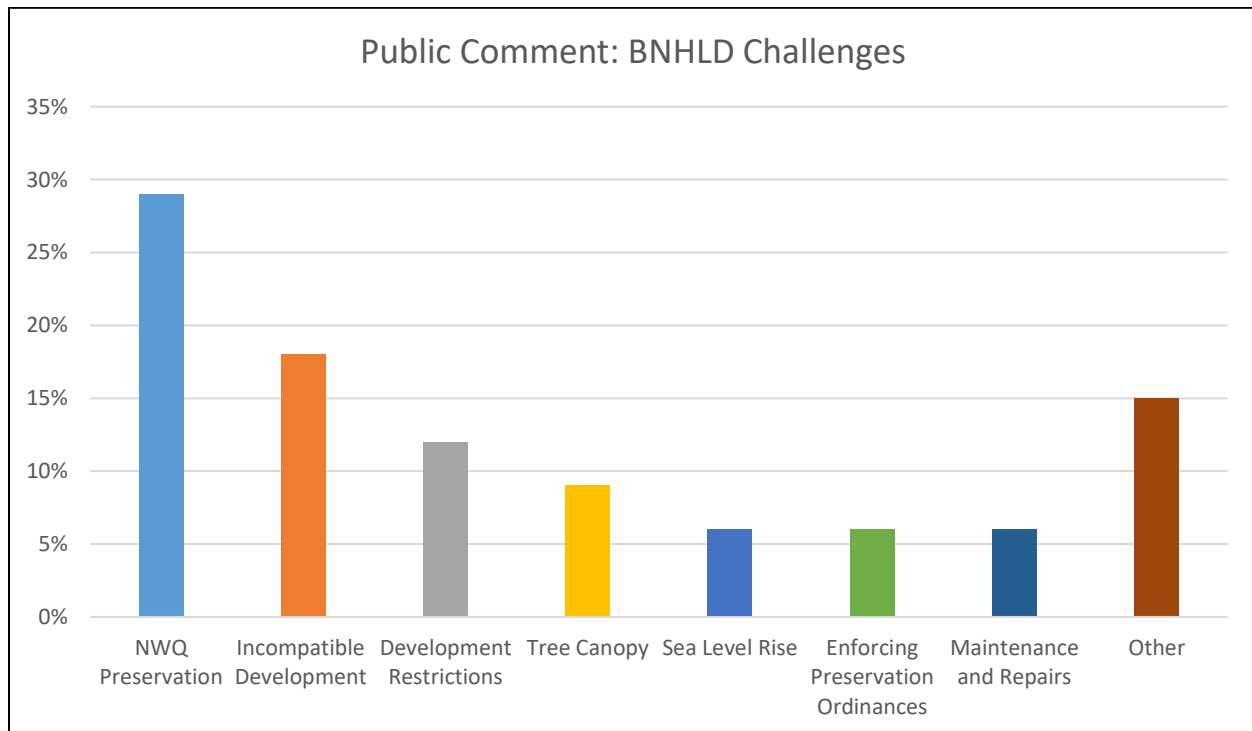


Figure 71. Public comment input on challenges to the BNHLD.

*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 BNHL – 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?

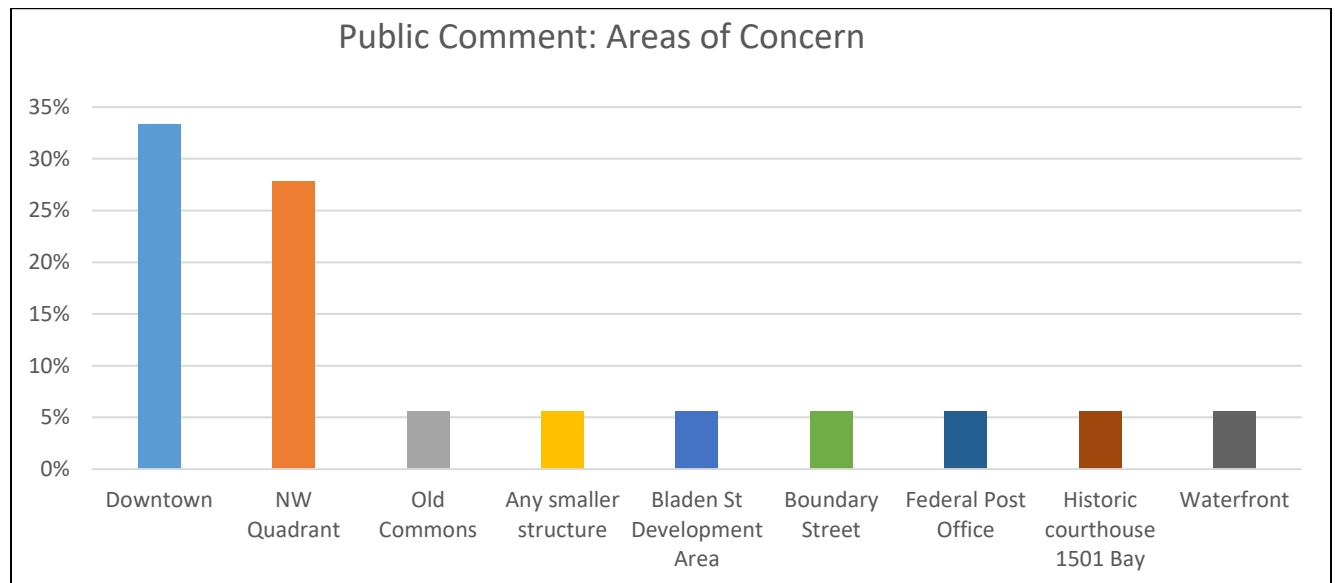


Figure 72. Public comment on areas of concern within the BNHL.

The 28 respondents submitted a total of 18 responses identifying areas of concern within the BNHL. Respondents believed that the Downtown area of the BNHL was particularly endangered, with the Northwest Quadrant also identified as endangered. Other areas within the BNHL 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 72).

*Downtown — 6 responses, or 33%.* The Downtown area of the BNHL 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.

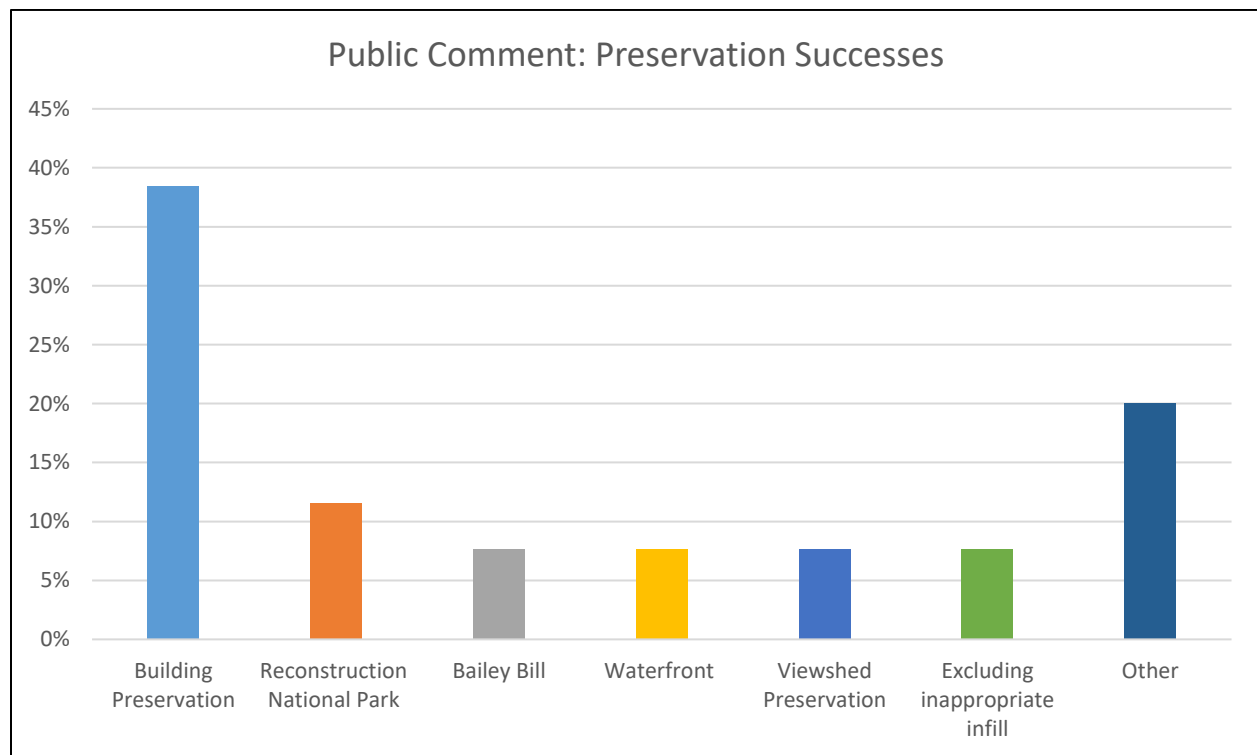
*Northwest Quadrant – 5 responses, or 28%.* The Northwest Quadrant was also cited as a significant area of concern within the BNHL. One respondent stated that “The NW Quadrant is severely neglected. While

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 73. 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 73). 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.

## Draft Report Public Comment Response

The NPS released the draft report for a 45-day period of public review and comment, starting January 25, 2023, and ending on March 11, 2023. The draft report identified five major character-defining features for the BNHLD:

- Small, intimate scale of its built environment
- Architectural diversity
- Integration into the natural setting
- Historical association with African American and Reconstruction-era history
- Variable density within the BNHLD

Challenges to the BNHLD identified in the draft report included:

- Visual compatibility of new construction
- Adoption of a form-based code
- City ordinances and policies requiring revision
- Loss of integrity of association
- Demolition and infill construction
- Sea level rise
- Right-of-way easements
- Large-scale community development projects

To address these challenges the draft report made the following recommendations to the City of Beaufort:

- Revise the NHL to include more African American-associated properties and pursue NPS competitive grant funding for underrepresented communities.
- Ensure new growth and development within the BNHLD is visually compatible, with appropriate form, mass and scale.
- Provide more training to those who manage the BNHLD at the city level.
- Provide clear parameters to SCDOT and Dominion Energy on development within their respective rights-of-way.
- Seek assistance from the Center for Heirs' Property Preservation and other legal counsel to assist in the maintenance and preservation of primarily Northwest Quadrant properties.

The NPS solicited public comments on the draft report via the PEPC website survey, consisting of the following questions:

1. Does the report adequately acknowledge historic preservation successes and challenges in Beaufort?
2. Since the first public meeting in January 2021, have there been changes that should be brought to the attention of the NPS? These may be tangible, physical changes to the district or intangible changes such as proposed development plans.
3. Are the recommendations clear and achievable?
4. Is there anything you would like to add? Anything we've overlooked?

To present the findings and obtain additional feedback, NPS organized two in-person community meetings on February 8, 2023, at Beaufort City Hall. The meetings consisted of a joint presentation by the NPS and the contractor and presented the preliminary results of the draft study. After the presentation the NPS opened up the floor for comments and questions. The NPS and LG2 also hosted two in-person listening sessions at Beaufort City Hall on February 8 and 9, 2023.

### Community Meeting Results – Draft Report Comments

Many participants felt the draft report needed to emphasize the importance of proper application of the local preservation ordinance and design guidelines in approving projects within the BNHLD. Participants also expressed concern regarding inconsistent applications of the design guidelines and the granting of exemptions from the guidelines, resulting in approval of multiple out-of-scale projects within the District. Participants felt that HRB needed additional training and that there needed to be a general review and possible revision of the preservation ordinances. There was also confusion regarding perceived conflicts between the Beaufort code, the preservation ordinance, and the design guidelines.

In essence, lack of consistent policy enforcement was a consistent theme of participant feedback. This included not only the preservation ordinance, but also a lack of enforcement of the city archaeological ordinance and the tree ordinance.

Other individuals also spoke up in the meetings in support of specific projects. They defended previous HRB decisions and disagreed that there were issues with the application of the preservation ordinance and design guidelines. These participants emphasized the importance of economic development and specific contributions developers made to historic preservation projects in the BNHLD. Others stressed support of the efforts of the Freedman Arts District, a new organization in Beaufort that encourages the arts in the Northwest Quadrant while working with original property owners to keep and restore their properties in the area.

One participant challenged the draft report's depiction of Northwest Quadrant challenges as too simplistic. This participant felt that "systemic racism" was the real reason for the problems, stemming primarily from a lack of financial resources for African American owners to rehabilitate their homes, and lack of outside financial assistance. The participant also criticized HRB requirements as too complicated and mentioned the Freedman Arts District organization's establishment of a revolving fund to assist home rehabilitation in the neighborhood.

Finally, one individual stressed the importance of collaboration between all parties – City, developers, property owners, and non-profits—to preserve the BNHLD.

### Listening Session Results – Draft Report Comments

The NPS and LG2 hosted two in-person listening sessions of between 10 and 20 individuals each on February 8 and 9, 2023. Invitees mirrored those of the original listening sessions.

There was often sharp disagreement regarding aspects of the draft report. Fundamentally these disagreements were based on participants' competing visions of future growth and development of downtown Beaufort, and the role that the local historic preservation ordinance would play in this future development.

### *Proper Application of the Preservation Ordinance and the Form-Based Code*

Many participants felt that the draft report needed to further emphasize the issue of the form-based code and its role in the construction of inappropriate infill projects within the District. This also tied into concerns regarding a perceived lack of city and HRB expertise regarding planning and preservation planning. Proponents of this view pointed to multiple projects approved by the HRB they felt were inappropriate for the BNHLD. From the opposite point of view, other participants pushed back on the draft report's assertion that application of Beaufort's form-based code was problematic in its effects to the historic district, defended their use, strongly defended prior HRB decisions, and disagreed about the draft report's assertions of inappropriate infill within the BNHLD.

In discussing the interrelationship of the preservation ordinance, design guidelines, and city code, it also became evident that there was much confusion and lack of agreement regarding how these three documents worked together when assessing appropriateness of a project to the District. The two primary points of contention were (1) whether the design guidelines were technically a regulatory document under the current code, and (2) whether the preservation overlay district took precedence over the form-based code. The answer to (1) is that the design guidelines are identified as a regulatory document within the form-based code, and (2), the design guidelines do take precedence over the more general zoning code—in the words of the 2022 design guidelines, “This Manual [the 2022 Milner design guidelines] is the primary document adopted for use by the City Council to guide the HRB in exercising its authority as granted by the Code.” (John Milner Architects, Inc. 2022:59)

#### *Analysis of the Effects of Unbuilt Projects on the BNHLD*

Some participants strongly urged the draft report include information on approved but unbuilt projects in the final report. Other participants strongly urged the opposite because the projects had not yet been constructed and it would be unfair to assess project effects prior to their implementation.

During initial project planning the NPS and report writers decided to only assess the current built environment, and to not venture comment on upcoming projects. For this reason, the NPS and report authors initially disagreed with the individuals urging an assessment of unbuilt projects within the BNHLD. However, in later consultation with the NPS, the authors decided that since the projects were approved for construction, it would be appropriate to comment in a general way about these proposed new buildings and their potential effects on BNHLD integrity. This approach also more faithfully fulfills the original purpose of the BNHLD integrity study, which was to also include an examination of “**current and future projects and trends** [emphasis ours] that may affect the integrity of the Beaufort NHL District.” (NPS n.d.)

#### *Importance of Maintaining Ethnic Diversity Within the BNHLD*

Some participants felt the report needed to stress the importance of racial diversity within the BNHLD. They felt that to combat gentrification and sustain racial diversity of the BNHLD, it should be expected and required that the BNHLD experience greater density of development than was the case historically. They felt that construction of affordable housing exceeding appropriate mass, scale and density may have to be approved to further this goal.

#### *Correction of Factual Errors*

Participants made some factual corrections to the draft report. One participant corrected the original one-sentence narrative concerning the movement of the Rhett Cottage. Another mentioned that there was no mention of the recent NRHP nomination of the Woods Bridge. Various other corrections were also offered by participants and implemented by the report authors.

#### *Clarification of Relationship Between District Designations and Local Contributing Building List*

Participants informed the authors that there was some confusion in the draft report between the National Register historic district, the BNHLD, and the local overlay district. There was also a desire for clarification regarding the contributing versus non-contributing building lists between the National Register district nomination and the local district’s contributing building list.

### *Importance of Collaboration*

Collaboration proved a common theme to both the public meetings and listening sessions. Multiple participants, often of widely divergent views on the nature and extent of the challenges to historic preservation in Beaufort, directly mentioned the importance of working together to solve issues affecting the community.

### *Miscellaneous Comments*

There were additional themes that came out of the listening sessions. These included:

- Significant losses within the Old Commons.
- Necessity of expanding period of significance of the BNHLD to increase awareness and protection of Mid-Century era resources within the District.
- Concern regarding the lack of a sunset provision in the city's demolition ordinance.

### *Public Comment Response*

The NPS solicited the general public for comments concerning the draft report from the NPS PEPC website. The following questions were stated in the survey:

1. Does the report adequately acknowledge historic preservation successes and challenges in Beaufort?
2. Since the first public meeting in January 2021, have there been changes that should be brought to the attention of the NPS? These may be tangible, physical changes to the district or intangible changes such as proposed development plans.
3. Are the recommendations clear and achievable?
4. Is there anything you would like to add? Anything we've overlooked?

In all, the NPS received 40 online responses. This section presents responses to these four questions regarding the draft report.

### ***Does the report adequately acknowledge historic preservation successes and challenges in Beaufort?***

The 40 respondents submitted 30 responses to this question (Figure 74). Some of these responses were not derived from answers addressing this specific question but were stated or clearly implied within the respondent's general comments.

*Yes — 15 responses, or 37.5%.* The most common response was that the draft report adequately, or more than adequately, addressed Beaufort's historic preservation challenges and successes.

*Yes, with conditions – 5 responses, or 12.5%.* Five respondents agreed that the draft report for the most part adequately addressed Beaufort's historic preservation successes and challenges but wanted to see additional emphasis on certain issues within the report. These included the following points:

- The draft report did not stress the necessary urgency of the historic preservation problems in Beaufort.
- The draft report needed additional emphasis regarding perceived improper application of the historic preservation ordinance allowing incompatible infill, and/or the necessity of revising the current preservation ordinance to prevent incompatible infill.
- The draft report needed to emphasize the importance of ethnic diversity in the preservation of the BNHLD.

- The draft report did not adequately address the impact of tourism on The Point neighborhood.
- The draft report was too slanted towards the views of the HBF and did not respect the authority of the HRB and the City of Beaufort.

*No, needs to address effects of specific projects – 5 responses, or 12.5%.* Five respondents felt that the draft report should have addressed potential effects of specific projects currently approved by the HRB, but not yet built. One respondent stated, “I believe the report needs to be stronger on the... hotel and separate parking garage infill projects... Your study sidestepped these projects, in large part, on the basis that you ‘only evaluate what is on the ground’.”

*No, requires emphasis of additional preservation challenges – 3 responses, or 7.5%.* Three respondents believed that the draft report did not adequately address a range of preservation challenges. Based on the responses, these included the following:

- The draft report did not address the effects of traffic on the BNHLD.
- The draft report did not address the effects of increased tourism within The Point neighborhood.
- The draft report was prepared with insufficient input from the HBF and other historic preservation organizations.
- The draft report did not adequately address the problems of the form-based code.
- The draft report did not adequately address the problem of exemptions issued by the HRB and the city.
- The draft report did not address the proposed removal of the HBF’s input regarding one of the seats on the HRB—this has since come to pass on September 12, 2023 (*The Island News* September 13, 2023).

*No, inaccurate diagnosis of preservation successes and challenges – 2 responses, or 5%.* Two respondents believed the draft report did not accurately convey Beaufort’s preservation challenges. In the words of one of these participants, “The report does not reference successes in restoration history but rather seems [to] focus on discontent voiced by a few people...”

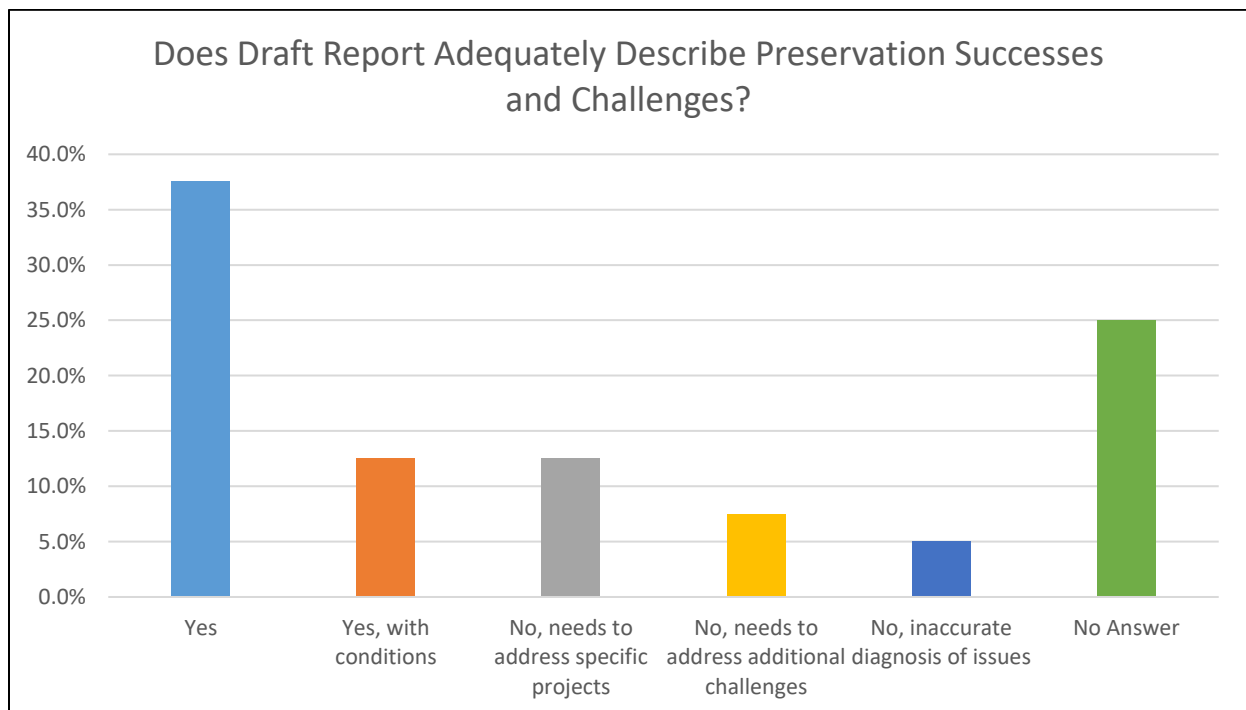


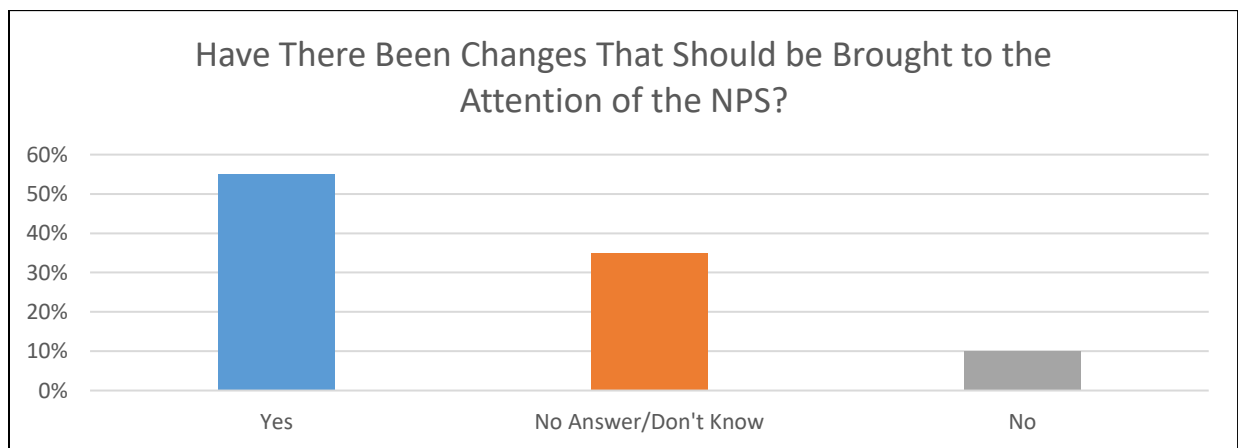
Figure 74. Public comment on draft report’s description of preservation successes and challenges.

The other respondent voicing similar perspectives stated that “If a project receives approval from the [HRB], and if the project is permitted by code, is it not, then, deemed appropriate?... Has there been a gross dereliction of duties or processes not followed [by City staff and HRB members]? No.” These respondents disagreed with the draft report’s original conclusions regarding problems with the form-based code’s application within the BNHLD, denied there were any problems regarding the application of the local preservation ordinance, disagreed with some of the draft report’s assessments of some infill projects as inappropriate, and stated the report did not adequately address Beaufort’s preservation successes.

*No Answer – 10 responses, or 25%.* Ten respondents did not submit an answer to this question, neither could their views be inferred from their general comments.

***Since the first public meeting in January 2021, have there been changes that should be brought to the attention of the NPS? These may be tangible, physical changes to the District or intangible changes such as proposed development plans.***

Of the 40 responses submitted, 22 respondents (55%) replied in the affirmative that there were additional changes that should be brought to the attention of the NPS, 14 respondents (35%) either had no answer or did not know, and four respondents (10%) replied in the negative on this question (see Figure 75).



*Figure 75. Public comment on changes that should be brought to the attention of the NPS.*

Of the 22 respondents who replied in the affirmative, there were 38 specific changes cited. Some of these changes involved **proposed** projects within the BNHLD that had not yet broken ground (see Figure 76). Most of the respondents felt that these projects would incur an adverse effect to the District. A typical response stated, “We do NOT need a 4-story... hotel and a 4-story parking garage and a 19-unit condo right in the heart of downtown. Yet, they were approved and construction is beginning on the hotel...This uncontrolled growth... in downtown has got to stop. It is detrimental to the soul of this town.”

*Proposed new parking garage – 10 responses, or 26%.* Ten responses cited the city approval for the construction of a four-story parking garage within the BNHLD. This project has not yet been constructed.

*Proposed new hotels – 7 responses, or 18%.* Seven responses cited city approval of hotel projects within the BNHLD. These projects have not yet been constructed.

*Proposed redevelopment of the old Beaufort County Jail – 3 responses, or 8%.* Three responses cited city approval of the renovation and redevelopment of the old Beaufort County Jail, which is within the BNHLD

and a contributing component of the Beaufort National Register Historic District. This project has not yet been constructed.

*Establishment of the Freedman Arts District and revolving fund – 3 responses, or 8%.* Three responses stressed the founding of the Freedman Arts District. One respondent stated that this organization’s goal “is to assist owners in renovation of these vacant (not abandoned) homes... [the] primary objective is to keep ownership in the family and provide them with the opportunity to have cash flow and build generational wealth. [The Freedman Arts District is] currently working on at least 2 contributing structures, one contributing commercial building and 2 non-contributing structures.”

*City no longer represented by the original project team – 2 responses, or 5%.* Two responses pointed out that no one from the original project team for the City of Beaufort was still working for the city, including the City Manager and the Community Development Director.

*City not enforcing archaeological ordinance – 2 responses, or 5%.* Two responses indicated that the city was not enforcing the city archaeological ordinance.

*Proposed expansion of Tabby Place – 2 responses, or 5%.* Two responses expressed concern regarding the proposed expansion of Tabby Place.

*Other changes cited – 9 responses, or 24%.* There were nine responses that indicated various other changes that respondents felt should be brought to the attention of the NPS. These included the following changes:

- Unspecified changes to the BNHLD.
- Increase in traffic within the BNHLD caused by development on Lady’s Island.
- Concern regarding the proposed new Charles Street apartment building.
- Concern regarding the demolition of the Beaufort Health Department building and proposed construction of new apartments at the 600 block of Wilmington Street.
- Increase in tourism relating to the Robert Smalls house.
- Construction of multiple docks into the Beaufort River extending from the BNHLD, and the fact that the HRB does not have the power to review these projects.
- General comment on unsympathetic building modifications within the BNHLD.
- Degradation of condition of historic buildings within the BNHLD.
- Increase in litigation against the city over preservation concerns.

One response also cited the condominium development adjacent to the Anchorage on Bay Street. This had already been mentioned in the draft report, however.

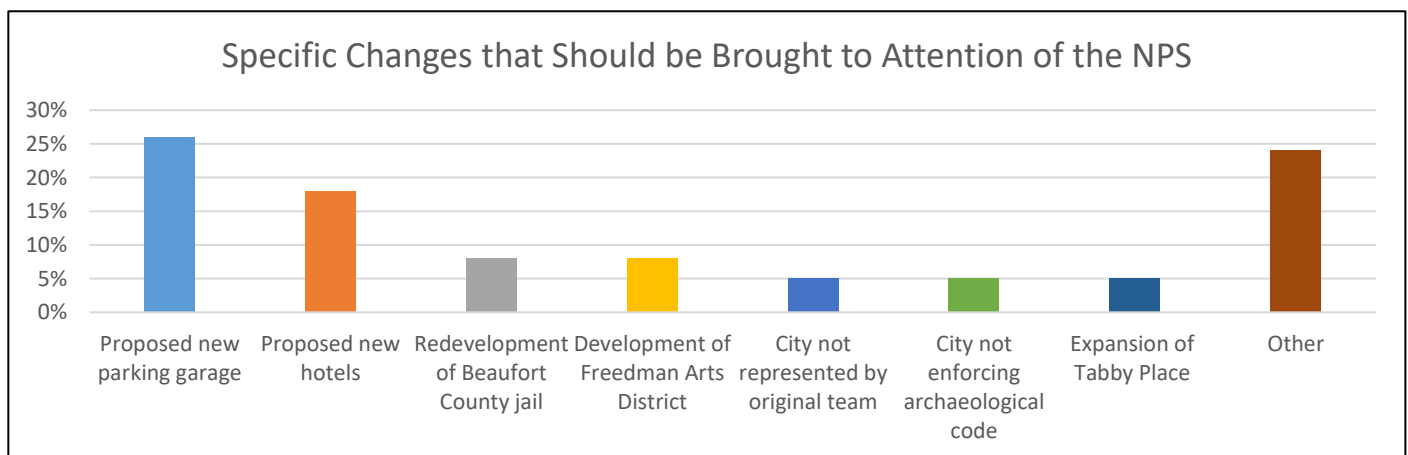


Figure 76. Changes that should be brought to NPS attention, draft report public comment.

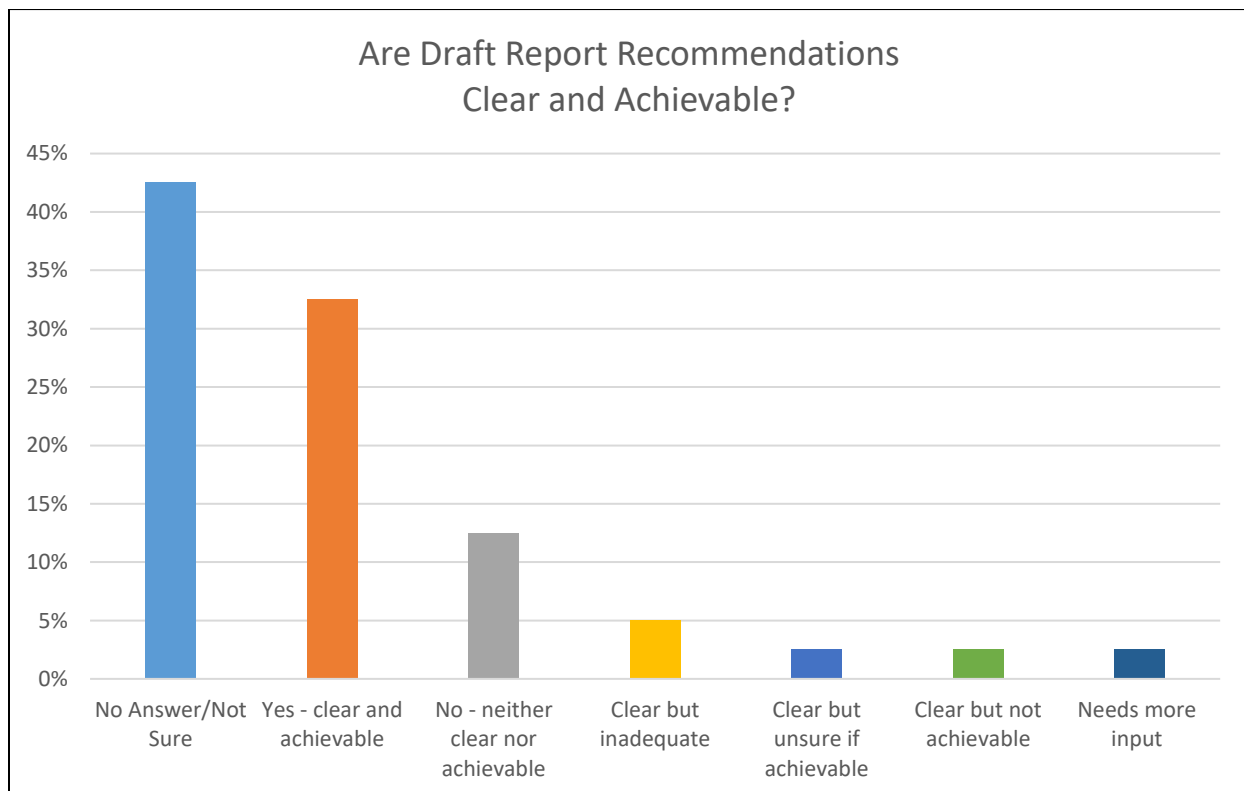
### ***Are the Report Recommendations Clear and Achievable?***

Of the 40 responses submitted, 17 respondents (43%) either did not answer or were unsure if the draft report recommendations were clear or achievable. According to one of these respondents, “It will require a coordinated effort by the City and interests dedicated to the preservation of the BNHLD. Establishment of a Beaufort commission representing the various interests of preservation and development is appropriate. In the past, these interests have worked together toward common goals, but that alliance of interests and common effort has waned to the detriment of Historic Beaufort.” Another respondent stated, “The report... contains few clear, precise recommendations on how the community should address these issues... To be most helpful, the report should contain clear, actionable recommendations for improvements or changes.”

Thirteen respondents (33%) felt that the draft report recommendations were clear and achievable. For the most part, these respondents did not elaborate significantly on this answer. One respondent did state that “All proper preservation is possible as long as civic leaders advance and support them.”

Five respondents (13%) felt that the draft recommendations were neither clear nor achievable. One respondent stated that “In general, any recommendations should be specific, measurable, achievable, realistic, and timely... [The draft report’s] recommendations are fairly general without any strategies for successful completion. I would suggest that the recommendations be presented in bullet point format followed by a detailed explanation for implementation.”

Two respondents (5%) believed that the recommendations were clear but inadequate. Finally, three correspondents (9%) replied either that the conclusions were clear but that they were unsure if they were achievable, the recommendations were clear but not achievable, or that the recommendations required additional input from the HBF and other historic preservation groups (see Figure 77).



*Figure 77. Public comment on draft report recommendations.*

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

Respondents' answers to these questions proved particularly helpful for this report. Multiple participants pointed out various factual errors or inconsistencies in the draft report which were corrected in this version of the report. Other representative views included the following:

- Three individuals commented that the city archaeological ordinance needs to be strengthened and followed, with one participant urging the completion of an archaeological survey of the District.
- Two participants commented on the lack of specifics in the draft report regarding preservation training and grant opportunities.
- One participant felt that the city “should establish a Steering Committee representative of the [BNHLD] to review the challenges and recommendations of this study and to report with established action steps for implementation to city council their observations and recommendations.”
- Four participants expressed frustration at what they viewed as overly strict preservation standards applied within the District as well as a desire to make the process more simple and understandable to the average homeowner. One participant stated that “[A] big concern is refusal to allow homeowners to utilize modern advancements when restoring their homes... Some reasonable accommodation should be reached allowing modern materials to be used in repairs which preserve the appearance and style sought to be preserved.”
- One individual felt that the NPS should issue a strong warning concerning the preservation status of the District.



## CHAPTER 6. SUCCESSES AND CHALLENGES IN 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 NPS 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 residential areas within the Northwest Quadrant, 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.

### Preservation Successes

There are numerous 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. A few 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 HBF holds preservation easements in perpetuity on 32 properties in the District.

- The HBF has saved, renovated, and protected 15 properties through its revolving fund.
- 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.
- The establishment of Reconstruction Era NHP, which works to elevate the African American and Reconstruction Era history in the district.
- In a partnership between the City and HBF, the Woods Memorial Bridge was recently listed in the NRHP.

## 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:

1. ***Application of the Historic Preservation Ordinance and Design Guidelines.*** This issue is rooted in varied interpretation, understanding, and enforcement of local design review standards within the BNHLD.
2. ***Education and Training.*** There has been a high turnover with city staff. The city should attempt to retain individuals knowledgeable in preservation planning while ensuring both city staff and HRB members are trained for their roles and tasks.
3. ***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.
4. ***Removal of Portion of the Historic District from HRB review.*** Portions of the Historic District Overlay within the Bladen Street Redevelopment Area have been removed from HRB review.
5. ***Fragmentation of the historic preservation ordinance into separate sections within the Beaufort Code.*** The historic preservation ordinance and sections pertaining to historic resources are scattered throughout the city code which contributes to difficulty in interpretation and lack of public understanding of local historic preservation regulations.
6. ***No Sunset Provision for Demolition Permits.*** Has allowed for demolition permits that never expire in the District, an unusual circumstance as all other types of permits have an expiration date.
7. ***Northwest Quadrant: Loss of Integrity of Association and Other Issues.*** Change over time has meant a loss of integrity of association for specific areas within the BNHLD, particularly the historically African American Northwest Quadrant.
8. ***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.
9. ***Sea Level Rise.*** Although not currently impacting the BNHLD, sea level rise may affect the District in the future.

### Application of the Historic Preservation Ordinance and Design Guidelines

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. The open lots and visual emptiness in areas that were once lined with residences, particularly within the Northwest Quadrant and Old Commons, is apparent.

Infill construction is therefore appropriate for much of the BNHLD to retain historic density and development patterns. A major purpose of this integrity study, however, was to examine and comment on ***“current and future projects and trends*** [authors’ emphasis] that may affect the integrity of the Beaufort NHL District.” (NPS n.d.) The most problematic current trend is ongoing and planned infill construction of out-of-scale development projects within the BNHLD, and this trend is directly attributable to the inconsistent manner in which the local historic preservation ordinance and design guidelines are being applied to projects within the BNHLD.

Most individuals who participated in the study agree that the City of Beaufort is not a museum piece or a living history center, but a community that must be governed with multiple considerations in mind, to include economic development, affordable housing, and other elements, not just preservation. One public comment 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 majority of the citizenry - those who work for a living, raise their families here, and want to have a place their children can return to - supports continued improvements and additional economic opportunities.” In other words, there are complexities to the application of the historic preservation ordinance and design guidelines. The design guidelines certainly take this into consideration for infill construction:

Beaufort’s current (as of July 10, 2018) Code... outlines design guidelines for infill construction that outline desirable characteristics that should be incorporated and damaging design approaches that should be avoided. Most certainly, new construction in Beaufort must go beyond the aspect of “form follows function,” and blend harmoniously with the historic fabric of the town. However, passing judgment on new construction requires that the review board build upon the Code with the additional documents adopted by the Code to assist the HRB, including this Manual, and take into account the principles and components inherent in the design process in order to render informed, objective decisions. If the board is to serve as an implement of positive change rather than an impediment to community growth, it must also be prepared to offer constructive criticism and design alternatives which are historically acceptable (John Milner Architects, Inc. 2022:62).

The design guidelines do allow for some exceptions, dependent upon the situation. These exceptions, however, are still guided by strict considerations, and the guidelines stress that exceptions for out scaled construction should be “rare.” At a certain point, multiple exceptions become a pattern.

The design guidelines, revised in 2022, also emphasize the delicate balance between responsible development within a historic district and the degree to which development can begin to damage the integrity of a historic district:

If the imprint of new construction in Beaufort is to be a positive one, thoughtful and sensitive consideration must be given to each and every change in the architectural fabric of the community. Uncontrolled demolition, alteration, and new construction irretrievably alter the City; ***once gone, the ambiance of Beaufort could not be recaptured with any degree of authenticity*** [authors’ emphasis]. The process of attrition is an extremely subtle

one, often arousing public concern only at the point of crisis. Alterations and loss of building stock occur in small increments, and many times do not seem to warrant public protest in and of themselves. Herein lies the greatest threat to Beaufort, and other communities alike; the potential lack of recognition of the significance that these small, but continuous losses possess. Cumulatively, these changes are unparalleled in their degree of negative impact (John Milner Architects, Inc. 2022:61).

Both the revised 2022 Milner design guidelines and the original 1979 Milner design guidelines these projects were reviewed under, however, were also quite specific regarding the necessity of scale, absolute size, and proportion of proposed new buildings in relation to the surrounding built environment. The 1979 design guidelines state:<sup>3</sup>

- **Scale:** “The ‘scale’ of a building is its degree of relatedness to the size and proportions of... adjacent construction... *disproportionately tall buildings will overpower the majority of the early structures*. In some instances, streetscapes have... a rhythm of varying cornice heights... *Infill construction should be scaled to augment this rhythm*, falling into the pattern of height variations if one exists.” (John Milner Associates [Milner] 1979:42; emphasis by the authors)
- **Absolute Size:** “*When the scale of neighborhood buildings, or those of an entire community are relatively consistent, new construction should be restricted from drastically altering these relationships*. In the case of Beaufort, the two and three story structure is the norm... In general, it is desirable that new structures in the District be limited to two and three story structures (in terms of height, if not in number of actual floor levels). Obviously, there will exist circumstances where exceptions must be granted. Specific uses, development projects critical to Beaufort’s economy, etc. may dictate structures of large scale, mid-to-high density design. Each of these situations must be evaluated on its own merits, and *this impact upon the District carefully weighted*.” (Milner 1979: 42,44; emphasis by the authors)
- **Proportions:** “New construction should relate to the dominant proportions of the styles present in its immediate neighborhood. *The proposed design should pay close attention to height/width ratios of overall building proportions....* In Beaufort, this would generally discourage the construction of long, low-slung buildings... *A new structure should emulate proportions of the major elements of its early neighbors to the degree practicable*.” (Milner 1979:44; emphasis by the authors)

The Milner design guidelines *do* acknowledge that each situation is different, and that at times “[T]he economic growth of a community, development pressures, and increased demands for space can periodically overshadow preservation concerns. From a realistic standpoint the residents and review board must be prepared to deal with these inevitable (and hopefully rare) instances.” (Milner 1979:46) However, in these rare instances, the design guidelines state, “Prior to admitting such construction within the District, the review board and City administration should require that an effort be made to *seek acceptable alternative sites beyond the boundary of the District*... Within the District, locations should be sought which best accommodate larger scale structures; e.g., areas previously intruded upon by modern construction; large lots which can be easily screened; areas containing few or no significant structures... *In no case should overscaled structures be located* so as to block major vistas... *or in such a way that they become the dominant visible architectural massing of the area*.” (Milner 1979:47; authors emphasis)

---

<sup>3</sup> The following quotations are from the original 1979 Milner design guidelines, which were used when conducting HRB review of projects through November 2022, when the city adopted an update of the Milner guidelines. The text quoted in this section of the report from the 1979 design guidelines can also be exactly quoted from the 2022 update – there was little change in the text in this section of the design guidelines.

There is further guidance in the Beaufort Code in 4.7.2, Principles for Compatible Infill for the historic district. Subsection C of this article states that “**New Construction Shall Complement and Support the District:** [emphasis in original] Lot size, massing, siting, floor area ratio, and height must correspond to the adjacent buildings that contribute to or complement the rhythm of the district.” These are guidelines that the city--by its own ordinance--has to follow. Nevertheless, there have been multiple examples of infill construction that appear to violate the principles of infill construction given within the Milner design guidelines. The office building at 700 Bay Street built in 2009 (Figure 20), for instance, is out-of-scale based on the design guidelines. Recently constructed buildings within the Bladen Street overlay district also do not follow the Milner design guidelines, as infill construction is exempt from HRB review in this area (Figure 49).

With tourism in Beaufort is at an all-time high, there has also been a recent rise in approved design submissions for multiple projects catering to tourists and conferences. This includes a large-scale parking garage and two hotels, atypical to historic building patterns. To compound the issues of scale and compatibility, these projects are all being constructed in a concentrated area within a radius of a single block from the intersection of Port Republic and West Streets in Downtown. These proposed buildings are of greater scale and mass than the surrounding built environment and would affect integrity of design, feeling, setting and association within the BNHL.

#### Education and Training

Review of infill construction is one of the more complex tasks that a historic review board must conduct. Enhanced training on and familiarity with preservation planning, preservation law, and application of design guidelines to project review would aid in project review and decision making. Additionally, the rotation of staff in the city’s Planning Department has resulted in a lack of continuity and training related to design review and operational procedures for the local Beaufort Historic District.

#### 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 historic design review guidelines, as the more specific level of review, should take precedence over the form-based code which is a more general zoning regulation.

#### Removal of Portion of the Historic District from HRB Review

The city’s local historic district bounds were altered in 2011, to remove parcels located in the Bladen Street Redevelopment District Overlay not listed as contributing from the HRB purview, leaving portions of the District unprotected from the demolition of historic resources and without design review for new construction. The Redevelopment Overlay review is also listed as the responsibility of the City Administrator instead of a publicly appointed board of citizens like the HRB. This Bladen Street district, surrounded on all sides by the local historic district, is codified, but highly unusual in municipal planning practices. This has led to visually incompatible new construction within this overlay. An example that illustrates these concerns exists at 706 Bladen Street (Figure 78), 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. 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 BNHL.

#### Fragmented Historic Preservation Ordinance

The historic preservation ordinance is scattered throughout the city code which contributes to confusion regarding the ordinance on the part of both the public and the city. Consolidating the regulations into a standalone ordinance would promote greater public understanding and make it easier for city officials to apply the regulations. See Appendix D for a consolidation of city codes relating to historic preservation.

A good example of the confusion inherent in this fragmented code was the question regarding the legal validity of the HRB applying the Milner design guidelines for project review. More than one individual, including one that held a position on the HRB, stated to one of the authors that the design guidelines were not even formally codified. There was also confusion in terms of whether the form-based code trumped the design guidelines when reviewing project appropriateness.

In fact, the Design Guidelines *are* codified, and were “adopted for use by the HRB in the exercise of its authority granted under Section 10.7 of this code” (Beaufort Code Section 9.10.B Certificate of Appropriateness). The Design Guidelines are also supposed to take precedence over the Code. According to the 2022 Milner design guidelines, “This Manual is the primary document adopted for use by the City Council to guide the HRB in exercising its authority as granted by the Code.” This primacy needs to be more clearly stated in the Code itself, however.

#### No Sunset Provision for Building Demolition Permits

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 BNHL in question, as buildings previously permitted for demolition that remain on the landscape could legally be demolished at any time.



*Figure 78. 706 Bladen Street, built 2021*

### Northwest Quadrant: Loss of Integrity of Association and Other Issues

At the time the BNHLD was first designated, 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 of significant resources. Although the entire Northwest Quadrant was included in the original BNHLD boundaries, only 13 buildings in this neighborhood were identified as contributing to 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).

Recently, through establishment of Reconstruction Era NHP, the Federal Government has recognized the national importance of Beaufort in illustrating the African American experience of the Civil War and Post Civil War eras. Today Reconstruction Era NHP works 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 led to property ownership turnover out of African American ownership in these areas. 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 occurrence within African American communities, where property owners die without a will and the properties are often left to multiple familial descendants making clean titles to the 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.

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 79).

### 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.



*Figure 79. Historical markers interpret now-demolished waterfront buildings at Chambers Waterfront Park.*

#### 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 are 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 low country 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 public officials when 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.

Currently, although the integrity of the BNHLD is relatively intact, its preservation faces multiple challenges as outlined in this chapter. The District's current complex situation is well summed up by one of the individuals who submitted a public comment on the report's initial draft:

Many developments have both positive and negative outcomes; for example, the creation of Waterfront Park, gentrification, downtown project proposals and the creation of affordable housing. The ensuing complexity and intertwined nature of issues makes it more difficult to get people on board the preservation movement. The situation is cast as two opposing scenarios: a static and even dying Beaufort vs. progress, justice and equity. Preservation is tagged as obstructive, contentious, elitest, anti-growth and is viewed as a head-in-the-sand approach to Beaufort's ordained trajectory...

Ultimately, Beaufort's and the historic district's futures lie in the accretion of many decisions and actions. Each proposal outcome and every decision made in the process toward[s] [an] outcome feeds the creation of precedents which harden into accepted practice. Many herald the ushering in of a new and glorious dawn for Beaufort through controlled growth. The reality is a picture closer to a cultural treasure on the verge of being overwhelmed by forces inimical to the historic district and Beaufort's architectural heritage (NPS 2023).



## 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. The District's adjacent context and surroundings were also considered, particularly in relation to setting. 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. Out of 152 structures considered contributing to the NHL District at the time of its listing, 141 are still standing as of 2022. The project team identified the following character-defining features within the District:

- Small, intimate scale of the built environment
- Architectural diversity
- Natural setting
- Historical association with African American, Civil War, and Reconstruction history
- Variable density within the District.

Since 1973, the District has remained largely intact, if considering solely the original contributing resources recognized at the time of designation. Importantly, assessment findings revealed that the Northwest Quadrant has experienced the largest loss of historic buildings as it 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.

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. Recommendations for continued preservation of the District's integrity include:

1. **Renewed commitment on the part of the City, the HRB, and property owners to follow the established historic preservation ordinance and design guidelines.** It is important that city ordinances promote and require infill construction that is visually compatible with the historic context, 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 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.
2. **Establish preservation education and training requirements for City planners and HRB members.** More educational opportunities and training, potentially funded through Historic Preservation Fund grants, should be pursued to provide city staff and commissioners with the tools to consistently enforce preservation measures, particularly around infill compatibility.
3. **Consolidate the various historic preservation provisions in the City of Beaufort code into one historic preservation code.** This should include direct language explaining that the historic preservation provisions are more specific than the general zoning law and therefore the zoning law yields to the historic preservation law. Additional text amendments to the Beaufort Code to ensure the Redevelopment District Overlays yield to the Beaufort Historic District Overlay should be considered. The concept that historic preservation law supersedes zoning law is backed by nationwide preservation case law and commonly enforced in municipalities throughout the country.

Clearer local historic preservation law, education, and enforcement will help protect from further loss of integrity.

4. **Implement a sunset provision on structural demolition permits.** Currently there are no time limits for structural demolition when a permit is issued by the City.
5. **Update the BNHLD listing.** 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. This effort would confirm and expand the contributing resource list for the BNHLD and extend the period of significance to at least the mid-twentieth century. Updating the NHL would work in tandem and support other recommendations within this report, including research in support of preservation of African American-related resources in the District, and could spark renewed public and municipal interest in preservation within the city. As part of this effort, the City should update the contributing building list of the local district. This would give the HRB more flexibility in the assessment and preservation of those buildings of more recent construction that may be contributing to the District
6. **Seek grants for African American and underrepresented communities.** 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. Grant funding should be applied for to document and preserve the District's African American places, and to tell a fuller story and creatively convey it to the public through greater interpretation and understanding throughout the BNHLD.
7. **Address concerns with the Department of Transportation and Dominion Energy regarding rights-of-way maintenance and development.** All organizations working within the district should strive to protect this nationally significant place. 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 work with these entities to develop 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.
8. **Seek additional assistance for property owners in the Northwest Quadrant.** The impact of both heirs' property disputes, lack of economic power, and lack of attention to historic preservation has led to a significant loss of integrity of material and setting within the Northwest Quadrant in the District. Properties under dispute are often left vacated or lost through demolition by neglect. The knotty, complex, interrelated social, economic, and cultural issues facing the Northwest Quadrant cannot be solved by any one entity. Assistance from the Center for Heirs' Property Preservation for heirs' property disputes should be sought. Additionally, technical assistance to aid residents with legal guidance, architectural guidance, and financial opportunities to ensure that their properties can be maintained and preserved would benefit the area.

Much of the District's retained integrity can be attributed to milestones achieved by individuals, organizations, and the local government. Significantly, the retention of historic building stock that has been made possible by preservation easements and the establishment of a local historic district within the

BNHLD has led to demolition prevention and the sensitive rehabilitation and maintenance of most historic buildings within the BNHLD. 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 BNHLD 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.



## REFERENCES CITED

- Alley, Donna, 2006. NHL Status Report Form. Name of Landmark: Beaufort Historic District. Beaufort National Historic Landmark District Files, National Park Service Southeast Regional Office, Atlanta.
- Barnes, Mark, to Caroline Hall, February 14, 2005 (email). Beaufort National Historic Landmark District Files, National Park Service Southeast Regional Office, Atlanta.
- Behrendt, Michael to Ms. Carol Shull, Chief of Registration, National Register of Historic Places, May 3, 1994. Beaufort National Historic Landmark District Files, National Park Service Southeast Regional Office, Atlanta.
- Bell, Rudolph. "Historic District Put on 'Endangered' List." *Carolina Morning News*. February 18, 1998.
- \_\_\_\_\_. "Historic District Taken Off 'Endangered' List." *Carolina Morning News*. April 18, 1998.
- City of Beaufort, 2010. Beaufort, South Carolina Annual Certified Local Government Reports, 1994-2010. South Carolina Department of Archives and History, Columbia.
- \_\_\_\_\_. "Bailey Bill." No date. <https://www.cityofbeaufort.org/348/Bailey-Bill>.
- Cofresi, Lina L., facsimile to Cecil McKithan, National Register Programs, SE Region, April 15, 1998. Beaufort National Historic Landmark District File, National Park Service Southeast Region, Atlanta, Georgia.
- Cofresi, Lina L., facsimile to Dr. Mark Barnes, National Park Service – SE Region, April 20, 1998. Beaufort National Historic Landmark District File, National Park Service Southeast Region, Atlanta, Georgia.
- Community Planning Division. *Neighborhood Analysis, Beaufort, South Carolina*. Prepared for the Beaufort County Joint Planning Commission, 1970. Beaufort District Collection, Beaufort County Library, Beaufort, South Carolina.
- Cook, William, Tiffany Tolbert, and James Lindberg. *Neighborhood Conservation Districts: Planning and Administrative Practices*. National Trust for Historic Preservation, 2018.
- DePratter, Chester B. and Jon Bernard Marcoux. *The Yamasee War; 1715-1717* [Poster]. South Carolina Institute of Archaeology and Anthropology. Columbia: University of South Carolina., 2015.
- Downs, Gregory P. and Kate Masur. *The Era of Reconstruction 1861-1900, A National Historic Landmarks Theme Study*. Washington, D.C.: National Park Service, U.S. Department of the Interior, 2017.
- Edgar, Walter. *South Carolina: A History*. Columbia: University of South Carolina Press, 1998.
- Explore Beaufort. "Historic Beaufort Foundation Files Appeal to Stop Downtown Development." *Explore Beaufort*, July 9, 2021. <https://explorebeaufortsc.com/historic-beaufort-foundation-files-appeal-to-stop-downtown-development/>.

- Fant, James W. Mrs. Historic Beaufort, National Register of Historic Places Nomination, 1969. Historic Beaufort. National Register of Historic Places Nomination. Beaufort National Historic Landmark District File, National Park Service Southeast Region, Atlanta, Georgia.
- Feiss, Carl, and Russell Wright. *Historic Beaufort, South Carolina: A Report on the Inventory of Historic Buildings 1968-1969*. Beaufort, South Carolina: Historic Beaufort Foundation, 1970.
- Fritz, Timothy David. *Indians, Africans, and British Expansion in the Southeastern Borderlands: 1670-1763*. Dissertation. Gainesville: University of Florida, 2014. *Indians, Africans, and British Expansion in the Southeastern Borderlands: 1670-1763*. Dissertation. University of Florida.
- Harvey, Bruce, Colin Brooker, David Schneider, and Sarah Fink. *Beaufort County Above-Ground Historic Resources Survey of Beaufort County, South Carolina*. Prepared for Beaufort County, City of Beaufort, and Town of Port Royal. Brockington and Associates, Inc., Brooker Architectural Design Consultants, Historic Beaufort Foundation, and Preservation Consultants, Inc., 1998.
- Hylton, Morris “Marty” and Linda Stevenson. *North Port St. Joe Cultural Resources Survey, Summation Report & Final Research Report*. Gainesville: University of Florida, Historic Preservation Program, 2020. *North Port St. Joe Cultural Resources Survey, Summation Report & Final Research Report*. University of Florida, Historic Preservation Program, Gainesville.
- ICWNET Inc. “Henry C. Chambers Waterfront Park.” Beaufort, SC. 2022. <https://www.beaufort-sc.com/waterfront-park.html#:~:text=The%20park%20was%20named%20afterof%20serenity%20by%20the%20riverfront>.
- The Island News. “Council Removes HBF Seat from HRB”. September 13, 2023. <https://yourislandnews.com/council-removes-hbf-seat-from-hrb/>
- Jenkins, Cynthia and Lise Sundrla. Interview with Rebecca Fenwick. Personal interview. December 15, 2021.
- John Milner Architects, Inc. *The Beaufort Preservation Manual*. Prepared for the City of Beaufort. Beaufort, South Carolina, 2022.
- John Milner Associates, Inc. *The Beaufort Preservation Manual*. Prepared for the City of Beaufort, South Carolina, 1979.
- Kukulich, Tony. “Fund Established to Preserve Historic Beaufort Properties.” *Your Island News*. February 9, 2022. <https://yourislandnews.com/fund-established-to-preserve-historic-beaufort-properties/>.
- Lee, Charles E. Beaufort Historic District. National Register of Historic Places Inventory—Nomination Form Continuation Sheet. 1986. Beaufort Historic District. National Register of Historic Places Inventory—Nomination Form Continuation Sheet. Beaufort National Historic Landmark District File, National Park Service Southeast Region, Atlanta, Georgia.
- Lewis, Craig. *The Beaufort Code: The City of Beaufort, SC*. Prepared for the City of Beaufort. Lawrence Group, 2018. <http://cityofbeaufort.org/DocumentCenter/View/976/The-Beaufort-Code?bidId=>.
- Little, J.M. *Beaufort Yacht Club Appraiser’s Report*. 1974. Beaufort City Hall files, Beaufort, South Carolina.

- McClelland, Linda F. *National Register Bulletin [16A]: How to Complete the National Register Registration Form*. Washington, D.C.: U.S. Department of Interior, National Park Service, 1997.
- McFee, Michael. Interview with Rebecca Fenwick. Personal interview. December 17, 2021.
- McKithan, Cecil N. to Gary M. Cannon, City Manager, City of Beaufort, September 11, 1997. Beaufort National Historic Landmark District File, National Park Service Southeast Region, Atlanta, Georgia.
- McNamara, Jr., Reiman (ed.). "Thomas Heyward, Jr." Descendants of the Signers of the Declaration of Independence, 2007. <https://www.dsdi1776.com/signer/thomas-heyward-jr/>.
- Middle Passage Ceremony and Port Markers Project (MPCPMP). "African Presence in South Carolina." African Presence in South Carolina, 2022. <https://www.middlepassageproject.org/2020/05/13/african-presence-in-south-carolina/>.
- Millett, Allan R., and Peter Maslowski. *For the Common Defense: A Military History of the United States of America*. New York: The Free Press, 1994.
- Mullins, Ashton Elise. *Form-Based codes and Historic Preservation: Recommendations for Communities Considering the Adoption of Form-Based Codes*. A Thesis submitted to the Graduate Faculty of the University of Georgia in Partial Fulfillment of the Requirements for the Degree. Athens, Georgia, 2010.
- Murray, Stephen D. Interview with Rebecca Fenwick. Personal interview. December 14, 2021.
- National Park Service. "Beaufort National Historic Landmark District Study." No date. Planning, Environment, and Public Comment. <https://parkplanning.nps.gov/projectHome.cfm?projectId=105336>.
- \_\_\_\_\_. Foundation Document Overview Reconstruction Era National Historical Park. No date. Foundation Document Overview Reconstruction Era National Historical Park. [https://www.nps.gov/reer/learn/upload/REER\\_OV\\_UPDATE\\_508.pdf](https://www.nps.gov/reer/learn/upload/REER_OV_UPDATE_508.pdf).
- \_\_\_\_\_. PEPC Project ID: 105336, DocumentID: 125727, Correspondence: 16, March 26, 2023.
- Norman, Diane. "City Approves Tree-Cutting Law." *The Beaufort Gazette*. January 29, 1981.
- O'Kelley, George. Email. February 23, 2023.
- Prokop, Bill and David Pritchard. Interview with Rebecca Fenwick. December 15, 2021.
- Puckett, Karl. "Controversial Downtown Beaufort Apartments Up for Final Vote." *The Beaufort Gazette*. February 9, 2022. <https://www.islandpacket.com/news/politics-government/article258166228.html>.
- Rowland, Lawrence S. "Beaufort." *South Carolina Encyclopedia*. July 19, 2022. <https://www.scencyclopedia.org/sce/entries/beaufort/>.
- \_\_\_\_\_. "Port Royal Experiment." *South Carolina Encyclopedia*. August 22, 2022. <https://www.scencyclopedia.org/sce/entries/port-royal-experiment/>.

Sanborn Fire Insurance Map Company. "Beaufort, South Carolina." 1924, revised 1952 and 1958.  
University of South Carolina University Libraries, Digital Collections.  
<https://digital.tcl.sc.edu/digital/collection/SFMAPS/id/3800/>.

Schneider, David B. Beaufort Historic District. National Register of Historic Places Nomination  
Additional Information. 2001. Beaufort National Historic Landmark District File, National Park  
Service Southeast Region, Atlanta, Georgia.

South Carolina Regional Economic Analysis Project. "Beaufort County vs. South Carolina Comparative  
Trend Analysis: Population Growth and Change, 1969-2020." 2022. Beaufort County vs. South  
Carolina Comparative Trend Analysis: Population Growth and Change, 1969-2020. [https://south-  
carolina.reaproject.org/analysis/comparative-trends-  
analysis/population/tools/450013/450000/?msclkid=9b527f3ece6711ec951c9023448283cc](https://south-carolina.reaproject.org/analysis/comparative-trends-analysis/population/tools/450013/450000/?msclkid=9b527f3ece6711ec951c9023448283cc).

Swanton, John Reed. *The Indians of the Southeastern United States*, *Smithsonian Institution Bulletin* 137.  
Washington, D.C.: U.S. Government Printing Office, 1946.

United States Census Bureau. "QuickFacts: Beaufort County, South Carolina." 2020.  
<https://www.census.gov/quickfacts/beaufortcountysouthcarolina>.

United States Department of Commerce. *1970 Census of the Population*. Washington, D.C.: U.S. Census  
Bureau, 1970.

United States Air Force (USAF). [Aerial Photograph] ARB680240040756. Earth Explorer. 1968.  
[https://ims.cr.usgs.gov/browse/aircraft/phoenix/aerial/4BTQ/4BTQ05021/4BTQ05021\\_201.jpg](https://ims.cr.usgs.gov/browse/aircraft/phoenix/aerial/4BTQ/4BTQ05021/4BTQ05021_201.jpg).

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



Form 10-300  
(July 1969)

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**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 64-12-41-0016-1	DATE 12/17/67

<b>1. NAME</b>	
COMMON: Historic Beaufort	HISTORIC DISTRICT
AND/OR HISTORIC:	

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

<b>3. CLASSIFICATION</b>			
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) _____ _____

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

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

<b>6. REPRESENTATION IN EXISTING SURVEYS</b>			
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	
<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>There are many elements of Beaufort architecture which are typical and worthy of note.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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)</p>	

SEE INSTRUCTIONS

Form 10-300a  
(Dec. 1968)

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

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)

HISTORIC BEAUFORT

7 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.

##

SEE INSTRUCTIONS

6. SIGNIFICANCE			
PERIOD (Check One or More as Appropriate)			
<input type="checkbox"/> Pre-Columbian	<input type="checkbox"/> 16th Century	<input checked="" type="checkbox"/> 18th Century	<input checked="" type="checkbox"/> 20th Century
<input type="checkbox"/> 15th Century	<input type="checkbox"/> 17th Century	<input checked="" type="checkbox"/> 19th Century	
SPECIFIC DATE(S) (If Applicable and Known)			
AREAS OF SIGNIFICANCE (Check One or More as Appropriate)			
<input type="checkbox"/> Aboriginal	<input checked="" type="checkbox"/> Education	<input checked="" type="checkbox"/> Political	<input checked="" type="checkbox"/> Urban Planning
<input type="checkbox"/> Prehistoric	<input type="checkbox"/> Engineering	<input checked="" type="checkbox"/> Religion/Philosophy	<input type="checkbox"/> Other (Specify)
<input checked="" type="checkbox"/> Historic	<input type="checkbox"/> Industry	<input type="checkbox"/> Science	<u>Revolutionary</u>
<input type="checkbox"/> Agriculture	<input type="checkbox"/> Invention	<input type="checkbox"/> Sculpture	<u>and</u>
<input checked="" type="checkbox"/> Architecture	<input checked="" type="checkbox"/> Landscape	<input type="checkbox"/> Social/Humanitarian	<u>Civil War</u>
<input type="checkbox"/> Art	<input type="checkbox"/> Architecture	<input type="checkbox"/> Theater	
<input checked="" type="checkbox"/> Commerce	<input checked="" type="checkbox"/> Literature	<input type="checkbox"/> Transportation	
<input type="checkbox"/> Communications	<input checked="" type="checkbox"/> Military		
<input type="checkbox"/> Conservation	<input type="checkbox"/> Music		
STATEMENT OF SIGNIFICANCE			
<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Beaufort as a coastal city is in many ways a unique treasury of Southern American architecture of the first half of the 19th century.</p> <p>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.</p> <p>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.</p> <p>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.</p>			
(continued)			

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Rose, Rehearsal For Reconstruction. Bobbs Merrill, 1964  
Carse, Department of the South, State Printing Co., Columbia, 1961  
Graydon, Tales of Beaufort. Beaufort Book Shop, Beaufort, 1963  
Griswold, Sea Island Lady. Morrow, 1939  
Lathrop, Historical Houses of South Carolina.  
Jones, Port Royal Under Six Flags. Bobbs Merrill, 1960.  
Dalche, Historical Account of Presbyterian-Episcopal Church in S.C., Thayer, 1820  
Beaufort County Historical Society Manuscripts, Beaufort County Public Library

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			OR	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	
NW	32 ° 26 ' 22 "	80 ° 40 ' 56 1/4 "				
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

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: Paul S. Lep. 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.

Claret Allen Connally  
Chief, Office of Archeology and Historic Preservation

DEC 17 1969

Date: \_\_\_\_\_

ATTEST:

William J. Hunter  
Keeper of The National Register

Date: NOV 26 1969

RECEIVED  
NOV 20 1969  
NATIONAL REGISTER  
NW 17/529890/358900  
SE 17/531600/3588020  
SW 17/529890/3588040  
SEE INSTRUCTIONS

Form 10-300a  
(Dec. 1968)

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY - NOMINATION FORM**

(Continuation Sheet)

NOV 20 1969

NATIONAL  
REGISTER

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

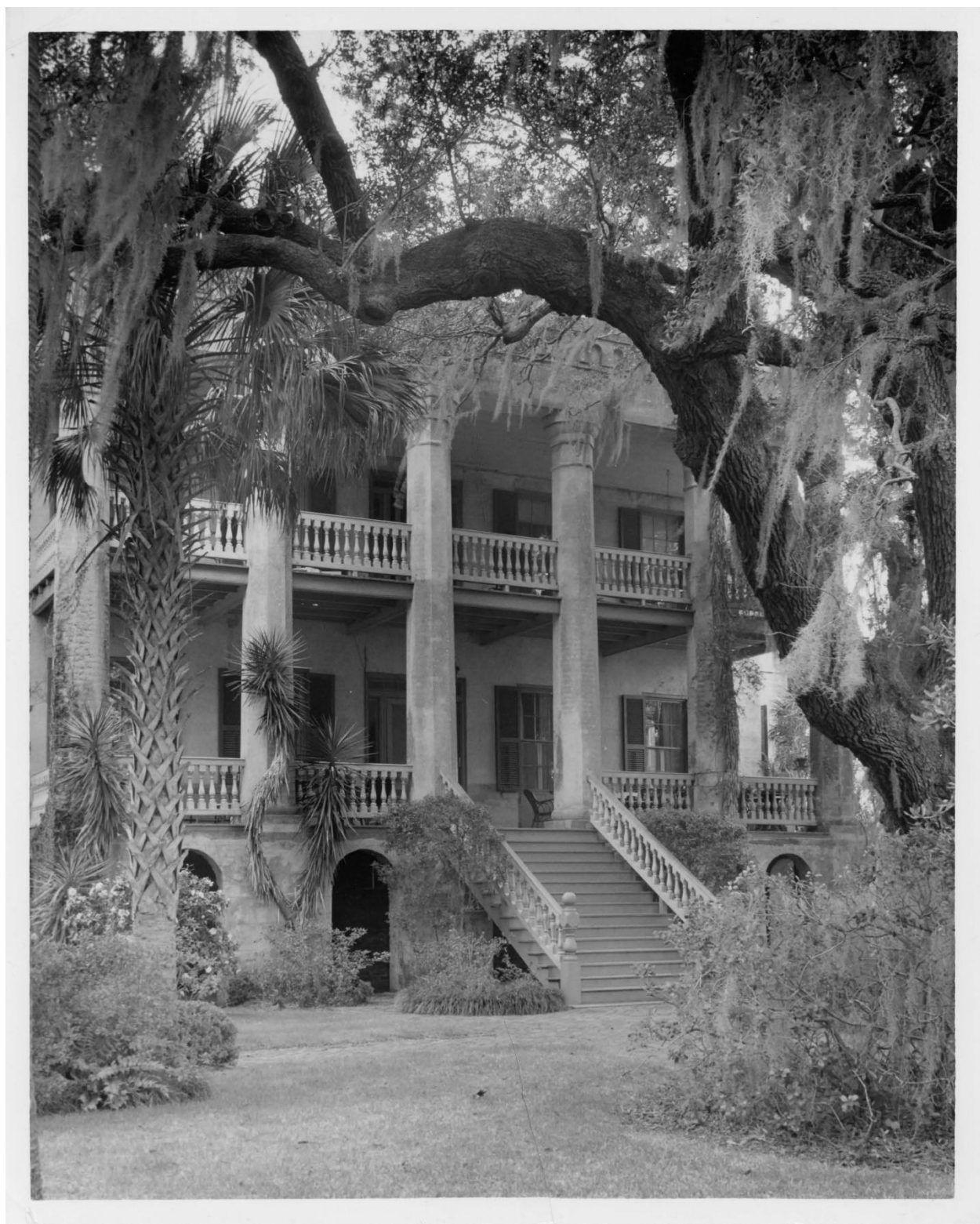
☒ Photographs (Nos. 5 and 8—Col. Edward Means House;  
Hext House)

☐ USGS Map

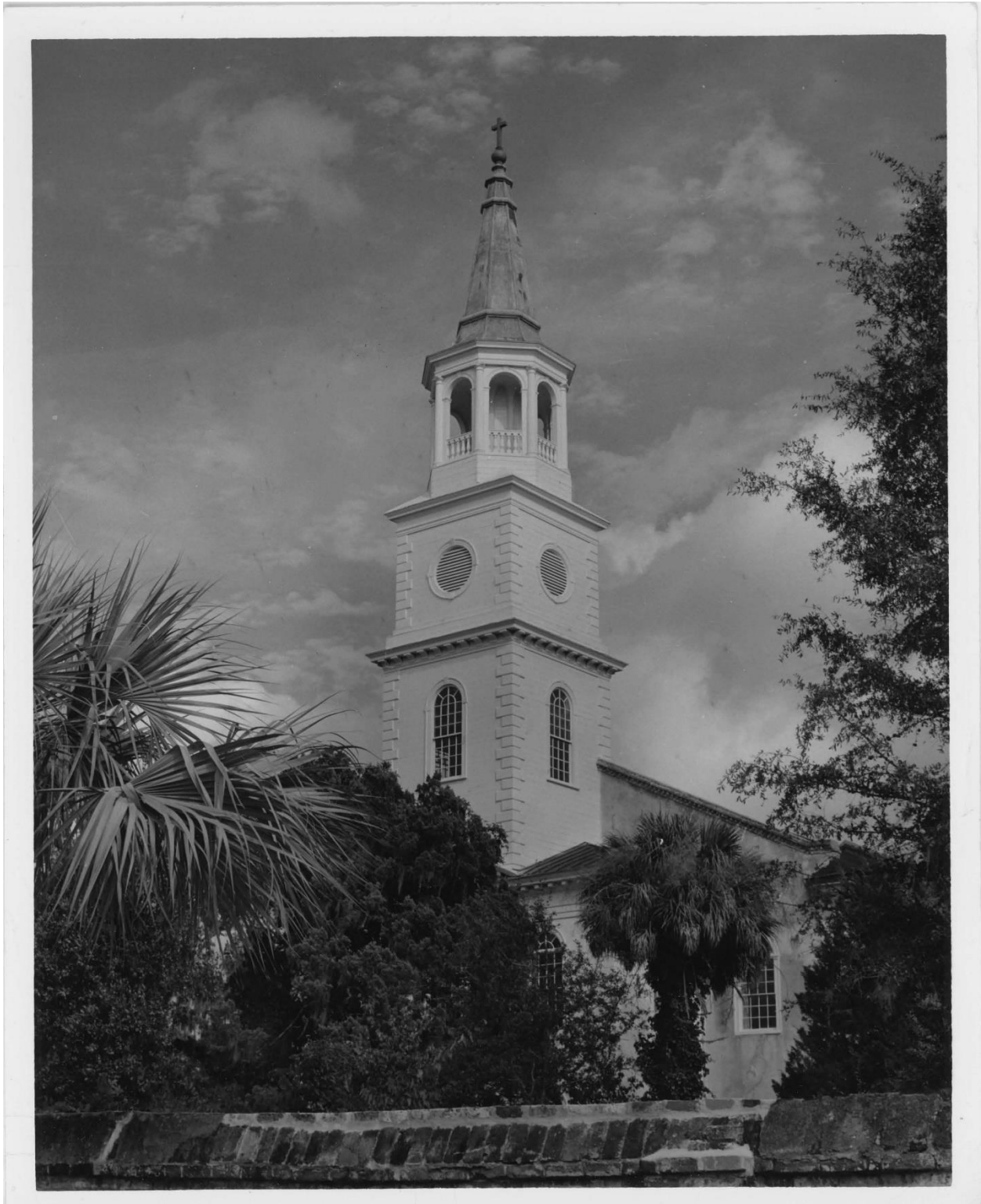


















## **Appendix B: Table of Contributing Resources to the BNHLD**



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.	

Condition and Integrity Study for the  
Beaufort National Historic Landmark District

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.	

Condition and Integrity Study for the  
Beaufort National Historic Landmark District

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.	

Condition and Integrity Study for the  
Beaufort National Historic Landmark District

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.	

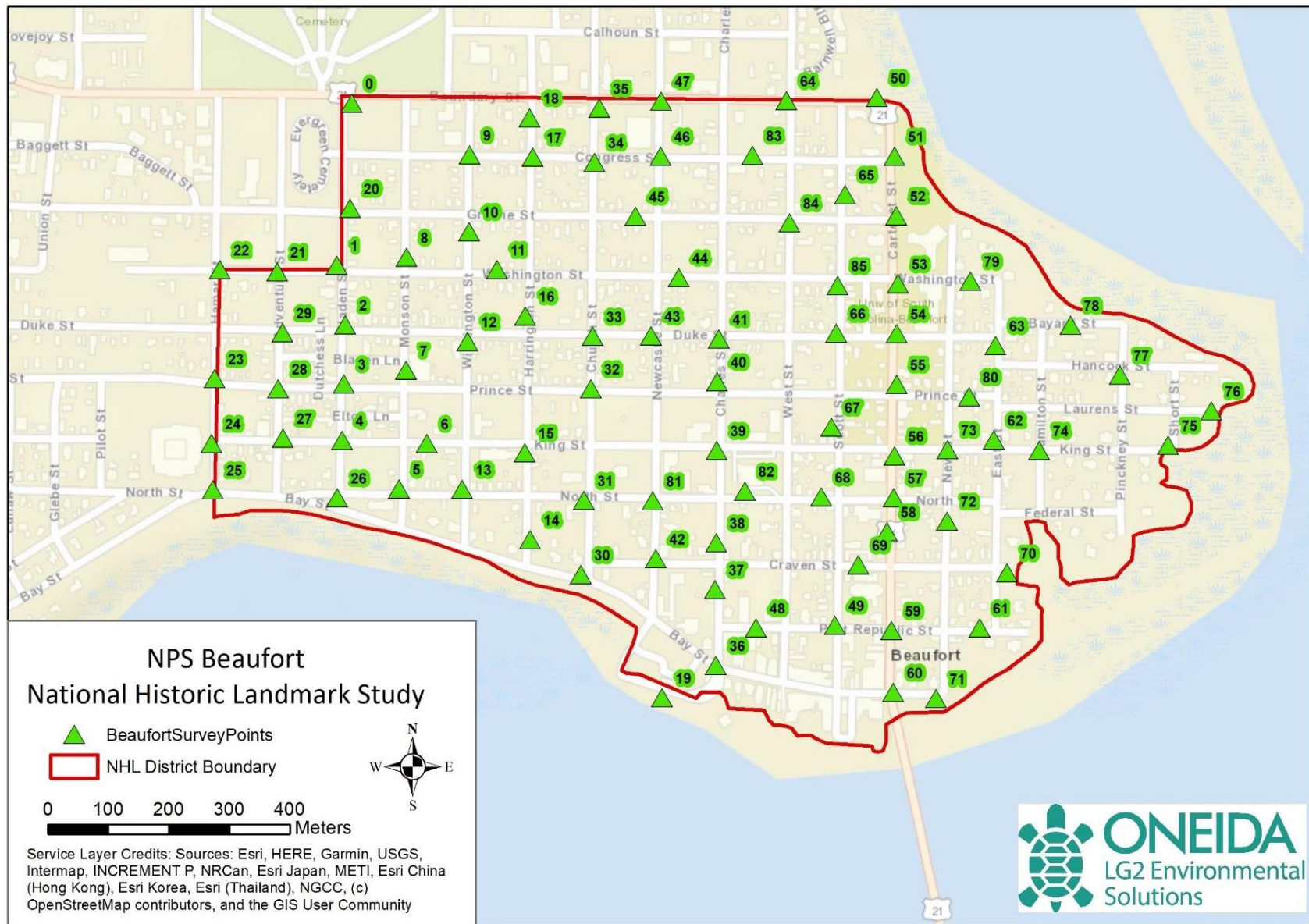
Condition and Integrity Study for the  
Beaufort National Historic Landmark District

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





Condition and Integrity Study for the  
Beaufort National Historic Landmark District

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.

Condition and Integrity Study for the  
Beaufort National Historic Landmark District

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.
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

Condition and Integrity Study for the  
Beaufort National Historic Landmark District

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.

Condition and Integrity Study for the  
Beaufort National Historic Landmark District

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 14Bladen	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.

Condition and Integrity Study for the  
Beaufort National Historic Landmark District

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.

Condition and Integrity Study for the  
Beaufort National Historic Landmark District

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

Condition and Integrity Study for the  
Beaufort National Historic Landmark District

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.

Condition and Integrity Study for the  
Beaufort National Historic Landmark District

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.

Condition and Integrity Study for the  
Beaufort National Historic Landmark District

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.

Condition and Integrity Study for the  
Beaufort National Historic Landmark District

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,

Condition and Integrity Study for the  
Beaufort National Historic Landmark District

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 Beaufort 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.

Condition and Integrity Study for the  
Beaufort National Historic Landmark District

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).

## **Appendix D: Beaufort Historic Preservation Ordinance (Consolidated)**



All elements of the Beaufort code that relate to historic preservation consolidated in one document, courtesy of William Cook of Cultural Heritage Partners.

---

BEAUFORT HISTORIC PRESERVATION ORDINANCE PROVISIONS (COMBINED)

## PURPOSE, POWERS & AUTHORITY

### PURPOSE

#### 2.7.1 BEAUFORT HISTORIC DISTRICT (HD) OVERLAY (CITY CODE)

- A. **Purpose:** The purpose of the Beaufort Historic District is to promote the educational, cultural, and general welfare of the public through the preservation, protection, and enhancement of the old, historic or architecturally significant structures and areas of the City and to maintain such structures and areas as visible reminders of the history and cultural heritage of the City, the state, and the nation. The Historic District is a pedestrian-oriented area.
- B. **Applicability:** Properties within the Beaufort Historic District are subject to specific standards found in this section, and to the review procedures of the Historic District Review Board as described in Section 10.7.
- C. **Beaufort Historic District Designated:** For the purpose of this section, the Beaufort Historic District is hereby established. The boundaries of this district shall be designated on the official Zoning Map of the City of Beaufort. The boundaries of the Beaufort Historic District and the Beaufort National Historic Landmark District are the same with the following clarifications/exceptions:
  - 1. Where boundaries are designated at specific roads, the centerlines of the rights-of-way of those roads shall be deemed said boundaries.
  - 2. The east and south boundaries of the district are established at the Beaufort River. These boundaries are established at the parcel lines, seawalls, or at mean high water mark, whichever extends further from the high ground.
  - 3. Structures attached to the high ground are deemed to lie within the district and shall be reviewed in entirety in accordance with the provisions of this section.
- D. **Subdistricts Established:** The Beaufort Historic District shall be composed of 2 subdistricts identified as the Beaufort Preservation Neighborhood (BPN) and the Beaufort Conservation Neighborhood (BCN). There may be established one or more of each subdistrict within the Beaufort Historic District, provided that all such districts shall consist of at least five acres of contiguous land. The boundaries of these subdistricts shall be designated on the official Zoning Map of the City of Beaufort. Where the term Beaufort Historic District (or a similar reference, such as "historic district") is used in this section or in any supplementary materials, it shall apply to both subdistricts. However, where there is a specific reference to a subdistrict, that specific reference shall apply and supersede any reference to the Beaufort Historic District.
- E. **Trash and Recycling Screening:** All private trash and recycling receptacles shall be hidden or screened from view. Unscreened facilities shall come into compliance with the provisions of this section within 18 months of adoption of this Code.
- F. **Exemptions:**
  - 1. The Bladen Street Redevelopment District overlay zone is exempted from Historic District Overlay standards (See Section 2.7.3 F.).

2. Routine maintenance and repair of any of the existing features of a structure that does not involve a change in design, type of materials, or outward appearance shall be exempt from the review and approval requirements of this section.

### 10.7.2 POWERS AND DUTIES (DEVELOPMENT CODE)

- A. **Territorial Jurisdiction:** The HRB shall have jurisdiction throughout the Beaufort Historic District. The HRB shall also have jurisdiction to review the Special Property Tax Assessment for Rehabilitated Historic Properties (a.k.a. Bailey Bill) applications for any structure listed in the Beaufort County Historic Sites Survey - 1997, or most recent historic sites survey, that are located within the city limits, but outside the Historic District.
- B. **Powers and Duties:**
  1. It shall be the function of the HRB to review and take action on any Major Certificates of Appropriateness (Section 9.7.1).
  2. It shall be the function of the HRB and for approving alterations to structures listed on the "1997 Beaufort County Above Ground Historic Sites Survey (or most recent historic sites survey) which have applied for the Bailey Bill in accordance with Section 9.10 (Certificate of Appropriateness).
  3. In exercising the authority granted the HRB under this section, the HRB may call upon the advice of any professionals it deems appropriate; any costs incurred for such consultation may be paid for with funds approved for such use by the City Council.
  4. The HRB shall maintain an inventory of historic properties within the City of Beaufort and make such information available to the public. This inventory shall be updated periodically to record structures and buildings that have gained historic or architectural significance, and buildings that no longer contribute to the character of the National Landmark Historic District due to demolition or loss of character.
  5. The HRB shall have the opportunity to comment to the appropriate approving agency on National Register nominations proposed for any building within its jurisdiction at its discretion.
- C. **Staff:** The staff of the City's Department of Planning and Development Services may provide support to the HRB from time to time.

## DEFINITIONS

### Sec. 5-4011. Definitions (BEAUFORT CODE)

*Historic structure.* Any structure that is:

- (1) Listed individually in the National Register of Historic Places (a listing maintained by the U.S. Department of the Interior (DOI)) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register.
- (2) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district.
- (3) Individually listed on a state inventory of historic places.

- (4) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified by an approved state program as determined by the Secretary of Interior, or directly by the Secretary of Interior in states without approved programs.

Some structures or districts listed on the state or local inventories may not be "Historic" as cited above but have been included on the inventories because it was believed that the structures or districts have the potential for meeting the "Historic" structure criteria of the DOI. In order for these structures to meet NFIP historic structure criteria, it must be demonstrated and evidenced that the South Carolina Department of Archives and History has individually determined that the structure or district meets DOI historic structure criteria.

### 13.1: DEFINITIONS OF SPECIALIZED TERMS (DEVELOPMENT CODE)

**Archaeological Resources.** As defined in the Archaeological Resources Protection Act of 1979 (16 U.S.C. 470aa — 470mm) Section (1): The term "archaeological resource" means any material remains of past human life which are of archaeological interest. Such determination shall include, but not be limited to: pottery, basketry, bottles, weapons, weapon projectiles, tools, structures or portions of structures, pit houses, rock paintings, rock carvings, intaglios, graves, human skeletal materials, or any portion or piece of the foregoing items. Nonfossilized and fossilized paleontological specimens, or any portion or piece thereof, shall not be considered archaeological resources, under this definition, unless found in an archaeological context. No item shall be treated as an archaeological resource under this definition unless such item is at least 100 years of age.

**Archaeological Site.** The area of the development identified as being listed in or having the potential for listing in the National Register of Historic Places.

**Architectural Features.** Exterior building elements intended to provide ornamentation to the building massing, including, but not limited to: eaves, cornices, bay windows, window and door surrounds, light fixtures, canopies, and balconies.

**Height, Overall.** Overall building height shall be measured vertically from the natural grade or finished grade adjacent to the building exterior to the highest point of coping of a flat roof, the top of a mansard roof, or the highest point of the highest pitched roof. In general, this Code measures heights in stories rather than feet. See Section 2.4.1 and 2.6 for more standards and description.

**Historic Resources.** According to the National Historic Preservation Act of 1966, as amended through 1992 (16 U.S.C. 470 et seq.) Section 101(a)(1)(A). Any district, site, building, structure, or object that is at least 50 years of age and is significant in American history, architecture, archaeology, engineering, and culture may be considered for inclusion on the National Register of Historic Places.

## ESTABLISHMENT OF COMMISSION

### 10.7: HISTORIC DISTRICT REVIEW BOARD (DEVELOPMENT CODE)

#### 10.7.1 DESIGNATION

- A. **Creation:** A Historic District Review Board (HRB) is hereby established as a board of architectural review pursuant to S.C. Code 1994 § 6-29-870, as amended.
- B. **Purpose:** The HRB shall review and take action on projects located within the Beaufort Historic District, including changes to the exterior of any structure and new construction. The HRB will seek to preserve

and protect the historic character and architectural integrity of Beaufort's National Landmark Historic District.

### 10.7.3 MEMBERSHIP, TERMS, AND COMPENSATION (DEVELOPMENT CODE)

- A. **Number, Composition:** The HRB shall consist of 5 members with an interest, competence, or knowledge in historic preservation. All HRB members shall be residents of the city, own property in the city, or own or operate a business in the city. To the extent that such is available in the community, 2 members shall, be professionals in the disciplines of historic preservation, architecture, landscape architecture, history, architectural history, planning, archeology, or related disciplines. Three of the members shall either live or own property in the Historic District. One of the 5 members [of] the Historic Review Board shall be recommended by the Historic Beaufort Foundation.
- B. **Terms, Appointment:** All members shall be appointed by the City Council for terms of 3 years. All terms shall end on June 30 of the applicable year and members must continue to serve until their successors are appointed.
- C. **Term Limits:** No member may serve for more than 2 successive terms, except for extraordinary circumstances where the City Council believes it to be in the best interest of the community to have a particular member continue for a specific period of time. This limitation shall not prevent any person from being appointed to the HRB after an absence of 1 year. Service for a partial term of less than 1½ years shall not constitute a term of service for purposes of this section.
- D. **Vacancies:** Any vacancy in the membership shall be filled for the unexpired term in the same manner as the initial appointment.
- E. **Removal:** The City Council may remove any member of the HRB for cause.
- F. **Compensation:** Members shall serve without pay. Members may be reimbursed for actual expenses incurred in the performance of their duties from available funds approved in advance by the Administrator.

(Ord. No. O-15-20 , 6-23-2020)

### 10.7.4 OFFICERS, MEETINGS, AND QUORUM (DEVELOPMENT CODE)

- A. **Officers:** The HRB shall elect a chairperson and a vice-chairperson from its members who shall serve for 1 year or until reelected, or until a successor is elected. The HRB shall appoint a secretary, who may be an employee of the City.
- B. **Meetings:** Meetings of the HRB shall be held at the call of the chairperson and at such other times as the HRB may determine. All meetings shall be open to the public.
- C. **Quorum:** At least 3 of the members of the HRB must be present to constitute a quorum.
- D. **Rules of Proceeding:**
  - 1. The HRB shall adopt and adhere to rules of procedure for the conduct of business.
  - 2. An abstention from voting shall be considered a vote to deny the motion.
- E. **Minutes:** The HRB shall keep minutes of its proceedings, as required by state law.

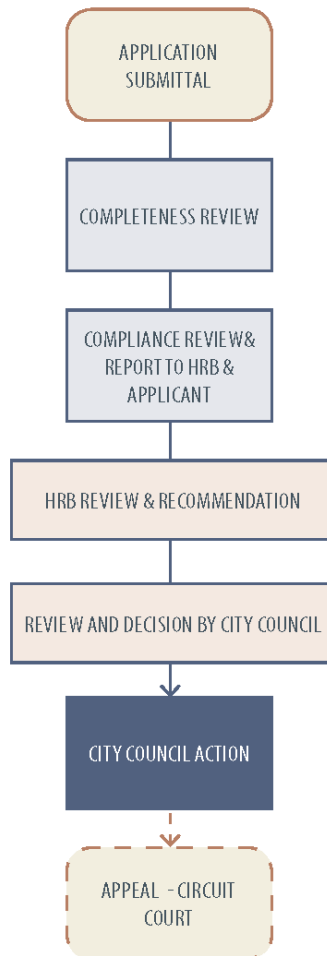
## CRITERIA AND PROCESS OF DESIGNATION

### 9.11.1 STANDARDS FOR LOCAL HISTORIC DISTRICT DESIGNATION (DEVELOPMENT CODE)

- A. A structure, group of structures, site or district may be designated for historic preservation if it demonstrates at least one of the following:
  - 1. Historic, Cultural Importance:
    - a. It has significant character, interest, or value as part of the development, or heritage of the community.
    - b. It is the site of a historic event with a significant effect upon society.
    - c. It exemplifies the cultural, political, economic, social, or historic heritage of the community.
  - 2. Architectural or Engineering Importance:
    - a. It portrays the environment in an era of history characterized by a distinctive architectural style.
    - b. It embodies those distinguishing characteristics of an architectural type or engineering specimen.
    - c. It is the work of a designer whose individual work has significantly influenced the development of Beaufort.
    - d. It contains elements of design, detail, materials, or craftsmanship that represent significant innovation.
  - 3. Geographical Importance:
    - a. By being part of or related to a square, park, or other distinctive area, it should be developed or preserved according to a plan based on a historic, cultural, or architectural motif.
    - b. Owing to its unique location or singular physical characteristic, it represents an established and familiar feature of the neighborhood, community or city.
  - 4. Archeological Importance:
    - a. It has yielded, or may be likely to yield, information important in prehistory or history.
- B. An area may be designated as a Beaufort Conservation Neighborhood (BCN) if it meets one or more of the above criteria, and meets the following two additional criteria:
  - 1. There are a sizable number of properties in the subject area that are not considered to contribute to the architectural or historical significance of the area; and
  - 2. The cultural values or financial resources of a significant number of property owners in the subject area, as reasonably considered by Beaufort City Council, are such that the flexible standards of the BCN are appropriate.
- C. Individual structures, sites, and properties located within a BCN may be designated as notable properties to be subject to Beaufort Historic District standards, guidelines and procedures rather, than BCN standards, guidelines, and procedures, at such time as standards, guidelines, and procedures may be established for the BCN that are different from those in effect for the remainder of the Historic District. Beaufort City Council, may designate structures, sites, and properties as notable properties

where it reasonably determines that those structures, sites, or properties embody a particularly high degree of significance in accordance with the criteria listed in this section.

#### 9.11.2 LOCAL HISTORIC DISTRICT DESIGNATION PROCESS (DEVELOPMENT CODE)



Based upon the criteria set forth in this section, the HRB shall review such proposed designations, and then it shall make a recommendation regarding the designation to City Council for final approval.

#### 9.11.3 HISTORIC SIGN DESIGNATION (DEVELOPMENT CODE)

- A. **Historic Signs:** A historic sign is a sign that, by its construction materials, unusual age, prominent location, unique design, or craftsmanship from another period, makes a contribution to the cultural, historic, or aesthetic quality of the city's streetscape.
1. Signs are designated as historic signs by City Council upon a favorable recommendation of the HRB. The council shall hold a public hearing before designating a sign a historic sign. Before designating a sign as a historic sign, the council shall make a finding that all of the following conditions are met:
    - a. The sign is at least 25 years old and has been at its present location for at least 25 years.
    - b. The sign is an appurtenant graphic to the property, i.e., an on-premises sign that relates to the use of the property, as opposed to an off-premises billboard.

- c. The sign is structurally safe or is capable of being made so without substantially altering its historical significance.
  - d. The sign is of exemplary technology, craftsmanship, or design of the period in which it was constructed, it uses historic sign materials (wood, metal, or paint directly applied to buildings) and means of illumination (neon or incandescent fixtures), and it is not significantly altered from its historic period. If the sign has been altered, it shall be restorable and shall be restored to its historic function and appearance.
  - e. The sign is of extraordinary significance to the city.
- 2. Historic signs are exempt from the requirements of Section 11.6 (Nonconforming Signs).

## REVIEWABLE ACTIONS AND PROCESS FOR APPROVALS

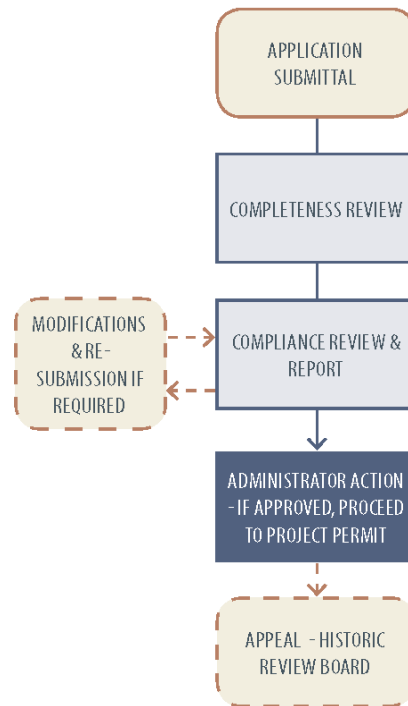
### 9.10: CERTIFICATE OF APPROPRIATENESS (DEVELOPMENT CODE)

#### 9.10.1 APPLICABILITY

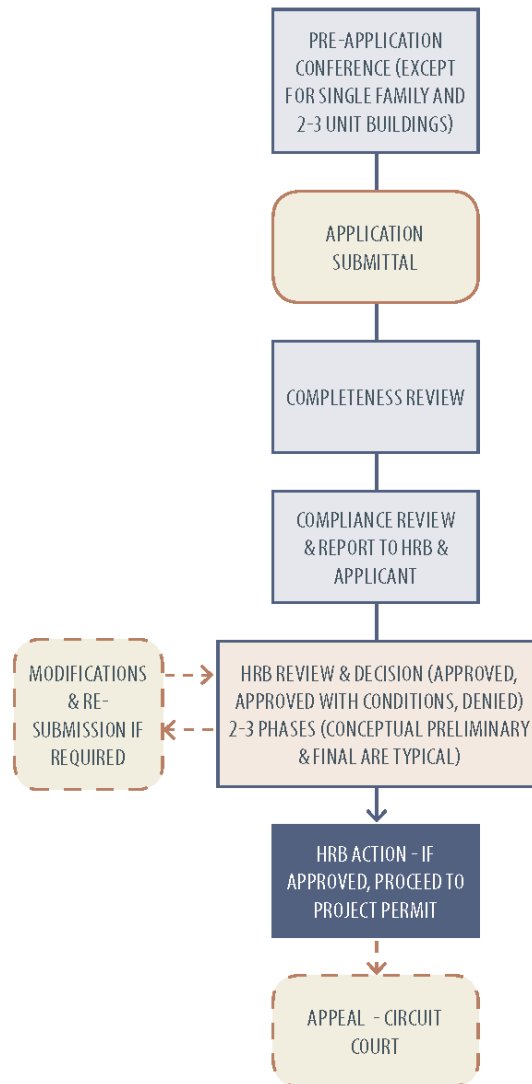
- A. A Certificate of Appropriateness shall be required for any construction activity in any historic district, including:
  - 1. New structures.
  - 2. Modification to, or expansion of, existing structures, including those that apply for the Bailey Bill Special Tax Assessment for Rehabilitated Historic Properties.
  - 3. Relocation of any existing structure.
- B. Demolition or partial demolition of any structure.

#### 9.10.2 PROCESS AND APPROVAL

- A. **Process Type:** The review process required to approve Certification of Appropriateness is based on the following project types:



1. **Minor:** Administrative review shall apply to applications for Certification of Appropriateness for the following items. The Administrator may submit any applications that are subject to staff approval to the Historic District Review Board (HRB) for approval.
  - a. Changes to a building or property, to include fences, paint color, roof materials, canopies and awnings, site changes, and window replacements on noncontributing structures.
  - b. New construction and building modifications to include construction of non-habitable accessory buildings in the Beaufort Preservation Neighborhood.
  - c. Modifications to non-contributing structures in the BCN.
  - d. Demolitions of non-contributing structures in the BCN.
  - e. Demolition or partial demolition of a structure that is listed in the "1997 Beaufort County Historic Sites Survey," or the most recent historic sites survey, and lies outside the Beaufort Historic District.
  - f. Demolition of noncontributing accessory structures (e.g., sheds, carports, etc.).Such approval shall follow the procedures for Development Design Review-Minor (Section 9.8.1).
2. **Major:** Discretionary review by the HRB shall apply to all other applications for Certificates of Appropriateness.



3. **Design Exception:** Design Exceptions shall be used to modify any dimensional standards or design requirements, found in Articles 2 and 4, for development projects that have unique characteristics that justify a deviation from the underlying standards. Such deviations are intended to provide flexibility from the underlying standards to permit compatible development patterns which are indicative of the surrounding area and/or use an innovative approach or technique. The process is intended to provide the minimum relief necessary to create a more innovative and context-sensitive development consistent with the City's adopted plans. This tool is not intended to circumvent the map amendment (rezoning) procedure where that tool would provide a similar modification of standards.
  - a. **Applicability:** The HRB shall have the authority to authorize a variance of up to 35 percent from any numerical standard set forth in Article 2 (Maps and Districts) — except for Section 2.6, Height and Section 2.7.4, Air Installation Compatibility Use Zone (AICUZ) overlay district standards — and Article 4 (Building Design and Infill Standards).
  - b. **Review Criteria:** The HRB may approve an application for a Design Exception where it reasonably determines that there will be no significant negative impact upon residents of

surrounding property, or upon the general public. The board shall consider the following criteria in its review:

- i. **Compatibility:** The proposed exception is appropriate for its location. It is compatible with the character of surrounding properties and the development permitted by the zoning of the surrounding properties, and will not reduce property values of surrounding properties.
- ii. **No Adverse Impact:** The design of the proposed exception minimizes adverse effects including visual impacts of the proposed use on surrounding properties; furthermore, the proposed exception does not create a nuisance for surrounding properties.
- iii. **Consistency with Adopted Plans:** The proposed development is in general conformity with the City's Comprehensive Plan, Civic Master Plan and other plans officially adopted by the City.

B. **Guidance Standards, Maintenance of Consistent Policies:** In order to provide guidance and insight into desirable goals and objectives for the Beaufort Historic District, the documents described in this section are hereby adopted for use by the HRB in the exercise of its authority granted under Section 10.7 of this Code.

1. The "Beaufort Preservation Manual," August 1979, and the "Beaufort Preservation Manual, Supplement," August 1990, shall be utilized by the HRB for review of projects located within the Beaufort Preservation Neighborhood.
2. The "Northwest Quadrant Design Principles," May 1999 shall be utilized by the HRB for the review of projects located within the Beaufort Conservation Neighborhood.
3. The Secretary of Interior's "Standards for Rehabilitation" shall be utilized for review of all projects that modify a contributing structure.
4. The Building Design Standards, in Article 4 of this Code, shall be utilized for review of all new construction.
5. The Historic District Infill Design Guidelines, in Section 4.7 of this Code, shall be utilized for review of all new construction.
6. Any special area policies adopted by the HRB.

C. **Approval of Certificate of Appropriateness:** In reviewing an application, the HRB shall conduct a public meeting and consider, among other things, the historic, architectural and aesthetic features of such structure, the nature and character of the surrounding area, the use of such structure and its importance to the city, the character and appropriateness of design, scale of buildings, arrangement, texture, materials and color of the structure in question, and the relation of such elements to similar features of structures in the immediate surroundings. The HRB shall not consider the interior arrangement or interior design unless the interior arrangement or design affect the exterior appearance, nor shall it make requirements except for the purpose of preventing developments that are not in harmony with the prevailing character of the Beaufort Historic District, or that are obviously incongruous with this character.

D. **Demolitions:**

1. In all applications involving the demolition of a contributing primary structure or contributing accessory structure, provisions shall be made for a public hearing as set forth in Section 9.1.5. Demolition of non-contributing structures are approved by the Administrator.

2. In any case involving the demolition or partial demolition of a structure, before granting approval or requiring a postponement, the HRB may call on the Administrator to provide them with a report on the state of repair and structural stability of the structure under consideration.
  3. Upon receiving an application for demolition or partial demolition of a structure that is listed in the "1997 Beaufort County Historic Sites Survey" and lies within the limits of the city but outside the Beaufort Historic District, the Administrator, within 30 days of receiving the application, shall either approve it, or find that the preservation and protection of historic places and the public interest will be best served by postponing the demolition for a designated period — this shall not exceed 60 days from the receipt of the application, and notify the applicant of such postponement. The application will be announced to the public in accordance with the notification standards set forth in Section 9.1.3. Within the period of postponement of demolition or alteration of any building, the Administrator shall take steps to ascertain what may be done to preserve the building, including consultation with private civic groups, interested private citizens and other public boards or agencies, including investigation of the potential use of the power of eminent domain when the preservation of a given building is clearly in the interest of the general welfare of the community and of certain historic and architectural significance.
- E. **Denial of Certificate of Appropriateness:** The HRB may refuse any application that, in the opinion of the HRB, does not comply with the standards and guidelines listed in Section 9.10.2 B. and thus would be detrimental to the interests of the city. In case of disapproval, the HRB shall state the reasons therefore in a written statement to the applicant, and may give verbal advice to the applicant and make recommendations in regard to appropriateness of design, arrangement, texture, material, color, etc. of the property involved.
- Among other grounds for considering a design inappropriate and requiring disapproval and resubmission are the following defects:
1. Arresting and spectacular effects.
  2. Violent contrasts of materials or colors and intense or lurid colors.
  3. A multiplicity or incongruity of details resulting in a restless and disturbing appearance.
  4. The absence of unity and coherence in composition, that is not in consonance with the dignity and character of the present structure, in the case of repair.
  5. Construction of, remodeling, or enlargement of an existing building in a manner not consistent with the prevailing character of the neighborhood.
- F. **Issuance of Certificate of Appropriateness:** When a Certificate of Appropriateness and Building Permit have been issued, the Administrator shall, from time to time, inspect the alteration or construction approved by such certificate and may report such inspection to the HRB listing all work inspected and reporting any work that is not in accordance with such certificate, or that violates any ordinances of the city.
- G. **Resubmittal:** After disapproval of an application, the applicant may make modifications to the plans and resubmit. The applicant may not resubmit the same proposal, without modifying it based on HRB comments, for 12 months from the date of the original submission. Reconsideration of an application for demolition that has been denied by the HRB may not be heard until 12 months from the date of the original public hearing, unless a major change has occurred in the property condition that is attributable natural causes.
- H. **Appeal—Minor:** Appeals of the decisions of the Administrator shall be heard by the HRB. The application for appeal shall be made within 30 days of the decision.

- I. **Appeal—Major:** Any party aggrieved by the decisions of the HRB may appeal to the circuit court within 30 days of the decision.

## **4.7: HISTORIC DISTRICT INFILL DESIGN GUIDELINES (CITY CODE) (NOTE: GUIDELINES FOR COAs SHOULD BE INTEGRATED)**

### **4.7.1 APPLICABILITY AND INTENT**

The following principles shall be considered by the HRB for new construction within the Historic District overlay. The intent of these principles is to protect the integrity and coherence of the Historic District, and to provide clarity and consistency for developers, designers, and regulators.

### **4.7.2 PRINCIPLES FOR COMPATIBLE INFILL**

- A. **The District is the Resource, Not Only Its Individual Parts:** Beaufort is comprised of a number of individually significant buildings. Additionally, Beaufort's historic areas are significant as a collective whole, and shall be considered as such and protected in their entirety. This is the primary, overarching principle.
  1. New construction shall respond to and protect the integrity of the overall Historic District in much the same way as an addition does to a historic building.
  2. The integrity of the district — why, where and when a property is important — shall be upheld in all new construction and rehabilitation projects. Guidelines for determining integrity are as follows:
    - a. **Location:** This is the relationship between the property and its historical context.
    - b. **Design:** This is the combination of elements that create the feeling of a district or structure. These elements include building patterns, streetscapes, site elements, building size, mass and scale, spatial relationships, and specific architectural elements and details.
    - c. **Setting:** This is the physical environment of a property, and should be evaluated on its context as well as on the historical role the property has played and continues to play. Important features include topography, vegetation, man-made features, and relationships between existing structures and their surroundings.
    - d. **Materials:** These are the physical elements that make up a property or district.
    - e. **Workmanship:** This is the physical evidence of the crafts of a particular culture or time period. This particularly applies to rehabilitation projects, but for new infill projects, workmanship of surrounding structures should be considered and respected. Retaining the details of the original craft and craftsman (i.e., wood, masonry, tabby etc.) of the original building ensures the historic fabric is retained and serves as an important component of the integrity and the patina of age of individual structures and the district as a whole.
    - f. **Feeling:** This is the property's expression of the aesthetic or historic sense of a particular period of time. This particularly applies to rehabilitation projects, but for new infill projects, the feeling of surrounding structures should be considered and respected.
    - g. **Association:** This is the direct link between an important historic event or person and a property. This particularly applies to rehabilitation projects, but for new infill projects, association of particular sites and neighborhoods should be considered.
- B. **New Construction Shall Reinforce the Historic Significance of the District:** Infill buildings should relate to and strengthen the core characteristics of the district, as identified in the National Register nomination's "Statement of Significance."

1. New construction should build upon the history and established pattern of the district through its design, landscape, use, and cultural expression. An understanding of the character and significance of the district should predicate any design or development activities.
  2. If applicable, cultural expressions and/or historic uses within the district may be considered in design or development activities.
- C. **New Construction Shall Complement and Support the District:** The Historic District has a distinct rhythm of massing, scale, and siting. Infill buildings should not deviate in a detracting manner from these elements, but appear as complementary members of the district.
1. Lot size, massing, siting, floor area ratio, and height must correspond to the adjacent buildings that contribute to or complement the rhythm of the district.
  2. The use of buildings will be secondary to their design and integration into the district. However, newly introduced uses should not be detrimental to the historic fabric.
- D. **Infill Shall Be Compatible Yet Distinct:** New buildings should be identifiable as being of their period of construction; however, they should not be so differentiated that they detract from - or visually compete with - their historic neighbors. Within historic districts, compatibility is more important than differentiation.
1. Because the district is the resource, the reconstruction of buildings that existed within the district during the period of significance is allowed. Reconstructions shall be done in accordance with the Secretary of the Interior's "Standards for Reconstruction."
  2. Style is discouraged from being the primary indicator of differentiation.
  3. Means of differentiation may include materials, mechanical systems, and construction methods.
- E. **The Exterior Envelope and Patterning of New Buildings Shall Reflect District Characteristics:** Infill design elements, patterning, texture, and materials should reflect the aesthetic and historic themes of the district.
1. Patterns of fenestration, building divisions, setbacks, and landscapes that are characteristic of the district should inform the design of new buildings.
  2. Mechanical and automobile infrastructure should be appropriately concealed when not consistent with the district's character.
- F. **Contributing Buildings Should Not Be Demolished to Create Infill Opportunities:** Properties deemed contributing in the "1997 Beaufort County Above Ground Historic Sites Survey," or in the most recent historic resources survey, should not be removed or rendered non-contributing to make way for new construction.
- G. **Archeological Resources Shall Be Preserved in Place or Mitigated:** When new construction disturbs or affects archaeological resources, mitigation measures should be taken such that the history of the site can be traced. See Section 8.3 for archeological assessment requirements.
1. Archaeological mitigation must conform to local, state, and federal laws and accepted professional standards.
  2. When appropriate, archaeological mitigation should be accessible to the general public in an educational capacity.
  3. Information yielded from archaeological mitigation should be interpreted in the new building and throughout the district.

## ECONOMIC HARDSHIP

### Sec. 5-1205. Safeguards from economic hardship (BEAUFORT CODE)

- (a) When a claim of undue economic hardship is made owing to the effects of this article, the building official's order shall be stayed until after the board's determination on the claim in accordance with the procedure listed below. The board shall schedule a hearing on the claim at its next regular meeting, within the limitations of its procedures for application deadlines.
- (b) The petitioner shall present information provided for under subsection (d) to the board. The board may require that an owner and/or parties in interest furnish such additional information that is relevant to its determination of undue economic hardship. The board may ask staff to furnish additional information as the board believes relevant. The board shall also state which form of financial proof it deems relevant and necessary to a particular case.
- (c) In the event that any of the required information is not reasonably available to the owner and/or parties in interest and cannot be obtained by the owner, the owner shall describe the reasons why such information cannot be obtained.
- (d) When a claim of undue economic hardship is made owing to the effects of this article, the owner and/or parties in interest must provide evidence during the hearing upon the claim, describing the circumstances of hardship. Evidence may include, but not be limited to:
  - (1) Nature of ownership (individual, business, or nonprofit) or legal possession, custody, and control;
  - (2) Financial resources of the owner and/or parties in interest;
  - (3) Cost of repairs;
  - (4) Assessed value of the land and improvements;
  - (5) Real estate taxes for the previous two (2) years;
  - (6) Amount paid for the property, date of purchase, and party from whom purchased, including a description of the relationship between the owner and the person from whom the property was purchased, or other means of acquisition of title, such as by gift or inheritance;
  - (7) Annual debt service, if any, for previous two (2) years; and
  - (8) Any listing of the property for sale or rent, price asked, and offers received, if any.  
For income producing properties:
    - (9) Annual gross income from the property for the previous two (2) years;
    - (10) Itemized operating and maintenance expenses for the previous (2) years, including proof that adequate and competent management procedures were followed; and
    - (11) Annual cash flow, if any, for the previous two (2) years.
- (e) Within sixty (60) days of the board's hearing on the claim, the board shall cause to be made a finding of undue or no undue economic hardship and shall enter the reasons for such finding into the record. In the event of a finding of no undue economic hardship, the board shall report such finding to the building official. The building official, after consultation with the city manager, may then cause to be issued an order for such property to be repaired within the time specified.
- (f) In the event of a finding of an undue economic hardship, the finding shall be accompanied by a recommended plan to relieve the economic hardship. This plan may include, but is not limited to, property tax relief as may be allowed under South Carolina law, loans or grants from the city, the county, or other public, private, or nonprofit sources, acquisition by purchase or eminent domain, building code modifications

through the building board of appeals, changes in applicable zoning regulations, or relaxation of the provisions of this article sufficient to mitigate the undue economic hardship.

(Ord. No. O-47-00, 11-14-00)

## AFFIRMATIVE MAINTANCE / DEMOLITION BY NEGLECT

### ARTICLE G. PRESERVATION OF ARCHITECTURALLY AND HISTORICALLY SIGNIFICANT STRUCTURES<sup>4</sup> (BEAUFORT CODE)

#### Sec. 5-1201. Definitions.

*Demolition by neglect.* Neglect in the maintenance of a building resulting in one (1) or more of the following conditions:

- (1) Parts, components, or details of the building which are defective or deteriorated or so attached that they may fall off;
- (2) Defective or deteriorated foundation;
- (3) Defective or deteriorated floor supports;
- (4) Members of walls or other vertical supports that split, lean, list or buckle due to defective construction or deterioration or that are otherwise insufficient to carry imposed loads;
- (5) Members of ceilings, roofs, ceiling and roof supports, or other horizontal supports that are insufficient to carry imposed loads;
- (6) Fireplaces or chimneys which list, bulge, or settle due to defective construction or deterioration;
- (7) Unsafe electrical or mechanical conditions or conditions constituting a fire hazard;
- (8) Defective or deteriorated siding, masonry joints, windows, exterior doors, flashing, venting or any other defect or condition in the building which renders it not properly watertight;
- (9) Defective or deteriorated down spouts or gutters such that rain runoff is not directed off of the roof and away from the foundation; or
- (10) Any other defect or condition in the building which threatens the viability of the structure or any part, component, or architectural detail.

*Historic District.* The section(s) of the City of Beaufort corresponding to the Beaufort Historic District as defined in section 5-6173.

*Significant structure.* Either of the following shall be deemed a significant structure for the purposes of this section: a structure in the Historic District determined to be a contributing structure according to National Register criteria, or a structure in the Historic District which the board of architectural review (hereinafter referred to as "board") reasonably considers to be historically or architecturally significant. Any parts, components, or architectural details of a significant structure which the board reasonably determines to be significant shall be deemed significant.

---

<sup>4</sup>Editor's note(s)—Ord. No. O-47-00, adopted Nov. 14, 2000, enacted a new Art. G to Ch. 1 of Part 5 designated as §§ 5-2001—5-2009. Inasmuch as there already exists sections so designated, said sections have been redesignated as §§ 5-1201—5-1209.

(Ord. No. O-47-00, 11-14-00)

**Sec. 5-1202. Procedure.**

- (a) In the event that the board finds that a significant structure (as defined in this article) or any significant part, component, or detail of that structure appears to be threatened with destruction or loss due to failure on the part of the property owner to properly maintain or repair the structure (in accordance with definition of "demolition by neglect", herein) the board shall conduct a public hearing in order to make a determination.
- (b) The owner of record of the subject property shall be notified according to the requirements of section 5-1207 that his property appears to be threatened with destruction due to neglect and of the time and place of the public hearing.
- (c) The building official shall inspect the property and present his findings at the public hearing. The property owner and any other interested parties may present their concerns at the public hearing. If the board determines that the property is being demolished by neglect, then the building official in consultation with the board shall develop specifications for the stabilization of the property. Approval of the board shall be required for specifications of elements ordinarily reviewed by the board.

(Ord. No. O-47-00, 11-14-00)

**Sec. 5-1203. Penalties and remedies.**

If the property owner fails to commence or complete the work as specified, the city may, at council's direction, stabilize the structure. Any contractor employed for this purpose shall be procured in accordance with the procedures for procurement of services outlined in this article. The owner shall be notified in writing of the board's determination including supporting findings of fact.

(Ord. No. O-47-00, 11-14-00)

**Sec. 5-1204. Reimbursement to city.**

The city shall then place a lien against the property with the Register of Mesne Conveyances of Beaufort County for the value of the resources so expended by the city, such lien to be entered upon and enforced in the manner as provided by law.

(Ord. No. O-47-00, 11-14-00)

## **APPEALS**

**(NOTE: APPELLATE PROCESS SPECIFIED ONLY FOR CERTIFICATES OF  
APPROPRIATENESS, NOT FOR OTHER DETERMINATIONS.)**

## **ENFORCEMENT**

**(NOTE: ENFORCEMENT NOT CLEAR EXCEPT FOR CITY ACTION IN CASES OF  
DEMOLITION BY NEGLECT. NO PENALTIES INDICATED.)**

## **ARCHAEOLOGY**

**(NOTE: THIS IS NOT UNDER THE JURISDICTION OF HISTORIC PRESERVATION  
COMMISSION, BUT RECOMMEND INCLUSION AS A CROSS REFERENCE WITHIN  
THE HISTORIC PRESERVATION ORDINANCE)**

### **8.4.1 ARCHEOLOGICAL IMPACT ASSESSMENT**

- A. **Intent of District:** It is the intent of this section to protect the many significant archeological resources of the City of Beaufort.
- B. **General Requirements:** The following requirements shall be adhered to:
  - 1. All proposed developments, other than single-family and 2-3 family units, along with major subdivisions, shall be required to have a determination from the Administrator indicating whether or not the location of the proposed development contains any archeological resources. These resources shall be identified — by the city through existing surveys, historic maps and papers, and other information available from the South Carolina Department of Archives and History and the South Carolina Institute of Archeology and Anthropology — as being listed in, or having been determined eligible, or potentially eligible, for listing in the National Register of Historic Places, as well as those areas identified in the document entitled "Cartographic Survey of Historic Sites in Beaufort County, South Carolina", dated June 30, 1992 (and amended from time to time) as having the potential to yield significant archeological information.
  - 2. If the Administrator determines that the proposed development contains, or is likely to contain archeological resources, then a professional archeological survey shall be completed by qualified personnel to determine the existence of the resource and to evaluate the significance of the resource. The survey shall then be submitted to the Administrator for review.
  - 3. If the area of the proposed development has been previously surveyed for archeological resources, and the survey report is available and meets the standards set out in this section, the applicant will not be required to perform another survey, but merely submit or reference that report to the Administrator.
  - 4. If the Administrator determines that the proposed development parcel contains a potential resource, a professional archaeologist approved by the South Carolina State Historic Preservation Office (SC SHPO), shall complete and submit to the Administrator the documentation as outlined in this section. Identified resources shall be preserved and/or the effects of the proposed project

mitigated in accordance with the applicable federal and state laws and guidelines. Further, for any contemplated construction that would significantly affect the setting or vista of any archeological resource in a manner that would compromise the resource's eligibility to the National Register of Historic Places, the Historic Review Board shall review the project and may require that the development plans be altered to mitigate or avoid such effects.

5. All requests to the applicant by the Administrator for surveys, documentation, and mitigation shall include a letter outlining the justification for such requests.
- C. **Prohibited Acts:** No person may excavate, remove, damage, or otherwise alter or deface, or attempt to excavate, remove, damage, or otherwise alter or deface any archeological or historic resource located in the City of Beaufort unless such activity is pursuant to a permit issued by the Administrator. Any person violating the article shall be subject to penalties prescribed in this Code and additional penalties prescribed by the South Carolina Code of Laws.
- D. **Accidental Findings:** If, during the course of a construction project, any historic artifacts or structures are encountered, work must stop immediately and the Administrator must be notified.
- E. **Intensive Level Archeological Survey:**
  1. The Administrator will officially notify, in writing, the applicant of the need for an Intensive Level Survey. This survey must meet the criteria set forth by the SC SHPO's "Guidelines and Standards for Archeological Investigation."
  2. The applicant will notify the Administrator who will be authorized to undertake the survey. The survey will be executed by qualified personnel, as required by the SC SHPO's Standards.
  3. The findings of the intensive level survey will be submitted to the Administrator.
  4. Upon receipt of the intensive level survey final report, and any necessary visual records, the Administrator will either issue a permit of approval for the proposed development project or deny approval of the project until the development plans can be altered to mitigate or avoid any negative impact.
- F. **Mitigation:**
  1. **Determination of Adverse Effects:** Upon receipt of an Intensive Level Archeological Survey final report, documenting archeological resources, and/or the South Carolina statewide survey forms documenting historic resources, the Administrator will determine whether the proposed project will have an adverse effect on archeological resources listed in, or eligible for listing in, the National Register of Historic Places. The Administrator may choose to bring the project to the Historic Review Board to make the determination as to whether or not adverse effects exists.
    - a. **There is No Adverse Effect:** If the Administrator determines that the project will not have an adverse effect on archeological resources listed in, or eligible for listing in, the National Register of Historic Places, he/she will issue a permit of approval for the proposed project.
    - b. **There is an Adverse Effect:** If the Administrator determines that the project will have an adverse effect on archeological resources, listed in, or eligible for listing in, the National Register of Historic Places, he/she will deny a permit of approval for the proposed project until the development plans can be altered to mitigate or avoid adverse effects.
  2. **Mitigation of Adverse Effects:** The applicant shall enter into a Memorandum of Agreement with the City of Beaufort that describes mitigation measures that will be required prior to the issuance of a permit of approval. The Administrator shall stress to the applicant that preservation-in-place of a significant resource is the preferred mitigation method. Mitigation may include:
    - a. **Preservation-In-Place:** Preservation-in-place of an archeological resource means avoiding the resource, which protects it from drainage, destruction, vandalism, or deterioration and

may include measures such as covenants and easements, the rehabilitation/maintenance of historic buildings and structures, and others.

- b. **Data Recovery:** Data recovery of an archeological site shall be conducted if the site cannot be preserved. Provisions for the ownership and curation of the excavated artifacts, field notes, records, maps, photographs, and materials shall be detailed in the archeological data recovery mitigation plan. A final report on the archeological data recovery shall be produced.
- c. **Reporting:** All identified archeological sites shall be reported to the South Carolina Institute of Archeology and Anthropology.

