



**CITY OF BEAUFORT**  
**DEPARTMENT OF PLANNING**  
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**REQUEST FOR QUALIFICATIONS**  
**HISTORIC PRESERVATION PLAN**  
FOR THE CITY OF BEAUFORT, SOUTH CAROLINA  
July 27, 2007

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The City of Beaufort, South Carolina is requesting qualifications from professional preservation planning firms to prepare an update to its existing Historic Preservation Plan, which was completed in 1989.

This new preservation plan should review the current state of preservation in the City, identify new and emerging preservation issues, and develop a consensus on goals and strategies for the future.

Current design guidelines and historic sites surveys will be reviewed as part of this update. Further, the new historic preservation plan should complement the newly adopted Boundary Street Master Plan. If possible, the new preservation plan will also focus on evolving portions of the City outside of the historic downtown that have yet to be analyzed in a preservation context.

The Consultant will design and facilitate a process that ensures maximum community involvement, including the Historic District Review Board, Historic Beaufort Foundation, local preservation organizations, neighborhood associations, business groups, elected officials and the general public.

**Historical Background:**

The Beaufort Historic District was listed in the National Register of Historic Places in 1969. The district was designated a National Historic Landmark in 1973. The period of significance for the district is from 1712 to 1950. The district is approximately 304 acres, bounded to the south and east by the Beaufort River, to the west by Hamar and Bladen Streets, to the north by Boundary Street. Beaufort contains 825 surveyed historic resources. Of those surveyed, 475 are listed as contributing and 350 as non-contributing. Eight historic structures are individually listed.

## **Contextural Background:**

Beaufort is experiencing unprecedented growth. The historic downtown is especially attractive to developers. During the last six months of 2006, the Historic District Review Board reviewed an average of fifteen projects per month. Currently, the board relies on the historic preservation planner, and on occasion, a part-time paid architectural consultant, for guidance regarding appropriateness of new construction.

Commercial infill projects are a particular source of concern to adjacent neighborhoods. Residents of these downtown historic neighborhoods are concerned about the mass and height of new construction and the increase in people and traffic that follows.

One historically African American neighborhood, known as the Northwest Quadrant, is surrounded by the downtown commercial core. During recent years, this neighborhood has found it increasingly difficult to retain and maintain the unique character of its neighborhood. The neighborhood's architecture is predominately small in scale and vernacular in style. Larger scale new buildings within this historic residential neighborhood and in surrounding commercial areas have the potential to increase property values so that many of the long time residents might be displaced. A new historic preservation plan should include recommendations to support the continuation, protection and enhancement of this and other existing downtown historic neighborhoods.

One type of commercial building that is anticipated in the near future is a parking structure. This will be a larger structure than any currently in the downtown commercial district. The challenge will be to find an appropriate location and design that will be compatible with existing historic structures and not negatively impact adjacent historic neighborhoods. The preservation plan will address this and other pressing concerns related to street design, parking standards, landscaping, development standards, and various quality of life issues, while ensuring the protection and preservation of Beaufort's National Historic Landmark status.

Beaufort's design guidelines were last updated in 1990, with a Supplement to The Beaufort Preservation Manual by John Milner. While The Beaufort Preservation Manual and Supplement remain viable design guidelines, they do not adequately address many of the types of new construction being proposed and neighborhood planning concerns that come with the pressures of development.

The most comprehensive historic preservation plan was written in 1972 by Russell Wright and included the first survey of historic properties. The last Historic Preservation Plan was written in 1989 by Thomason and Associates. This plan led to many positive changes. Some changes included, designation as a Certified Local Government by the National Park Service, hiring of a full-time historic preservation planner, creation of a Main Street program, inclusion of the Northwest Quadrant in the enforced sector of the historic district, a county-wide survey of above-ground resources, adoption of design guidelines for the Northwest Quadrant, and rezoning of portions of the downtown historic

district to protect residential neighborhoods from commercial encroachment and inappropriate land use.

**Scope of Work:**

The final product should include a working document(s) that can be adopted as an adjunct to existing guidelines and ordinances to be used in the review and planning related to historic preservation issues.

**Budget:**

Not to exceed \$40,000.00

**Submittals should include the following:**

**Information Relative to the Firm (or team if a joint venture).**

Provide a profile of your firm or firms, including areas of expertise and the services that you can provide as well as contact information.

**Organizational Chart and Resumes of Key Personnel.**

Identify a Project Manager for the Plan, provide the overall structure of the firm or firms, and the resumes of key personnel that will be working on the project.

**Statement of Qualifications.**

Reasons why your firm is qualified and should be selected, and unique capabilities which distinguish your firm.

**Recent Experience.**

Provide examples of relevant Preservation Plans or other related Plans that the firm has worked on in the recent past.

**References:**

Include contact information for previous clients of similar projects, indicating specific information for principal contact/project manager.

**Send submittals to:**

**Donna S. Alley  
Historic Preservation Planner  
City of Beaufort  
701 Craven Street (29902)  
P.O. Dower 1167 (29901)  
Beaufort, South Carolina**

**Please submit seven (7) copies of submittals and related documents by August 24, 2007 by 5:00 PM.**

All submittals will be reviewed by a City-appointed Selection Committee. The most qualified candidates will be short-listed. These candidates will be invited to interview and/or to make a more detailed presentation before the Selection Committee.

All members of the selected team must be licensed to do business in the City of Beaufort and provide proof of General Liability Insurance and Workers Compensation.

The City shall not be responsible for any of the costs associated with responding to this request for qualifications and all submitted materials shall become the property of the City. Furthermore, the City expressly reserves the right to reject any or all teams and re-advertise if deemed necessary.

Please e-mail any questions to Donna Alley at [dalley@cityofbeaufort.org](mailto:dalley@cityofbeaufort.org) or by telephone at (843) 525-7014.