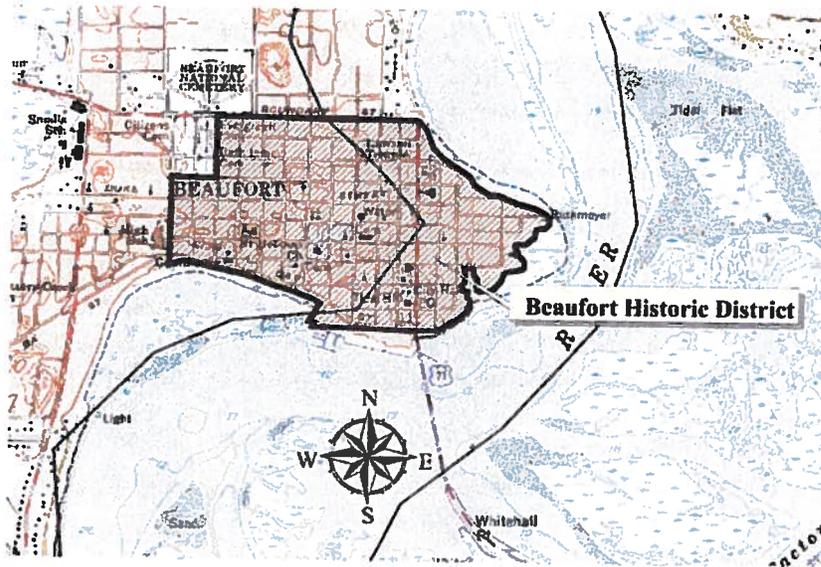


Historic Preservation Plan Update

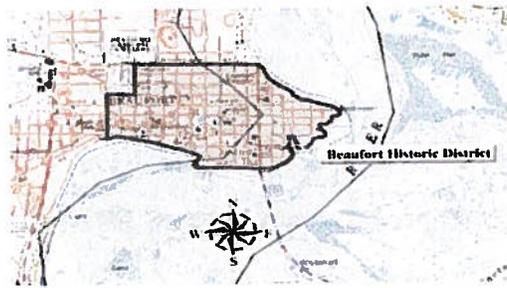


City of Beaufort, South Carolina

June 16, 2008

LORD · AECK · SARGENT

ARCHITECTURE & PLANNING
FOR HISTORIC PRESERVATION

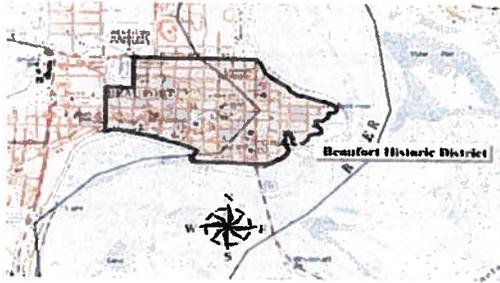


Preservation Plan Update
 City of Beaufort, South Carolina

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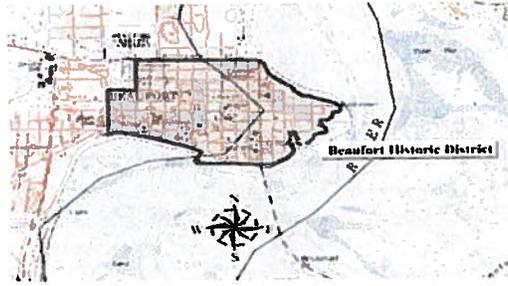
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Preservation Plan Update City of Beaufort, South Carolina

1. Introduction

Beaufort is the second oldest town in South Carolina, originally established in 1711 on Port Royal Island, one of 65 islands comprising Beaufort County. The physical development of Beaufort from its founding to 1860 was recognized for its historic character and architectural integrity when the 304-acre area comprising the original town was listed in the National Register of Historic Places (NRHP) in 1969. Beaufort's important historic and architectural character from 1710 to 1861 was further recognized when the district was designated a National Historic Landmark (NHL) in 1973. The National Register District nomination has been updated twice since the original listing. The first update, in 1986, extended the district's period of significance to 1935, and the second update, in 2001, extended the period of significance to 1950. ¹

The Beaufort Historic District is significant for both its history and architecture. It is significant as a center of antebellum plantation culture in South Carolina and for its role during the Civil War and in African-American history both during and after the war. The district is significant both for the high style pre-Civil War architecture and history and the folk architecture and history of its post-Civil War African-American community. ²

The buildings in the historic district represent the city's history and evolution of development patterns over time. The extant historic resources represent development ranging from the late eighteenth to the mid-twentieth century, as well as a diversity of high architectural styles and vernacular architectural building types. Architectural styles of buildings in the district include English Colonial, Federal, Classical Revival, Greek Revival, Italianate, Queen Anne, Gothic Revival, Colonial Revival, Neoclassical, Craftsmen, Art Deco, and Art Moderne. In addition, vernacular building types found in the district include colonial cottages, hall and parlor houses, gable fronts, massed plan, shotgun, I-houses, gable front & wing and pyramidal buildings.

¹ David B. Schneider. "Beaufort Historic District:" National Register of Historic Places Nomination Update. April 2001: Section 8, Page 73.

² David B. Schneider. "Beaufort Historic District:" National Register of Historic Places Nomination Update. April 2001: Section 8, Page 1.



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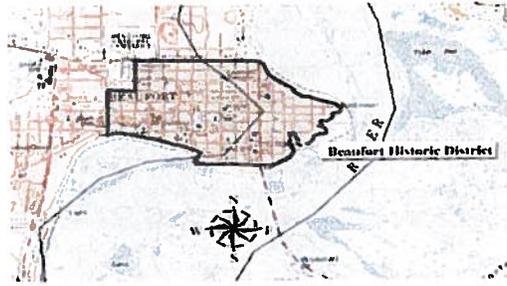
Given this presence of historic buildings and the evolution of preservation efforts in Beaufort, the City's identity and image are today defined by its historic resources and character. Beaufort's leaders and citizens recognize the value of and are committed to the historic character of the community.

Preservation planning and practice provides tools that can be used by communities to preserve their historic resources and character as a valuable physical, cultural and economic asset. While Beaufort's preservation policies and planning provide the sound technical information on which to make appropriate rehabilitation and infill development decisions to minimize the impact of new development on the City's historic resources, it is important for the Beaufort community to periodically reevaluate its commitment to its historic resources and reaffirm or redefine that commitment. This planning process provided that opportunity.

1.1 Introduction - Goals of the Preservation Plan Update

The overall goal of the preservation plan update is to define a work plan for the future that preserves, secures, and enhances the historic resources in the City of Beaufort in a way that is coordinated and compatible with other community objectives.

- Set framework for updating inventory of historically significant resources.
- Make recommendations for clarifying and simplifying preservation ordinance and regulations.
- Identify community issues that have or may have a negative impact on City's historic resources and recommend ways to address these for the benefit of historic preservation in Beaufort.
- Broaden awareness, understanding, and appreciation of Beaufort's diverse heritage thru retention and reuse of historic resources.



Preservation Plan Update City of Beaufort, South Carolina

1.2 Introduction - Preservation Plan Update Process

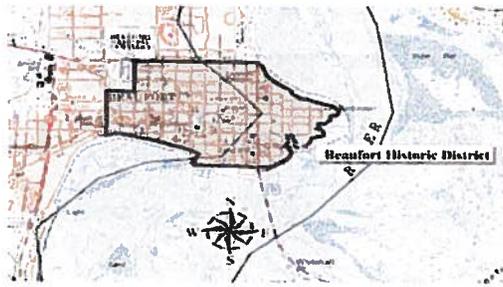
Lord Aeck Sargent (LAS) established a process to complete the preservation plan update. This process began with LAS planners reviewing past planning studies and other related documents. Following this review, LAS staff worked with the preservation plan update steering committee, Beaufort City Council, historic district neighborhood residents and business owners, area interests, citizens, and planning staff to identify issues and concerns related to preservation practice in Beaufort.

An inclusive public participation process was developed that included a series of meetings, work presentations, and work sessions over the course of the planning process, including a five (5) day on-site charette to kick-off the planning process and to identify preservation-related issues and common goals for the plan update. Activities during the charette week also included on-site assessment of conditions and characteristics of Beaufort's eligible and potentially-eligible buildings.

Following a period of analysis to review preservation planning procedures, the LAS planning team conducted a second site visit to review initial recommendations with City staff, elected officials, and interested residents to assure the range and scope of the draft plan recommendations were appropriately compatible with the objectives and commitment of the City.

Based on additional input from elected officials, planning staff, steering committee members and community stakeholders selected by the City, LAS planning team members offer the following analysis of current preservation planning framework in Beaufort and recommendations to strengthen efforts for the future.

For a summary of the planning process, please see Appendices A and B for a Description of the Public Participation Process and Beaufort Planning Charette Schedule.



Preservation Plan Update
City of Beaufort, South Carolina

2. Context

2.1 Context - Preservation in Beaufort

Beaufort's human history is represented in the historic resources that exist in the City today. With commercial and residential buildings dating from the eighteenth century through the mid-twentieth century, there are buildings that exist today that span 200 years of Beaufort's history. In addition, with buildings dating from the 1960s, Beaufort's built environment is also representative of the recent past, typically defined as a moving window of the past 50 years in which buildings not yet eligible for listing in the National Register of Historic Places were constructed.

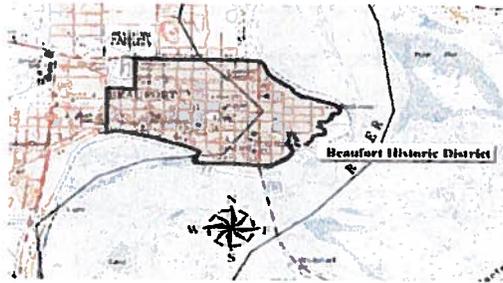
The following outline provides a chronological overview of select events in Beaufort's history as well as preservation planning milestones that have resulted in the unique collection of eighteenth, nineteenth and twentieth century resources that provides Beaufort's historic integrity and significance. This timeline is drawn from a variety of sources, including the National Register of Historic Places nomination and updates.

- 1711 Town laid out – town boundaries were Hamar Street to west; Duke Street to north; East Street to east; and Beaufort River to south.
- 1717 First land grants to householders in Beaufort
- 1760's Bay Street developed commercially
- 1779 Beaufort occupied by British troops
- 1785 Town boundaries were extended to the north from Duke Street to Boundary Street (other boundaries remained: Hamar Street to west; East Street to east; and Beaufort River to south.
- 1790 Sea Island cotton became the most profitable crop in Beaufort – a period of profit and wealth ensured for Beaufort planters until about 1825
- 1809 Town boundaries were extended to east from East Street to the Beaufort River (other boundaries remained: Hamar Street to west; Boundary Street to north; and Beaufort River to south.



Preservation Plan Update City of Beaufort, South Carolina

- 1860 South Carolina seceded from the Union
- 1861 Civil War began -- Beaufort occupied by Federal Troops beginning in December 1861
- 1863 U.S. District Tax Commission established block numbering system
- 1865 Civil War concluded
- 1893 A hurricane hit the barrier islands of South Carolina causing extensive damage in Beaufort
- 1896 Another damaging hurricane hit the City of Beaufort
- 1907 Fire destroyed more than forty buildings in Beaufort
- 1913 Town boundaries extended to include Pigeon Point to the north and additional land to the west and southwest.
- 1914 City adopted a town manager form of government
- 1925 Fire destroyed buildings on Bay Street between West and Scott Streets
- 1927 Bridge between downtown and Lady's Island constructed
- 1928 A hurricane hit Beaufort causing damage to the City
- 1935 A damaging hurricane hit the City
- 1950's Successful effort to save the 1804 Lafayette Building (now known as the John Mark Verdier House)
- 1959 Lady's Island Bridge replaced and Rogers Memorial Bridge constructed over Broad River
- 1959 Hurricane Gracie hit the City causing widespread damage



Preservation Plan Update City of Beaufort, South Carolina

- 1965 Historic Beaufort Foundation incorporated to identify and secure Beaufort historic resources
- 1969 *A Report on the Inventory of Historic Buildings 1968-69* – Carl Feiss and Russell Wright
- 1969 Establishment of Beaufort National Register Historic District with a period of significance from 1710 to 1860
- 1970 *A Guide to Historic Beaufort* published by the Historic Beaufort Foundation
- 1972 Establishment of local Beaufort Historic Zoning District (based on NRHP district boundaries); Adoption of local zoning ordinance, including establishment of the Board of Architectural Review (BOAR)
- 1972 *A Preservation Plan for Historic Beaufort, South Carolina* – Russell Wright
- 1973 National Historic Landmark District designation by the National Park Service (NPS) of the United States Department of the Interior, establishing the period of significance for the Landmark District from 1710 to 1860.
- 1979 Publication of the *Beaufort Preservation Manual and Beaufort Historic Inventory and Repair Guide*, by John Milner Associates
- 1985 South Carolina State Historic Preservation Office completed an addendum to the original 1969 National Register nomination expanding the district's period of significance to include Beaufort's history from up 1935.
- 1985 Main Street Beaufort initiated as a non-profit partner with the City of Beaufort
- 1989 *Preservation Plan for the Historic City of Beaufort* prepared by Thomason & Associates
- 1989 *Draft Amendments to the Official Zoning Ordinance, Section 516: Overlay Districts* prepared by Barge, Waggoner, Sumner, and Cannon
- 1989 *Executive Summary Land Use Plan and Preservation Plan for Beaufort, South Carolina* prepared by Barge, Waggoner, Sumner, and Cannon



Preservation Plan Update City of Beaufort, South Carolina

- 1989 *Streetscape Improvement Project for the City of Beaufort, South Carolina* prepared by Jaeger Pyburn Associates
- 1990 *Beaufort Preservation Supplement* prepared by John Milner Associates
- 1997 Beaufort County Above-Ground Historic Resources Survey published
- 1999 *Northwest Quadrant Design Principles* prepared by Winter & Company
- 2000 Preservation of Architecturally and Historically Significant Structures Ordinance passed
- 2000 Archeology Impact Assessment Ordinance passed
- 2000 Designation of Battery Saxton
- 2001 Photographic Inventory of Significant Historic Structures for Disaster Preparedness Manual prepared by Sherry Anderson, Anderson Consulting
- 2001 Historic Beaufort Foundation entered a 99-year lease with the City of Beaufort to operate and administer the 1852 Beaufort Arsenal as a museum
- 2001 The existing National Register nomination was amended, expanding the district's period of significance to include Beaufort's history up to 1950. The period of significance for the National Register District is currently from 1710 to 1950.
- 2002 City of Beaufort Entrance Corridors Planning Charette
- 2003 Beaufort Unified Development Ordinance Pertaining to Historic District Issues
- 2004 Beaufort Comprehensive Plan Update
- 2006 Boundary Street Master Plan prepared by Dover, Kohl & Partners
- 2008 Update of Historic Preservation Plan by Lord Aeck Sargent, Inc.
- 2008 City of Beaufort initiated planning process for updating City's Comprehensive Plan

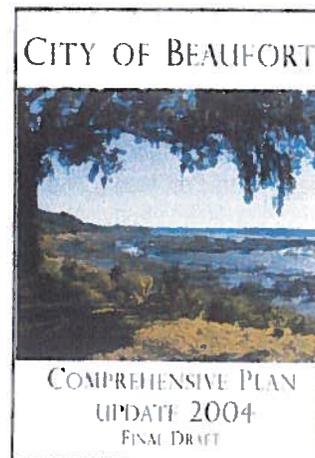


Preservation Plan Update City of Beaufort, South Carolina

2.2 Context - Comprehensive Planning

The current comprehensive plan for the City of Beaufort, completed in 2004, provides a series of goals, policy statements and strategies that recognize the importance of maintaining Beaufort's historic character as a cultural and economic asset.

Below is an overview of these plan recommendations that address a spectrum of issues related to preservation including traffic, signage, landscaping, neighborhood assistance, heritage tourism, sidewalks, etc. Language from the comprehensive plan is included in italicized typeface and LAS observations and recommendations are offered in regular/bold typeface.



1. 2004 Comprehensive Plan

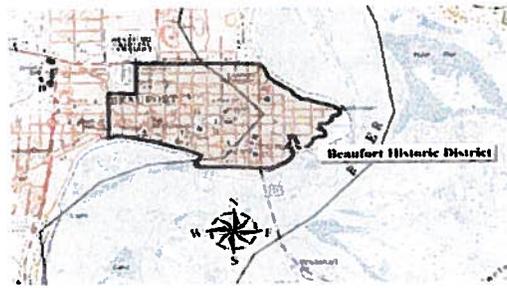
Cultural and Historic Resources Element

The Cultural and Historic Resources Element of the Comp Plan, Chapter 3, outlines the cultural and historic value of Beaufort and describes the cultural reality of present day Beaufort as *that of a place entwined with the history of the development of the United States as well as richly endowed with local cultural traditions*. The introduction of this element of the plan goes on to state that *the historic nature of Beaufort provides a context for residents and visitors alike, to understand the place, its development and its origins.*³

Topics addressed include overview of Historic Resources describing the "1998 Above-Ground Historic Resources Survey of Beaufort County, South Carolina" as well as a listing of existing National Historic Landmark and National Register of Historic Places-designated properties. The plan also indicates that two properties may be potentially eligible for listing in the National Register by the South Carolina State Historic Preservation Office, including the Wood-Lawn Subdivision and the Beaufort National Cemetery.

Overviews are provided of the City of Beaufort's efforts to preserve historic resources and maintain the historic district as one of two key elements supporting Beaufort's strong tourism base. The

³ City of Beaufort: "2004 Comprehensive Plan Update." July 2004: Page 23.



Preservation Plan Update City of Beaufort, South Carolina

report states that *there are two chief attractions of Beaufort that complement each other, the character and charm of Beaufort's National Landmark Historic District and the natural environment of Beaufort's lowcountry coastal location.*⁴

The Cultural and Historic Resources Element also offers several goals, policy and strategy statements intended to further historic preservation efforts in Beaufort. Goal 1 of the element is to have a *nationally recognized Landmark Historic District that is maintained as the heart of Beaufort and is a source of pride to residents.*⁵ This overall goal is supported by policies to preserve the general character, quality and vistas of the district; encourage rehabilitation of historic buildings; protect significant structures within the district from the damaging effects of through-traffic, air pollution, fire and natural disaster; enhance the district with improvements to entry gateways; and pay special consideration to the Northwest Quadrant as an endangered area within the district.

Goal 1 includes several important strategies for historic preservation efforts in Beaufort.

Strategy 1.B.1 is to conduct a traffic study to determine the volume and type of traffic appropriate for downtown streets and to offer recommendations for speed limit reductions and traffic calming improvements.⁶

Strategies 1.C.1 and 1.C.2 address the provision of special signage and landscaping to identify entrances into the historic district as well as to distinguish neighborhoods within the district.

Strategies 1.D.1, 1.D.2, 1.D.3 and 1.D.4 encourage rehabilitation of buildings in the Historic District by identifying financial incentives for private restoration & rehabilitation; providing special assistance for rehabilitation projects; and enacting a demolition-by-neglect ordinance to enable the condemnation of long vacant properties and redevelopment by private or non-profit developers.

Strategy 1.D.3 calls for the identification of funding sources to assist low to moderate income homeowners with rehabilitation of their homes, which has resulted in the City's "Project Repair" program. This program provides no-interest forgivable loans to qualifying homeowners to make necessary repairs to their historic homes. The program provided funding for 12 projects from its inception in 2000 to 2003.

⁴ City of Beaufort: "2004 Comprehensive Plan Update." July 2004: Page 23.

⁵ City of Beaufort: "2004 Comprehensive Plan Update." July 2004: Page 26.

⁶ City of Beaufort: "2004 Comprehensive Plan Update." July 2004: Page 26.



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Strategy 1.D.4 is to promote the interests of property owners rehabilitating and maintaining historic buildings. In support of this strategy, the City established the Beaufort Redevelopment Incentive Program in 1998 to provide tax incentives to property owners for downtown development, redevelopment of older commercial corridors, and to encourage new forms of residential development.

Strategy 1.G.1 calls for the development of a comprehensive revitalization plan for the Northwest Quadrant, addressing issues of affordable housing and historic preservation, sense of community and awareness of historic value, gentrification and declining ownership of black residents, the neighborhood's status concerning the National Historic Landmark District, and the problem of heir's rights as a hindrance to redevelopment. At the time of the Comprehensive Plan completion, the City had applied for a Community Development Block Grant to conduct a neighborhood study.

Goal 2 is to *continue to enhance the status of Beaufort as a high quality destination for tourism with genuine history, community beauty, and character.*⁷ This goal is supported by policies intended to protect the integrity of historic areas from excessive encroachment of tourists; develop new cultural facilities such as a Coastal Environment Center/Botanical Gardens, amphitheater and fine arts and/or maritime museum in the downtown area; and increase the number of cultural events that celebrate Beaufort's heritage and culture. Strategy 2.B.1 recognizes that *the primary focus of tourism in the City of Beaufort is natural and historic resources*, and that proposals for tourist attractions should be reviewed based on their compatibility with the character of the community and existing attractions.⁸

Housing Element

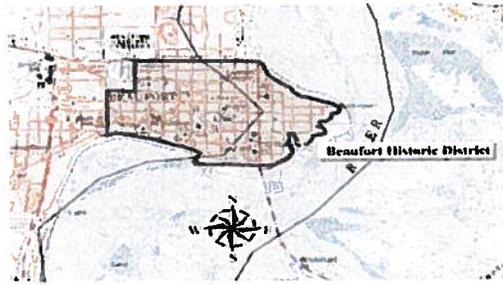
The Housing Element of the 2004 Beaufort Comprehensive Plan includes an analysis of recent housing trends, establishes housing goals and offers a series of policy statements and strategies to achieve these goals.

Based on the 2000 census data, Beaufort contains 5,134 housing units, an increase of 24% since 1990. Of this housing stock, 35% of the City's housing was comprised of structures 40 years old or older. However, there was a 50% decrease in housing built before 1939 from 1970 to 1990, with a further decline by 2000. The housing element states that *the majority of housing in the City which is older than 50 years is located in three areas: The Point, the Northwest Quadrant neighborhood, and the neighborhood area West of Hamar Street and North of Deport Road.*⁹ It is important to

⁷ City of Beaufort: "2004 Comprehensive Plan Update." July 2004: Page 29.

⁸ City of Beaufort: "2004 Comprehensive Plan Update." July 2004: Page 29.

⁹ City of Beaufort: "2004 Comprehensive Plan Update." July 2004: Page 53.



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recognize the historic character of the residential housing in Old Commons and the Bluff and include these neighborhoods in this statement in the next comprehensive plan update.

The plan recommends focusing on the revitalization of existing houses and infill construction in existing neighborhoods in Beaufort. In addition, an increased demand for *high-end real estate* is expected in The Point and downtown neighborhoods, resulting in *luxury renovations* in other neighborhoods within the historic district as the housing stock in The Point and Downtown are rehabilitated.¹⁰

The plan's summary findings outline the need to continue focusing on the improvement and upgrading of Beaufort's residential neighborhoods, particularly the Northwest Quadrant and downtown redevelopment area. Emphasis is placed on providing increased density and providing compatible commercial uses in appropriate areas without jeopardizing the historic character of these areas.

Summary findings also include an emphasis on providing affordable and multifamily housing options in the form of City support for private, public and non-profit community development corporations and redevelopment authorities to provide rehabilitation and new housing construction in targeted neighborhoods in conjunction with homeownership assistance programming.

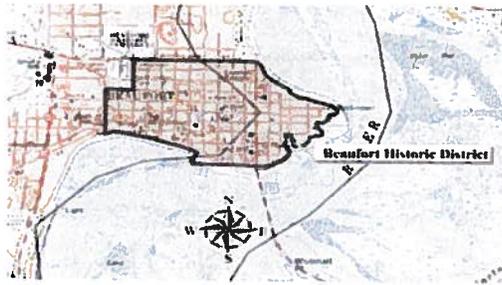
According to the comprehensive plan, the Housing Element goals are *to provide safe and pleasant neighborhoods with a strong sense of community; foster a historic district that remains vibrant and strong; and provide quality rental housing and home ownership that is accessible to Beaufort residents of all income levels.*¹¹ There are several important policy statements and strategies in the Housing Element affecting historic preservation efforts in the City.

Policy Statement 1.B acknowledges an important issue identified by preservation plan stakeholders, namely that the City should seek to foster a sense of community among neighborhood residents and provide opportunities for active involvement and cooperation between residents and local officials.

Strategy 1.C.1 recommends the completion of a sidewalk plan in order to provide the needed infrastructure to create interconnected and walkable neighborhoods.

¹⁰ City of Beaufort: "2004 Comprehensive Plan Update." July 2004: Page 54.

¹¹ City of Beaufort: "2004 Comprehensive Plan Update." July 2004: Page 61.



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Policy Statements 2.A and 2.B encourage housing as the primary land use in the historic district through incentives and facilitation for housing rehabilitation and affordable housing in the district. Strategies employed include the development of a housing study in the historic district to determine the housing growth potential. In 2002, the City conducted a survey of vacant lots within the historic district to identify opportunities for infill construction.

Strategies 2.B.2 and 2.B.3 call for the enactment of policies to prevent gentrification in the historic district and assist lower income neighborhood residents in the rehabilitation and maintenance of their historic houses.

Strategy 2.A.5 calls for the demolition of structures that are not viable for rehabilitation and facilitate means to redevelop cleared land. The city enacted a demolition-by-neglect ordinance to provide for the regular maintenance of buildings rather than allow buildings to deteriorate to a ruinous condition.

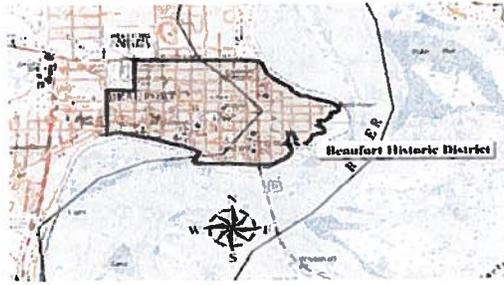
Strategy 3.B.1 outlines the need for City and private sector support for the creation of a non-profit community development corporation to focus on the provision of affordable/work force housing and redevelopment of economically depressed neighborhoods in Beaufort. The Plan states that the City created a task force in 2003 to study the possible creation of such a CDC.

Strategy 3.B.2 expresses the need for the City to pursue a solution to the problems caused by heir's rights.

Comprehensive Plan Recommendations

The next update of the City's Comprehensive Plan should continue and expand efforts to support preservation goals for the City. Consider incorporating the following recommendations (offered throughout the report) in the next Comprehensive Plan Update to strengthen the integration of preservation planning and practice with community planning.

The historic character of the Old Commons, Northwest Quadrant and Bluff should be recognized and included with the Point and Downtown Commercial District as "prominent areas among Beaufort's historic resources in the next comprehensive plan update.



Preservation Plan Update City of Beaufort, South Carolina

2.3 Context - Sector Planning

Sector planning is a growth and development tool used by cities to plan for specific geographic areas and a variety of purposes. In Beaufort, sector plans have been developed for Boundary Street and Bladen Street. It is important that these plans be coordinated with historic preservation goals and objectives for the city.

Boundary Street Sector Planning

The City of Beaufort hired the planning firm of Dover, Kohl & Partners in 2006 to prepare the *Boundary Street Master Plan* for that portion of Boundary Street from Robert Smalls Parkway on the west to Ribaut Road on the east. Once an unpaved shell road connecting Beaufort to the wider region, Boundary Street is today one of the primary entrances into Beaufort and a major component of the county's regional transportation network. In addition, Boundary Street is one of the most developed, focused and energized commercial areas in the city.



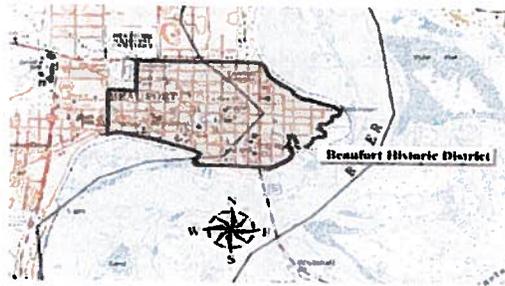
2. Boundary Street Master Plan

The Boundary Street that exists today was developed in the 1960s for highway-style commercial development. The corridor is dominated by commercial uses, including a number of restaurants, motels, churches, gas stations/convenience stores, banks, professional offices, and pockets of single-family residential uses. One and two-story buildings predominate along the corridor, and are typically set back from the road behind parking areas.

As described by the authors, the purpose of the Boundary Street Master Plan is to provide a comprehensive strategy for growth and redevelopment of the corridor and to improve the safety and operational efficiency for all modes of travel. The plan offered the following major recommendations.¹²

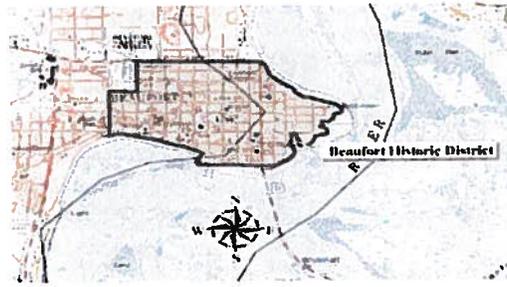
- Interconnect it all: A network of interconnected blocks and streets can disperse everyday trips, in particular, a parallel street system must be created running east-west so that all trips do not use Boundary Street.

¹² Dover, Kohl & Partners et al: "Boundary Street Master Plan." July 2006.



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- Create traffic capacity and safety and character: Boundary Street can be transformed into an urban street address that is conducive to a wider variety of economically productive uses instead of the narrow mix of a typical suburban strip; this can be accomplished within an engineering strategy that builds capacity and improves safety.
- Plan for feasible, phase-able pieces: Complete transformation of the corridor will not happen overnight, so the plan is designed to be broken down into small components that can be redeveloped as the market demands.
- Boundary Street should be rebuilt according to a design that is more in concert with the lasting features of Downtown, balancing the needs of pedestrians and motorists.
- Grow a mix of uses and mix of housing types: The corridor should support not just retailing and hotels, but also housing, workplaces, offices, green spaces, and civic uses; a mix of uses is essential to conquering transportation problems.
- Assemble a green network; link marsh views: A continuous marsh-front park should be created along Battery Creek; a town square, village green or central park should also be established.
- Grow a memorable entrance to town: The intersections where Boundary Street meets Robert Smalls Parkway and Ribaut Road should be reorganized in a way that evokes the civic art of Beaufort, and addresses traffic concerns, by rebuilding the geometry of the intersections and carefully situating landmark structures.
- Incorporate classic multi-way boulevard concepts into the Boundary Street context in order to balance the tension between the need to move large volumes of traffic and the desire to create a walkable environment that extends the benefits of the historic town's form.
- Modern roundabouts are recommended for the Robert Smalls Parkway and Ribaut Road intersections.



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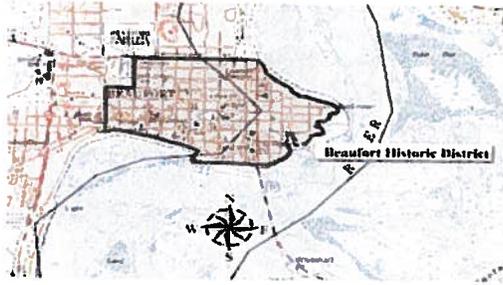
Boundary Street Sector Planning Recommendations

Based on a review of the Boundary Street Master Plan, LAS offers the following observations and recommendations regarding the relationship of the Boundary Street Master Plan to the historic district and historic preservation goals for the city.

Development along Boundary Street should be confined to the lot frontage from Ribaut Road to Carteret Street to maintain the historic character and scale of development along the road and the residential character of the historic district to the south.

In order to maintain the historic character and scale of development along Boundary Street, all physical changes to those parcels on both the north and south sides of Boundary Street from Ribaut Road to Carteret Street should be reviewed by the Historic District Review Board (HRB).

Included in the study area for the plan is 16 Gate, a historically significant African-American cemetery, and Battery Saxton, an archeological site of a Civil War battery. LAS recommends that these historic resources be preserved and interpreted as part of the redevelopment of Boundary Street.



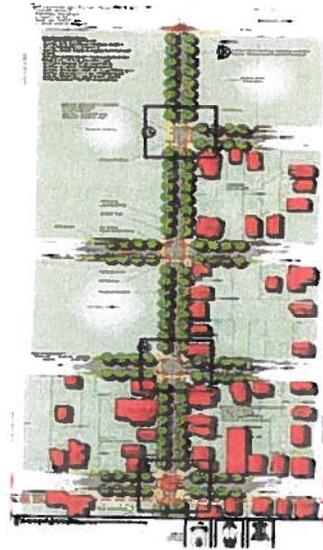
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Bladen Street Sector Planning

The *Bladen Street Area Revitalization Plan* was developed in September 2001 by the City of Beaufort in conjunction with Allison Ramsey Architects. The purpose of the plan was to establish a vision for the physical and economic revitalization of Bladen Street and to outline steps necessary to implement that vision through both public and private sector projects.

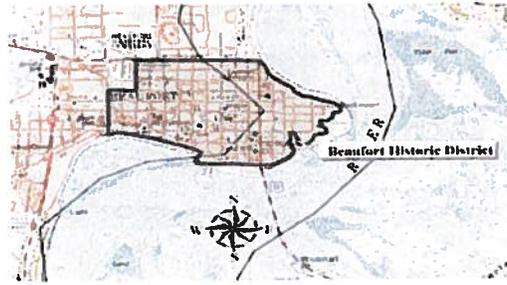
Planners assessed the existing conditions of the streetscape, existing zoning and existing land use and identified opportunities for redevelopment and development. The report offered the following recommendations.¹³

- Repair and replace sidewalks as needed
- Plant indigenous overstory trees; 3' planting buffer between sidewalk and curb; low maintenance grasses/plants; use landscaping to screen parking lots and trash dumpsters
- Use signage to provide identification of historic district; erect appropriate historical markers; and provide directional and wayfinding signage
- Extend the existing Beaufort Historic District to include the cemeteries at the north end of the corridor
- Replace existing inappropriate lighting with lighting similar to that used downtown
- Rezone certain blocks from General Commercial to Office Commercial and Neighborhood Commercial; establish an overlay zone with two subsets, one providing requirements addressing the parcels on Bladen from Bay to Duke Streets and the other addressing those parcels on Bladen from Duke to Boundary Streets.



3. Bladen Street Revitalization Plan

¹³ City of Beaufort and Allison Ramsey Architects: "Bladen Street Area Revitalization Plan." September 2001.



Preservation Plan Update City of Beaufort, South Carolina

- Enhance vista of Beaufort River at south end of corridor
- Use paving materials to emphasize connections with Boundary, Duke and Bay Streets
- Remove abandoned sign poles and prioritize abandoned structures for demolition
- Bury utilities under ground
- Create a neighborhood association
- Rehabilitate the Old County Jail
- Increase police presence to improve security

Bladen Street Sector Planning Recommendations

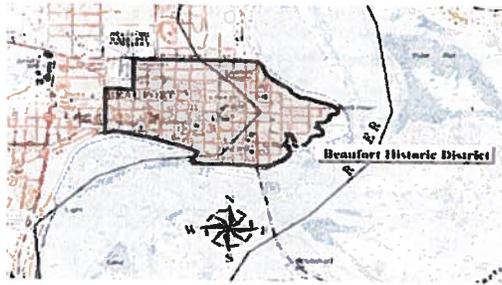
Based on a review of the Bladen Street Revitalization Plan, LAS offers the following observations and recommendations regarding the relationship of the Plan to the historic district and historic preservation goals for the city.

Bladen Street is a sensitive geographic area within the district based on its location in the Northwest Quadrant and Bluff. For this reason, it is important that the revitalization plan retain and be compatible with the historic resources along the corridor and in adjacent residential areas. Infill development should complement the scale of existing buildings and streetscape. A good example of respecting existing historic buildings includes the rehabilitation and continued use of the "Twin Sisters." These two folk Victorian houses located at 807 and 809 Bladen Street were constructed circa 1890 as residential buildings. Today, these rehabilitated buildings serve as professional office space.



4. Rehabilitated Victorian Cottages at
807 & 809 Bladen Street in NWQ

The General Commercial zoning districts along Bladen Street should be changed to Neighborhood Commercial (NC) in order to more accurately reflect the type of mixed-use development sought for the corridor.

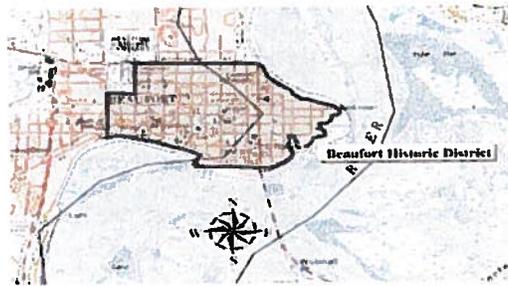


Preservation Plan Update City of Beaufort, South Carolina

Contextual development is especially important with the 2.77 acre "Midtown" infill project along Bladen Street. This new construction should complement the physical scale and character of the street and adjacent historic resources by using the existing street network; providing on-street and internal surface parking; maintaining the relationship of buildings to the street; ensuring that primary facades address the street; and buildings are constructed to lot lines.

The view of the River from Bladen Street is important to preserve. Building setbacks and landscaping should maintain this view shed.

Neighborhood commercial and small-scale professional office uses should be the focus on Bladen Street to maintain the historic character and scale of the area. Appropriate commercial development should include restaurants, convenience stores, arts-oriented, and other neighborhood scale service-oriented businesses.



Preservation Plan Update City of Beaufort, South Carolina

Downtown Sector Planning

LAS recommends that a plan be undertaken to develop a unified vision for this key historic district neighborhood based on the impact of potential external changes on the downtown market and function.

Based on feedback during the charette and public meetings, it appears that the downtown is experiencing notable change. The decision to relocate city offices out of the historic downtown will likely result in reduced local retail and service traffic in downtown and a reduced parking demand on the available downtown parking supply. In addition, the city's relocation will result in the vacancy of buildings currently used as city offices, including the City Hall and Carnegie Library.

In addition, should the University of South Carolina Beaufort decide to move from their historic district location, the loss of university staff, faculty and students would further reduce the supply of customers in the historic downtown.



5. Downtown: Lipsitz Building



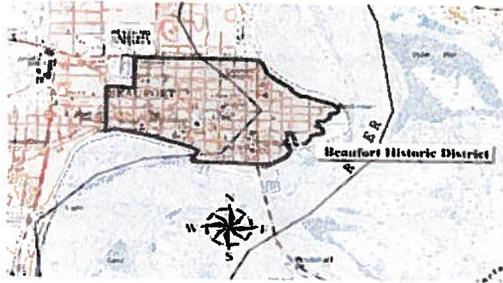
6. Downtown Streetscape

Downtown Sector Planning Recommendations

Prepare a sector plan that supports the historic character and focus of downtown, quantifies the impact of changing market conditions in the downtown, and defines a strategy for productive use of historic buildings.

This planning effort should identify and quantify target markets that are compatible with other commercial areas of emphasis within historic district and City, including Boundary, Bladen, Charles and Carteret Streets. Potential target markets include but are not limited to historic district residents, specialty shoppers, heritage tourists, boaters, and special event participants. Once target markets are defined, the plan should identify use and occupancy mix to respond to target markets and guide public and private business recruitment efforts.

The plan should also identify public and private infrastructure improvements needed to support the identified strategy for downtown such as streetscape improvements, traffic circulation and calming features, lighting and pedestrian-oriented facilities, and identifying and directional signage.



Preservation Plan Update City of Beaufort, South Carolina

2.4 Context - Preservation Planning

The purposes of preservation planning are many and as unique to each community as its historic resources. Preservation planning can and should inform residents about their heritage and its intrinsic value, and identify how residents want the community to grow and identify what elements should be protected.

Preservation planning should serve to ensure consistency among community development and historic preservation objectives and policies, and eliminate ambiguity and misunderstanding about the purpose and role of preservation practice.

Preservation planning can strengthen economic development through reuse of historic buildings and create a strong market for heritage tourism, while increasing political support for historic preservation policies and practice.

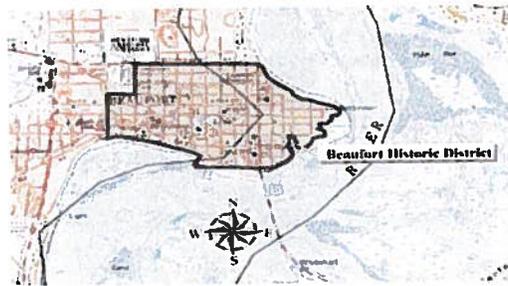
Preservation planning should balance the stewardship of historic resources and districts with broad-based community development issues such as design, zoning, development patterns and infill construction, property values and rents, traffic circulation and parking, noise and lighting, etc.

While Beaufort has a strong tradition of historic preservation practice and planning, a loss of understanding of the importance of the historic district over time can occur as new residents move to the area that might not appreciate the value of the community's heritage and built environment.

Building on Beaufort's record of sound preservation planning and practice, this preservation plan update seeks to outline key areas and strategies to strengthen preservation in Beaufort. Key areas of emphasis include developing a user-friendly educational and technical assistance program and maximizing financial investment and public-private coordination to support preservation practice.



7. River Front Park Downtown



Preservation Plan Update City of Beaufort, South Carolina

Overview of Past Preservation Planning Efforts

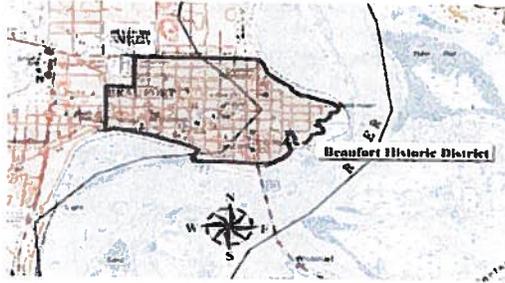
The following documents were identified with the help of city planning staff and steering committee members as those most important for planning team members to review as an orientation to the history and substance of preservation planning in the City of Beaufort. Review of these documents focused on the relationship of each document to the current issues and administration of preservation practice in the city.

A Preservation Plan for Historic Beaufort, South Carolina

This first preservation plan for the city was prepared by Russell Wright in 1972. The Wright Plan was an important initial step undertaken to document Beaufort's historic resources and develop important goals and objectives for preservation in the city. This plan described the history of the city, overall general architectural character, existing land uses and zoning in the city's historic areas, as well as a description of the architectural and physical conditions that comprised the historic district.

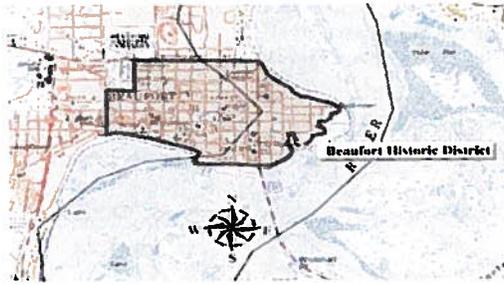
The major Wright Plan recommendations have been extracted from the 1972 plan and are offered below for informational purposes.

- The integrity and authenticity of the Landmark District must be preserved and recognized as the prime consideration in any future planning efforts.
- New development or construction should be contemporary but compatible with the historic character of the Landmark District.
- Rehabilitation and restoration of structures should occur with sensitivity to the property and be in keeping with its historic character.
- The boundaries of the National Landmark District are too large to be effectively administered by the Board of Architectural Review (BOAR). It is recommended that the northwest section of the district be omitted from BOAR control due to the high proportion of buildings with no historical or architectural significance.
- All properties of historic or architectural significance should be inventoried, not only those built prior to 1862. A complete list of historic properties should be completed and made available for use by the City and BOAR.
- The street grid pattern should not be violated. No additional streets should be added or other major physical changes made to the grid pattern alignment.



Preservation Plan Update City of Beaufort, South Carolina

- The minimum lot size for the Point should promote the continuation of single family, low-density residential use. There should be no apartment uses permitted in this area.
- The Central Business District area should be limited to Craven on the north, Carteret on the east and Newcastle on the west. This area corresponds to the CC and part of the OC existing zones.
- The Carteret commercial area should not extend beyond the rear lot lines of properties facing Carteret.
- The Boundary Street Commercial area should be controlled as to parking and appearance and should not be allowed to expand below the lots fronting on Boundary Street.
- Bay Street should not be closed to traffic and the use of one-way streets in the commercial areas is preferable to closure.
- The City or Historic Beaufort Foundation should establish a Revolving Fund for the purchase and resale of endangered properties. Such a fund could be used to acquire property which is important to the character of the district and which may not be preserved otherwise.
- Create a Private Development Corporation or other entity to provide rehabilitation loans to property owners.
- Establish a Bay Street Association for the improvement of the downtown commercial area.
- The Historic Beaufort Foundation should establish a markers program to recognize significant properties in Beaufort.
- A public information program should be initiated either by a private group or by an agency of the city.



Preservation Plan Update City of Beaufort, South Carolina

The Wright Plan had a positive impact on preservation in Beaufort and set the tone for a strong evolution of preservation planning in the City. The plan reinforced the importance of maintaining the integrity and authenticity of the historic resources comprising the National Historic Landmark District. The plan also emphasized the importance of maintaining the historic character of individual buildings during rehabilitation and the streetscape when constructing new buildings in the district. Plan recommendations led in later years to the creation of a revolving fund by the Historic Beaufort Foundation and the completion of a county wide historic resources survey, among other achievements.

One recommendation of the Wright Plan established a precedent that has had a detrimental effect on the integrity of the northwest section of the district, now known as the Northwest Quadrant. The Plan authors observed that the National Landmark District was "too large to be effectively administered by the Board of Architectural Review." This observation, combined with the opinion that many of the buildings in this section of the district had "no historical or architectural significance" led to the de facto practice by the Board of Architectural Review of not reviewing certificates of appropriateness for historic buildings located in this northwest section of the district. Over time, this practice led to an overall loss of historic integrity as well as a devaluing of the heritage inherent in this historically African-American part of Beaufort and the historic district.

The Beaufort Preservation Manual

Following the completion of the Russell Wright Plan, the City of Beaufort commissioned in 1979 the architectural and planning firm of John Milner Associates to prepare the *Beaufort Preservation Manual*. The purpose of the manual is to "provide a guide to sympathetic maintenance and preservation of the man-made elements in the Beaufort Landmark District."

The Manual outlines a wide range of rehabilitation, repair and maintenance methods for historic buildings. Detailed overviews of Beaufort's historical development and architectural styles are provided, as well as information regarding parameters for new construction and signage in the historic district. Repair and maintenance recommendations are offered based on material components, including masonry (brick, chimneys, tabby, stucco, and concrete); wood (wood preservation, porch repairs, doors, windows, and shutters); weatherproofing (roof repairs & maintenance, flashing, gutters & downspouts, painting, and energy conservation; and site improvements (landscaping site amenities, and public improvements).¹⁴

The manual provides good examples of repair and maintenance standards and practices for historic buildings. It addresses specific repair issues and methods as well as appropriate

¹⁴ John Milner Associates: "The Beaufort Preservation Manual." August 1979.



Preservation Plan Update City of Beaufort, South Carolina

techniques for the stabilization and rehabilitation of historic buildings in Beaufort. It is a user-friendly document that uses photos and images of local resources. The manual also provides in-depth background on the architectural history and development history of Beaufort, as well as architectural styles and building types present in the Landmark Historic District.

The Manual was the primary source of design guidelines for review of certificates of appropriateness by the Board of Architectural Review. During subsequent preservation planning efforts, it was determined that though the Manual was a good source of repair and maintenance practices, it did not adequately serve as a comprehensive set of design guidelines for the review of rehabilitation, restoration, addition, and new construction projects in the historic district.

A Preservation Plan for Historic Beaufort, South Carolina

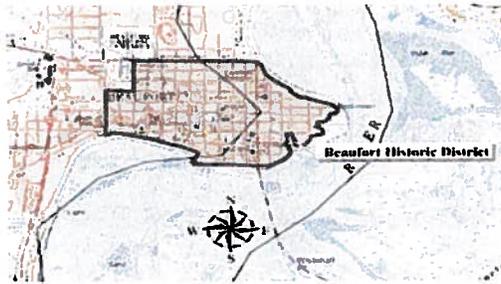
Thomason & Associates, Inc. was hired in 1989 to produce a preservation plan for the City of Beaufort. The purpose of the report, entitled *A Preservation Plan for Historic Beaufort, South Carolina*, was "to assess the present condition, quality and administrative process of the Beaufort Landmark Historic District. It provided preservation goals and objectives for city officials, the Historic Beaufort Foundation, the Board of Architectural Review, and district citizens.

The Thomason Plan assessed the overall state of preservation practice in Beaufort at the time and provided a number of recommendations, which are here summarized. The Thomason Plan reiterated the recommendation from the earlier Wright plan that a comprehensive historic resource survey should be completed to have an updated inventory of historic resources in the city and county. In addition, Thomason recommended that the National Register District nomination be updated through an amendment to "clarify and justify the district boundaries."

As noted earlier, the Thomason Plan recommended that *The Beaufort Preservation Manual* be updated in the form of an addendum or a separate document. The purpose of such an update was to provide a more comprehensive set of design guidelines to facilitate analysis and decision-making on certificates of appropriateness by the Board of Architectural Review.

The report also recommended that a staff position be created within city government to oversee administration of preservation practice and assist the BOAR in its function. The plan also recommended that the city secure Certified Local Government status through the South Carolina Department of Archives and History to have access to technical assistance and funding provided through this federal preservation program.

The Thomason Plan offered several zoning recommendations regarding density, height, and land use in the district, including changing the zoning in the seven-block area of the Bluff along Bay and



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North Streets from General Residential (GR) to Historic Residential (HR) to reflect the historic architectural character of this neighborhood. It was also recommended that no variances for commercial or office use be allowed in GR and HR zoned areas.

The Plan also recommended that two and three-unit townhouses and condominiums not be allowed in HR zoned areas, and that no residential buildings should be permitted on developed HR lots except for a single detached single-family building at the rear of an existing lot with a square footage of 50% of the primary building and no larger than 1,000 square feet.

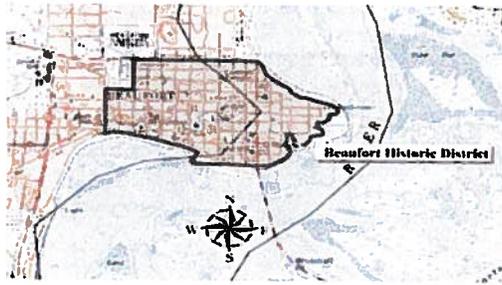
Recommendations were offered expanding the GR and Neighborhood Commercial (NC) zoned areas along Charles Street and establishing a NC zone along Bladen Street between the HC zone along Boundary Street and the OC zone along Prince Street. The Plan also recommended that the 50' height restrictions in the Core Commercial (CC) zoned area along Bay Street should remain in effect.

The Thomason Plan offered several recommendations pertaining to historic district zoning and BOAR jurisdiction. Following the practice of reviewing certificates of appropriateness only in the "city-enforced sector" of the historic district established following the Wright plan, the Thomason Plan recommended that the historic district zoning overlay remain in effect for this area of the historic district.

In order to provide some level of oversight and review in the Northwest Quadrant, an area included in the historic district that had come to be considered outside the city-enforced sector, the Plan recommended the establishment of a neighborhood conservation zoning overlay district that would provide for limited oversight and review of additions to primary building facades, new construction and demolition in this area.

The Thomason Plan strengthened the framework for preservation in Beaufort by supporting the community and economic development role of historic preservation in Beaufort, integrating the goal of preserving and maintaining the City's historic resources in the zoning code, refining the historic preservation zoning to clarify the preservation review process, clarifying the role and purview of the BOAR and recommending improved tools and guidelines to direct review of proposed changes to historic properties, and calling for increased resources, funding, and educational outreach to improve preservation practice and assistance to residents.¹⁵

¹⁵ Thomason and Associates: "A Preservation Plan for Historic Beaufort, South Carolina." March 1989.



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The Beaufort Preservation Manual Supplement

The City of Beaufort hired John Milner Associates in 1990 to develop design guidelines for the Beaufort Historic District. The *Supplement* is intended to provide design guidance in conjunction with the repair and maintenance recommendations in the *Beaufort Manual*. As described by the authors of the *Supplement*, the 1979 *Beaufort Preservation Manual* and the 1990 *Beaufort Preservation Manual Supplement* are together "intended to assist the residents and City government in preserving Beaufort's unique and characteristic physical environment – the *Manual* through its stress on appropriate repair and maintenance procedures, the *Supplement* through its stress on design guidelines and associated regulatory procedures."¹⁶

The guidelines pertain to the Historic Beaufort Overlay District within which the BOAR exercises its responsibilities to review all properties involving new construction, demolition, and alteration of exterior architectural appearance. The Supplement addresses the general composition and arrangement of the exterior of a structure, including the kind, color and texture of the building material and type and character of all windows, doors, light fixtures, and signage. The Supplement also provides guidelines related to mechanical systems and energy conservation as well as landscaping and site features.

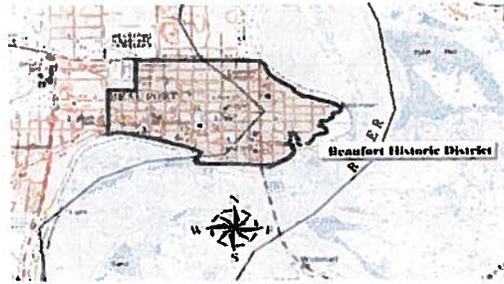
Guidelines are also provided for the review of properties in the then proposed Beaufort Conservation Overlay District. Under this zoning overlay, BOAR review is less comprehensive than that in the Historic Beaufort Overlay District, and is limited to the review of demolition, new construction, and additions to the main façade of buildings fifty years old or older. Additions are defined as the enclosure of space that increases the habitable area, with the exception of the enclosure of less than 50% of existing porches.

Taken together, the *Beaufort Preservation Manual* and *Beaufort Preservation Manual Supplement* provide the sound technical information on which to make appropriate rehabilitation and infill development decisions.

Northwest Quadrant Design Principles

Building upon the recommendation in the 1989 preservation plan that the Northwest Quadrant be designated as a neighborhood conservation district, the City of Beaufort hired the firm, Winter & Company in 1999 to develop more extensive design guidelines for the Neighborhood Conservation District. These guidelines are intended to provide guidance to property owners for building rehabilitation and new construction that will help projects fit in with the traditional character of the

¹⁶ John Milner Associates: "The Beaufort Preservation Manual Supplement." August 1990: vii.



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neighborhood. Rehabilitation and new construction should respect the key character-defining features of historic buildings and adjacent historic buildings, respectively.

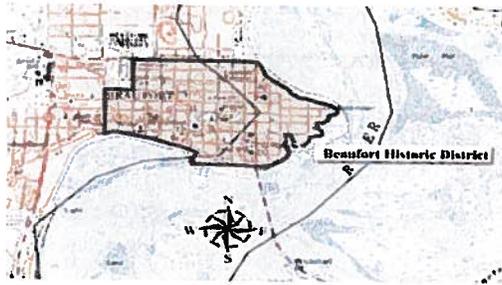
The guidelines describe the historic character of the Northwest Quadrant as “simple, small-scale buildings, typically built by people with limited financial resources who used readily available workmanship, design and materials.”¹⁷ The design elements covered in the guidelines include site features, building form, additions, building materials, architectural features, non-residential buildings, accessory buildings, mechanical equipment, securing buildings, and demolition.

An important distinction regarding the application of these design guidelines as it relates to “Notable” properties within the Northwest Quadrant is included in the Guidelines. The Beaufort City Council has the authority under the ordinance establishing the Beaufort Historic District to designate individual properties within the neighborhood conservation district as notable properties if it is determined that a property embodies a particularly high degree of significance to the historic district. When reviewing notable properties, the BOAR uses the *Beaufort Preservation Manual* and *The Beaufort Preservation Manual Supplement* instead of the Northwest Quadrant Design Guidelines.¹⁸

The *Northwest Quadrant Design Principles* provide an excellent overview of the neighborhood's history and importance of the African-American heritage embodied in its built environment to Beaufort. While the neighborhood conservation overlay district and associated design guidelines provide some level of oversight of physical changes to historic buildings in the Northwest Quadrant, the level of review is limited. This partial review has led over time to a loss of historic materials and integrity in the overlay district and should be strengthened to retain the historic character of the contributing resources in the neighborhood. The retention of the historic character would recognize and promote the important role this neighborhood and its residents have played in the history of the city.

¹⁷ Winter & Company: “Northwest Quadrant Design Principles.” May 1999: Page 7.

¹⁸ Winter & Company: “Northwest Quadrant Design Principles.” May 1999.



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2.5 Context - Disaster Planning

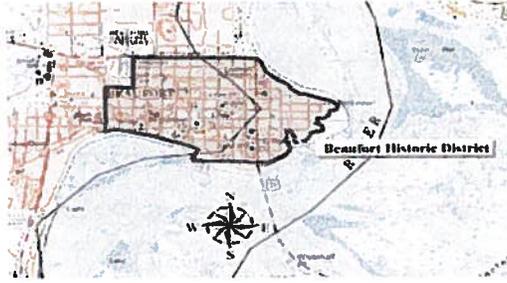
Disaster planning has become an increasingly important component of preservation planning in historic communities, particularly those in coastal regions due to the potential wind and water damage from hurricanes to historic resources. The vulnerability of South Carolina's coastal communities place key historic and local communities at risk. For these communities, the loss of historic resources during and after times of disaster can cause serious hardship. Homes can be damaged or destroyed causing homelessness in the short term aftermath of a disaster, and local economies can be negatively affected in the long-term due to a loss of heritage tourism.

A disaster preparedness plan was prepared by the City of Beaufort's Department of Planning and Community Development beginning in 1999 following the near miss of Hurricane Floyd that made landfall to the north of Beaufort along coastal North Carolina. With the award of a grant from the South Carolina Department of Archives and History, the *Board of Architectural Review Photographic Survey and Hurricane Preparedness Plan* was developed. The Plan provides photo-documentation of all historic structures in the downtown core commercial district and select significant buildings in historic residential neighborhoods. Photos of all primary building facades and significant architectural features are included in the documentation. Two copies of the photos are recorded on a portable CD format, one at the Beaufort Planning Department and the second at the South Carolina Department of Archives and History.

The plan, evaluated and updated on an annual basis, also provides an overview of available resources and personnel during a disaster. These materials include a list of reference materials addressing preparation and recovery methods and technology pertaining to historic structures.

The role of the City's planning staff and Historic District Review Board members during and following a disaster are set forth in the Plan. Staff and board members will assist codes enforcement officers in damage assessments, using an HRB Disaster Damage Assessment Form. The HRB will meet at least once weekly, and more if needed, to review certificates of appropriateness for major repairs and demolition requests to be requested using the Disaster Historic District Review Board Application. Staff and board members will make emergency on-site damage assessments under circumstances in which the property owner is not able to physically attend HRB meetings. The Plan allows for emergency stabilization to occur without HRB approval, including such measures as temporary roofing and exterior sheathing.

Also identified in the Plan are steps for maintaining salvaged architectural artifacts. The Historic Beaufort Foundation will tag, catalog, and store all artifacts at the Museum/Arsenal building until claimed by owners.

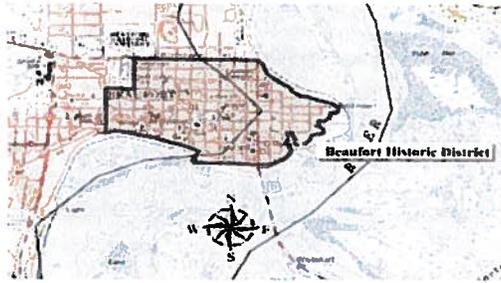


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Beaufort's *Board of Architectural Review Photographic Survey and Hurricane Preparedness Plan* is a substantive document outlining necessary steps and available resources for disaster preparation and recovery related to the historic resources in the historic district.

Disaster Planning Recommendations

Maintain and update existing disaster plan that draws from past experience; anticipates a range of potential disaster conditions that might be realized; provides a framework for addressing the conditions that are created by a disaster; and ensures compatibility with FEMA requirements for on the ground aid and disaster funding; recognizes the value and continued importance of historic structures in their post disaster condition to the future of the City; and integrates historic resource protection into the community's local emergency management process.



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3. Historic Resources

3.1 Historic Resources - Overall Observations

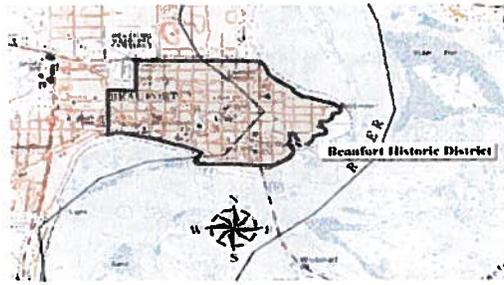
As a designated National Register and National Historic Landmark District, the Beaufort Historic District is among the country's 76,000 National Register listings and one of only 2,300 National Historic Landmarks in the country. While National Register listed properties are typically of state or local significance, National Historic Landmarks are nationally significant resources. These resources are recognized by the Secretary of the Interior as possessing exceptional value in representing or illustrating an important theme in the history of our country.



8. Federal Courthouse on Bay Street

The National Register of Historic Places Historic District was the first historic district established in Beaufort on December 17, 1969. This 304-acre district consists of the 1809 boundaries of the City, from Boundary Street on the north to Hamar Street on the west and the Beaufort River on the south and east. The National Historic Landmark District was designated several years later, on November 7, 1973, based on documentation provided in the original National Register nomination. While the period of significance for those historic resources considered to possess national significance under the National Historic Landmark District ends at the beginning of the Civil War in 1860, the period of significance for contributing resources under the National Register Historic District has twice been extended first to 1935 and then to 1950 through amendments to the National Register nomination.

The purpose of this section is to provide background and observations regarding the nature and integrity of the historic resources in Beaufort. LAS planning team conducted a windshield reconnaissance of the entire area of the city with properties potentially over 40 years old to evaluate the integrity of the community's historic resources. During the reconnaissance, buildings constructed up to 1967 were evaluated so that community planners can consider the preservation and use of those resources that will be considered historic within the next ten years in future planning efforts.



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At the time of the National Register District Update in 2001, it was determined that the historic district retained its integrity based on an overall ratio of 57.6% of contributing buildings to non-contributing buildings in the district. Also at that time, the level of integrity present in historic district neighborhoods was determined to be 67.4% in the Point; 57.7% in the downtown core commercial; 69.5% in the Bluff; 61.7% in the Old Commons; and 47.1% in the Northwest Quadrant. ¹⁹ The *Contributing Buildings in Historic District* map below provides a visual representation of the number and location of contributing buildings (in dark blue) for the overall historic district and each neighborhood therein. The *Clusters of Contributing Buildings in Historic District* map shows groupings of contributing buildings throughout the historic district as well as in each individual neighborhood.

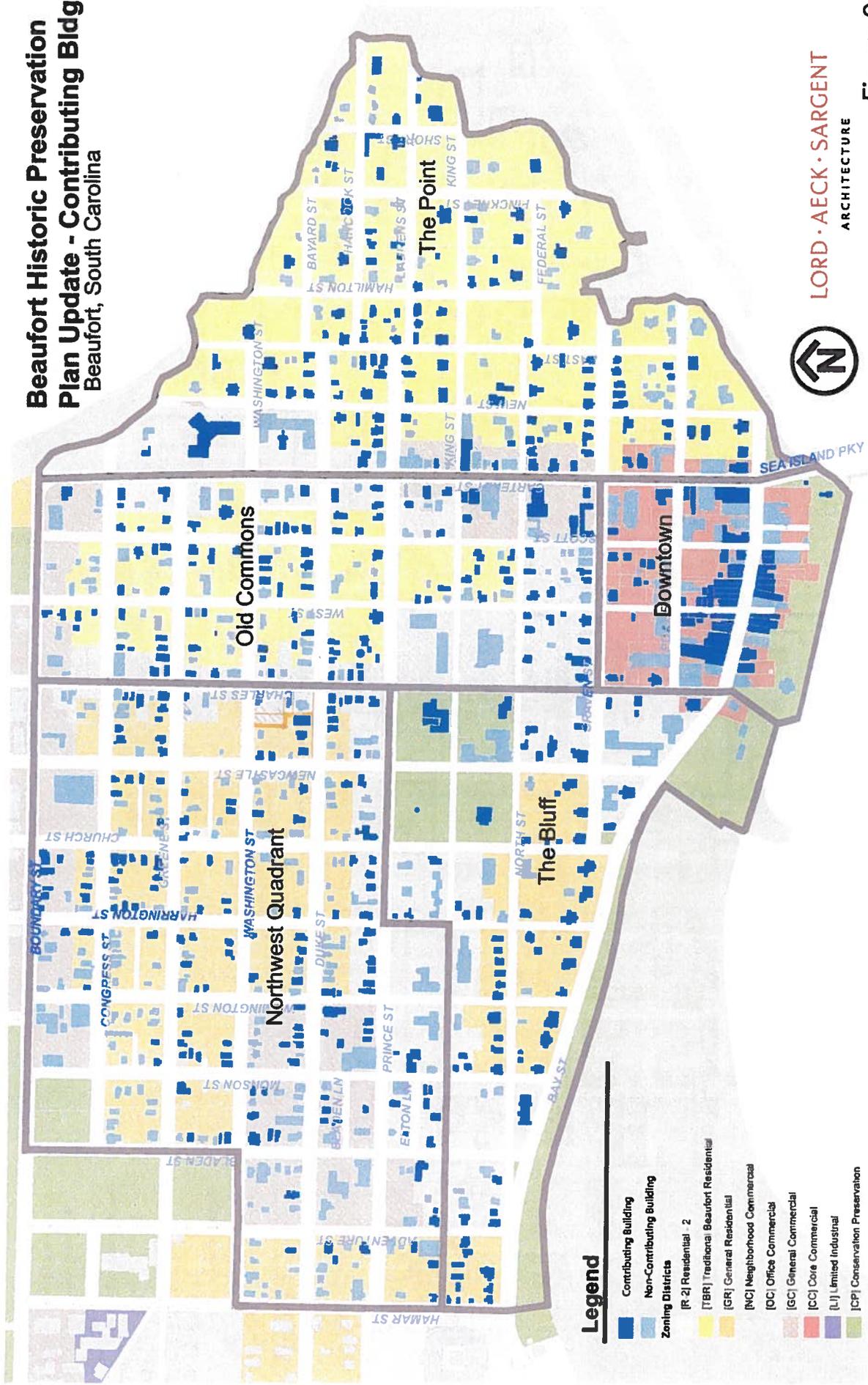
An analysis of the *Contributing Buildings* and *Contributing Building Cluster* maps (Figures 9 and 10 below) indicates that the Beaufort Historic District is not a compact district, but rather a spread-out district characterized by a low-density distribution of buildings on a variety of different sized parcels. Visual analysis in the field further indicate that the district does not date from a single historical time period with a unified or predominant architectural style, but represents the historical development of the City and includes buildings with a wide variety of architectural styles and building types.

The location of clustered contributing buildings further indicates areas retaining historic integrity verses areas of non-contributing buildings. The areas of non-contributing buildings indicate that the district has experienced a fair amount of gradual change over time with modified historic and non-historic new buildings being constructed.

Despite the loss of some contributing resources over time due to demolition, inappropriate changes to existing buildings, and construction of new buildings, the historic district retains its historic integrity. Observations from the windshield reconnaissance indicate that the neighborhood integrity levels remain close to the percentages identified in 2001.

¹⁹ Beaufort Historic District: National Register of Historic Places Nomination Update; 2001; Continuation Sheet 7-10.

Beaufort Historic Preservation Plan Update - Contributing Bldgs. Beaufort, South Carolina



Legend

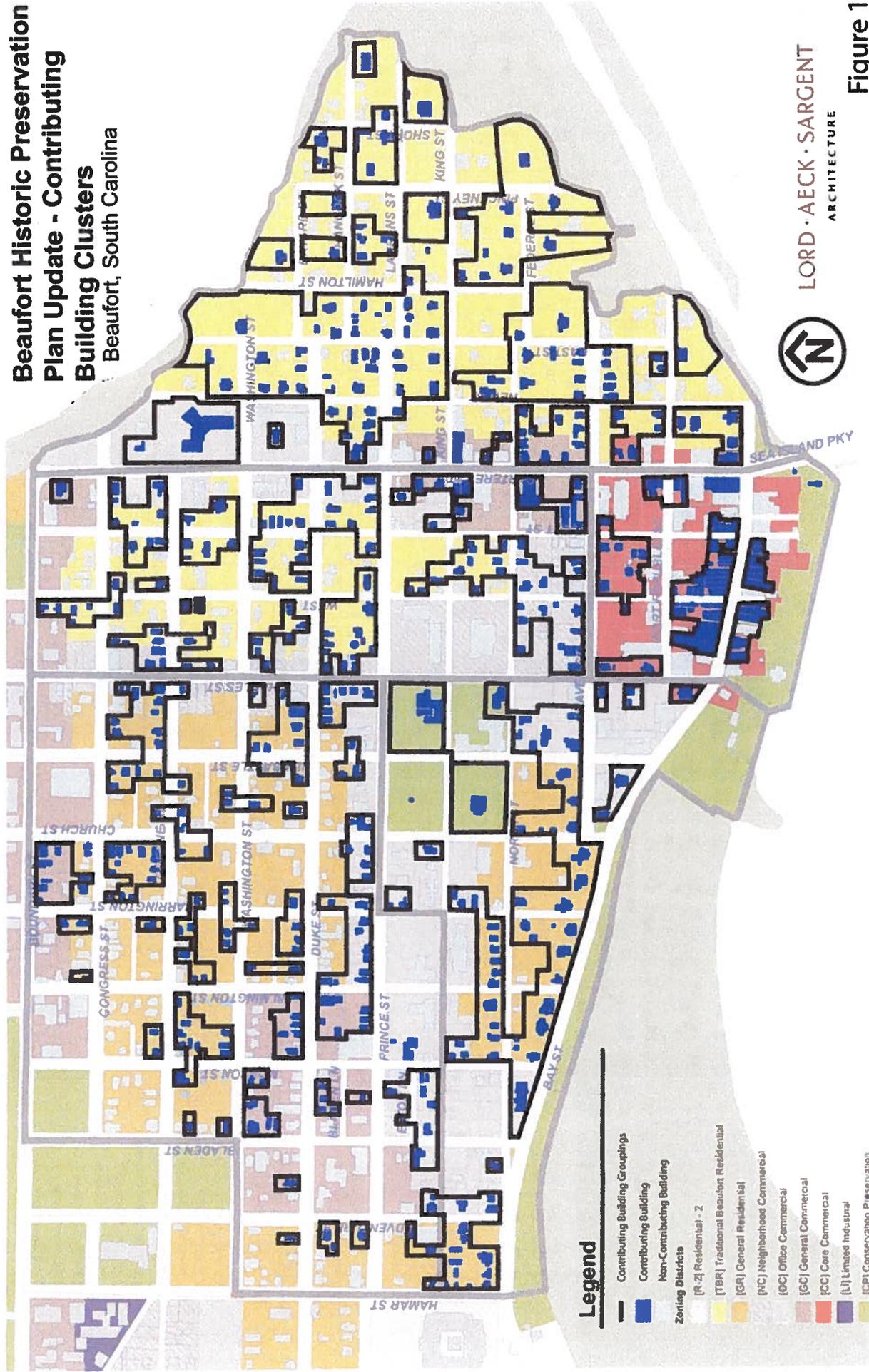
- Contributing Building
- Non-Contributing Building
- Zoning Districts**
- [R 2] Residential - 2
- [TBR] Traditional Beaufort Residential
- [GR] General Residential
- [NC] Neighborhood Commercial
- [OC] Office Commercial
- [GC] General Commercial
- [CC] Core Commercial
- [LI] Limited Industrial
- [CP] Conservation Preservation



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ARCHITECTURE

Figure 9

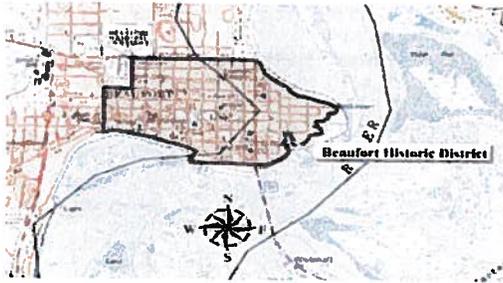
**Beaufort Historic Preservation
Plan Update - Contributing
Building Clusters**
Beaufort, South Carolina



Legend

- Contributing Building Groupings
- Contributing Building
- Non-Contributing Building
- Zoning Districts
- [R-2] Residential - 2
- [TBR] Traditional Beaufort Residential
- [GR] General Residential
- [NC] Neighborhood Commercial
- [OC] Office Commercial
- [GC] General Commercial
- [CC] Core Commercial
- [LI] Limited Industrial
- [CP] Conservation Preservation

Figure 10



Preservation Plan Update City of Beaufort, South Carolina

Generally, the physical condition of the historic resources in the historic district is good to excellent. Some resources in the Northwest Quadrant and surrounding neighborhoods are of the greatest concern. Though many are sound and in good condition, a notable number of structures are in poor or deteriorated condition and detract from the character and quality of the district.



11. Deteriorating Historic House on Congress Street in the Northwest Quadrant



12. Candidate for Rehabilitation on Corner of Congress & West Streets in Old Commons



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3.2 Historic Resources - Character Areas

The historic spatial and architectural elements of buildings and neighborhoods contribute to their visual character. Based on the above observations of the district's existing historic elements and integrity, specific character areas within the district can be identified.

The *Character Areas in Historic District* map (Figure 15 below) identifies ten potential character areas included in the district. There are five residential character areas, including two in the Point and others in Old Commons, Northwest Quadrant, and the Bluff. Commercial character areas are identified in the historic downtown and along Boundary and Carteret Street. Other character areas include institutional areas between the Bluff and Northwest Quadrant residential areas. As outlined below, there are specific physical elements identified with each character area.

The Point

The Point is located at the eastern end of the district and is bounded by Carteret Street on the west and the Beaufort River on the north, south and east. This neighborhood is comprised predominantly of residences, with commercial uses along the east side of Carteret Street. Institutions and churches located in The Point include a part of the University of South Carolina at Beaufort campus located in the northwest section of the neighborhood and First African Baptist Church at 601 New Street.

While containing two of the earliest residential buildings constructed in Beaufort, the area known as The Point did not become a part of the City of Beaufort until Black's Point (as it was then known) was annexed into the city in 1809. Many of the homes constructed in The Point historically were by families who also owned industrial facilities for milling, brick making, shipbuilding, etc.



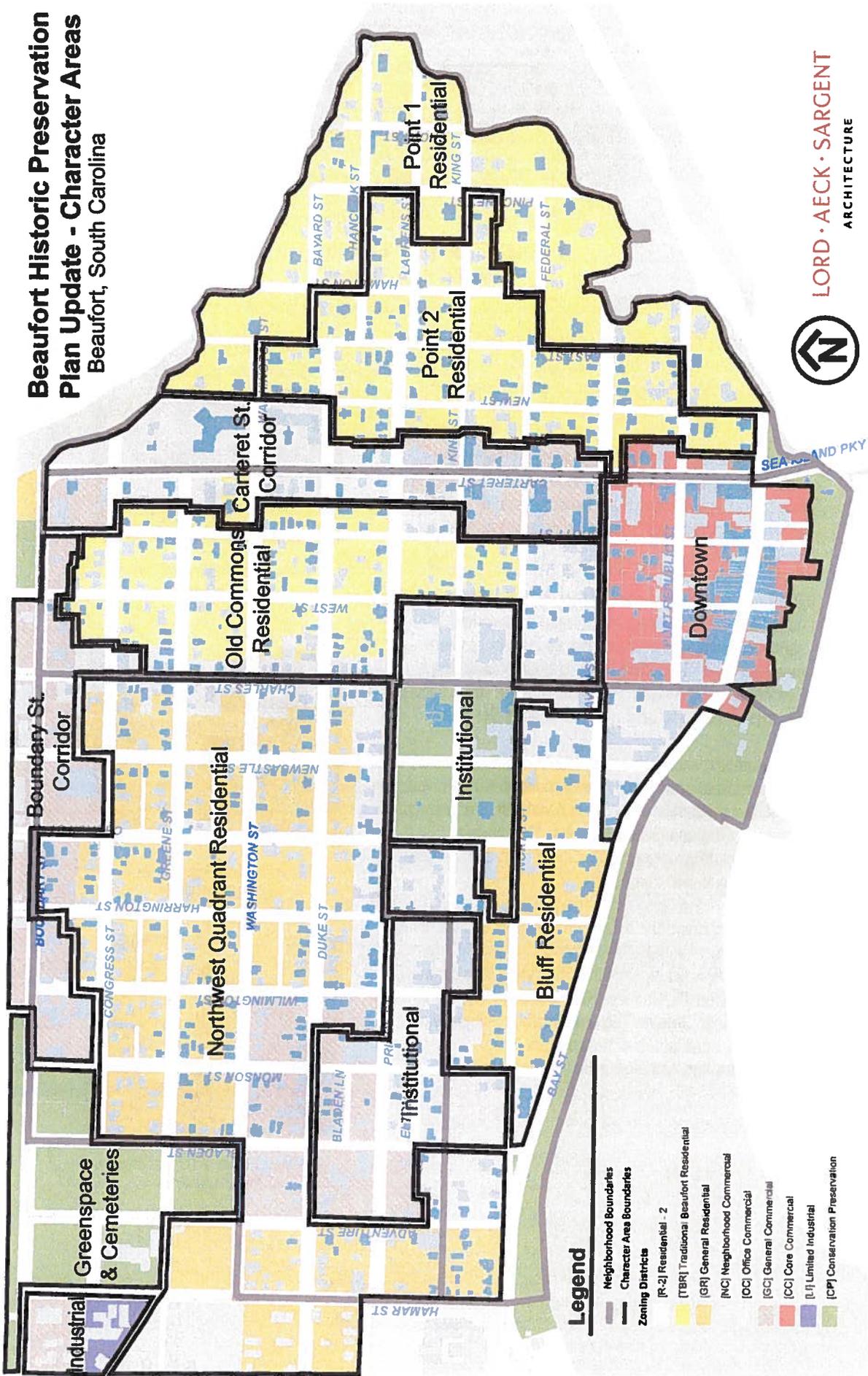
13. First African Baptist Church



14. 414 New Street in The Point

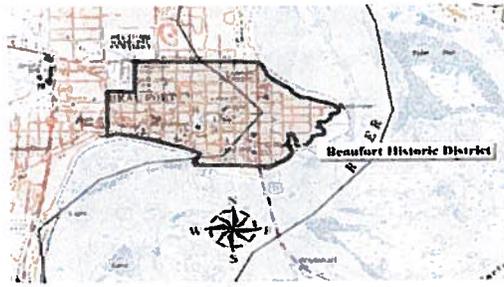
Beaufort Historic Preservation Plan Update - Character Areas

Beaufort, South Carolina



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ARCHITECTURE

Figure 15



Preservation Plan Update City of Beaufort, South Carolina

Representing the residential lifestyle of Beaufort's early residents, the historic architecture of The Point remains today a symbol of this important aspect of Beaufort's heritage.

While some non-historic buildings exist in the Point, including recently constructed residential infill, the Point continues to physically represent the historic setting and feeling associated with the historic significance of this neighborhood.

The Point generally contains two to three story residential buildings, some on raised foundations/basements. A variety of building types and architectural styles are represented in The Point, including Colonial Cottage, Federal, Greek Revival, Italianate, Queen Anne, Italian Renaissance, Neoclassical, and Colonial Revival.

The Point is divided into two distinct character areas. The first is located around the interior perimeter of the waters edge along Hamilton, Pinckney, Short, Bayard, Hancock, Laurens, King and Federal Streets. This area is characterized by larger land lots and detached single-family houses with deep setbacks.

The second character area in The Point is located on the interior land area of the neighborhood east of Carteret Street on New, East, Hamilton, Pinckney, Washington, Bayard, Hancock, Laurens, King, Federal, Craven and Port Republic Streets. This area includes single-family homes on small lots that have narrow street frontages and small to no front yard setbacks.



16. Law Office at Bay and Carteret Streets in the Point



17. Beaufort House Type on New Street in the Point



18. Historic House at 510 Port Republic Street in the Point



Preservation Plan Update City of Beaufort, South Carolina

Downtown Core Commercial District

The Historic Downtown commercial core of Beaufort is located west of The Point, and is bounded on the east by Carteret, north by Craven Street, west by Charles Street and the Beaufort River to the south.

The three blocks along Bay Street from Carteret to Charles Streets are the city's historic commercial core and represent the original commercial development and use for the City. Further commercial development took place to the north of Bay Street to Port Republic and Craven Streets.



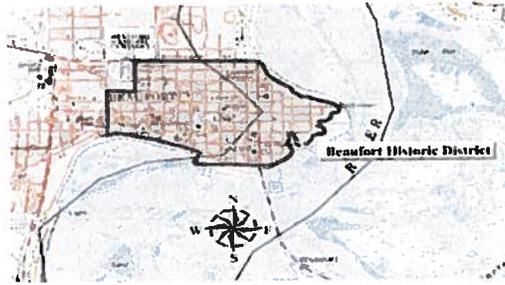
19. City Hall

The buildings in the downtown are the historic commercial and economic center of Beaufort. Early development along Bay Street occurred in the late 1750s and early 1760s in conjunction with a period of economic prosperity and commerce due to the rising agricultural markets for indigo and rice. Dockyards, piers, and steamboat landings extended along the waterfront. Over time the downtown evolved into a dense retail sector.



20. Law Office & Pickney Gallery on Bay Street

Today, the commercial core of downtown Beaufort contains non-residential buildings ranging from the late 19th century to the mid 20th century. Downtown is characterized by development with narrow, deep lots and zero setbacks. Some one-story buildings exist, but the majority of buildings are two and three-story attached buildings.



Preservation Plan Update City of Beaufort, South Carolina

Commercial buildings were constructed in the late eighteenth century or early nineteenth century. The Verdier House, an 1804 Federal style house owned and operated by the Historic Beaufort Foundation, is a unique surviving example of an 18th century planter's house located in downtown. A variety of important civic and cultural institutions are located in downtown buildings, including the Beaufort government in the Beaufort City Hall and the Historic Beaufort Foundation in the Verdier House.



21. Bay Street Trading Company

Historic downtowns are complex organisms influencing and being influenced by a variety of economic and community related factors, including the availability of markets to tap and the effectiveness of tapping those markets, as well as the capacity and configuration of historic buildings that constitute the architectural and historic substance of the district. The Beaufort downtown is no exception.



22. Verdier House on Bay Street

The emerging commercial areas along Boundary Street and Ribaut Road are impacting the downtown historic commercial area. Other issues and efforts are impacting the downtown commercial area include rising retail space rents, the lack of a sense of security at night, and continued efforts to attract residential living in downtown. There are other development proposals that can impact the historic character of the downtown, including the proposed downtown parking deck, construction of a new three-story mixed-use building at the corner of Bay and Carteret Streets, and the expansion of the Beaufort Inn.



Preservation Plan Update City of Beaufort, South Carolina

Old Commons

The Old Commons neighborhood is located contiguous to the west of the Point and north of the Historic Downtown. The neighborhood boundaries are Carteret Street on the east, Craven Street to the south, Boundary Street to the north and Charles Street to the west. This neighborhood was historically residential, and remains so today, with the exceptions of evolving commercial uses along Carteret and Charles Streets over time.

Expansion of the town boundaries took place in 1785 to the north and west, encompassing the areas known today as the Old Commons and Northwest Quadrant. The town's street grid was extended north from Duke Street to the "Shell Road" known today as Boundary Street, creating the Old Commons. In addition, three new east-to-west streets – Washington, Greene and Congress Streets – were created to facilitate expansion westward into the area now known as the Northwest Quadrant.

The historic character of Old Commons is shaped by the one, one & a half, and two story buildings located on mid-size and small lots with narrow lot frontages and minimal setbacks. While some houses have driveways, many do not and residential parking is located on the street.

A variety of building types and architectural styles, including Federal, Greek Revival, Italianate, Queen Anne, Folk Victorian, Gothic Revival, Neoclassical, and Colonial Revival styles, are present in the neighborhood.



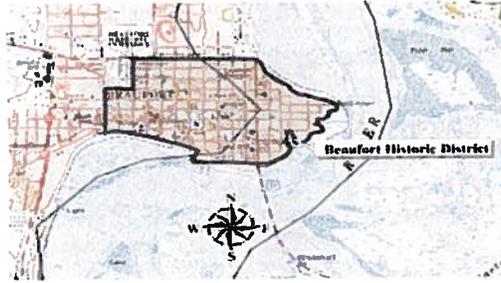
23. HBF House on North Street in the Old Commons neighborhood



24. Son's of Beaufort Lodge in Old Commons



25. 805 Duke Street in Old Commons



Preservation Plan Update
City of Beaufort, South Carolina

Institutional buildings located in Old Commons include the Arsenal, Beaufort Planning Department (Carnegie Library), Baptist Church of Beaufort (part), Wesley United Methodist Church, St. Peters Catholic Church, Carteret Street Methodist Church, Congregation Beth Israel, Tabernacle Baptist Church, and the United States Post Office.



26. Carnegie Library / City of Beaufort Planning Department in Old Commons.



27. Wesley United Methodist Church on West Street in Old Commons



Preservation Plan Update City of Beaufort, South Carolina

The Bluff

Located to the west of the Historic Downtown, the Bluff neighborhood is bounded on the east by Charles Street, on the north by Prince Street, on the west by Hamar and Harrington Streets, and on the south by the Beaufort River.

The lives of those people who once were Beaufort's planter class are represented by the high style "plantation houses come to town" that exist in The Bluff, particularly those along Bay Street such as the Anchorage, Cuthbert House and others. Many of these residences served as town houses for members of the regions Planter Class, which were occupied seasonally.

This neighborhood, containing a large concentration of historic buildings, consists primarily of residential buildings with open space and marshlands across Bay Street to the river. These buildings are generally two and three story buildings with raised foundations/basements.

Those houses between Bay and North Streets are characterized by larger lots with deeper setbacks than those houses located to the north between North and Prince Streets. Similar to The Point, the buildings in the Bluff include a variety of architectural styles, including Federal, Greek Revival, Italianate, Queen Anne, Folk Victorian, and Neoclassical.



28. Cuthbert House on Bay Street
in the Bluff



29. Offices at Monson & North Streets
in the Bluff



30. Rhett House on Craven Street
in the Bluff



Preservation Plan Update
 City of Beaufort, South Carolina

Northwest Quadrant

The Northwest Quadrant is an area incorporated during the expansion of town boundaries to the north in 1785. This land along three new streets – Washington, Greene and Congress – was initially designated as glebe or common land west of St. Helena’s Parish. After the Civil War ended, Union soldiers, including many African-American soldiers, settled in this area. After this initial period of settlement, African-Americans settled in the Northwest Quadrant during the remainder of 19th century and into the 20th century.

Located contiguously to the north of the Bluff and west of Old Commons, the Northwest Quadrant is bounded by Prince Street to the south, Charles and Harrington to the east, Hamar and Bladen Streets to the west and Boundary Street to the north. The neighborhood is characterized by one-story homes on narrow lots with small or no lot frontages and setbacks, and is more densely developed than other historic district neighborhoods.

Predominant building types include hall & parlor, central hallway, and some bungalow house forms. While few residences exhibit a definitive architectural style, some elements referencing Queen Anne and Craftsmen styles are present in architectural details.

The Northwest Quadrant is primarily residential, but has well-established commercial uses along Boundary Street and a tradition of corner stores. Emerging commercial uses are also present along Bladen Street. The Bladen Street Revitalization Plan encourages urban-scale commercial and office development along Bladen Street south of Duke Street.

Important civic and institutional buildings in the NWQ include the Grand Army Hall and Central Baptist Church. Several historic corner stores still exist in the Northwest Quadrant, as well as several non-historic commercial structures that have been constructed in recent years.



31. 1303 & 1305 Washington Street



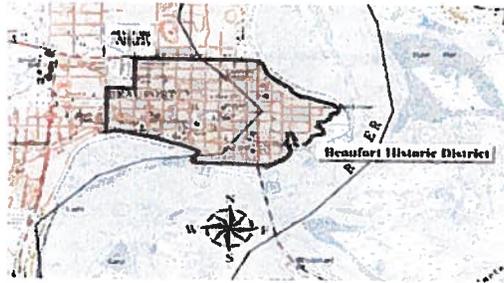
32. Rehabilitated Historic House at 1405 Duke Street



33. Potential Rehabilitation – Historic Corner Store at 1401 Duke Street



34. New infill houses at Washington & Harrington Streets in NWQ



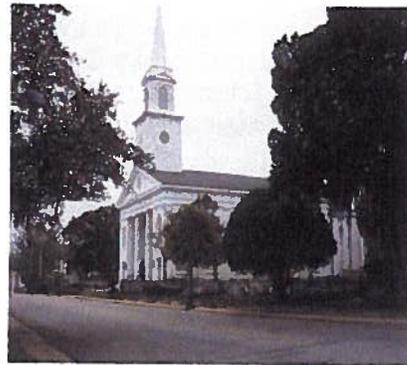
Preservation Plan Update City of Beaufort, South Carolina

Institutional Character Areas

There are two areas that are characterized by civic and institutional uses and buildings located in the southern portion of the historic district. These two areas are nearly contiguous, separated by approximately 1 & 1/2 blocks of residential buildings. These areas include large buildings sited either individually or with a few other large buildings to a block. They are typically one to two stories tall with a horizontal emphasis.

The eastern institutional area is located between Prince Street to the north and North Street to the south. Portions of this area lie in Old Commons and the Bluff. Buildings in this area include the U.S. Post Office, First Baptist Church with its Education building, cemetery, and unpaved parking areas, St. Helena Episcopal Church and cemetery, and First Presbyterian Church.

The Charles Street neighborhood commercial corridor is in this character area. There is a combination of residential, commercial and office uses located on small narrow lots with little or no setback from Boundary to Prince Streets. South of North Street in the institutional character area, the lots and buildings are larger.



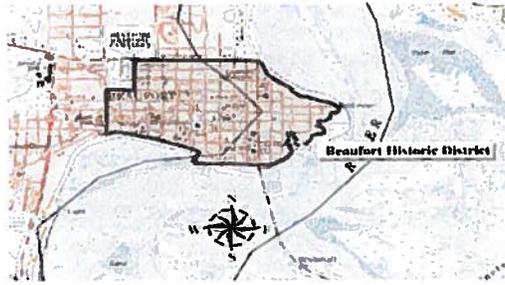
35. Baptist Church of Beaufort on Charles Street in the Bluff



36. First Presbyterian Church on Church Street in the Bluff



37. U.S. Post Office Block in Old Commons



Preservation Plan Update City of Beaufort, South Carolina

The western institutional character area is located between Harrington Street on the east and Adventure Street on the west, and roughly from North Street on the south to Duke Street on the north. Portions of this area lie in the Bluff and Northwest Quadrant to the north. Buildings in this area include the historic Federal Courthouse and Old Jail, as well as the potentially historic Beaufort County School board building and non-historic Beaufort County Office Building and Beaufort County Health Center.



38. Federal Courthouse in the Bluff



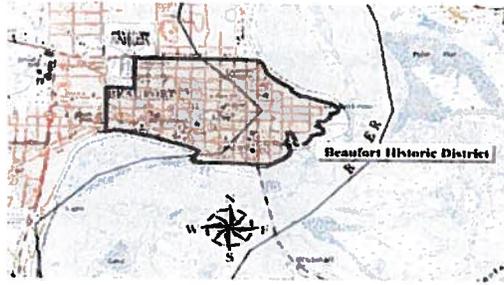
39. Old County Jail in the Northwest Quadrant



40. Beaufort County Offices in the Northwest Quadrant



41. Beaufort County Health Center in the Northwest Quadrant



Preservation Plan Update City of Beaufort, South Carolina

The southern portion of the Bladen Street corridor is in the western institutional character area. Though the lots along the northern portion of Bladen Street are small with short setbacks and narrow lot widths, many of the lots along the southern section are larger and have deep setbacks and wide street frontages.



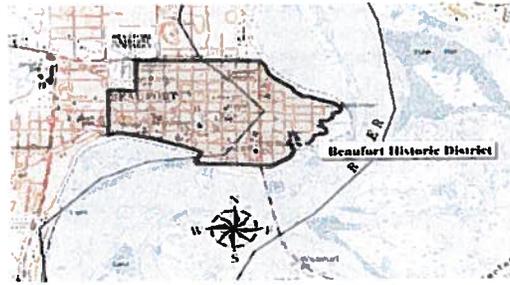
42. 807 & 809 Bladen Street



43. Potential Redevelopment Site at
Corner of Bladen and Duke Streets



44. Bladen Street Streetscape
at Duke Street



**Preservation Plan Update
City of Beaufort, South Carolina**

Boundary Street Character Area

As noted above, Boundary Street is characterized by highway style commercial development. Buildings are generally one-story, with some two-story buildings, and are set back from the roadway, typically behind an area of paved surface parking.



45. Boundary Street Streetscape



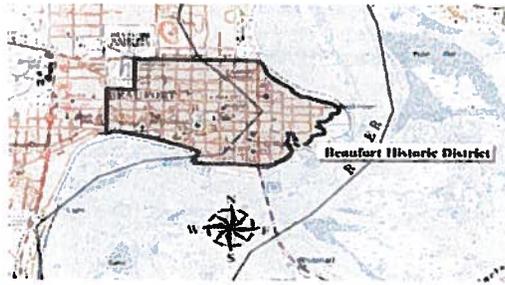
46. Cemetery along Boundary Street



47. New Commercial on Boundary St.



48. Site of New Government Complex



**Preservation Plan Update
City of Beaufort, South Carolina**

Carteret Street Character Area

Carteret Street has a mix of commercial, office, and institutional uses along its length from Boundary to Bay Streets. Small to mid-size narrow lots with small setbacks and minimal curb cuts characterize the corridor. Surface parking is typically located to the side and rear of commercial establishments.

Residential areas are located typically one to two blocks behind Carteret Street, in the Point to the east and Old Commons to the west. South of the intersection with Craven Street, Carteret Street is typified by office uses to the east and commercial uses to the west in the core commercial zoning district.

Institutional buildings located along Carteret Street include portions of the University of South Carolina at Beaufort campus, Carteret Street Methodist Church, St. Peters Catholic Church, Beaufort Planning Department (in the historic Carnegie Library building), Beaufort County Library, and Beaufort City Hall.

The redevelopment of the former Red Carpet Inn on the east side of Carteret at Port Republic Street is planned to include market rate condominiums. Carteret Street retains both its historic character and a pedestrian scale and orientation that are important to maintain during revitalization efforts and redevelopment projects.



49. Historic Commercial Building on Carteret Street



50. USC Beaufort



51. St. Peter's Catholic Church



Preservation Plan Update City of Beaufort, South Carolina

Character Area Recommendations

General Character Area Recommendations

Character areas have been estimated to identify the visual elements that contribute to the physical character of buildings and neighborhoods in the historic district. These area descriptions are suggestions based on the windshield reconnaissance of the historic district, and should be evaluated and refined by Beaufort planning staff and the HRB as further analysis could merit revisions to the boundaries and/or identification of additional areas.

Character area descriptions and illustrations of the historic physical environment can be used to identify and describe historic periods of development and their associated architectural and landscape features. Within the context of character areas, design guidelines should be applied more specifically to maintain the design quality and material components unique to each identified character area.

Downtown Character Area Recommendation

Given the cultural importance of Beaufort's historic downtown, this neighborhood deserves a public visioning process that will develop consensus on a plan to maximize the area's commercial potential while protecting the historic character that attracts residents and visitors alike.

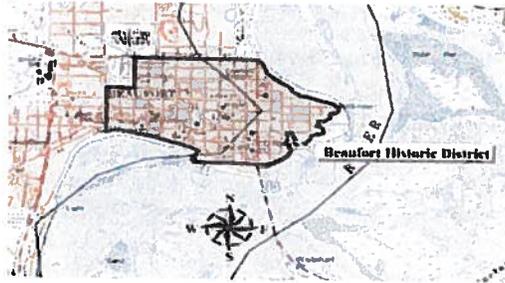
A unified plan for downtown should include specific market research to define existing and potential markets; tenant mix to support identified markets; and use of buildings that retain historic character.

Based on the results of the market analysis, the future economic role of developing commercial areas should be compatible with the identified downtown markets and business mix to promote a vibrant and complementary commercial environment throughout the City.

Institutional Character Area Recommendations

In preparation for revitalization of the Institutional Character Area, develop reuse strategies for institutional buildings such as the Old County Jail that retain the historically significant character of these historic buildings and respect the historic scale and setting of the area as a whole.

While many non-historic buildings present redevelopment opportunities along Bladen Street, it is equally important that new construction respect the setting and character of the existing historic buildings and promote a pedestrian scale to the streetscape.



Preservation Plan Update City of Beaufort, South Carolina

It is also important to retain the commercial and office uses that exist in historic former residential buildings and promote mixed-use development along the corridor.

Boundary Street Character Area Recommendations

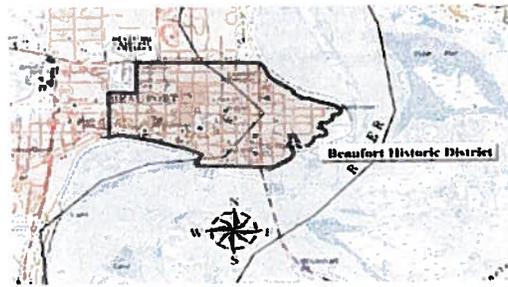
There are two key elements about Boundary Street and its redevelopment that relate directly to Beaufort's historic resources. First, any redevelopment along Boundary Street should protect the historic 16 Gate African American Cemetery and Battery Saxton, the Civil War battery archeological site.

In addition, the scale of redevelopment along Boundary Street should provide a suitable transition from auto-oriented to pedestrian-scale as Boundary Street enters the historic district. It is also important that identifying and wayfinding signage be placed at key entry points into the historic district to provide a sense of entry into the district as well as directions to downtown and key historic sites.

As recommended above in "Boundary Street Sector Planning," it is important that all physical changes to the parcels on both sides of Boundary Street from Ribaut Road to Carteret Street be reviewed by the Historic District Review Board (HRB) to maintain the historic character and scale of development along Boundary Street.

Carteret Street Character Area Recommendations

Care should be taken to retain the historic buildings along Carteret as well as safe and accessible pedestrian access across the street between the Point and Old Commons and Downtown.



Preservation Plan Update City of Beaufort, South Carolina

3.3 Historic Resources - Areas Recommended for Survey Update

The Beaufort County Above Ground Historic Resources Survey was conducted by Brockington and Associates, Inc., Brooker Architectural Design Consultants, Historic Beaufort Foundation, and Preservation Consultants, Inc. in 1997. This extensive survey of Beaufort County evaluated the historic significance of historic structures in Beaufort constructed before 1950. The survey report and documentation is an excellent record of Beaufort's historic resources.

Survey Recommendations

Given that ten years have passed since the historic resource survey was conducted, LAS recommends that the citywide survey of historic resources be updated. Based on the windshield reconnaissance, areas recommended for survey include, but are not limited to, the existing historic district, Pigeon Point (Beaufort Shores & Higginsonville), Dixon Village, North Street (Wood-Lawn), Depot Road, and Ribaut Road. The *Areas to be Surveyed* map (Figure 52) and information below indicate the approximate boundaries of these areas and additional information about each area.

It is further recommended that historic landscapes and gardens, viewsheds, tabby sea walls, and archeological sites be included in the survey update due to their importance as significant components of the district's historic character. The location of previously surveyed archeological sites should be verified and potential archeological sites should be located and documented. Corresponding with survey efforts, the current map of archeological sites should be updated in order to facilitate future review and enforcement efforts to maintain archeological sites in the district. The presence of potential archeological sites located in newly annexed portions of the City should also be determined and documented as annexations take place.

Beaufort Historic Preservation Plan Update Areas to be Surveyed

Beaufort, South Carolina

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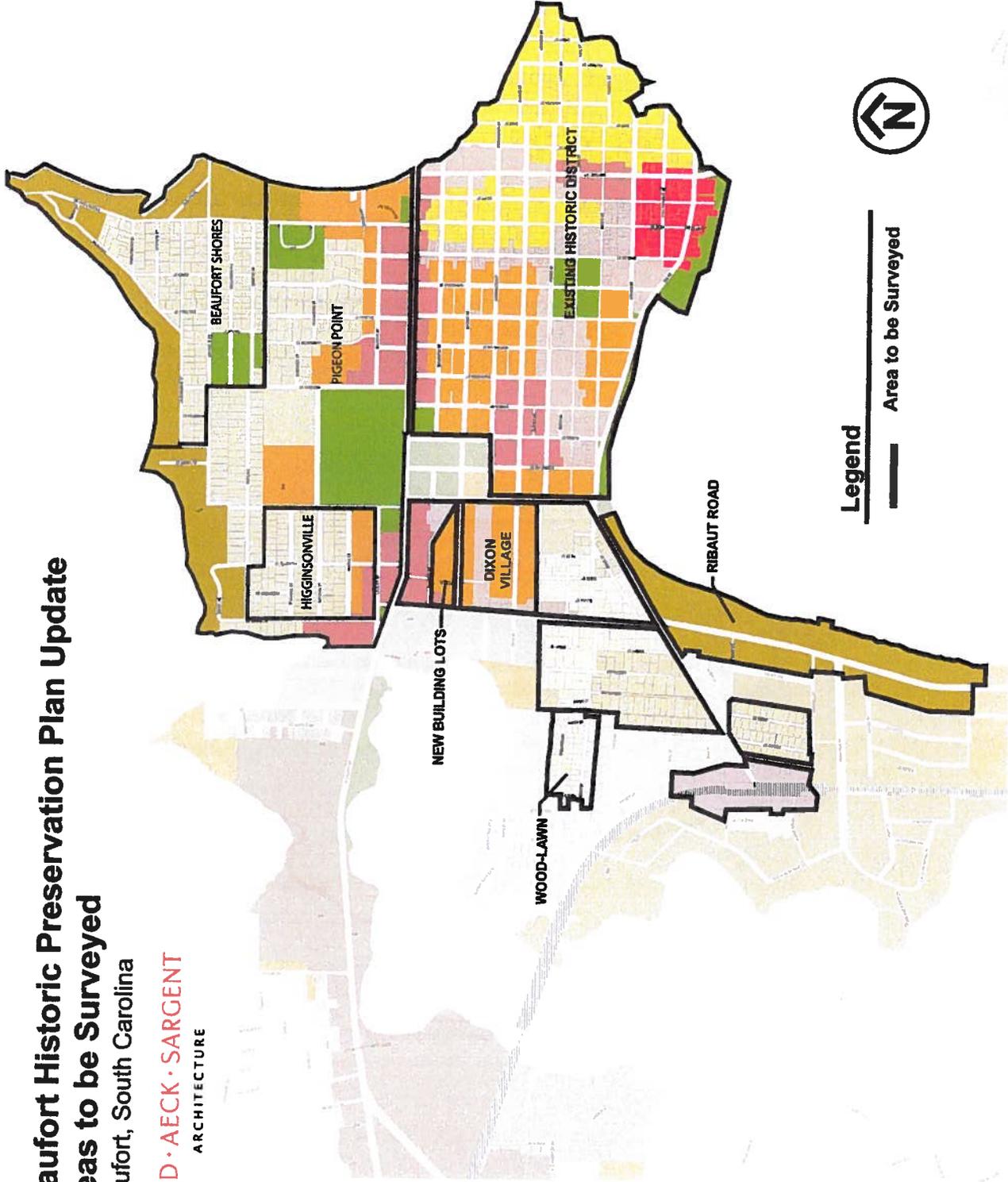
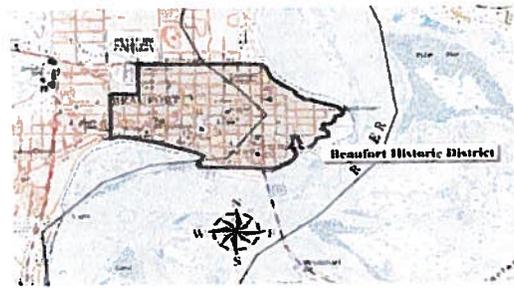


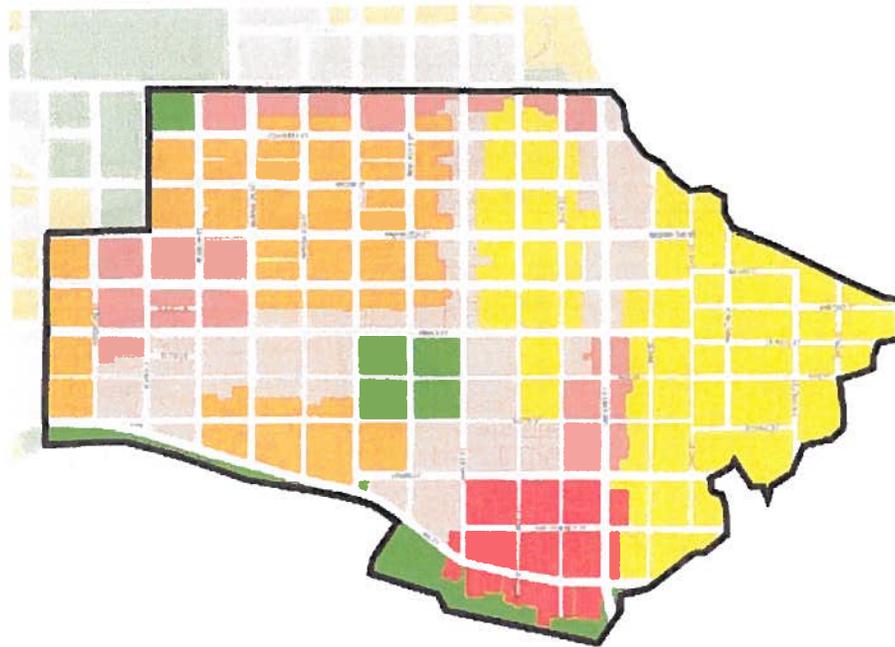
Figure 52



Preservation Plan Update
 City of Beaufort, South Carolina

Existing Historic District

The survey should examine all resources in the existing Beaufort Historic District for continued integrity as well as potential historic areas identified for National Register and local historic district eligibility. In addition to considering those resources constructed up to 1950, the current end of the district's period of significance, it is recommended that resources constructed from 1950 to 1968 be evaluated for historic integrity and significance in order to assess potential historic eligibility of resources within the next ten (10) years. This analysis and findings will assist community planners in considering the preservation and use of potentially historic resources in future planning efforts. See Figure 53 below.



Legend
 — Area to be Surveyed



Figure 53

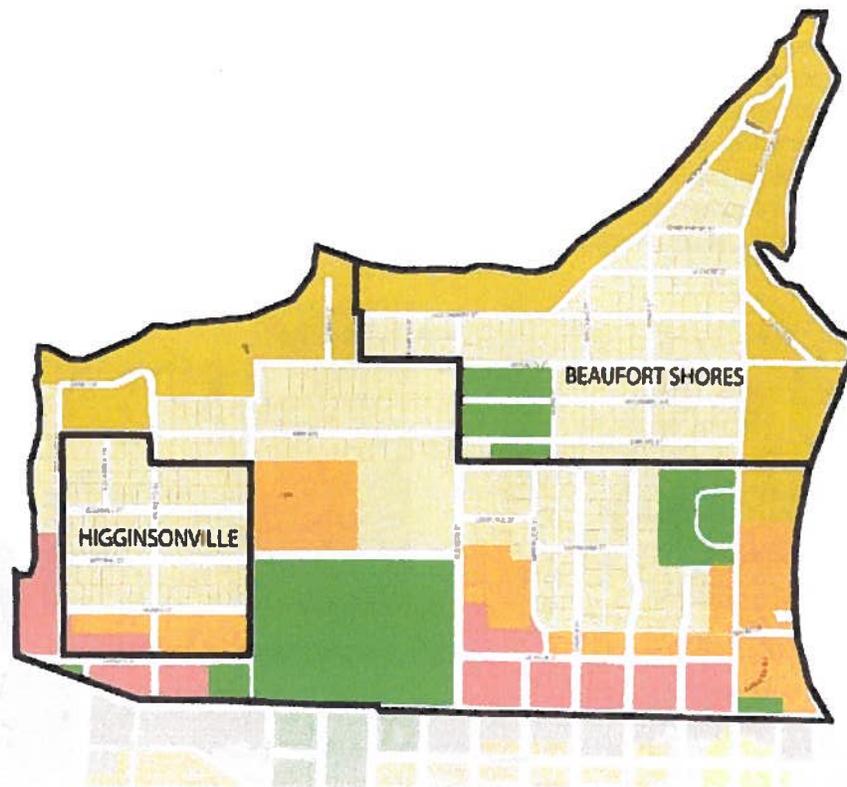


Preservation Plan Update
 City of Beaufort, South Carolina

Areas to be Surveyed Outside the Existing District

Pigeon Point

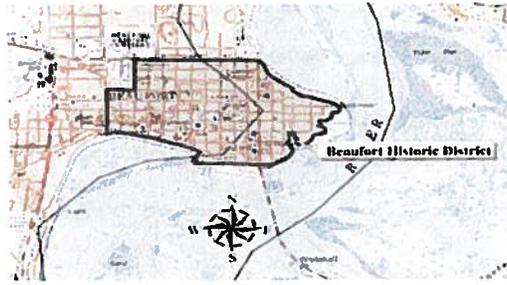
Pigeon Point is the area north of the existing historic district. The boundaries are Sycamore Street on the west, Boundary Street on the south, and the Beaufort River on the east and north. Based on information provided in the 1997 Above Ground Historic Resources Survey, much of the residential housing stock in Pigeon Point was developed during the post World War II building boom between circa 1947 to 1955. See Figure 54 below.



Legend
 — Area to be Surveyed



Figure 54



Preservation Plan Update City of Beaufort, South Carolina

A majority of the existing houses in Pigeon Point appear to date from this post WWII period, though newer buildings have been constructed and non-historic changes to earlier houses have been made. There are two particularly intact areas within Pigeon Point that are representative of this period of development. First is the circa 1940 grouping of residential buildings located along Lafayette Street, Woodward Avenue, Emmons Street and Godfrey Street, and bounded on the west by Nairne Street and east by Pigeon Point Road. The second is the circa 1950 residences along Laudonniere and Lafayette Streets between Pigeon Point Road on the east and Rogers Street to the west.

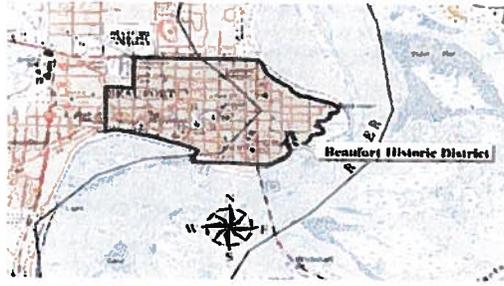
While the 1997 survey generally included those properties that had, at the time, been documented as constructed before 1945 and had retained their historic integrity, it is recommended that a comprehensive survey of Pigeon Point be undertaken to determine the historic integrity of the neighborhood and assess its eligibility as a National Register and/or local historic district. It is further recommended that the survey should evaluate buildings constructed up to 1968 in order to identify all buildings that are currently considered historic as well as those that will be potentially historic over the next ten years. This information will aid elected officials and community planners in developing land use and housing plans in the future.



55. Pigeon Point Residence



56. Pigeon Point Residence



Preservation Plan Update City of Beaufort, South Carolina

The information generated from this survey would not only document an important period in Beaufort's developmental history, but could be used by the City and Historic Beaufort Foundation to promote the unique post WWII architectural character of Pigeon Point to encourage rehabilitation of these modest homes as affordable housing to provide affordable home ownership opportunities to members of Beaufort's work force that is located in close proximity to their places of employment.



57. Circa 1940s Pigeon Point Residence



58. Circa 1950s Pigeon Point Residence



Preservation Plan Update
 City of Beaufort, South Carolina

West of Existing District

The area west of the existing Beaufort Historic District from Hamar Street to Ribaut Road is comprised of small-scale residential buildings similar to those in the Old Commons and Northwest Quadrant, and range in dates of construction from the turn of the twentieth century to the middle part of the twentieth century.

The northern portion of this area, including areas historically known as Dixon Village and New Lots, is bounded on the north by Boundary Street, east by Hamar Street, south by North Street, and west by Ribaut Road. This area contains some historic residential buildings, but these typically have a low to moderate degree of historic integrity and the area is characterized by a high number of noncontributing and infill buildings.

The southern portion of this area, bounded by North Street on the north, Bay Street on the south, and Ribaut Road on the west contains the greatest concentration of intact historic resources. Based on visual observation of building types and architectural styles, the buildings in this area appear to date from the 1920s to 1960s, with the more substantial buildings along Bay Street transitioning into smaller more modest residences along North Street.

The character of the southern portion of this area is comparable in historic character to the existing historic district, particularly as it represents the trend that the more modest historic buildings were constructed west from Carteret and north from Bay Street over Beaufort's developmental history. While the consultants determined in 1997 that the linear boundary of this area was not at the time justifiable as a possible expansion of the district, this area should be comprehensively surveyed to determine if it retains sufficient historic integrity to merit expansion of the National Register District and local Beaufort Historic Overlay District.

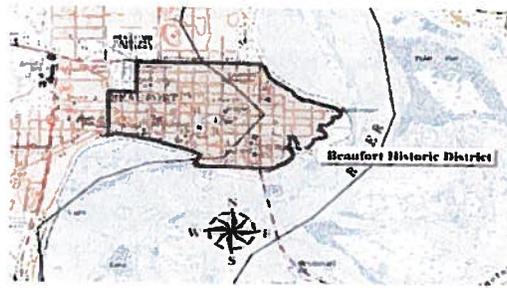
See Figure 61 below.



59. Residence in Dixon Village



60. Residence in Dixon Village



Preservation Plan Update
City of Beaufort, South Carolina

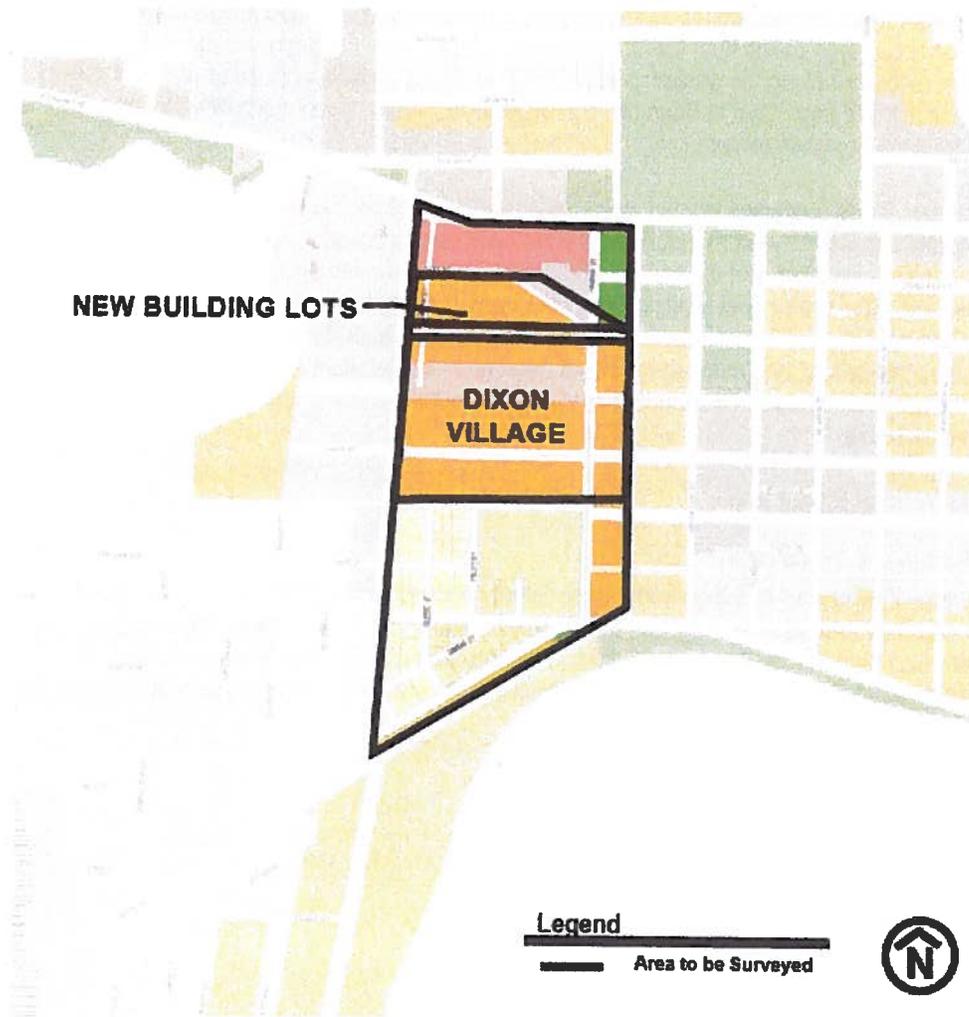
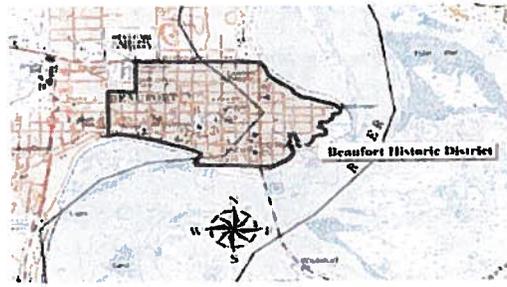


Figure 61



Preservation Plan Update City of Beaufort, South Carolina

Ribaut Road Corridor

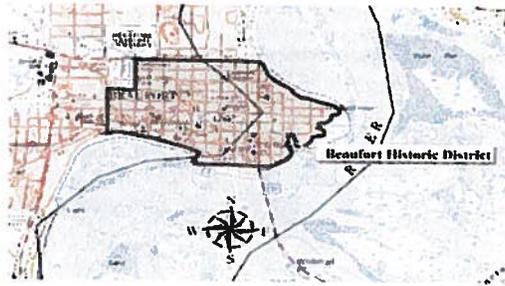
The Ribaut Road corridor, from Boundary Street south to Hermitage Road retains a considerable number of buildings dating from the late nineteenth century well into the twentieth century. Those properties located along the western portion of Ribaut Road, as well as those on the east side of the road north of Bay Street to Boundary Street, are small scale residential buildings that appear to date from the twentieth century.

In contrast, those properties located along the east side of Ribaut Road from Bay Street south, occupying parcels between Ribaut Road and Beaufort Bay to the east, are generally medium to larger-scale residences and appear to date from the late nineteenth to the mid-twentieth centuries. In addition, there are several buildings that have been constructed in the latter quarter of the twentieth century, and in fact, new residences continue to be built along Ribaut Road today. Though a major-four lane road today, Ribaut Road retains a substantial number of potentially historic buildings, and should be further evaluated for historic integrity and district status. See Figure 62 below.

Areas West of Ribaut Road

Prince Street to Depot Road

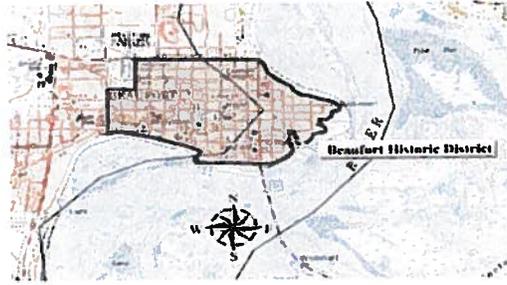
The area of residential buildings from Prince Street south across North Street to Depot Road and between Ribaut Road to the east and Burroughs Avenue to the west contains housing stock constructed from the 1940s into the 1960s. While this area contains non-historic changes to existing buildings as well as newer infill construction, this area does retain some historic character and integrity. See Figure 62 below.



Preservation Plan Update
City of Beaufort, South Carolina



Figure 62



Preservation Plan Update
 City of Beaufort, South Carolina

Wood Lawn

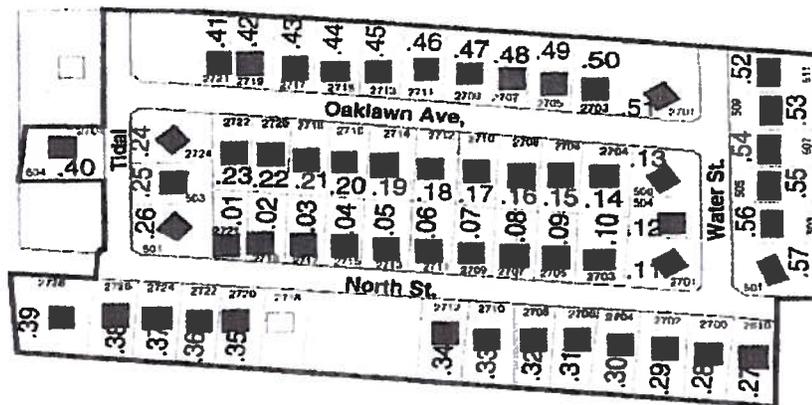
The area of residential housing along North Street and Oaklawn Avenue between Water Street on the east and Tidal Street on the west is known as Wood Lawn. Developed in 1943, this subdivision of 57 houses is an example of small-scale one-story 1940s residential building in Beaufort. These rectangular and square dwellings are characterized by gable and hipped roofs, asbestos shingle siding and 6/6 wood sash windows generally. Many of the houses have received few alterations and the overall layout and appearance of the neighborhood remains historically intact. See Figure 62 above.



63. Circa 1940's Wood Lawn Residence



64. Circa 1940's Wood Lawn Residence



65. Wood Lawn Plat Map



Preservation Plan Update City of Beaufort, South Carolina

Industrial Area

The industrial area located at the southwest terminus of Depot Road and the existing railroad tracks contains several potentially historic industrial-related buildings. There is serious consideration being given to the development of the existing railroad right of way (ROW) for a linear park/trail. In addition, this area currently has a new residential development underway on its northern section toward the Beaufort County School Board Offices on Burroughs Avenue.

Given the potential for redevelopment in this area, it is important that the historic character of the existing industrial buildings as well as the neighborhood character of the adjacent historic residential areas and archeological resources along Battery Creek be respected and retained. See Figure 62 above.



66. Historic Industrial Building



67. Historic Industrial Building

South of Depot Road

The residential area south of Depot Road to Barnwell Street along Williams, James and Rhett Streets is comprised of residential buildings constructed in the 1940, 1950s, and 1960s. While many of these buildings were constructed during the war years to provide housing for the increasing number of people coming to Beaufort's military installations at the time, others were constructed during the post-war building boom. Although some of these houses retain historic materials and features, many non-historic changes have been made to these buildings. See Figure 62 above.



Preservation Plan Update
City of Beaufort, South Carolina

4. Regulations, Procedures & Administration

4.1 Regulations, Procedures & Administration - Improving Clarity

It is important that the City develop clarity in its preservation procedures and regulations, and efficiency in administration. The goal is to establish expectations at the beginning of the design review process and strive to keep expectations as understandable and user-friendly as possible.

The overall approach to improving clarity is to eliminate ambiguity in preservation regulations, zoning code, and subdivision code; appropriately zone land to match prevailing and desired land use; define appropriate buildable envelope in each neighborhood; and focus Historic District Review Board (HRB) review on historic standards using the Milner Guidelines, and scale the rigor of review consistent with the complexity of the submittal.

4.2 Regulations, Procedures & Administration - Zoning

Issue

It is important to ensure that the zoning code supports preservation goals for the City and does not undermine or conflict with the goal of maintaining the historic character of the historic resources and district. Based on an analysis of Beaufort's zoning code, the zoning in the National Historic Landmark District includes seven categories that are allowed in the Landmark District.²¹ The *City of Beaufort Zoning Map* (Figure 68 below) and the following descriptions provide an overview of the existing zoning in the historic district.

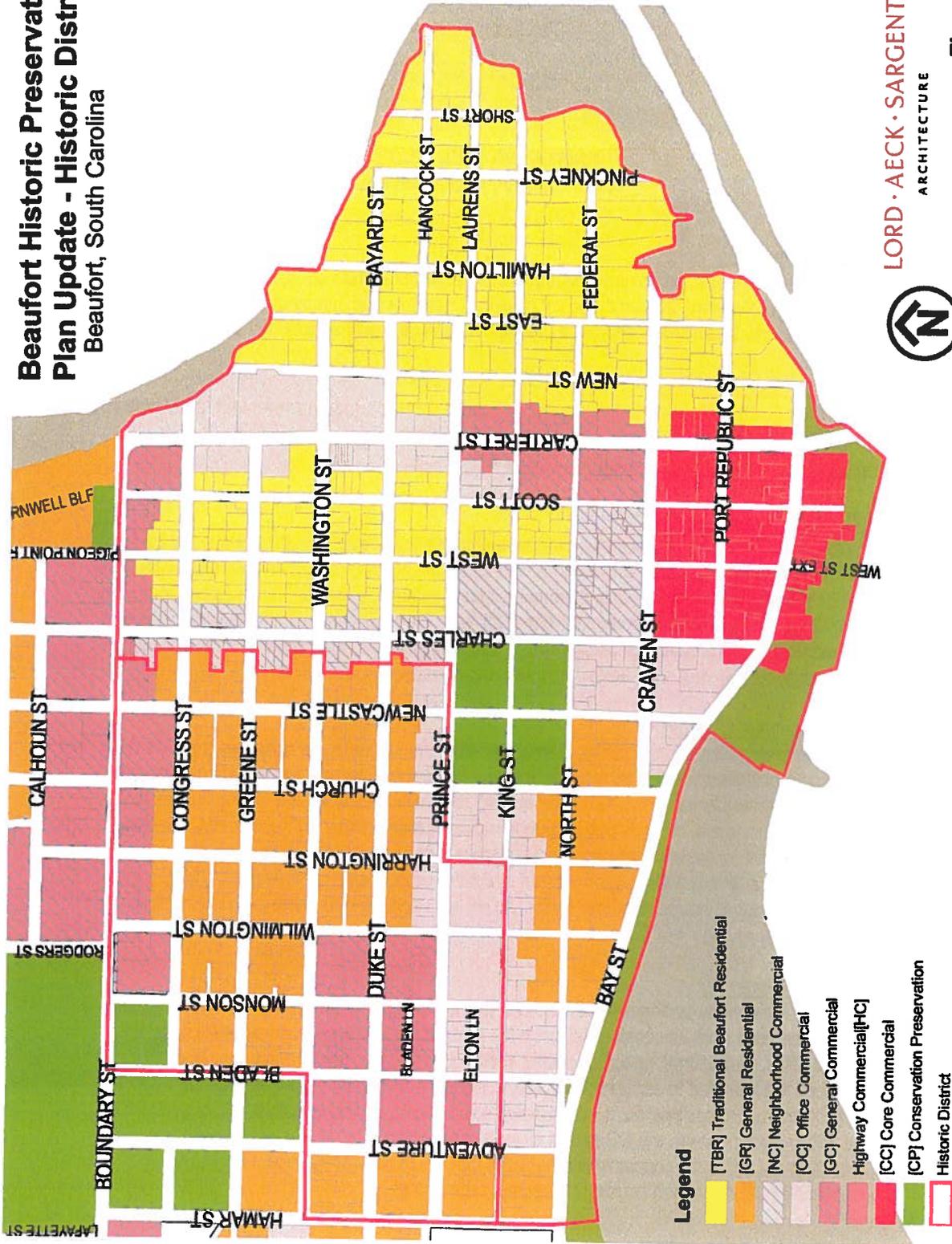
TBR-Traditional Beaufort Residential

The purpose of the TBR district designation is to maintain the overall character of the areas so designated so that it is representative of and compatible with the historic land use and character of the area. Related regulations are intended to promote restoration and preservation of historic buildings and to encourage that subsequent development to structures be varied in design, but relate to and is compatible with the specific area, street or block in which it is located. TBR regulations are also in place to avoid commercial or other encroachment of uses to the historic character of the district.

²¹ City of Beaufort: "Unified Development Ordinance." May 1999: Pages 4.1-4.5.

Beaufort Historic Preservation Plan Update - Historic District Zoning

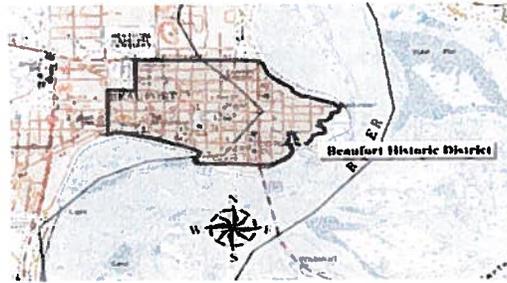
Beaufort, South Carolina



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Figure 68



Preservation Plan Update City of Beaufort, South Carolina

General Residential

The General Residential district provides regulations to facilitate medium-to-high density residential uses consisting of several different types of dwellings. Commercial, industrial and other potentially negative uses are discouraged in order to maintain the residential character of the district.

CP-Conservation Preservation

The purpose of the CP district is to preserve and/or control development with land, marsh and waters areas, including those that serve as wildlife refuges; possess great natural beauty or are of historical significance.

CC-Core Commercial

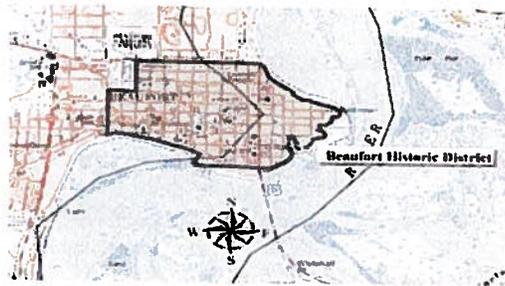
The Core Commercial zoning district provides regulations that encourage the maintenance of a centrally located trade and commercial area and foster the development of certain residential uses. Development standards for the Core Commercial zoning category include minimum lot dimensions of a 2,500 SF lot area and minimum lot width of 25 feet. There are no minimum yard requirements; and impervious surface coverage allowances do not apply in the core commercial area. Maximum building heights is 50 feet, and subject to provisions in Article 6.5, Section K-11.

NC-Neighborhood Commercial

The Neighborhood Commercial zoning district provides regulations that encourage the development of limited scale local or neighborhood-oriented businesses that are compatible with the surrounding residential areas being served. NC regulations encourage a stable, healthy and compatible environment for uses that provide nearby residential areas with convenient shopping and service facilities; reduce traffic and parking congestion; avoid the development of strip business districts and to discourage industrial and other uses capable of adversely affecting the localized commercial character of the district. No drive-through or other auto-oriented facilities are allowed.

OC-Office Commercial

The Office Commercial zoning district, intended to provide a buffer area between residential and more intense uses such as commercial, provides regulations that encourage uses such as business office, institutional, specified public, semi-public and residential purposes. The OC regulations are intended to encourage a quiet, compatible and uncongested environment for office type business or professional firms interspersed with residences and certain public or semipublic uses. Discouraged uses in the OC district include unrestricted retail and/or wholesale business establishments, industrial concerns or other uses that would negatively impact the mixed commercial, institutional and housing character of the district.



Preservation Plan Update City of Beaufort, South Carolina

GC-General Commercial

The General Commercial zoning district provides regulations to encourage the formation and continuance of a compatible and economically healthy environment for business, financial, service and professional uses that benefit from being in close proximity to one another. Discouraged uses include industrial, residential, or uses considered capable of adversely impacting the basic commercial character of the district.

The following summaries provide an overview of the zoning categories in each historic district neighborhood.

The Point

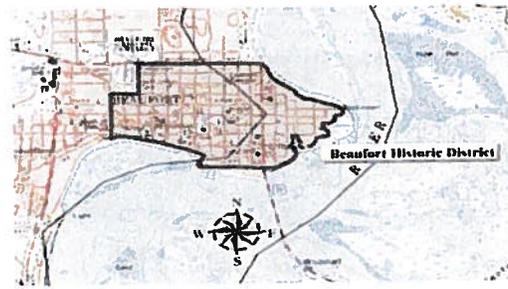
Traditional Beaufort Residential zoning covers the majority of The Point beginning along the mid-block lot lines between Carteret and New Streets running east to the Beaufort River. General Commercial zoning extends along portions of three blocks of Carteret Street from Prince on the north to Craven Street on the south. Office Commercial is between New and Carteret Streets from Washington to portions of Prince Streets. A small portion of Core Commercial zoning exists in The Point on the eastern side of Carteret Street from Craven south to Bay Street.

Historic Downtown

The Historic Downtown is zoned Core Commercial from Craven Street south to the rear lot lines of the parcels fronting on Bay Street and from Charles Street on the west to the rear lot lines of the parcels fronting on Carteret Street.

Old Commons Zoning

The primary zoning in Old Commons is Traditional Beaufort Residential, extending south from the rear lot lines of the parcels south side of Boundary Street to Prince and North Streets, and east from Carteret to Charles Streets. There are several commercial zoning designations in Old Commons. General Commercial zoning extends along portions of three blocks of Carteret Street from Prince on the north to Craven Street on the south. General Commercial also exists along Boundary Street at the northern end of the neighborhood between Charles Street to the west and Carteret Street to the east. Office Commercial zoning occupies the eastern edge of the Old Commons along Carteret Street from Congress on the north to King Street on the south. Neighborhood Commercial zoning extends along the western edge of the Old Commons from just north of Congress Street on the north to Craven Street on the south, occupying full blocks from Charles Street to West and Scott Streets on the south.



Preservation Plan Update City of Beaufort, South Carolina

The Bluff

The Bluff is zoned General Residential from Newcastle Street on the east to Monson Street on the west and from Bay Street to the south to the rear property lines of the parcels fronting on North Street; and in the entire block bounded by Hamar Street on the east, Bay Street on the south, Adventure Street on the east and King Street on the north. Office Commercial zoning is located on parcels from North Street to Bay Street and Charles to Church in the eastern portion of the neighborhood; as well as on portions of blocks from Prince and King Street on the north to North and Bay Streets on the south. Conservation Preservation zoning exists in the Bluff along the south side of Bay Street to the Beaufort River and occupies the four blocks in the northeast corner of the neighborhood bounded by Prince Street to the north, Carteret Street to the east, North Street to the south and Church Street to the west.

Northwest Quadrant

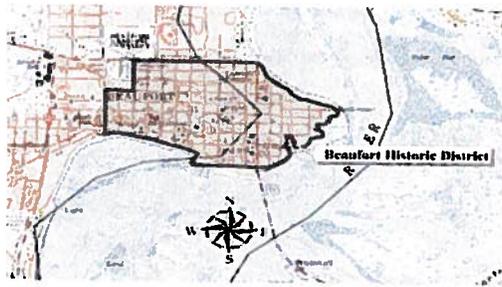
The bulk of the Northwest Quadrant is General Residential zoning, including those areas from Congress Street south to Washington and Duke Streets as well as the four blocks on the western edge of the neighborhood from Washington Street south to Bay Street and Hamar Street east to Adventure Street. Portions of blocks from Duke Street south to Prince and King Streets and from Adventure Street east to Church and Charles Streets are Office Commercial zoning. Portions of the five blocks fronting on Boundary Street from Monson Street to Charles Street in the Northwest Quadrant are General Commercial zoning. The area from Washington Street on the north to Prince Street on the south and from Adventure Street on the west to Wilmington Street on the east is also General Commercial zoning.

Zoning Recommendations

Based on a review of the zoning code and historic physical characteristics of the historic district, the following zoning recommendations are offered. The *Proposed Zoning* map (Figure 69 below) provides an overview of these zoning changes recommended for the historic district.

Rezone the historic residential seven-block area in The Bluff along Bay and North Streets from General Residential to Traditional Beaufort Residential. This area is historically and architecturally significant and should be guided by an appropriate zoning category to promote the retention and reuse of the built environment.

Rezone those portions of the Northwest Quadrant currently zoned General Residential (GR) to Traditional Beaufort Residential (TBR) category to promote the retention of historic resources with compatible additions, maintenance procedures and new construction that is affordable for residents of this historically significant African-American area of Beaufort. The creation of TBR zoning



Preservation Plan Update City of Beaufort, South Carolina

categories will allow the zoning to be tailored to the more specific physical and historic character of the Bluff and Northwest Quadrant neighborhoods. The TBR zoning language in the Northwest Quadrant should allow and promote the rehabilitation of historic corner stores for neighborhood commercial use.

General Commercial, Office Commercial, Neighborhood Commercial and Core Commercial zoning categories along Boundary, Charles, Carteret and Bay Streets should be retained and boundaries between these commercial uses and adjacent residential uses should be maintained.

Designate Bladen Street Neighborhood Commercial (NC) zoning to support efforts to promote office uses in existing historic resources and pedestrian-scale new construction on infill sites along the corridor.

Expand Core Commercial district two blocks to west along Bay Street to better reflect and manage existing conditions.

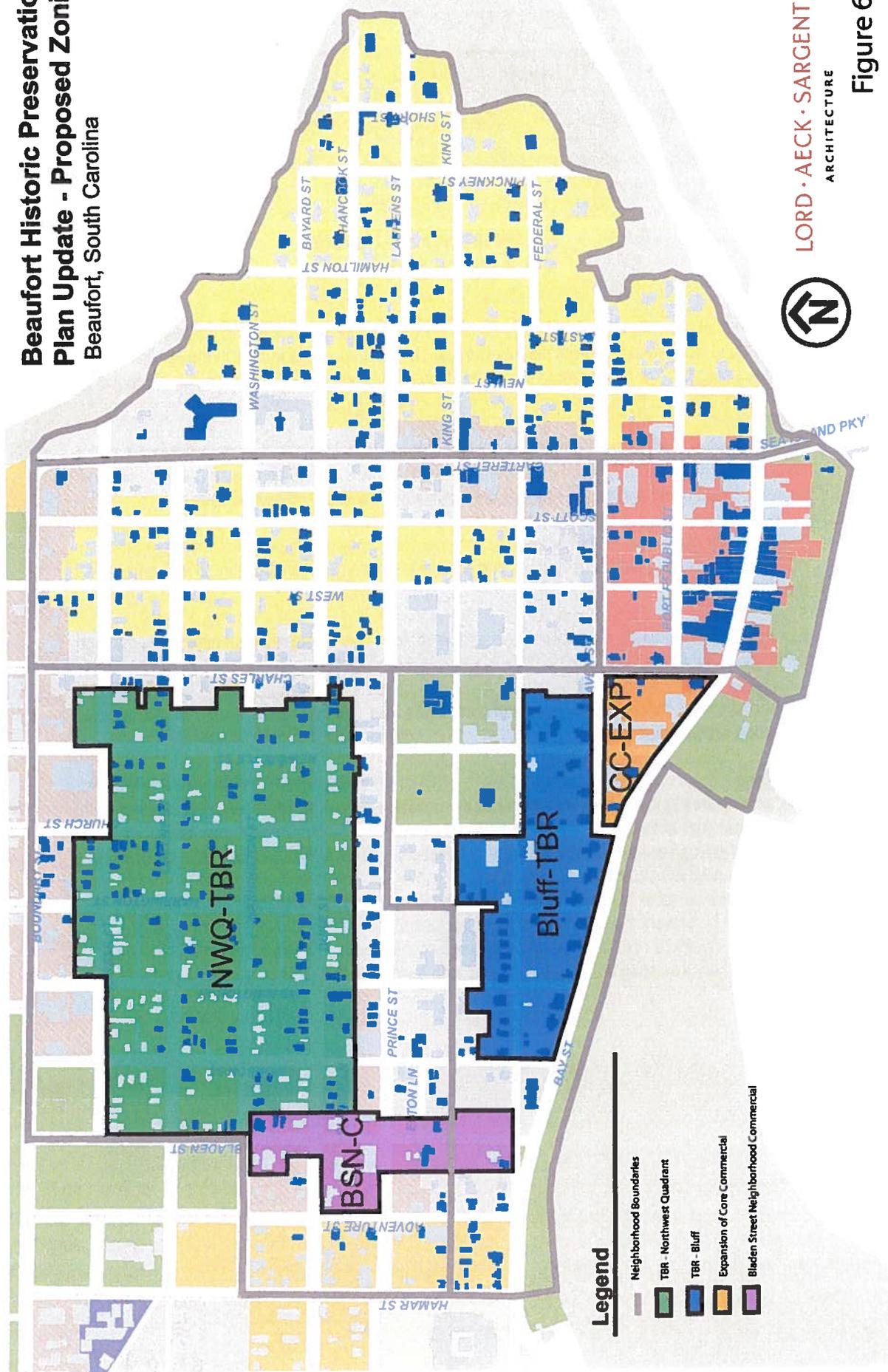
Reevaluate zoning district designations and boundaries after updated resource survey is completed to support preservation goals.

Outcome

The existing zoning in the historic district has the potential to dramatically alter the social and historic character of the historic district neighborhoods. The zoning promotes large-scale buildings over infill development that is compatible with existing buildings, and promotes rental occupancy versus homeownership and owner-occupants. These patterns of development and property ownership would serve to remove the established historic character and scale of the historic district. The purpose of these recommended changes to the zoning is to support the goal of retaining the district's historic physical character by guiding allowable land uses and development standards, and promoting home ownership for long-term residents.

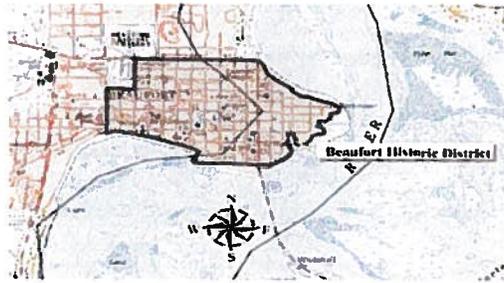
Beaufort Historic Preservation Plan Update - Proposed Zoning

Beaufort, South Carolina



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Figure 69



Preservation Plan Update
City of Beaufort, South Carolina

4.3 Regulations, Procedures & Administration – Building Height

Issue

Beaufort’s unique collection of historic architecture is proof that the city and its historic district represent the historic built environment that continues to evolve over time. As new construction takes place in the historic district, the goal of the design review process is that new buildings complement the historic character of surrounding historic buildings.

Based on the existing building heights allowed in the historic district and the recent need to clarify the definition and application of the Sky Exposure Plane, LAS assessed the impact of current allowable building heights on the physical character of historic district resources.

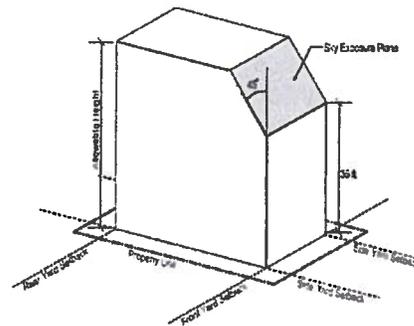
Building Height Recommendations

Disregarding all existing height provisions, it is LAS’ recommendation that the zoning code have height limits for new construction that are based on the existing prevailing height of the historic resources in the district. We recommend adjusting the height limits in each area to reflect prevailing historically significant conditions. The following applies this approach to recommend heights in the different areas of the historic district (See Figures 70 and 71 below: *Sky Exposure Plane Sketch* and *Application of Sky Exposure Plane* map.)

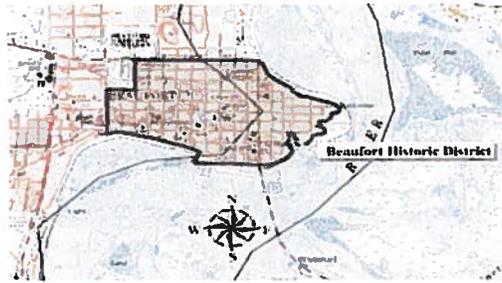
Define height measurement from the ground at the setback line, not FEMA flood plane elevation.

Clarify Characteristics and Application of Sky Exposure Plane (SEP)

- Establish SEP angle at 45 degrees
- Insert, where applicable, an illustrative Building Envelope diagram into code for ease of user reference and cross reference to the additional guidance of the HRB (See Figure 70).
- Create Sky Exposure Plane Map that indicates where the SEP applies and insert into Provisions of Zoning Code and Architectural Review Criteria (See Figure 71).



70. Sky Exposure Plane Sketch



Preservation Plan Update City of Beaufort, South Carolina

Maintain existing 35' height limits for buildings in the Point, Old Commons and Bluff residential areas (See Figure 71).

Consider establishing a 25' height limit (as measured from the prevailing grade) in the Northwest Quadrant to better represent the prevailing historic building heights in the neighborhood (See Figure 71).

Replace 50' height limit with 42' height limit in the Core Commercial, General Commercial and Office Commercial zoning categories in the historic district. This new height will match the existing 42' height limit for buildings in the Neighborhood Commercial zoning category, which is recommended to remain unchanged. This height appears to be consistent with the height of buildings on Carteret Street and the balance of the Core Commercial District except Bay Street. However, it is further recommended that planning staff verify the 42' height with existing buildings in these districts to confirm that undue non-conformities are not created (See Figure 71).

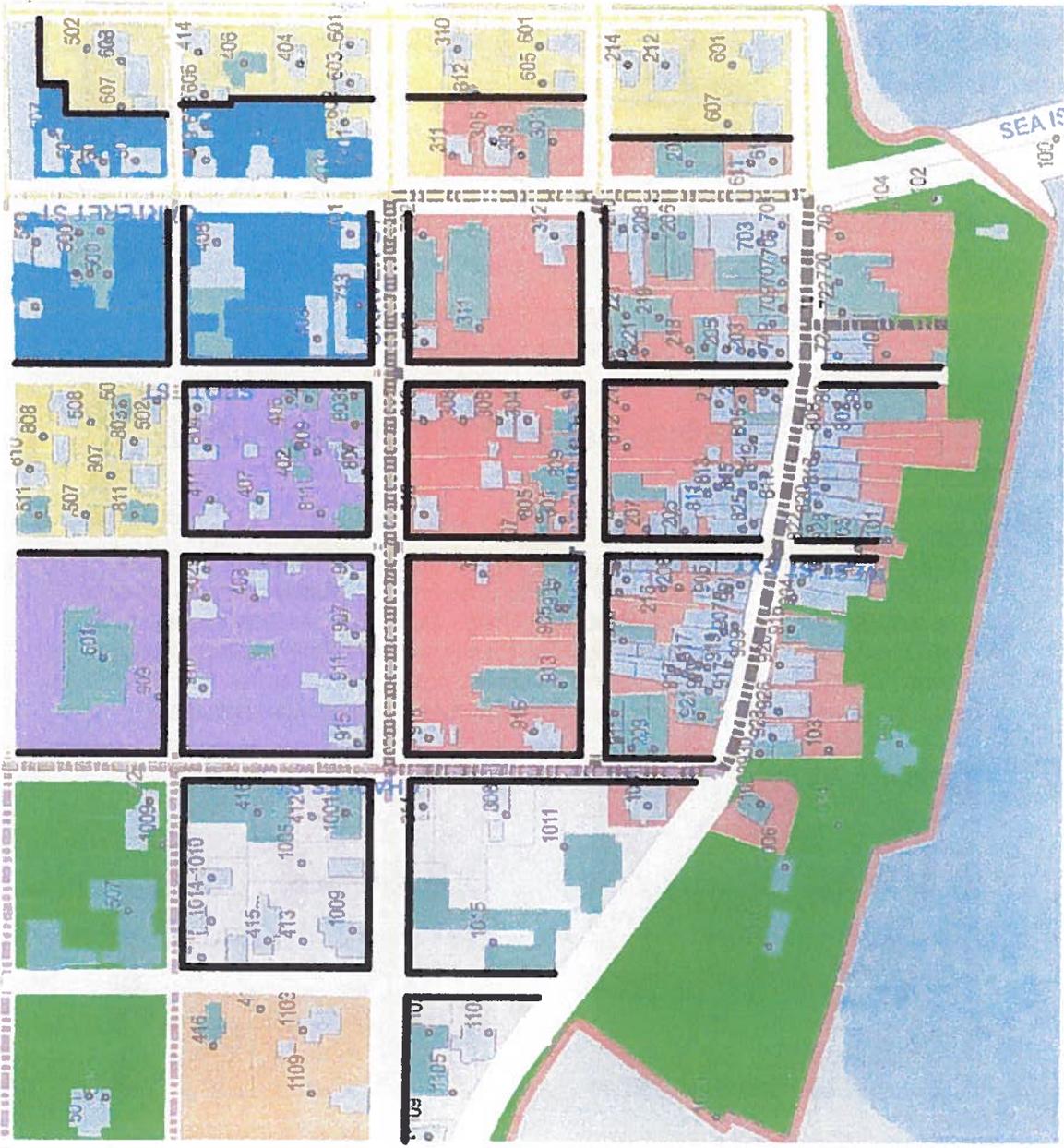
Establish a building height limit of 45' along the street frontage of Bay Street based on the street's right-of-way width and to better represent the prevailing historic building heights along the street. This approach should seek to minimize nonconformity in existing buildings with the change. We are recommending the additional height on Bay Street to acknowledge the consistent massing that exists there and to minimize non-conformities on Bay Street (See Figure 71).

For all areas of building height transitions, particularly between commercial and residential areas, apply the SEP provision to maintain the prevailing historically significant conditions and minimize nonconforming building heights (See Figure 71).

Outcome

The implementation of these recommendations will ensure that new construction respects the prevailing height of historically significant buildings and maintains the historic character of the streetscape and neighborhoods in the historic district.

**Beaufort Historic Preservation
Plan Update - Application of
Sky Exposure Plane**
Beaufort, South Carolina



- Building Height**
- Application of Sky Exposure Plane
- Historic Designations**
- Contributing Building
 - Non-Contributing Building

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Figure 71



Preservation Plan Update
City of Beaufort, South Carolina

4.4 Regulations, Procedures & Administration - Allowable Uses in Historic District

Issue

Currently, two- and three-family housing is allowed in The Point and Old Commons Traditional Beaufort Residential (TBR) zoning districts, and two-, three-, and multi-family housing is allowed in the General Residential (GR) zoning districts in the Northwest Quadrant and Bluff (See Figure 74 below: Existing Multi-Family Allowances map). Three-family and multi-family dwellings generally encourage out-of-scale development and renter-occupied housing. In addition, there are seven alleys in the historic district, all but one are unpaved and most overgrown with vegetation. ²²

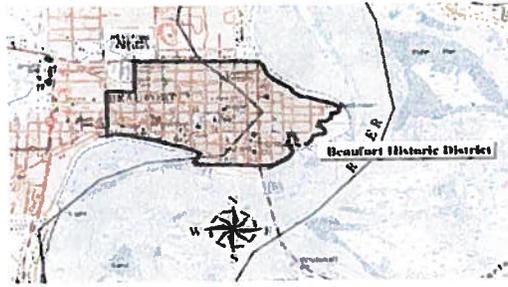


72. Triplex Housing in the Point



73. Townhouses on King Street in the Bluff

²² City of Beaufort: "Unified Development Ordinance." May 1999: Pages 5.3-5.5.



Preservation Plan Update City of Beaufort, South Carolina

Allowable Use Recommendations

The overall goal is to maintain single-family and two-family uses in the historic district (See Figure 75 below: *Multi-Family Allowances Recommendations map.*)

The Residential District Standards (Article 6, Section 1) and Residential Use Table (Article 5, Section 1) in the Unified Development Ordinance (UDO) should be amended to clearly communicate that only single-family and two-family dwellings are permitted by right in The Point and Old Commons TBR zoning districts, thus eliminating three-family and multi-family dwellings in these neighborhoods.

When creating the Northwest Quadrant and Bluff TBR zoning districts, three-family and multi-family dwellings should not be allowed in these neighborhoods.

Allow three-family and multi-family dwellings in Core Commercial (CC), Neighborhood Commercial (NC), Office Commercial (OC), and General Commercial (GC) zoning districts in the historic district as a conditional use only. If three-family and multi-family uses are to be allowed in the historic district, it is recommended that the City define a set of characteristics to guide where these uses will be allowed.

Eliminate townhouses in the historic district.

Outcome

These allowable use recommendations would serve to promote appropriately scaled infill construction that better matches the physical characteristics in each historic district neighborhood. For instance, duplexes are generally more physically compatible with existing single-family homes and are more typically owner/renter situations. Duplexes in the Point, Old Commons, Northwest Quadrant, and Bluff can be compatible physically with the historic buildings in these neighborhoods.

Beaufort Historic Preservation Plan Update - Multi-Family Allowance Recommendations

Beaufort, South Carolina

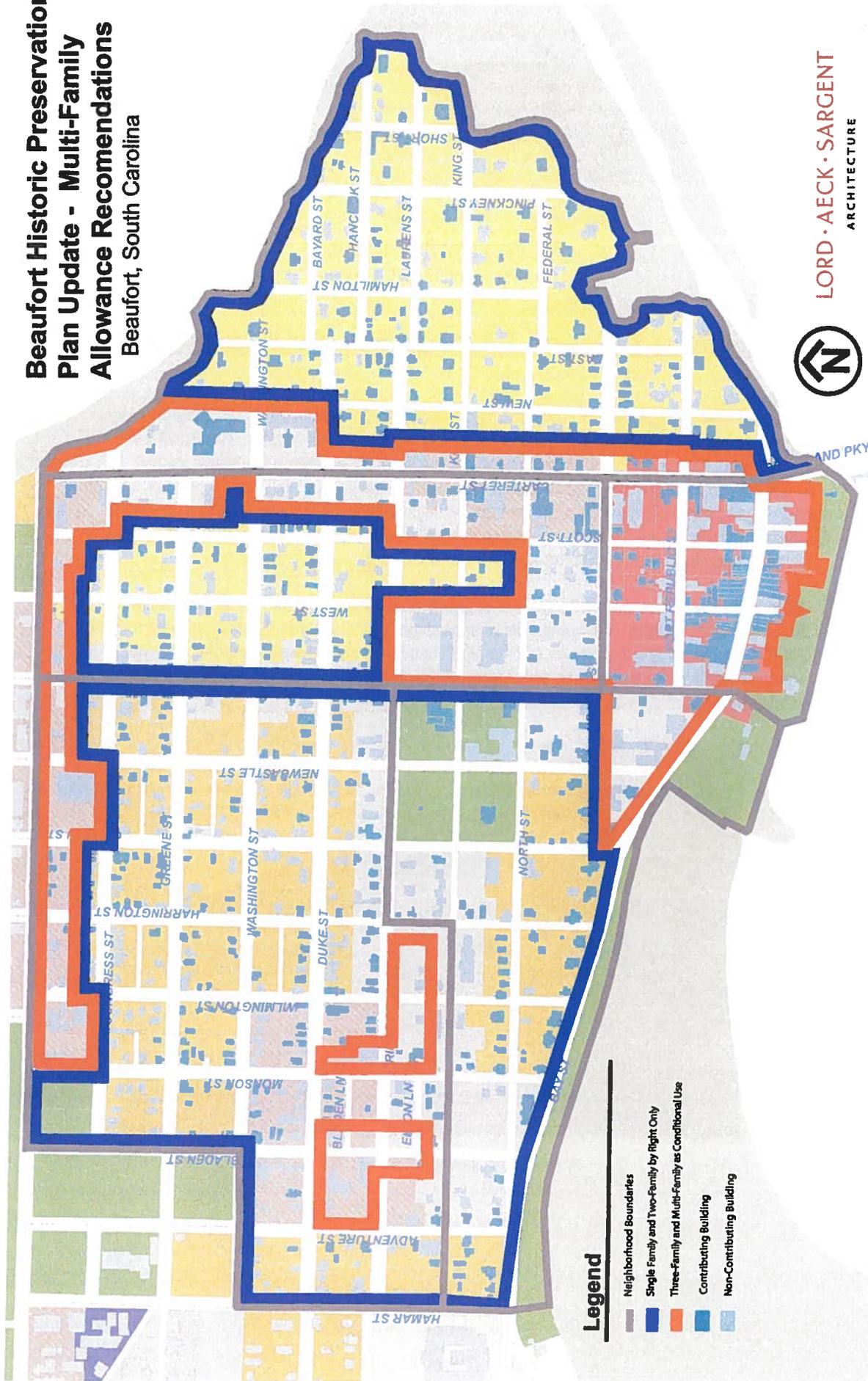
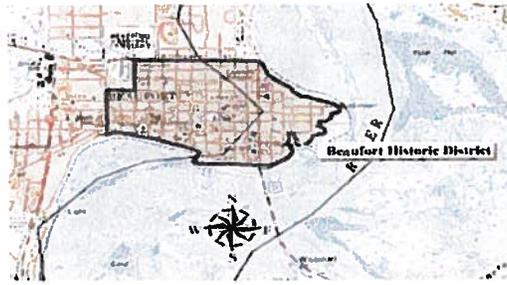


Figure 75



Preservation Plan Update City of Beaufort, South Carolina

4.5 Regulations, Procedures & Administration – Subdivision Ordinance

Issue

Given the development pressure present in the historic district and the public goal of providing affordable housing, subdivision of property in the historic district is inevitable. The *Subdividable Parcels* map (Figure 77 below) shows potentially subdividable parcels in the historic district. Subdivision of parcels in the historic district can increase density but also has the potential to erode historic character if not balanced. The primary issue is to balance the need to provide additional housing and respond to development pressure by allowing increased density while maintaining historic character of the neighborhoods in the historic district.

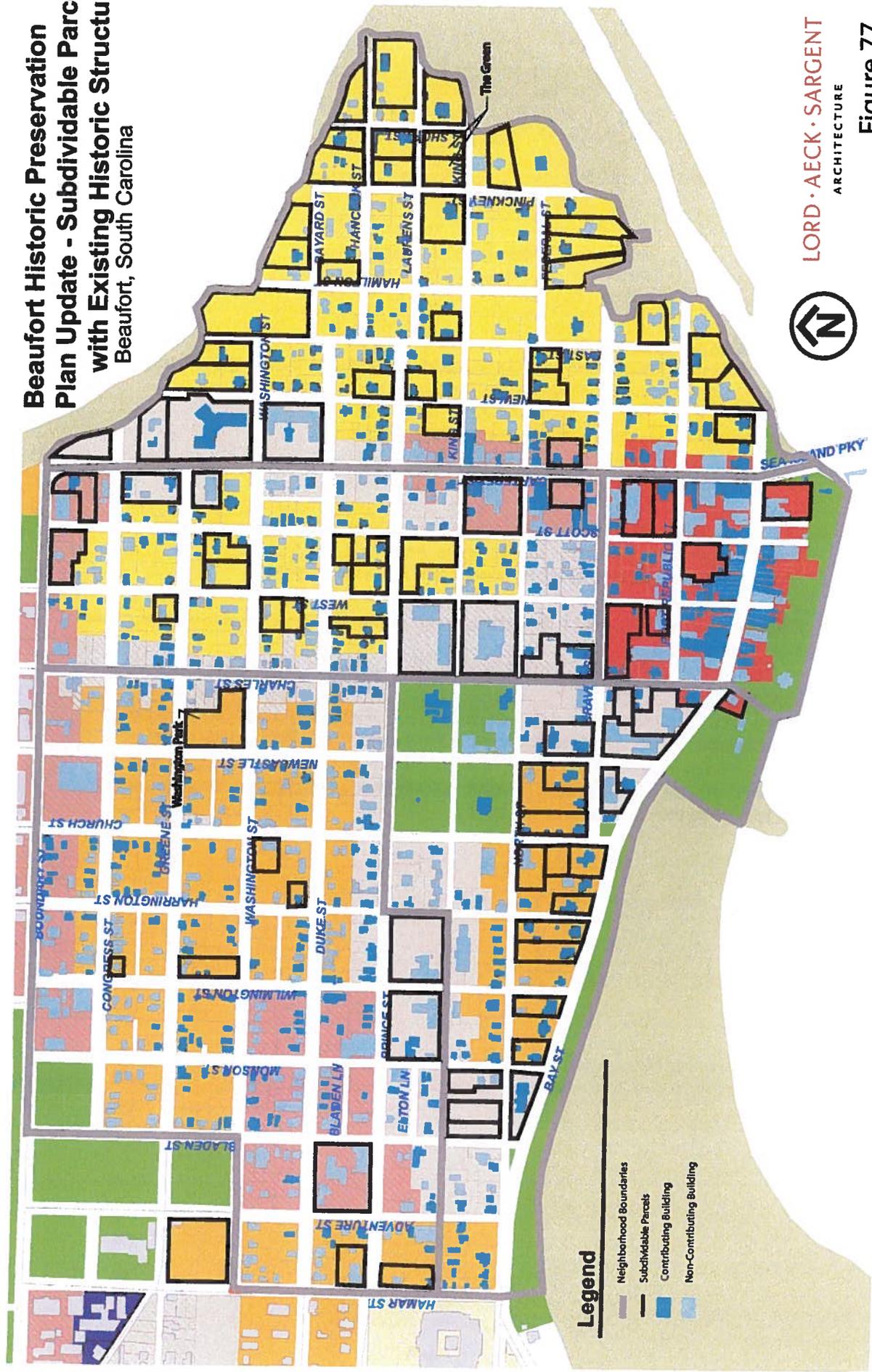
Since 2001, there have been 19 approved subdivision applications of parcels located within the Beaufort Historic District. The breakdown of applications by neighborhood has been 5 in the Point, 2 in Old Commons, 3 in Downtown, 2 in the Bluff, and 7 in the Northwest Quadrant. The rate of approved subdivision applications increased from 0 in 2001 to 8 in 2006. However, only one (1) subdivision application was approved in 2007.



76. New Construction on Subdivided Lots In the Point

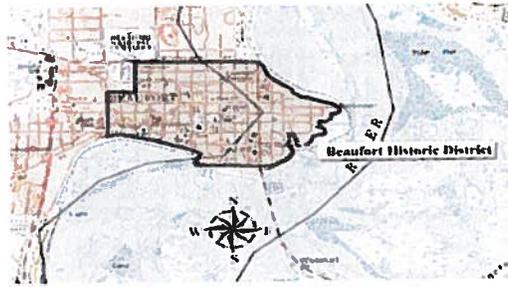
Beaufort Historic Preservation Plan Update - Subdivisible Parcels with Existing Historic Structures

Beaufort, South Carolina



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Figure 77



Preservation Plan Update City of Beaufort, South Carolina

Subdivision Recommendations

Allowable lot sizes for new subdivided lots should be determined by calculating the average prevailing sizes of lots within adjacent to the site being proposed for subdivision.

The orientation of new lots should be required to face public streets.

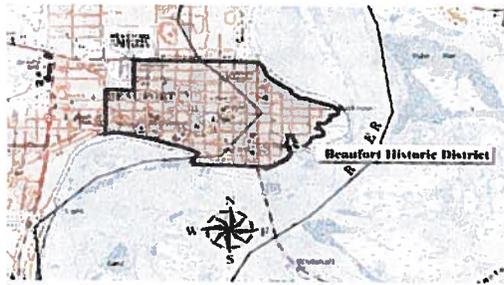
New streets should not be allowed in blocks in historic districts.

Develop neighborhood and site-specific standards for the subdivision of parcels in the historic district and incorporate the Historic District Review Board (HRB) into the subdivision application review and approval process for subdivision of lots in the historic district.

Flag lots should not be allowed in the historic district, as they will change the historic development pattern in the district.

Outcome

These recommendations will serve to guide the size and orientation of subdivided lots in the historic district in a way that maintains the prevailing historic lot size and character of the neighborhoods. By having the HRB involved in the subdivision review process, preservation concerns and considerations can be identified at the beginning of the process and addressed at the appropriate point in the review.



Preservation Plan Update City of Beaufort, South Carolina

4.6 Regulations, Procedures & Administration – Preservation Zoning

Issue

Historic district zoning was initially implemented in Beaufort in 1972. At that time, the Beaufort Historic Overlay District was established using the National Register district boundaries and the Board of Architectural Review was created.

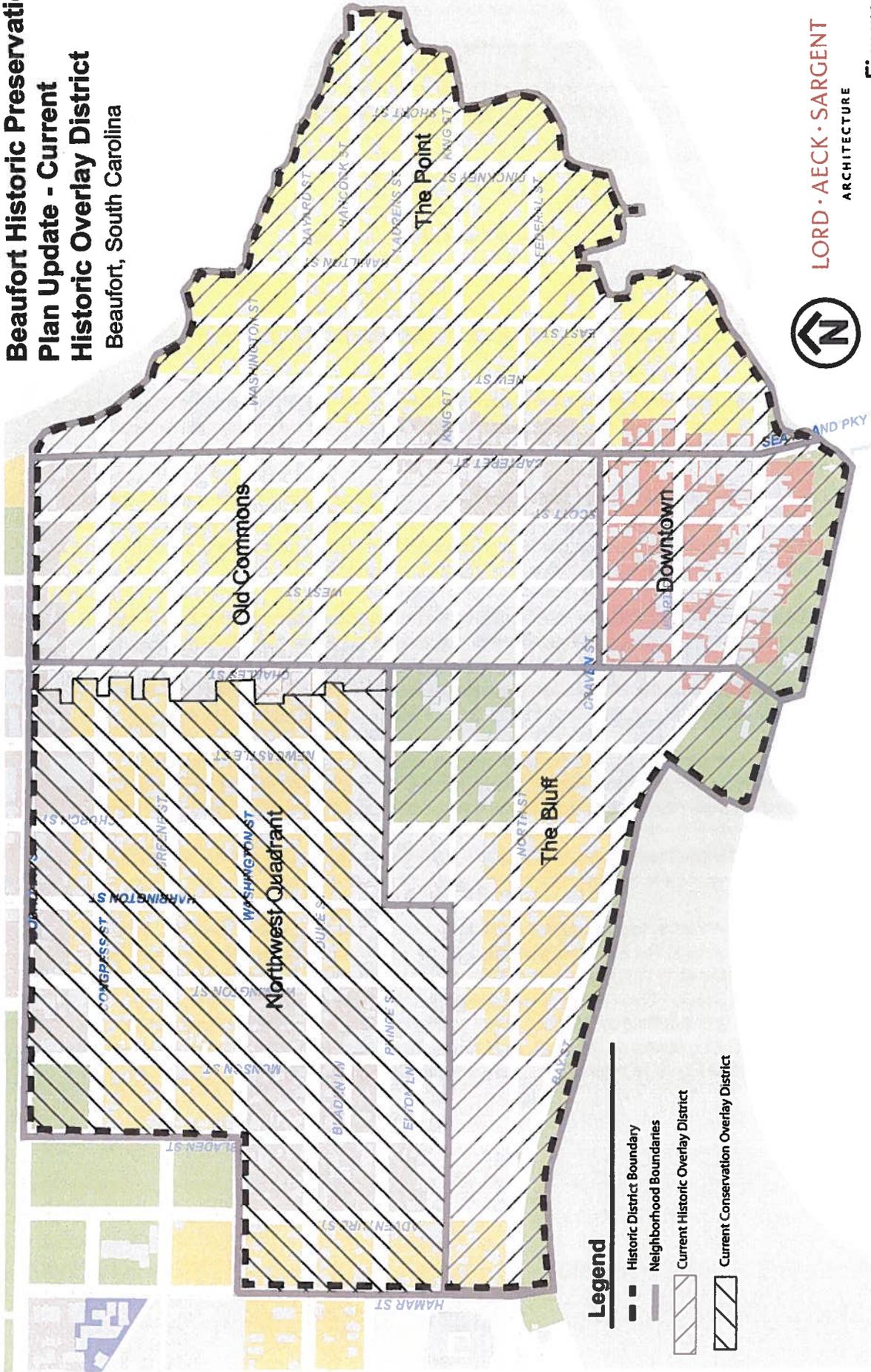
The 1972 Preservation Plan recommended that the boundaries of the National Landmark District were too large to be effectively administered by the (then proposed) Board of Architectural Review, and that the northwest section of the district be omitted from BOAR control due to the high proportion of buildings with no historical or architectural significance.

Based on this recommendation, a lack of review within that portion of the Historic District that has come to be known as the Northwest Quadrant became the norm over time. This lack of application of the established preservation planning process in this area coupled with a local trend among some in the community to under-appreciate the value of the African-American heritage of the people that traditionally populated this area led to a loss of historic integrity in the area.

The physical condition and loss of historic integrity resulted in the creation of the Beaufort Conservation Neighborhood, which is a neighborhood conservation district. Subsequently, design guidelines were developed by Nore Winter & Associates to guide demolition, additions, and new development in the Northwest Quadrant. The use of the neighborhood conservation overlay district in the Northwest Quadrant was an attempt to reduce the level of review in the neighborhood and assist homeowners in avoiding historic material purchases and repairs.

The Beaufort Preservation Neighborhood is comprised of those properties in The Point, Downtown, Old Commons and The Bluff, and is bounded on the north by Boundary Street, on the west by Charles, Harrington, Wilmington & Hamar Streets, and on the south and east by the Beaufort River. The Beaufort Conservation Neighborhood includes those properties in the Northwest Quadrant, and is defined by Boundary Street on the north, Bladen and Hamar Streets on the west, Prince and King Streets on the south, and Charles, Harrington, Wilmington and Hamar Streets on the east (See Figure 78 below: *Existing Preservation Zoning Districts.*)

**Beaufort Historic Preservation
Plan Update - Current
Historic Overlay District
Beaufort, South Carolina**



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Figure 78



Preservation Plan Update City of Beaufort, South Carolina

Preservation Zoning Recommendations

Based on results of the updated resource survey recommended above, identify new candidate districts and/or expanded district boundaries of the existing Beaufort Historic Preservation District.

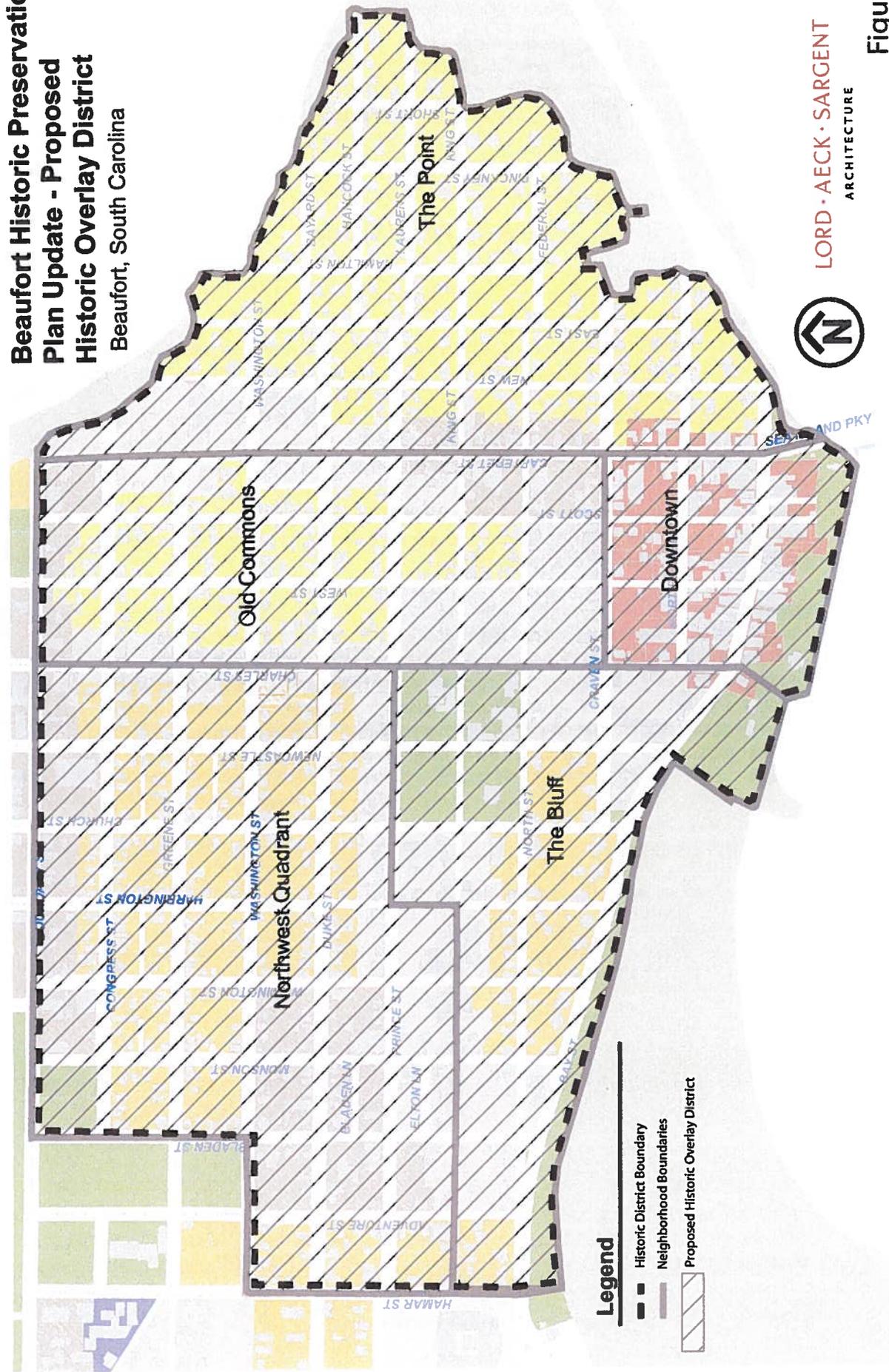
Eliminate the Neighborhood Conservation Overlay District designation for the Northwest Quadrant and include the NWQ in the Historic Preservation Overlay District to protect and promote the history of this area (See Figure 79 below: *Proposed Historic District Overlay*.)

In conjunction with inclusion in the preservation overlay district, complete preservation and revitalization plan for the Northwest Quadrant as outlined in the historic resource element of the comprehensive plan (Comp Plan Strategy 1.G.1).

Outcome

The inclusion of the Northwest Quadrant in the historic district overlay will provide a more comprehensive and consistent level of oversight and review by the Historic District Review Board. This will provide clarity in the design review process for neighborhood residents, Review Board members, and the development community. Also by including the Northwest Quadrant in the historic district overlay, the importance and legitimacy of the African-American resources in the neighborhood and its traditional residents will receive the level of legitimacy equal to the rest of the district.

**Beaufort Historic Preservation
Plan Update - Proposed
Historic Overlay District**
Beaufort, South Carolina



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Figure 79



Preservation Plan Update City of Beaufort, South Carolina

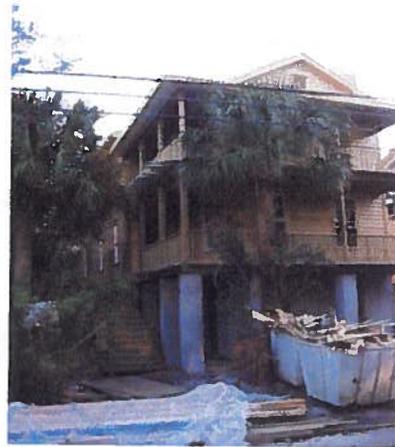
4.7 Regulations, Procedures & Administration – Infill and Design Guidelines

Issue

Given the community goal of providing housing in historic district neighborhoods through infill construction, it is important that the land use zoning and design guidelines support preservation goals and provide sound direction for rehabilitation and new construction. Complementary zoning and design guidelines will remove conflict and provide clarity of understanding and application during the HRB design review process.

Infill and Design Guideline Recommendations

The rehabilitation and design guidelines offered in the *Beaufort Preservation Manual* and *Beaufort Preservation Manual Supplement* are sound design and review resources for the treatment of historic resources.



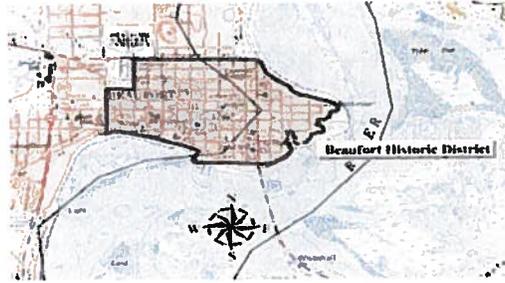
80. Infill Construction in the Point

To maintain the historic integrity of the buildings and appurtenances comprising the historic district, continue to use these guidelines to review material changes to historic buildings and guide the design of new construction. Compatible new buildings should be constructed contextually in scale, massing, and materials in relation to adjacent historic buildings.

Refine design review standards for the Northwest Quadrant to achieve and sustain investment in historic properties. This step should be part of a public process to provide consistent administrative oversight and technical support to address preservation guidelines and economic hardship situations.

Identify infill opportunities in neighborhoods, including existing vacant lots.

It is important to require the maintenance and upkeep of vacant lots in order to maintain the visual quality of the neighborhoods. Use the City's existing demolition-by-neglect ordinance to facilitate regular maintenance and rehabilitation of historic buildings.



Preservation Plan Update City of Beaufort, South Carolina

The design review process should be strengthened to provide critical information at the stages in the process:

Pre-Design: Define and document relevant characteristics that an applicant's design should respond to. Conduct a pre-design meeting at the building site with HRB staff to review relevant characteristics first-hand.

Preliminary Review: Verify expectations of staff and HRB based on the design guidelines with applicant and design representatives.

Formal Review: Confirm compatibility of proposed rehabilitation or new construction with design guidelines.

Outcome

The continued use of the proven Milner design guidelines will provide continuity and clarity for property owners, developers, Historic District Review Board members, and planning staff. The in-depth design review process involving planning staff and HRB members will provide detailed guidance and clarity to applicants throughout each step in the design review process.



81. Infill Construction on Craven Street in Old Commons



Preservation Plan Update City of Beaufort, South Carolina

4.8 -Regulations, Procedures & Administration – Modern Materials

Issue

An important element in the review of material changes to existing historic buildings and new infill construction is the use of modern building materials. The preservation goal is to select materials in ways that are appropriate to a building's context and scale. By doing so, it is possible and desirable to avoid creating a false sense of history on historic buildings through replication of historic materials and features with modern materials and mimicry of historic architectural elements on new construction. While the Milner guidelines provide direction regarding the use of modern materials, the following recommendations are offered to strengthen guidance in this important area of the guidelines.

Modern Material Recommendations

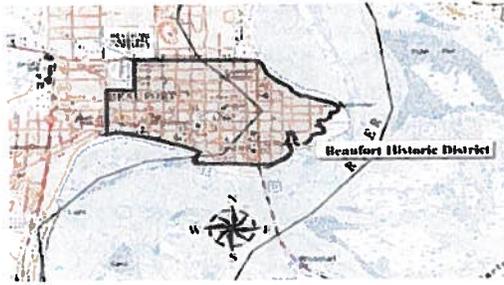
Modern materials should not be used on any building or detail of a building that has national, state or local recognition as being historically significant or contributing to the significance of the historic district

Treat contributing historic buildings with materials and components to match existing in composition (i.e. specie), profile, dimension and attachment.

Revise allowable use of modern materials for new construction in the historic district. Use only modern materials on additions or new structures in a historic district that have demonstrated an ability to perform in the environment in which they are to be used (e.g. materials that breakdown under ultraviolet light should not be considered unless the coating applied can be demonstrated to produce a finish appropriate to the historic context)

Modern materials and their finish should be subordinated to historic materials in visual character, color and texture. Acceptable modern materials for use on additions and new structures in historic districts should not have any pattern or characteristics that mimic a natural material (e.g. fiberboard planking should not have a wood grain, but rather should of a smooth finish)

When modern materials are used on new additions or new construction in a historic district, they should be detailed in a modern manner that is respectful of the historic detailing. (For example, the use of fiberboard planking might have mitered corners rather than a corner board that matches the historic structure or adjacent structures in the case of a new freestanding structure. The reveal on the fiberboard planking could vary somewhat from the historic to distinguish the addition from the historic while retaining the primacy of the historic in visual character.



Preservation Plan Update City of Beaufort, South Carolina

Modern materials that meet the above should only be used on additions or new freestanding structures when they meet local, state and national codes and can otherwise be demonstrated to improve the ability to maintain the property appropriately and efficiently.

Develop a timeline/chronology for the evolution of the use of materials for specific building components (i.e. roofing, exterior siding, masonry and mortar, foundation materials, etc.) based on local building traditions and availability of materials. Use this locally-derived timeline as a reference to guide material recommendations to building owners based on the age and extent of material degradation present on the building. Use of the timeline should be combined with a careful analysis and thorough understanding of each building.

Cement fiber siding may be considered as a substitute material for wood siding on non-contributing buildings. HRB consideration should be on a case-by-case basis, and based on factors such as the condition and amount of siding to be replaced and whether the area to be repaired is located on the building's façade or elevation not visible from the public right-of-way.

In the case of buildings already covered with aluminum, vinyl or press wood synthetic sidings, the HRB may allow a change to cement fiber siding if the new siding would be more in keeping with the original appearance of the building. In an effort to prevent the removal or damage of architectural details, the HRB may specify which area of the building shall be covered with synthetic siding products as a condition of approval.

Outcome

The use of modern materials based on the above recommendations is intended to balance the retention of historic materials and architectural details on contributing historic buildings while allowing for the cost-effective use of modern materials in appropriate situations. It is important to maintain honesty in the use of materials, and ensure that architects, contractors, and property owners take responsibility to achieve honest use of materials to distinguish new construction from historic buildings.



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4.9 Regulations, Procedures & Administration – Education, Technical Support, and Financial Incentives

Issue

Input from focus group participants indicated a lack of understanding regarding the positive role of historic preservation in community revitalization and economic development. It was also clear from focus group feedback that a lack of understanding exists among historic district residents about the purpose of preservation planning and design review process in Beaufort. Residents also expressed the need for continued and new sources of financial assistance to implement preservation-based repairs and maintenance of their historic homes and buildings.

Education Recommendations

Establish and support education & technical support program for new residents in historic districts and property owners who wish to modify their historic building or construct an infill structure. Program should be developed as a partnership between the City and Historic Beaufort Foundation with private sector support from the business community.

Foster a leadership support network in historic district neighborhoods to develop cooperation and communication of common interests. Strengthen neighborhood associations where they already exist (Old Commons and the Point) and develop associations in other neighborhoods (Northwest Quadrant and the Bluff).

Renew efforts to create a "design center" where public-private interaction and communication can take place regarding preservation, planning and economic development issues. This task force should include, but not necessarily be limited to representatives from the city, neighborhood organizations, Beaufort Regional Chamber of Commerce, Beaufort County Black Chamber of Commerce, Main Street Beaufort, USA, and others.



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Technical Support Recommendations

Renew efforts to establish a non-profit community development corporation to focus on rehabilitation & infill in economically distressed historic neighborhoods.

Create a non-profit legal service to work with property heirs to clear title to family lands. Task force members should engage the Center for Heir's Property Preservation (CHPP) for legal, technical and educational assistance and the Coastal Community Foundation of South Carolina for possible funding sources.

Enforce the existing demolition-by-neglect ordinance (Preservation of Architecturally and Historically Significant Structures Ordinance) to facilitate regular maintenance and rehabilitation of historic buildings. Use economic hardship provision in ordinance to respond to situations where the enforcement of HRB decisions may cause undue economic hardship on property owners in the historic district.

Qualifications for the new Urban Designer position should require experience as a preservation architect so that this position can provide guidance to planning staff & HRB members regarding preservation-based architectural & design strategies.

Strengthen code enforcement's capacity to work with the City's preservation office for the purpose of monitoring construction activity in the historic district, enforcing the preservation zoning & demolition by neglect ordinances, and providing technical assistance to property owners prior to the undertaking of any construction activities.

Conduct marketing analysis to guide the creation and maintenance of an appropriate business mix for all areas of commercial use in and adjacent to the historic district that is mutually supportive of the value of the historic resources.

Incorporate responsibility for appropriate management of neighborhood commercial areas under Main Street Beaufort to support neighborhood commercial development in the historic district. Provide economic restructuring services through the National Trust Main Street Center and design assistance through the South Carolina Main Street Program. Apply program to all commercial areas in the historic district



Preservation Plan Update City of Beaufort, South Carolina

Financial Incentive Recommendations

Establish public/private/non-profit revolving fund program to provide funding for rehabilitation of contributing historic buildings and neighborhood revitalization in low-income neighborhoods in the historic district.

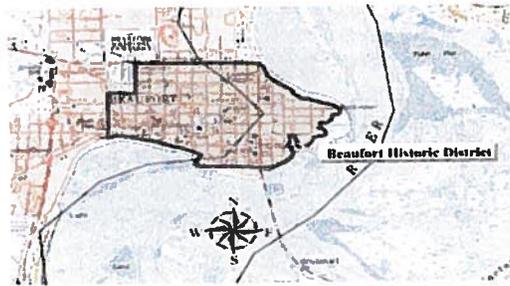
Continue & expand, where possible, City's "Project Repair" program to provide funding and technical assistance to homeowners for maintenance and rehabilitation of historic homes low-to-moderate-income historic neighborhoods.

City should consider creating a local property tax abatement program for property owners who rehabilitate and properly maintain contributing historic residential and commercial buildings in the historic district.

Consider implementing a façade program to provide grants and/or low interest loans to commercial property owners to encourage restoration and rehabilitation of historic building facades of downtown & neighborhood commercial buildings.

Outcome

While the City, HRB, and Historic Beaufort Foundation provide information regarding the community benefits of historic preservation, as well as technical information about design, material, and administrative practices, these recommendations will serve to create a comprehensive educational outreach and financial support program in the community that involves support from the public, private, and non-profit sectors. It is important to provide such a comprehensive education and financial assistance program in order to support the successful implementation of preservation regulations and design guidelines.



Preservation Plan Update
City of Beaufort, South Carolina

5. Infrastructure in Historic Districts

5.1 Infrastructure in Historic Districts – Traffic & Circulation

Issue

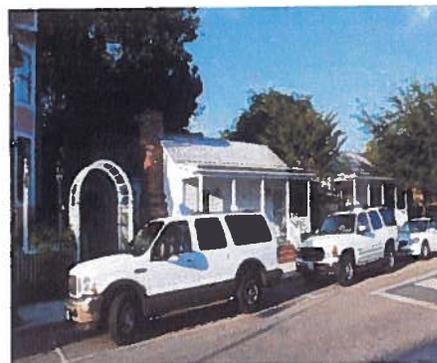
The planning process revealed a number of aesthetic- and traffic-related concerns and ideas that impact the character and livability of the historic district and its neighborhoods. Auto-related conflicts can reduce the quality of life in residential areas. Addressing them in the historic district is a preservation issue.

An aesthetic issue related to transportation infrastructure includes the historic brick streets currently covered by asphalt paving. During the planning process, strong support was expressed for recapturing the character of historic brick streets and maintaining them as character-defining features of the district.

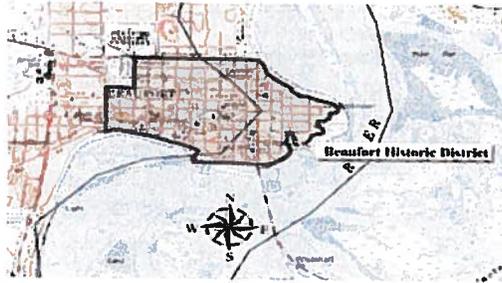
Traffic-related issues in the historic district include high rates of vehicular speed throughout district, cut-thru traffic, and poor visibility at intersections due to parked cars and over-landscaping. A traffic-related issue involves the parking capacity & availability in the historic district, particularly in the downtown commercial area. There are several important issues related to the planned parking deck for the site at Port Republic and Scott Streets regarding its impact on the visual character and traffic circulation in downtown.



82. Traffic on Craven Street



83. On-Street Parking on Port Republic



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Traffic & Circulation Recommendations

Conduct traffic study to provide guidance to solve concerns of high rates of vehicular speeds, cut-through traffic, and unsafe intersections in historic neighborhoods.

It is important to address traffic concerns while maintaining the historic character of the district and improving livability of its neighborhoods. Possible solutions to address traffic problems include the use of four-way stops, particularly in the residential areas of the district, maintenance of traffic signal synchronization to regulate the flow and speed of traffic, and appropriate placement of speed limit signage and visible consistent enforcement to reduce existing high rates of speed through the district.

It is also desirable to remove the forced-turn islands in the district and seek alternative traffic calming measures such as appropriately-placed speed humps, cushions, and tables, raised crosswalks, textured pavements, and intersection and midblock narrowings for safe crossings.

Enforce TMAC ordinances to ensure that tour companies maintain traffic and pedestrian safety and character of historic neighborhoods.

Preserve historic alleys as important features of the district and amenity for abutting property owners. Do not allow alleys to become inappropriate development opportunities.

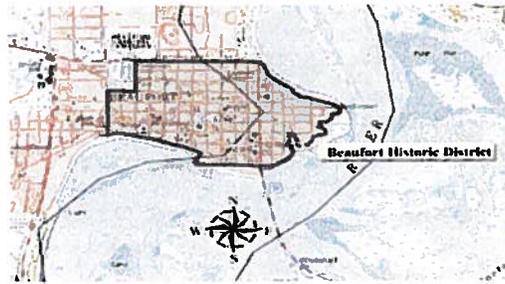
The building height and design of the proposed parking deck should minimize the physical impact of the structure on the character of adjacent properties and streetscape. Likewise, it is important that the parking structure have ground-floor retail along Port Republic and Scott Street frontages in order to maintain the pedestrian scale and character of these streets.



84. Horse-Drawn Tour Carriage on Craven Street in Old Commons



85. Downtown Site for Parking Deck at Scott and Port Republic Streets



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The increased number of vehicles attracted to the parking deck has the potential of impeding circulation on the relatively narrow commercial and pedestrian streets between the downtown and Old Commons. Measures should be taken to minimize the potential for circulation issues and traffic accidents, and to maximize pedestrian safety in the area. It is important that business owners and employees commit to using the parking deck on a regular basis in order to retain the surface parking spaces for customers and patrons.

Outcome

The implementation of these recommendations will improve traffic volumes and circulation, and maximize automobile and pedestrian safety in the historic district. These recommendations will also improve identifying and directional signage to and throughout the historic district.



**Preservation Plan Update
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5.2 Infrastructure in Historic Districts – Sidewalks

Issue

There is a lack of continuity of sidewalks in the historic district, which impedes pedestrian mobility and poses safety issues for pedestrians. There are many different conditions of existing sidewalks, and landscaping encroachment into the sidewalk is a problem.

Sidewalk Recommendations

Prepare strategy to improve pedestrian movement in historic district. Plan should be tailored to existing conditions such as vehicular traffic volume, available right of way (ROW), likely volume of pedestrian use, and appropriate paving treatments.

Seek to improve infrastructure to facilitate pedestrian mobility based on historic streetscape patterns – not a one-size-fits-all installation of a 3' sidewalk throughout the historic district.

Outcome

The outcome of this recommendation is to improve sidewalk infrastructure to facilitate pedestrian mobility and connect neighborhoods to one another and commercial areas such as downtown. By selecting sidewalk dimensions and materials based on historic streetscape patterns, infrastructure can be improved while retaining the historic character of the district.



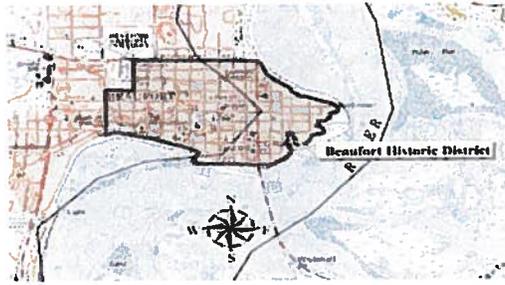
86. Sidewalk in Old Commons Looking Towards Northwest Quadrant



87. Sidewalk & On-Street Parking on Boundary Street Downtown



88. Streetscape & Sidewalk on Bladen Street in Northwest Quadrant



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5.3 Infrastructure in Historic Districts – Signage

Issue

There is a need to improve identifying and directional signage to and throughout the historic district.

Signage Recommendations

Prepare and implement a public signage program for the historic district.

Plan should include identifying signage at entryways into the district and for streets, neighborhoods, and bikeways. Wayfinding signage should also be included to provide direction to the historic district from the at-large community and to key community and historic features within the district.

Establish a design standard for the sign program so that design continuity can be achieved over time.

Signage style should be simple without “period” effects though clearly distinctive by color and graphic layout.

Include commercial, identifying, and wayfinding signage under design review by the Historic District Review Board (HRB) based on accepted sign design standards and historic district design guidelines.

Outcome

Concerted signage program will help to facilitate automobile and pedestrian mobility by providing necessary signage at key locations throughout the historic district. By unifying signage appearance in non-period style, signage will not negatively impact the historic character of the district.



89. Directional Signage at Intersection of Carteret and Bay Streets



90. Parking Signage for Private Pay Lot on Craven Street



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5.4 Infrastructure in Historic Districts – Drainage

Issue

Overall, it appears that storm water management in the city is effective. However, localized drainage and isolated surface drainage issues in the historic district were reported in the public meetings.

Drainage Recommendation

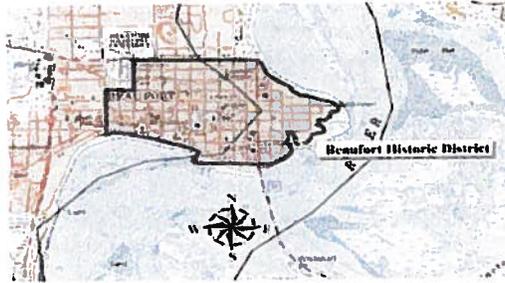
Sustain a responsive public works program that address infrastructure issues like inadequate surface water drainage.

In the context of infrastructure planning, promote the use of pervious surface materials for driveways and walkways in the district in order to reduce the amount of impervious surface and retain the historic character of the streetscape.

To identify and maintain the existing tabby sea walls in the historic district, it is recommended that these tabby walls be included in the update of the historic resources survey, and that a preservation plan for the sea walls be developed to protect these unique character-defining elements of the district.

Outcome

Addressing surface drainage is a basic public works responsibility that supports the maintenance of a good community quality of life.



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5.5 Infrastructure in Historic Districts – Lighting

Issue

Inconsistent and poor quality lighting is a concern among historic district residents, as reported during public meetings. While lighting is an important component relative to safety in the historic district, lighting can be too much or too little depending on the circumstances. Lighting can be glaring or make one feel more secure.

Lighting Recommendations

Lighting should be handled with care, and planned and designed to meet the needs of each condition and be appropriate to the historic district and respectful of the resources.

Lighting fixtures with a simple non-period design should be chosen in order to avoid historically inappropriate styles.

During infrastructure planning, evaluate the value of burying power lines and selecting non-period lighting fixtures that will best retain the neighborhood-specific historic character of the district while enhancing livability for district residents and visitors.

Outcome

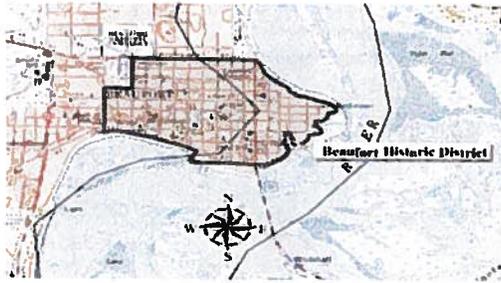
This recommendation will balance the provision of appropriate lighting to promote pedestrian mobility and safety while respecting the historic character of the historic district.



91. Downtown Streetscape & Lighting



92. Downtown Lighting Along Port Republic Street



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5.6 Infrastructure in Historic Districts – Vegetation

Issue

Trees, landscaping, and vegetation are unifying factors of the historic district, and integral to its historic character.

Vegetation Recommendations

Develop clear standards regarding the removal of trees in the historic district, especially as related to site preparation for new construction.

Empower existing tree board to regulate the removal of trees based on clear standards and coordinate review of proposed tree removals with the HRB for properties located in the historic district.

Develop an on-going maintenance and tree replacement program that is integrated into regulations and procedures of district management.

Protect and promote existing historic landscapes and gardens as key components in the historic district.

Coordinate sidewalk strategy to be compatible with historic vegetation/revegetation program.

Outcome

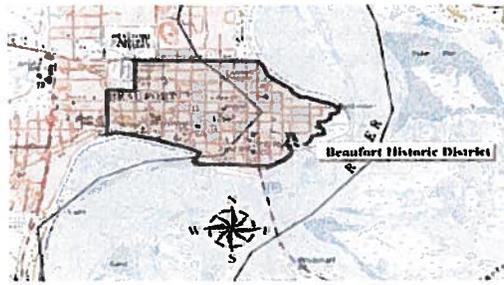
Ensure the maintenance of existing vegetation and its continuation as an integral component of the historic district.



93. Vegetation at Wachovia Bank on Bay Street



94. Vegetation in Old Commons on Craven Street



**Preservation Plan Update
City of Beaufort, South Carolina**

5.7 - Infrastructure in Historic Districts – Viewsheds

Issue

The view sheds are a unique physical and historic feature of the historic district.

View Shed Recommendations

Protect view sheds to & from district, including from across Lady's Island Bridge toward downtown; from Bluff toward river; at street ends towards the river throughout district; and existing park and special event space on the riverside of Bay Street.

A program to protect view sheds should include appropriate maintenance of vegetation framing view, building height compatible with historic scale of view shed, and management of parking to minimize hindrance to view.

Outcome

View shed maintenance program will guide landscaping and infill construction practices to retain the overall visual character of the district, as well as these key elements of the district.



95. View Shed along East Street toward River in the Point



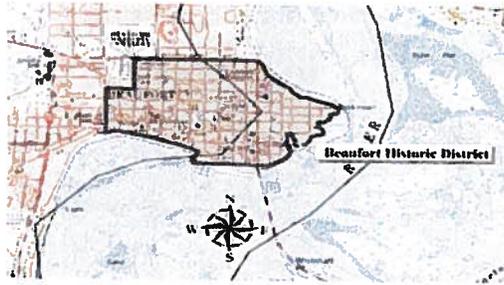
96. View Shed of River along New Street



97. View Shed toward River from Bay Street in the Bluff



98. View Shed North Along Bladen Street toward the National Cemetery



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6.1 Recommendations Matrix

The findings summarized above and associated recommendations have been organized into the following matrix to provide an overview of preservation plan update recommendations. The matrix is arranged according to identified planning issue areas and identifies geographic areas where recommendations should be applied both in the historic district and other areas of the community.

Recommendations Matrix

Preservation Plan Update
City of Beaufort, S.C.

Existing District					Candidate Districts				
The Bluff	Downtown	Northwest Quadrant	Old Commons	The Point	Depot Road	Dixon Village	North Street	Pigeon Point	Ribaut Road

Recommendations

Neighborhoods

Context

Comprehensive Planning

The next update of the City's Comprehensive Plan should continue and expand efforts to support preservation goals for the City. Consider incorporating the following recommendations (offered below in their respective issue areas) in the next Comprehensive Plan Update to strengthen the integration of preservation planning and practice with community planning.

The historic character of Old Commons, Northwest Quadrant and Bluff should be recognized and included with the Point and Downtown Commercial District as "prominent areas among Beaufort's historic resources" in the next comprehensive plan update.

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Sector Planning

Boundary Street Sector Planning

Development along Boundary Street should be confined to the lot frontage from Ribaut Road to Carteret Street to maintain the historic character and scale of development along the road and the residential character of the historic district to the south.

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In order to maintain the historic character and scale of development along Boundary Street, all physical changes to those parcels on both the north and south sides of Boundary Street from Ribaut Road to Carteret Street should be reviewed by the Historic District Review Board (HRB).

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Preserve and interpret the historic sites in the Boundary Street Plan project area, including the 16 Gate cemetery and Battery Saxton Civil War battery.

Bladen Street Sector Planning

Bladen Street revitalization efforts should retain the historic resources along the corridor and in adjacent residential areas. Infill development should complement the scale of existing buildings and streetscape.

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The General Commercial zoning districts along Bladen Street should be changed to Neighborhood Commercial in order to more accurately reflect the type of mixed-use development sought for the corridor.

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The "Midtown" infill development project should complement the physical scale and character of the street and adjacent historic resources: use existing street network; provide on-street and internal surface parking; maintain relationship of buildings to the street; primary facades address the street; and buildings constructed to lot lines.

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The view of the River from Bladen Street is important to preserve. Building setbacks and landscaping should maintain the view shed.

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Neighborhood commercial and small-scale professional office uses should be the focus on Bladen Street to maintain the historic character and scale of the area. Appropriate commercial development should include restaurants, convenience stores, and other neighborhood service-oriented businesses.

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Downtown Sector Planning

Prepare a sector plan that supports the historic character of downtown and defines a strategy for productive use of historic buildings.

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Recommendations Matrix
 Preservation Plan Update
 City of Beaufort, S.C.

Recommendations

Neighborhoods

Existing District					Candidate Districts				
The Bluff	Downtown	Northwest Quadrant	Old Commons	The Point	Depot Road	Dixon Village	North Street	Pigeon Point	Ribaut Road

Disaster Planning

Maintain and update existing disaster plan that draws from past experience; anticipates a range of potential disaster conditions that might be realized; provides a framework for addressing the conditions that are created by a disaster; and ensures compatibility with FEMA requirements.

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Historic Resources

Character Areas

Character areas have been estimated to identify the visual elements that contribute to the physical character of buildings and neighborhoods in the historic district. These character area descriptions should be evaluated and refined by Beaufort planning staff and the HRB as further analysis could merit revisions to the boundaries and/or identification of additional areas.

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Character area descriptions and illustrations of the historic physical environment can be used to identify and describe historic periods of development and their associated architectural and landscape features. Within the context of character areas, design guidelines should be applied more specifically to maintain the design quality and material components unique to each identified character area.

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Conduct a public visioning process that will develop a plan to maximize downtown's commercial potential while protecting the historic character that attracts residents and visitors. The plan should include specific market research to define existing and potential markets; tenant mix to support identified markets; and use of buildings that retain historic character. The future economic role of developing commercial areas should be compatible with identified downtown markets and business mix.

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In preparation for revitalization of the Institutional Character Area, develop reuse strategies for institutional buildings such as the Old County Jail that retain the historically significant character of these historic buildings and respect the historic scale and setting of the area as a whole.

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While many non-historic buildings present redevelopment opportunities along Bladen Street, it is equally important that new construction respect the setting and character of the existing historic buildings and promote a pedestrian scale to the streetscape.

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It is also important to retain the commercial and office uses that exist in historic former residential buildings and promote mixed-use development along Bladen Street.

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Any redevelopment along Boundary Street should protect the historic 16 Gate African American Cemetery and the Civil War Battery Saxton archeological site.

The scale of redevelopment along Boundary Street should provide a suitable transition from auto-oriented to pedestrian-scale as Boundary Street enters the historic district. It is also important that identifying and wayfinding signage be placed at key entry points into the historic district to provide a sense of entry into the district as well as directions to downtown and key historic sites.

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As recommended above in "Boundary Street Sector Planning," it is important that all physical changes to the parcels on both sides of Boundary Street from Ribaut Road to Carteret Street be reviewed by the Historic District Review Board (HRB) to maintain the historic character and scale of development along Boundary Street.

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Care should be taken to retain the historic buildings along Carteret Street as well as safe and accessible pedestrian access across the street between the Point and Old Commons and Downtown.

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Recommendations Matrix
 Preservation Plan Update
 City of Beaufort, S.C.

Recommendations

Neighborhoods

Existing District					Candidate Districts				
The Bluff	Downtown	Northwest Quadrant	Old Commons	The Point	Depot Road	Dixon Village	North Street	Pigeon Point	Ribaut Road

Areas Recommended for Survey Update

Update the citywide survey of historic resources to include, but not limited to, the existing historic district, Pigeon Point, Dixon Village, North Street, Depot Road, and Ribaut Road. In addition to buildings, the survey update should identify other key character-defining elements of the historic district such as vegetation, historic landscapes and gardens, viewsheds, tabby sea walls, and archeological sites.

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Given the potential for redevelopment along the railroad right of way in the industrial area, it is important that the historic character of the existing industrial buildings as well as the neighborhood character of the adjacent historic residential areas and archeological resources along Battery Creek be respected and retained.

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Regulations, Procedures & Administration

Improving Clarity in Language and Administration

Eliminate ambiguity in preservation regulations, zoning code, and subdivision code.

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Appropriately zone land to match prevailing and desired land use.

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Define appropriate buildable envelope in each neighborhood

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Focus HRB review on historic standards using the Milner Guidelines and scale the rigor of review consistent with the complexity of the submittal.

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Zoning

Rezone the historic residential seven-block area in The Bluff along Bay and North Streets from General Residential to Traditional Beaufort Residential. (See Figure 65)

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Rezone General Residential (GR) areas in the Northwest Quadrant to Traditional Beaufort Residential (TBR) category to promote the retention of historic resources with compatible additions, maintenance procedures, and new construction that is affordable for residents. (See Figure 65)

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General Commercial, Office Commercial, Neighborhood Commercial and Core Commercial zoning categories along Boundary, Charles, Carteret and Bay Streets should be retained and boundaries between these commercial uses and adjacent residential uses should be maintained.

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Designate Biaden Street Neighborhood Commercial (NC) zoning to support efforts to promote office uses in existing historic resources and pedestrian-scale new construction on infill sites. (See Figure 65)

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Expand Core Commercial district two blocks to west along Bay Street to better reflect and manage existing conditions. (See Figure 65)

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Re-evaluate zoning designations and boundaries after updated resource survey is complete.

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Building Height

Zoning code should have height limits for new construction that are based on the existing prevailing height of the historic resources in the district. Adjust the height limits in each area to reflect prevailing historically significant conditions.

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Define height measurement from the ground at the setback line, not FEMA flood plane elevation.

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Recommendations Matrix
 Preservation Plan Update
 City of Beaufort, S.C.

Recommendations

Neighborhoods

Existing District					Candidate Districts				
The Bluff	Downtown	Northwest Quadrant	Old Commons	The Point	Depot Road	Dixon Village	North Street	Pigeon Point	Ribaut Road

Clarify characteristics and application of Sky Exposure Plane (SEP).

- Establish SEP angle at 45 degrees
- insert an illustrative building envelope diagram into code for ease of user reference (See Figure 66)
- Create map that indicates where the SEP applies and insert into zoning code (See Figure 67)

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Maintain existing 35' height limits for residential buildings in the Point, Old Commons and Bluff. (See Figure 67)

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Consider establishing 25' height limit (as measured from the prevailing grade) in Northwest Quadrant to better represent the prevailing historic building heights in the neighborhood. (See Figure 67)

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Replace 50' height limit with 42' height limit in the Core Commercial, General Commercial, and Office Commercial zoning categories. (See Figure 67)

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Establish a building height limit of 45' along the street frontage of Bay Street based on the street's right-of-way width and to better represent the prevailing historic building heights along the street. (See Figure 67)

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For all areas of building height transitions, particularly between commercial and residential areas, apply the SEP provision to maintain the prevailing historically significant conditions and minimize nonconforming building heights. (See Figure 67)

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Allowable Uses

The Residential District Standards (Article 6, Section 1) and Residential Use Table (Article 5, Section 1) in the Unified Development Ordinance (UDO) should be amended to clearly communicate that only single-family and two-family dwellings are permitted by right in The Point and Old Commons TBR zoning districts, thus eliminating three-family and multi-family dwellings in these neighborhoods.

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When creating the Northwest Quadrant and Bluff TBR zoning districts, allow only single-family and duplexes in these neighborhoods. (See Figure 71)

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Allow three-family and multi-family dwellings in Core Commercial (CC), Neighborhood Commercial (NC), Office Commercial (OC), and General Commercial (GC) zoning districts in the historic district as a conditional use only. If three-family and multi-family uses are to be allowed in the historic district, it is recommended that the City define a set of characteristics to guide where these uses will be allowed.

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Eliminate townhouses in the historic district.

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Subdivision Ordinance

Allowable lot sizes for new subdivided lots should be determined by calculating the average prevailing sizes of lots adjacent to the site being proposed for subdivision.

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The orientation of new lots should be required to face public streets.

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New streets should not be allowed in blocks in historic districts.

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Develop neighborhood and site-specific standards for the subdivision of parcels in the historic district and incorporate the Historic District Review Board (HRB) into the subdivision application review and approval process for subdivision of lots in the historic district.

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Flag lots should not be allowed in the historic district, as they will change the historic development pattern.

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Recommendations Matrix

Preservation Plan Update
City of Beaufort, S.C.

	Existing District					Candidate Districts				
	The Bluff	Downtown	Northwest Quadrant	Old Commons	The Point	Depot Road	Dixon Village	North Street	Pigeon Point	Ribaut Road
Recommendations	Neighborhoods									
Preservation Zoning										
Based on results of the updated resource survey recommended above, identify new candidate districts and/or expanded district boundaries of the existing district.	<input checked="" type="checkbox"/>									
Eliminate the Neighborhood Conservation Overlay District designation for the Northwest Quadrant and include the NWQ in the Historic Preservation Overlay District. (See Figure 76)			<input checked="" type="checkbox"/>							
Following zoning change, complete preservation and revitalization plan for the Northwest Quadrant as outlined in the historic resource element of the comprehensive plan (Comp Plan Strategy 1.G.1).			<input checked="" type="checkbox"/>							
Infill and Design Guidelines										
To maintain the historic integrity of the buildings and appurtenances comprising the historic district, continue to use the <i>Beaufort Preservation Manual</i> and <i>Beaufort Preservation Manual Supplement</i> to review material changes to contributing existing buildings and guide the design of new construction. Compatible new buildings should be constructed contextually in scale, massing, and materials in relation to adjacent historic buildings.	<input checked="" type="checkbox"/>									
Refine design review standards for the Northwest Quadrant to achieve and sustain investment in historic properties. This step should be part of a public process to provide consistent administrative oversight and technical support to address preservation guidelines and economic hardship situations.			<input checked="" type="checkbox"/>							
Identify infill opportunities in neighborhoods, including existing vacant lots.	<input checked="" type="checkbox"/>									
Use the City's existing demolition-by-neglect ordinance to support and encourage regular maintenance and rehabilitation of historic buildings.	<input checked="" type="checkbox"/>									
The design review process should be altered to require critical information at each stage in the process. Pre-Design: Define and document relevant characteristics that an applicant's design should respond to; Preliminary Review: Verify expectations of staff and HRB based on the design guidelines with applicant and design representatives; Formal Review: Confirm compatibility of proposed rehabilitation or new construction with design guidelines.	<input checked="" type="checkbox"/>									
Conduct a pre-design meeting at the building site with HRB staff to review relevant characteristics first-hand.	<input checked="" type="checkbox"/>									
Modern Materials										
Modern materials should not be used on any building or detail of a building that has national, state or local recognition as being historically significant or contributing to the significance of the historic district.	<input checked="" type="checkbox"/>									
Treat contributing historic buildings with materials and components to match existing in composition (i.e. specie), profile, dimension and attachment.	<input checked="" type="checkbox"/>									
Revise allowable use of modern materials for new construction in the historic district. Use only modern materials on additions or new structures in a historic district that have demonstrated an ability to perform in the environment in which they are to be used.	<input checked="" type="checkbox"/>									
Modern materials and their finish should be subordinated to historic materials in visual character, color and texture. Acceptable modern materials for use on additions and new structures in historic districts should not have any pattern or characteristics that mimic a natural material.	<input checked="" type="checkbox"/>									

Recommendations Matrix

Preservation Plan Update
City of Beaufort, S.C.

Recommendations

Neighborhoods

Existing District					Candidate Districts				
The Bluff	Downtown	Northwest Quadrant	Old Commons	The Point	Depot Road	Dixon Village	North Street	Pigeon Point	Ribaut Road

When modern materials are used on new additions or new construction in a historic district, they should be detailed in a modern manner that is respectful of the historic detailing.

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Modern materials that meet the above should only be used on additions or new freestanding structures when they meet local, state and national codes and can otherwise be demonstrated to improve the ability to maintain the property appropriately and efficiently.

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Develop a timeline/chronology for the evolution of the use of materials for specific building components (i.e. roofing, exterior siding, masonry and mortar, foundation materials, etc.) based on local building traditions and availability of materials. Use this locally-derived timeline as a reference to guide material recommendations to building owners based on the age and extent of material degradation present on the building. Use of the timeline should be combined with a careful analysis and thorough understanding of each building.

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Cement fiber siding may be considered as a substitute material for wood siding. HRB consideration should be on a case-by-case basis, and based on factors such as the condition and amount of siding to be replaced and whether the area to be repaired is located on the building's façade or elevation not visible from the public right-of-way.

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In the case of buildings already covered with aluminum, vinyl or press wood synthetic sidings, the HRB may allow a change to cement fiber siding if the new siding would be more in keeping with the original appearance of the building.

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Education

Establish and support an education & technical support program for new residents in historic districts and property owners who wish to modify their historic building or construct an infill structure.

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Foster a leadership support network in historic district neighborhoods to develop cooperation and communication of common interests. Strengthen neighborhood associations where they already exist and develop new associations in other neighborhoods.

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Renew efforts to create a "design center" where public-private interaction and communication can take place regarding preservation, planning, and economic development issues.

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Technical Support

Renew efforts to establish a non-profit community development corporation to focus on rehabilitation & infill in economically distressed historic neighborhoods.

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Create a non-profit legal service to work with property heirs to clear title to family lands. Work with the Center for Heir's Property Preservation for legal, technical & educational assistance.

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Enforce the existing demolition-by-neglect ordinance to facilitate regular maintenance and rehabilitation of historic buildings. Use economic hardship provision in ordinance to sensitively respond to situations where enforcement may cause undue economic hardship on property owners.

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Qualifications for the new Urban Designer position should require experience as a preservation architect so that this position can provide guidance to planning staff & HRB members regarding preservation-based architectural & design strategies.

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Recommendations Matrix

Preservation Plan Update
City of Beaufort, S.C.

	Existing District					Candidate Districts				
	The Bluff	Downtown	Northwest Quadrant	Old Commons	The Point	Depot Road	Dixon Village	North Street	Pigeon Point	Ribaut Road
Recommendations	Neighborhoods									
Strengthen code enforcement's capacity to work with the City's preservation planner for the purpose of monitoring construction activity in the historic district, enforcing the preservation zoning & demolition by neglect ordinances, and providing technical assistance to property owners prior to the undertaking of any construction activities.	<input checked="" type="checkbox"/>									
Conduct marketing analysis to guide the creation and maintenance of an appropriate business mix for all areas of commercial use in and adjacent to the historic district that is mutually supportive of the value of the historic resources.	<input checked="" type="checkbox"/>									
Incorporate responsibility for appropriate management of neighborhood commercial areas under Main Street Beaufort to support neighborhood commercial development in the historic district.	<input checked="" type="checkbox"/>									
Financial Incentives										
Continue & expand, where possible, City's "Project Repair" program to provide funding and technical assistance to homeowners for maintenance and rehabilitation of historic homes.	<input checked="" type="checkbox"/>									
City consider creating a local property tax abatement program for property owners who rehabilitate and properly maintain contributing historic residential and commercial buildings.	<input checked="" type="checkbox"/>									
Consider implementing a façade program to provide grants and/or low interest loans to commercial property owners to encourage restoration and rehabilitation of historic building facades of downtown & neighborhood commercial buildings.	<input checked="" type="checkbox"/>									
Infrastructure in Historic Districts										
Traffic & Circulation										
Conduct traffic study to provide guidance to solve concerns of high rates of vehicular speeds, cut-through traffic, and unsafe intersections in the historic district.	<input checked="" type="checkbox"/>									
Solutions to address traffic problems include the use of four-way stops, particularly in the residential areas of the district, maintenance of traffic signal synchronization to regulate the flow and speed of traffic, and appropriate placement of speed limit signage and visible consistent enforcement to reduce existing high rates of speed through the district.	<input checked="" type="checkbox"/>									
It is also desirable to remove the forced-turn islands in the district and seek alternative traffic calming measures such as appropriately-placed speed humps, cushions, and tables, raised crosswalks, textured pavements, and intersection and midblock narrowings for safe crossings.	<input checked="" type="checkbox"/>									
Enforce TMAC ordinances to ensure that tour companies maintain traffic & pedestrian safety and character of historic neighborhoods.	<input checked="" type="checkbox"/>									
Preserve historic alleys as important features of the district and amenity for abutting property owners. Do not allow alleys to become inappropriate development opportunities.	<input checked="" type="checkbox"/>									
The building height and design of the proposed parking deck should minimize the physical impact of the structure on the character of adjacent properties and streetscape. It is important that the parking structure have ground-floor retail along Port Republic and Scott Street frontages in order to maintain the pedestrian scale and character of these streets.	<input checked="" type="checkbox"/>									

Recommendations Matrix

Preservation Plan Update
City of Beaufort, S.C.

		Existing District					Candidate Districts				
		The Bluff	Downtown	Northwest Quadrant	Old Commons	The Point	Depot Road	Dixon Village	North Street	Pigeon Point	Rilbaut Road
Recommendations	Neighborhoods										
<p>The increased number of vehicles attracted to the parking deck has the potential of impeding circulation on the relatively narrow commercial and pedestrian streets between the downtown and Old Commons. Measures should be taken to minimize the potential for circulation issues and traffic accidents, and to maximize pedestrian safety in the area.</p>		●	●	●	●	●					
Sidewalks											
<p>Prepare strategy to improve pedestrian movement in historic district. Plan should be tailored to existing conditions such as vehicular traffic volume, available right-of-way, likely volume of pedestrian use, and appropriate paving treatments.</p>		●	●	●	●	●					
<p>Seek to improve infrastructure to facilitate pedestrian mobility based on historic streetscape patterns – not a one-size-fits-all installation of a 3' sidewalk throughout the historic district.</p>		●	●	●	●	●					
Signage											
<p>Prepare and implement a public signage plan for the historic district to include identifying signage at entryways into the district and for streets, neighborhoods, and bikeways, and wayfinding signage to provide direction to the historic district and community and historic resources.</p>		●	●	●	●	●					
<p>Establish a design standard for the sign program so that design continuity can be achieved over time. Signage style should be simple without "period effects" though clearly distinctive by color and graphic layout.</p>		●	●	●	●	●					
<p>Include commercial, identifying, and wayfinding signage under design review by the Historic District Review Board (HRB) based on accepted sign design standards and historic district design guidelines.</p>		●	●	●	●	●					
Drainage											
<p>Sustain a responsive public works program that address infrastructure issues like inadequate surface water drainage.</p>		●	●	●	●	●					
<p>In the context of infrastructure planning, promote the use of pervious surface materials for driveways and walkways in the district in order to reduce the amount of impervious surface and retain the historic character of the streetscape.</p>		●	●	●	●	●					
<p>To identify and maintain the existing tabby sea walls in the historic district, it is recommended that these tabby walls be included in the update of the historic resources survey, and that a preservation plan for the sea walls be developed to protect these unique character-defining elements of the district.</p>		●	●	●	●	●					
Lighting											
<p>Lighting should be planned and designed to meet the needs of each condition and be appropriate to the historic district and respectful of the resources.</p>		●	●	●	●	●					
<p>Lighting fixtures with a simple non-period design should be chosen in order to avoid historically inappropriate styles.</p>		●	●	●	●	●					
<p>During infrastructure planning, evaluate the value of burying power lines and selecting non-period lighting fixtures that will best retain the neighborhood-specific historic character of the district while enhancing livability for district residents and visitors.</p>		●	●	●	●	●					

Recommendations Matrix
 Preservation Plan Update
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Existing District					Candidate Districts				
The Bluff	Downtown	Northwest Quadrant	Old Commons	The Point	Depot Road	Dixon Village	North Street	Pigeon Point	Ribaut Road

Recommendations

Neighborhoods

Vegetation

Develop clear standards regarding the removal of trees in the historic district, especially as related to site preparation for new construction.

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Empower existing tree board to regulate the removal of trees based on clear standards and coordinate review of proposed tree removals with the HRB for properties located in the historic district.

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Develop on-going maintenance and replacement plan that is integrated into regulations and procedures of district management.

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Protect and promote existing historic landscapes and gardens as key components in the historic district.

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Coordinate sidewalk strategy to be compatible with historic vegetation and revegetation program.

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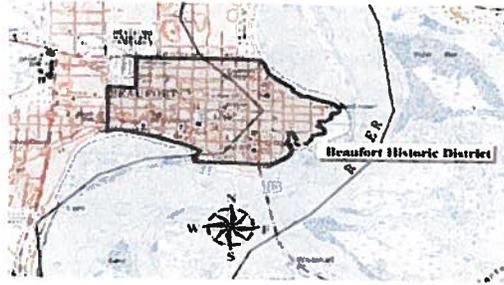
Viewsheds

Protect viewsheds to & from district, including from across Lady's Island Bridge toward downtown; from Bluff toward river; at street ends towards the river throughout district; and existing park and special event space on the riverside of Boundary Street.

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A program to protect viewsheds should include appropriate maintenance of vegetation framing view, building height compatible with historic scale of viewshed, and management of parking to minimize hindrance to view.

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6.2 Priority Recommendations

These priority recommendations are provided to identify key initial steps to be taken to update the City's historic preservation planning program and to integrate preservation planning goals with comprehensive planning and community and economic development goals.

- Update Historic Resources Survey in the City and add historic districts where survey confirms merit.
- Modify Zoning and Subdivision Code provisions to better reflect contributing characteristics in the Historic District.
- Address vacant and abandoned buildings in the historic district by enforcing the demolition-by-neglect ordinance.
- Create and sustain on-going Education, Technical Assistance, and Community Participation Program for residents and property owners in historic district.
- Remove Conservation Overlay District and Fully Vest the Northwest Quadrant into the Historic District.
- Develop provision in Design Guidelines to allow select modern materials in new construction in Historic District.
- Support Merchant and Property Owners in the development of a strategy to create and sustain a vibrant downtown in the face of changing functional, economic and environmental conditions.



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7. Appendices

7.1 Appendix A – Description of Public Participation Process

Overview

Working with City of Beaufort Planning Staff, an inclusive public participation process was developed, to comprise a series of input gathering and reporting opportunities over the course of the planning process. These opportunities consist of a five (5) day on-site charette to kick-off the planning process and to identify preservation-related issues and common goals for the plan and to conduct on-site analysis in Beaufort.

Following a period of strategy development, the LAS planning team, conducted a second site visit to review initial recommendations with City staff and elected officials to assure the range and scope of the draft plan recommendations are appropriately compatible with the objectives and commitment of the City.

Following a period of plan development that included consultation with and review by City planning staff, the LAS planning team members presented the draft plan to members of the Steering Committee and general public during two public meetings.

Charette Week

Following a review of pertinent past planning documents and other available resources, members of the LAS planning team conducted a five day on-site charette to identify common goals for the plan, conduct on-site analysis and explore conceptual recommendations of initial findings. During the charette, a series of public meetings took place with City of Beaufort planning staff, elected officials, residents and interested parties to identify preservation planning-related issues and begin to develop common goals for those issues identified.

Steering Committee

Prior to the beginning of the charette, City planning staff formed a Steering Committee to provide detailed guidance to LAS team members during the planning process. The Steering Committee is comprised of Beaufort planning staff, members of the Historic District Review Board (HRB), as well as liaison members with the Beaufort City Council and Historic Beaufort Foundation, including the following individuals:



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- Libby Anderson, City of Beaufort Director of Planning
- Donna Alley, City of Beaufort Historic Preservation Planner
- Russell Byrd, City of Beaufort Project Development Planner
- John Gadson, HRB Chair
- Greg Huddy, HRB Member
- Bill Kennedy, HRB Member
- Maurice Ungaro, HRB Member
- Jay Weidner, HRB Member
- Mike Sutton, City of Beaufort City Councilman
- Evan Thompson, Executive Director of Historic Beaufort Foundation

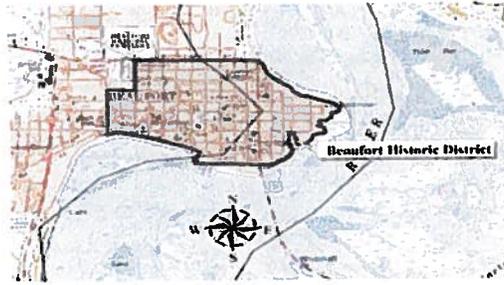
LAS planning team members met initially with members of the Steering Committee to receive general input regarding the status of current preservation planning efforts in the City and to identify associated issues. During this scoping meeting, members of the planning team received extensive background on the preservation planning process and refined the list of issues previously developed based on initial input and research.

Focus Groups

In addition to working with the Steering Committee, Beaufort planning staff organized five focus groups based on the identified neighborhoods within the existing NHL/NRHP district. LAS planning team members met with representatives from the following neighborhoods: Old Commons; The Point; Northwest Quadrant; The Bluff; and Downtown.

Each neighborhood-oriented focus group meeting included representatives from existing neighborhood associations, municipal entities, businesses, residents from the respective neighborhoods. Representatives from the following entities participated in the various focus group meetings throughout the week:

- City of Beaufort Planning Staff
- City of Beaufort Historic District Review Board
- Beaufort City Council
- Historic Beaufort Foundation
- Main Street Beaufort
- Beaufort Regional Chamber of Commerce
- Black Chamber of Commerce
- The Point Neighborhood Association
- Old Commons Neighborhood Association
- Historic District Churches



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- University of South Carolina Beaufort
- Business Leaders
- Developers and Realtors
- County Leaders (School Board, Library, etc.)

The following individuals participated in the neighborhood focus groups:

Focus Group #1: Old Commons

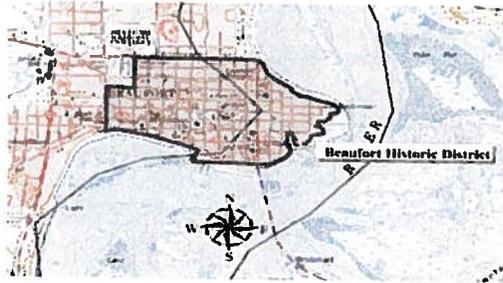
- Lynn Jackson, resident
- Jerry Stocks, resident and President of Old Commons Neighborhood Association
- Charlotte Pazant Brown, resident and property owner
- Delo Washington, resident
- Evan Thompson, Executive Director of Historic Beaufort Foundation
- Maxine Lutz, resident and Vice President of Old Commons Neighborhood Association
- Susan Ulmer, Minister at Carteret Methodist Church
- Laura Byrd, Associate Minister at Carteret Methodist Church
- Mike Sutton, resident and City Councilman
- Diane and John Hawkins, residents
- Terry Sweeny, resident
- Will Lutz, resident
- Steven Greenberger, resident of The Point neighborhood
- Fred Washington, resident and Chairman of the Beaufort County School Board

Focus Group #2: The Point

- Dewitt Helm, President of The Point Neighborhood Association
- Steven Greenberger, resident
- Scott Myers, resident
- John Gadson, Chairman of Historic District Review Board (HRB)
- Jerry Stocks, President of the Old Commons Neighborhood Association
- Mike Sutton, City Councilman
- John Owens, Deacon of First African Baptist Church
- Evan Thompson, Executive Director of Historic Beaufort Foundation

Focus Group #3: Northwest Quadrant

- Larry Holman, President of the Beaufort County Black Chamber of Commerce
- Ed Boyd, Director of Beaufort Housing Authority



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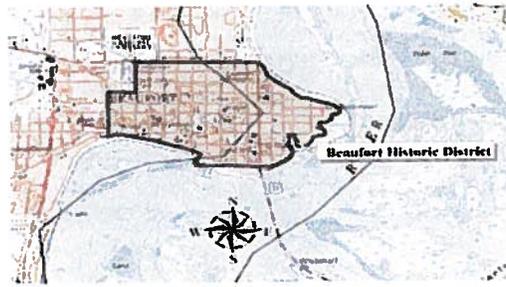
- John Gadson, Chairman of HRB
- Brenda Dooley, Executive Director for LowCountry Habitat for Humanity
- Evan Thompson, Executive Director of Historic Beaufort Foundation
- Mike Sutton, City Councilman
- Charlotte Brown

Focus Group #4: The Bluff

- While there were no attendees for this particular focus group, several residents of the Bluff attended other sessions during the week.

Focus Group #5: Downtown, Business, Development, Tourism and History

- Dick Stewart, property owner & developer
- Maxine Lutz, Historic Beaufort Foundation
- Michael and Pat Whitehead, citizens
- Scott Myers, business owner
- Lisa Estes, property owner
- Jack Sheey, business owner and Chairman of Main Street Beaufort
- Bill Chambers, architect
- Colin Booker, architect and historian
- Joy Locke, Executive Director of Main Street Beaufort
- Greg Huddy, member of Historic District Review Board
- Roy Matthews, resident of Pigeon Point and member of Zoning Board of Appeals
- Brian Kaufman, architect
- Jane Frederick, architect
- Woody Rudder, Chairman of Historic Beaufort Foundation
- Steve Tully, downtown resident and property owner
- Mark Sutton, architect
- Mike Sutton, downtown resident and business owner and City Councilman
- Courtney Worrell, 303 Associates
- Carlotta Ungaro, President of Beaufort Regional Chamber of Commerce
- Bruce Bonge, resident of Northwest Quadrant and developer/realtor
- Josh Ward, architect
- Deborah Johnson, resident of Northwest Quadrant



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City Council

An additional focus group meeting took place with the Mayor and members of City Council on Tuesday afternoon, December 4th at 5:00 p.m. at City Hall. The purpose of this meeting was to present an overview of process and goals for updating Beaufort's preservation plan and to solicit input from the City's elected leaders. Participants included:

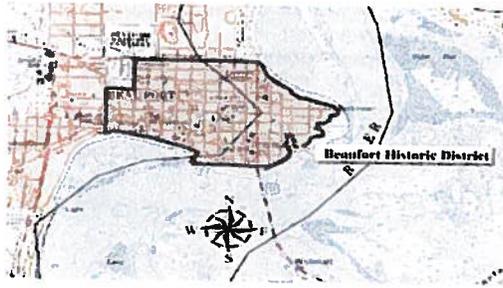
- Mayor Bill Rauch
- Mayor Pro Tem George O'Kelley, Jr.
- Councilwoman Donnie Ann Bear
- Councilman Mike Sutton

Public Meeting

A Public Meeting was conducted on Wednesday evening, December 5th at 6:00 p.m. The purpose of this meeting was to present the scope, approach and schedule of the planning process and to hear general concerns, ideas and thoughts from the community. A partial list of participants included:

- Jeanne Sams Aimar
- Joy Locke
- Brandon Honig, The Beaufort Gazette
- Mike Whitehead
- Billy Keyserling
- Edith Galloway
- Helen Galloway Evans
- John Champoux
- Libby Anderson
- John Gadson
- Lolita Huckaby, Beaufort Today
- Will Lutz
- Delo Washington
- Katherine Kinghorn
- Betty Chamlee
- Geddes Dowling
- Dick and Sharon Stewart
- William Mobley

Following the conclusion of these meetings, members of the LAS planning team met again with members of the Steering Committee in a public format to provide an overview of the preservation planning issues that had been raised and discussed throughout the week, and to provide additional opportunity discuss these issues and raise others.



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7.2 Appendix B – Beaufort Historic Preservation Planning Charette Schedule

Sunday, December 02
Arrive Beaufort in PM

Monday, December 03

Location: Friend's Room – The Arsenal, 713 Craven Street (unless otherwise noted)
8:00AM-10AM Meet with Planning Staff – Donna Alley, Libby Anderson & others

10:00AM Location: Planning Offices @ 701 Craven Street

10:00-12:00 Noon Steering Committee Meeting

12:00PM Lunch

1:30 PM Focus Group Session # 1

2:30 PM Focus Group Session # 2

3:30 PM Focus Group Session # 3

4:00 PM-6PM Team Work Session – Windshield Survey

6:00- PM Team Work Session

Tuesday, December 04

Location: Friend's Room – The Arsenal, 713 Craven Street
8:00 AM Orientation for the day

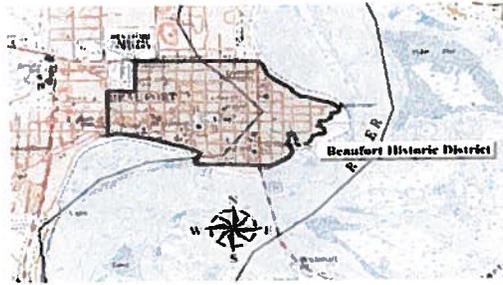
9:00 AM Focus Group Session # 4

10:00 AM Focus Group Session # 5

11:00 AM Team Work Session

12:00 Noon Lunch

1:00 PM Work Session – Windshield Survey of Existing District



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- 2:00 PM Work Session – Windshield Survey of Existing District
- 3:00 PM Work Session – Windshield Survey of Northwest Quadrant
- 4:00 PM Work Session – Windshield Survey of Northwest Quadrant & Prep for City Council Meeting
- 5:00-6:00PM City Council Meeting – Briefing & Receive Input
- 6:00 PM Work Session – Follow-up on Council meeting
- 7:00 PM Team Work Session

Wednesday, December 05

Location: Friend's Room – The Arsenal, 713 Craven Street

- 8:00 AM Orientation for the day
- 9:00 AM-5PM Team Work Session
- 6:00 PM Public Meeting

Thursday, December 06

Location: Friend's Room – The Arsenal, 713 Craven Street

- 8:00 AM-12PM Field Work/ Walk through Neighborhoods
- 1:00 PM-5PM Team Work Session
- 5:00 PM Meeting/Presentation to planning staff
- 6:00 PM Team Work Session – Follow-up on planning staff

Friday, December 07

Location: Friend's Room – The Arsenal, 713 Craven Street

- 8:00 AM -10AM Work Session
- 10:00 AM Steering Committee meeting