



CITY OF BEAUFORT
HISTORIC REVIEW BOARD
1911 BOUNDARY STREET
BEAUFORT, SOUTH CAROLINA 29902
(843) 525-7011
FAX: (843) 986-5606

CITY OF BEAUFORT
HISTORIC DISTRICT REVIEW BOARD
Wednesday, March 9, 2011, 2:00 P.M.
City Hall, Planning Conference Room – 1911 Boundary Street
Beaufort, South Carolina

STATEMENT OF MEDIA NOTIFICATION: “In accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended, all local media duly notified of the time, date, place, and agenda of this meeting.

Members Present

Joel Newman, Chairman
Inez Neal
Marianne Norton
Michael Rainey

Members Absent

Bill Chambers, Vice-Chairman

I. Call to Order:

Mr. Newman, Chairman, called the meeting to order at 2:00 P.M. Mr. Newman introduced the Board members, Inez Neal, Marianne Norton, and Michael Rainey, and City of Beaufort staff, Libby Anderson, Planning Director, and Julie Bachety, Recorder.

Mr. Rainey asked if the agenda could be rearranged so the last discussion item could be heard first since he has to leave early. Mr. Newman, Chairman, said that would be fine.

II. Discussion:

A. Clarification of HRB Demolition Applications Outside Historic District, Presented by Libby Anderson, Planning Director.

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Ms. Anderson said the Historic District Review Board (HRB) is required to review applications for demolition of structures outside the Historic District which are listed on the Beaufort County Historic Site Surveys. She said if the Board denies the application, it appears, in staff's reading of the ordinance, that this denial stays the demolition for 180 days, and after that time, a demolition permit can be issued. Ms. Anderson said since there is some ambiguity in this section of the code, and staff would like to clarify it with an ordinance amendment. She said staff has asked direction from City Council on how they would like to proceed in this matter. City Council in turn has asked for the Board's input. Ms. Anderson said some changes that could be considered are: keeping the current process in place and just clean up the ordinance language; eliminate the requirement for HRB review all together; reduce the length of time of the stay of demolition; or making the HRB decision final and definitive (not just a delay, but a prohibition, just as it is in the Historic District).

Ms. Norton asked if the Open Land Trust has a say in this. Ms. Anderson said they would only be with structures in the City. Mr. Rainey said by giving the 180 day window, it's not a spur of the minute decision and it is able to come before the Board. Mr. Newman said when a customer submits a demo permit they need to speak with someone like Historic Beaufort Foundation (HBF) first because it's more efficient. Mr. Rainey said we are representatives of the Secretary of Interior's Standards and HBF is not. Ms. Anderson said as soon as the application comes in, HBF should be informed right away for their opinion. Ms. Anderson asked the members if they were okay with the 180 stay and whether it was good or too long. Mr. Rainey said the 180 days is fine. Ms. Neal asked how many properties are allowed to be demolished like this and the city maintains their historic status. Ms. Anderson said as far as the historic district status, there is no impact. Mr. Newman said it's not an unreasonable time. Ms. Anderson said we would like HBF to help us go through the surveys and let the owners know the outcome and if there are tax credits. The members agreed. Ms. Anderson confirmed with the board members that their decision on the process is to keep it as is and to get HBF involved as soon as possible and as well as the home owners.

Civic Investment – Get Involved – Presented by Demetri Baches, of Metrocology. Mr. Baches went over his PowerPoint Presentation. He explained what the “go to staff” means and who it included. He said the Civic Investment Office will be located in City Hall across from the City Manager's office. He said the staff includes him, Josh Martin, Lauren Kelly, and Naomi Leeman, who all are in Beaufort. The other staff is the Lawrence Group who has an office out of St. Louis and the lead firm is located in Davidson, NC.

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Mr. Baches went over the previous plans ranging from 1998 through 2010 and said the city currently has been divided into five sectors which are:

- Section 1 - downtown;
- Sector 2 - the Hermitage area to hospital and TCL;
- Sector 3 - Port Royal;
- Sector 4 - Boundary Street/170; and
- Sector 5 - Lady's Island including Whitehall Plantation.

He informed the board members of upcoming charettes that will be taking place based on the ideas of what Beaufort will look like in the years to come. He also showed an example of what the surveys will look like. He also showed their active website which includes calendars, charrette information, staff information, videos, etc. He said he hopes to complete the last part of the project by 2013.

Mr. Rainey left the meeting at this point.

Ms. Norton asked if there will be the need for a Historic Review Board in the future because everything will be built into this plan. She thought there should still be a review board of some kind and asked who it would be. Mr. Baches said there is nothing in mind right now, but the city will set up some type of review which may be just one board. Mr. Baches said for example, if a hurricane came through and destroyed Beaufort, downtown would then become "Boundary Street" because that's what is under the code now. He said larger cities have been doing what we are proposing for some time now but Beaufort is the first smaller city to do it. Ms. Norton asked if Mr. Baches could provide her with information about other cities. He said he will put a reading list and a few links on their website. Ms. Neal referred to Charlotte and spoke about how it has changed since she moved to Beaufort in 2005. Mr. Baches said most of those changes done were due to bad planning. The Board asked what is the outcome going to be. Mr. Baches said we hope to get things off the ground in a few more months. He also said the Redevelopment Commission is the body in charge and there will also be people like Main Street involved.

III. Review of Minutes

A. Minutes of the Meeting on February 9, 2011

Motion: Ms. Norton made a motion, seconded by Mr. Newman, to approve the minutes as presented. The motion carried with a vote of three to zero.

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B. Minutes of the Special Meeting on February 21, 2011

Motion: Ms. Norton made a motion, seconded by Mr. Newman, to approve the minutes as presented. The motion carried with a vote of three to zero.

IV. Old Business

V. New Business

VI. Adjournment

Motion: Mr. Newman made a motion, seconded by Ms. Norton, to adjourn the meeting.

The Meeting adjourned at 2:55 P.M.

Submitted by Julie Bachety, Recorder