

6 August 2008

## WEEKLY MEETING OF NWQ STUDY GROUP

Attending from the Study Group: James Bellew, John Gasden, Dwayne Smalley, Al Hefner, Henrietta Goode, Pete Palmer

Not attending: Bob Pinkerton,

Attending from the public: Donna Alley, Evan Thompson, Dick Morehead  
Billy Keyserling

### Key Points Were:

- At the request of the Chairman, Evan Thompson provided a background explanation for Beaufort's Historic Landmark Designation.
  - Beaufort was entered into the National Register in 1969, using the 1967 town boundaries. (Historic Beaufort Foundation came into being in 1967.)
  - Every building that was 50 years old at that time was considered to be 'contributing.' (This is not an adjective – it is a formal descriptor by the National Park Service of the US Department of the Interior.)
  - In 1973 Beaufort was formally made a Landmark District – one of five in South Carolina. (Penn Center is one of the other four.)
  - What this means is that any Federal funding or project has to survive a Section 106 review – essentially to make sure that 'contributing' buildings are not negatively impacted. This is the only Federal protection that applies to the historic district.
  - All other rules, regulations, codes, etcetera that apply to or impact on the Historic District (to include the NWQ) are creations of Beaufort City Government. The Milner guidelines and details about the Conservation District are City driven.
  - Benefits:
    - State and Federal tax benefits.
    - Tourism is drawn to Beaufort because of it.
    - Grants are obtainable because of it.
    - Home values of 'contributing' buildings are more constant than other residential real estate.
- Once again the concern was raised about the lack of accomplishment by this Study Group.
- Garrett Buds forwarded a 25 page report from the South Carolina Coastal Conservation League (CCL) that provided a sense of what can be done in the NWQ using form base codes. The document made very clear their sensitivity to the forms, sizes and shapes of what is already

in the NWQ and is a much appreciated first step. This report should be included in the package that we provide the City Council on 25 August 2009.

- The decision was made to forego the Study Group meeting with the NWQ Community – to allow them to have their own organizational meeting on 19 August. In the event that the community organization solidifies, this may be our most significant achievement in coming years.
- Our most significant disappointment has been the failure to conduct the house by house survey – not only of the entire Q but especially of the four block central area.
- John Gasden, Naomi Lewis, Billy Keyserling and Pete Palmer have all either submitted outlines for our presentation to City Council or have written extensively for the final presentation package. Evan Thompson is working with all of those drafts and submissions. The topics will be:
  - Vision
  - Community Activation
  - Restoration
  - New In-Fill – using Form Base Code
  - Cleaning up the neighborhood – making it safe and walkable
  - Green buildings and Green spaces
  - Commercial locations
  - Social and Economic Diversity
- James Bellew provided details on his interviews with NWQ property owners who want to improve their properties. He also provided an outline of the kinds of interests (refurbish and repair; build; etcetera) that should be part of the package presented to City Council.
- There will be a NWQ Back To School Community Prayer Breakfast at 1010 Monson and Congress from 9-11 AM on Saturday August 15<sup>th</sup>. Some members of the Study Group will attend, mingle and hopefully gain some senses from the community on our efforts.

The next meeting will be on **Wednesday** 12 August at 5:00 at 1211 Boundry Street. The main focus will be working on the presentation to City Council.