



**Beaufort County
Historic Preservation
Review Board Meeting**

Chairman

Natalie Hefter

Vice Chairman

Katrina Epps

Board Members

Kathryn Mixon

Sally Murphy

Cheryl Steele

Katherine Pringle

Aileen LeBlanc

County Administrator

ERIC GREENWAY

Staff Support

ROBERT MERCHANT

JULIANA SMITH

Administration Building

Beaufort County Government

Robert Smalls Complex

100 Ribaut Road

Contact

Post Office Drawer 1228

Beaufort, South Carolina 29901-1228

(843) 255-2140

www.beaufortcountysc.gov

Historic Preservation Review Board Agenda

Thursday, July 21, 2022 at 1:00 PM

HYBRID MEETING

Executive Conference Room, Administration Building

Robert Smalls Complex, 100 Ribaut Road, Beaufort

[MEETING LINK:](#)

Meeting number (access code): 161 366 1564

Passcode: HPRB

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. FOIA – PUBLIC NOTIFICATION OF THIS MEETING HAS BEEN PUBLISHED, POSTED, AND DISTRIBUTED IN COMPLIANCE WITH THE SOUTH CAROLINA FREEDOM OF INFORMATION ACT
4. APPROVAL OF MINUTES - August 5, 2021
5. CITIZEN COMMENTS (*Comments are limited to 3 minutes.*)

ACTION ITEMS

6. CONSIDERATION OF BRICK BAPTIST CHURCH'S DEACON STUDY HOUSE RELOCATION AND EXTERIOR ALTERATION
 7. REVIEW AND ADOPTION OF APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
-
8. ADJOURNMENT

Minutes
Historic Preservation Review Board
August 5, 2021, 1:00 p.m.
Hybrid Meeting

CALL TO ORDER:

Ms. Natalie Hefter, Chairman, called the meeting to order at 1:00 p.m.

MEMBERS PRESENT:

Natalie Hefter, Chairman
Katrina Epps, Vice Chairman
Sally Murphy
Cheryl Steele

MEMBERS ABSENT:

Kathryn Mixon (abstaining)
Katherine Pringle

STAFF PRESENT:

Robert Merchant, Beaufort County Planning and Zoning Acting Director
Juliana Smith, Beaufort County Planning and Zoning Long Range Planner
Stefanie Nagid, Beaufort County Planning and Zoning Passive Parks Manager
Diane McMaster, Beaufort County Planning and Zoning Senior Administrative Specialist

PUBLIC COMMENT (non-agenda items):

None.

MINUTES:

The Chairman asked if there were any comments or amendments to the minutes; there were none. The Board members voted unanimously to approve the minutes as submitted.

NEW BUSINESS: Fort Fremont History Center Naming Request

The applicants, the Friends of Fort Fremont, are requesting the new History Center be named in honor of the late Pete Richards. The History Center is located at the Fort Fremont Preserve, 1126 Lands End Road, Saint Helena Island, SC

Acting Director Rob Merchant and the Beaufort County Planning Staff pointed out that the proposed naming of the Pete Richards History Center is not consistent with Beaufort County's policy statement for naming and renaming landmarks. There is also concern for confusion to out-of-town visitors to the center.

Several members of the Friends of Fort Fremont including Ray Rollings, Marian Rollings, Dennis Cannady, and Wendy Wilson, read prepared statements and spoke in favor of their petition to rename the History Center after Pete Richards.

Ms. Stefanie Nagid, Beaufort County Passive Parks Manager, spoke against naming it the Pete Richards History Center and in favor of, instead, naming it The Fort Fremont History Center in Memory of Pete Richards.

Ms. Hefter stated she was in agreement with the compromise and asked if there were any further comments on the matter. Mr. Rollings stated the Friends of Fort Fremont were agreeable to Ms. Nagid's suggested name.

Chairman Hefter asked for a motion for the proposed name change. Ms. Sally Murphy motioned to accept the name The Fort Fremont History Center in Memory of Earl Peter Richards. Ms. Cheryl Steele seconded the motion. The motion passed with a unanimous vote.

OTHER BUSINESS: None.

ADJOURNMENT:

There being no further business, Chairman Natalie Hefter adjourned the meeting at 1:30 p.m.

Brick Baptist Church Study House Relocation and Exterior Alteration

Applicant: The Second Founding of America: Reconstruction Beaufort
Location: Penn Center Brick Baptist Church
Application Type: Relocation and Exterior Alteration
Zoning Designation: T2 Rural

“The Second Founding of America: Reconstruction Beaufort,” (Reconstruction Beaufort) in collaboration with Brick Baptist Church and the Sons of Union Veterans of the Civil War of Beaufort, has received grant funding to relocate and renovate the historic Study House (c. 1885) at Brick Baptist Church on St. Helena Island. The Brick Baptist Church is a site included in the Reconstruction Era National Historical Park. Though the church is still used as a church, the National Historical Park maintains the exterior of the church and will use the relocated and renovated historic Study House as an interpretive center.

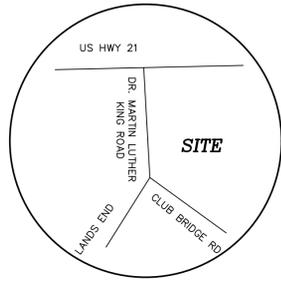
The Study House is currently located in the northeast corner of the Brick Baptist Church property located at 85 Dr. Martin Luther King Jr Drive on St. Helena. Reconstruction Beaufort is proposing to relocate the Study House to its original site, which has been determined to be immediately to the north of the church building within thirty (30) to forty (40) yards of the street. A proposed relocation site plan is attached. The original site was located via a gradiometer analysis conducted in February 2022 by SC State Archaeologist, Jon Leader (attached).

Reconstruction Beaufort is also proposing exterior alterations to the Study House. Proposed exterior alteration elevation plans are attached. They include constructing a new pier foundation, demolishing the non-historic porch and non-historic addition to the Study House, repairing siding, restoring windows, replacing the roof, painting the exterior, replacing the rear door, and creating ADA compliant access.

Staff Recommendation: Staff supports the Reconstruction Era National Park and its mission. Special consideration should be given to the proximity of any gravesites to the relocation site, as well as the information used to determine the proposed exterior alteration design and materials.

Attachments:

1. Proposed Relocation Site Plan
2. Proposed Exterior Alterations Elevations
3. Brick House Deacon Study Gradiometer Project
4. Relocation and Renovation Narrative from Grant Application



LOCATION MAP (Not To Scale)

LEGEND

- IP(O) = OLD IRON PIPE FOUND
- CM(O) = OLD CONCRETE MONUMENT FOUND
- RB(N) = NEW REBAR SET 1/2" DIA.
- CI(O) = OLD CRIMP TOP IRON PIPE
- OE(O) = OLD OPEN END IRON PIPE FOUND
- RB(O) = OLD REBAR FOUND
- P.P. = POWER POLE
- O.H.P. = OVERHEAD POWER LINES
- △ = CALCULATED POINT
- ⊗ = TREE TO BE REMOVED

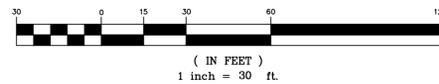
GENERAL NOTES:

- 1.) PRESENT OWNER OF PROPERTY SHOWN HEREON: THE BRICK BAPTIST CHURCH OF ST. HELENA
- 2.) TOTAL ACRES SURVEYED AND SHOWN HEREON: N/A
- 3.) ACREAGE DETERMINED BY RECTANGULAR COORDINATES.
- 4.) TMN # 300-16-95
- 5.) IT IS EXPRESSLY UNDERSTOOD THAT CHRISTENSEN SURVEYING CO. DOES NOT CERTIFY TO THE EXISTENCE OR ABSENCE OF ANY FRESHWATER WETLANDS ON THE PROPERTY SHOWN HEREON.
- 6.) THE BEARINGS SHOWN HEREON ARE MAGNETIC AND AS SUCH SUBJECT TO LOCAL ATTRACTION.
- 7.) PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" (N/A) PER FEMA MAP PANEL 45013C-0189-G DATED: MARCH 23, 2021

REFERENCE PLATS & DEEDS

- 1.) PLAT BK 145/151

GRAPHIC SCALE



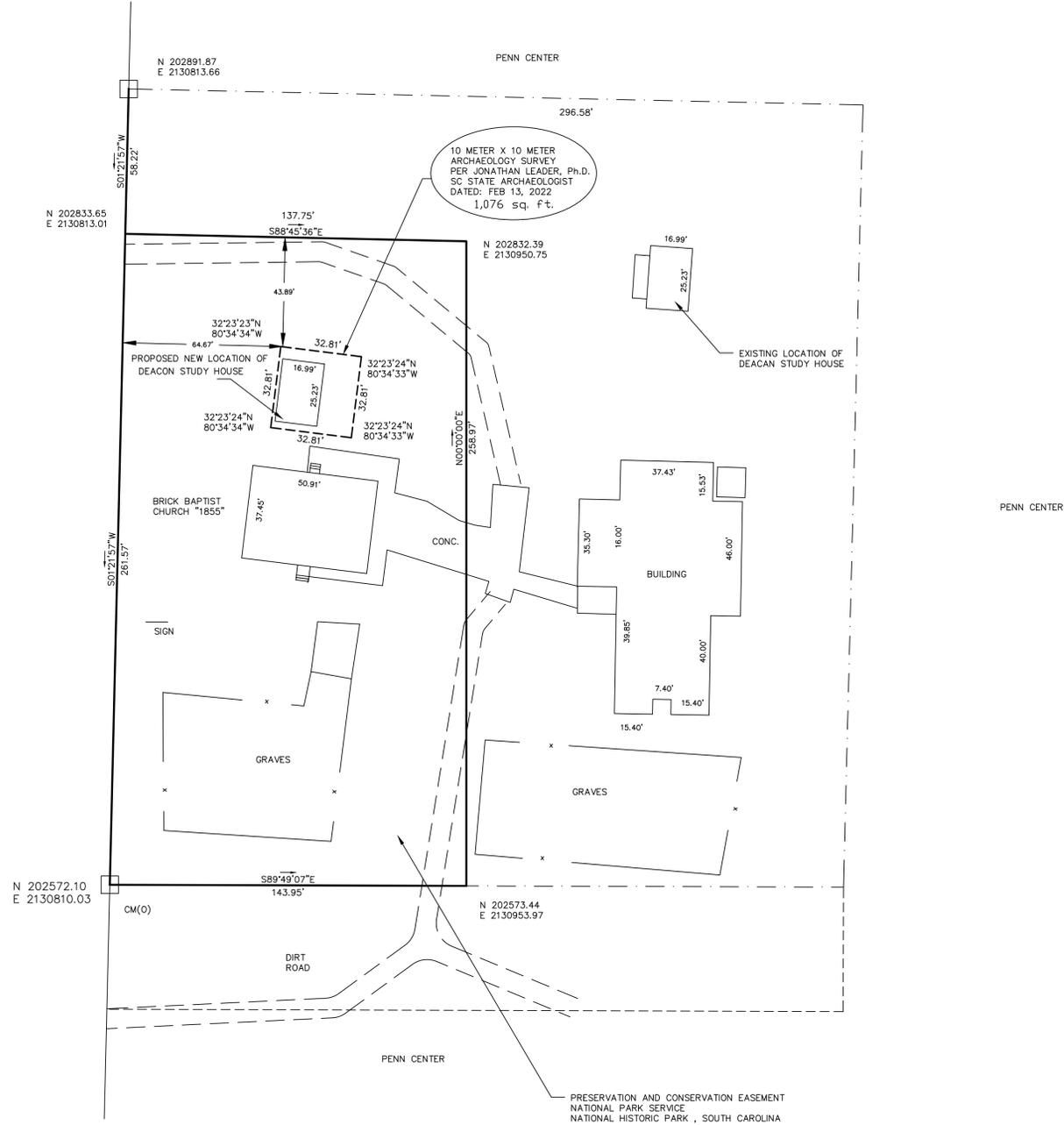
CERTIFICATION:

I, ZYAD A. KHALIL, HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN;



ZYAD A. KHALIL RLS
S.C. REG. NO. 15176

[THIS SURVEY IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE AND AN EMBOSSED SEAL]



PLAT SHOWING
PROPOSED NEW LOCATION
DEACON STUDY HOUSE
BRICK BAPTIST CHURCH
R300 016 000 0095 0000
ST. HELENA ISLAND
BEAUFORT COUNTY, SOUTH CAROLINA
DATED: APRIL 15, 2022
SCALE: 1"=30'

CHRISTENSEN ~ KHALIL SURVEYORS, INC.

3 FACULTY DRIVE, BEAUFORT SC 29907
(843) 524-4148



UNIVERSITY OF SOUTH CAROLINA

Gerald A. Neal
Neal's Construction, LLC
843-263-8417

SOUTH CAROLINA INSTITUTE OF ARCHAEOLOGY AND ANTHROPOLOGY

Mr. Billy Keyserling
PO Box 2145
Beaufort, SC 29901-2145

February 13, 2022

RE: Brick House Deacon Study Gradiometer Project

Dear Billy,

Thank you for inviting me to assist the work at the historic Brick Church, 85 Dr Martin Luther King Jr Dr, St Helena Island, SC 29920. The findings of the gradiometer work at the site are explained below and a series of photos are attached to provide context.

The purpose of the gradiometer analysis was to identify the original location of the historic Deacon Study house. The Deacon Study house is a frame structure on footers that has been added to over the years and was moved to its current location after 1933. This date is based on Brian Cary's photograph, HABS SC-588-C, taken for the Historic American Buildings Survey and curated at the Library of Congress. The photograph shows a portion of the building in its original position. The stewards of the property would like to move it back to the original area.

The equipment used was a Bartington 601 Gradiometer. The 601 Gradiometer is a high-resolution fluxgate gradiometer that measures tiny variations in the magnetic field. These variations are caused by hidden anomalies in the ground, such as foundations, pits, or metallic objects. It is very sensitive and once set up for an area can be very quickly deployed to acquire data.

We are dealing with a structure that was in place from the late 19th c through at least 1933. Early photographs show that it was always on footers and therefore proud of the ground. This can complicate the results of the gradiometer scan as the changes are often not as clearly delineated or one-to-one as when they are the result of a builder's trench or other subsurface building techniques. Previous work on sites of similar age with buildings on footers has demonstrated that the preparation of the site for the footers, the act of the building's construction, the rainwater run-off from the roof and sides, and activities around the building during use can sometimes provide sufficient changes to the soil magnetics to become visible to the equipment.

The results of the gradiometer survey are visible in the second attached photo. We appear to have the 'ghost' of the building's original location. As anticipated, it is not as clearly delineated as it would have been if it were built on the ground with common foundation and wall trenches nor is it entirely one-to-one. However, it is sufficiently complete to identify it as the building's original location.

The photos that follow are provided to show the context and location of the gradiometer survey in relation to the historic Brick Church. The survey was accomplished in a 10m x 10m grid square with the gradiometer starting in the NE grid corner and running north to south in a zig-zag pattern ensuring complete coverage of the grid area. The software used for interpretation of the acquired data was D W Consulting's TerraSurveyor. This is a suggested and standard software for the equipment.

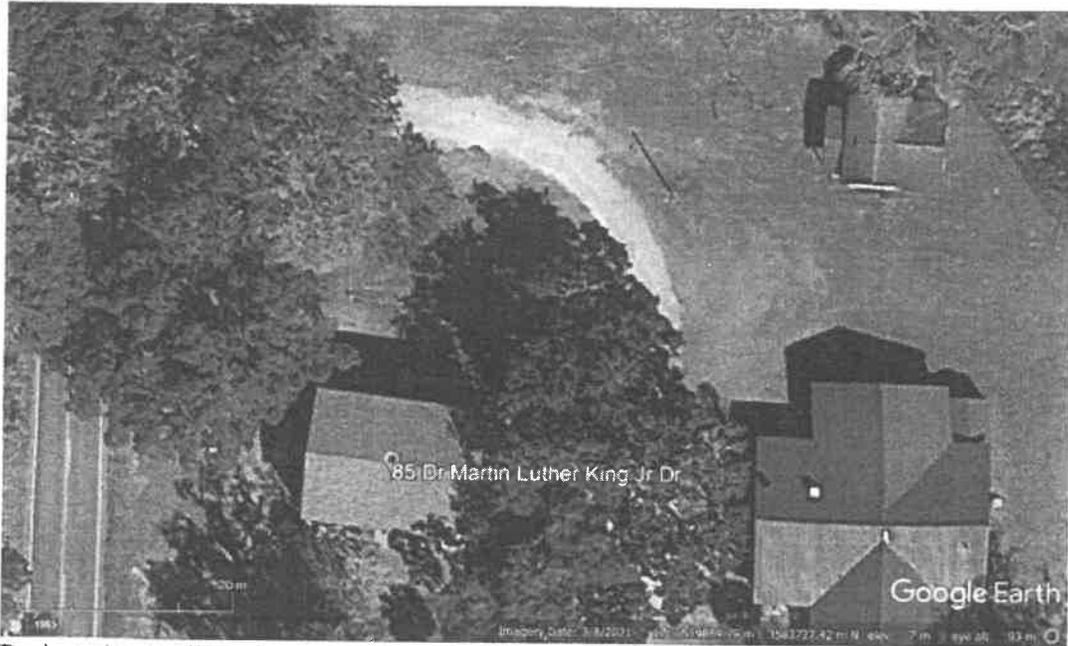
Thank you again for inviting me to take part in the project. Please feel free to contact me if you need any clarification or additional information or assistance.

Sincerely

A handwritten signature in black ink, appearing to read "Jonathan Leader". The signature is fluid and cursive, with a large initial 'J' and a long, sweeping underline.

Jonathan Leader, PhD
SC State Archaeologist

Project Photographs for Context and Location



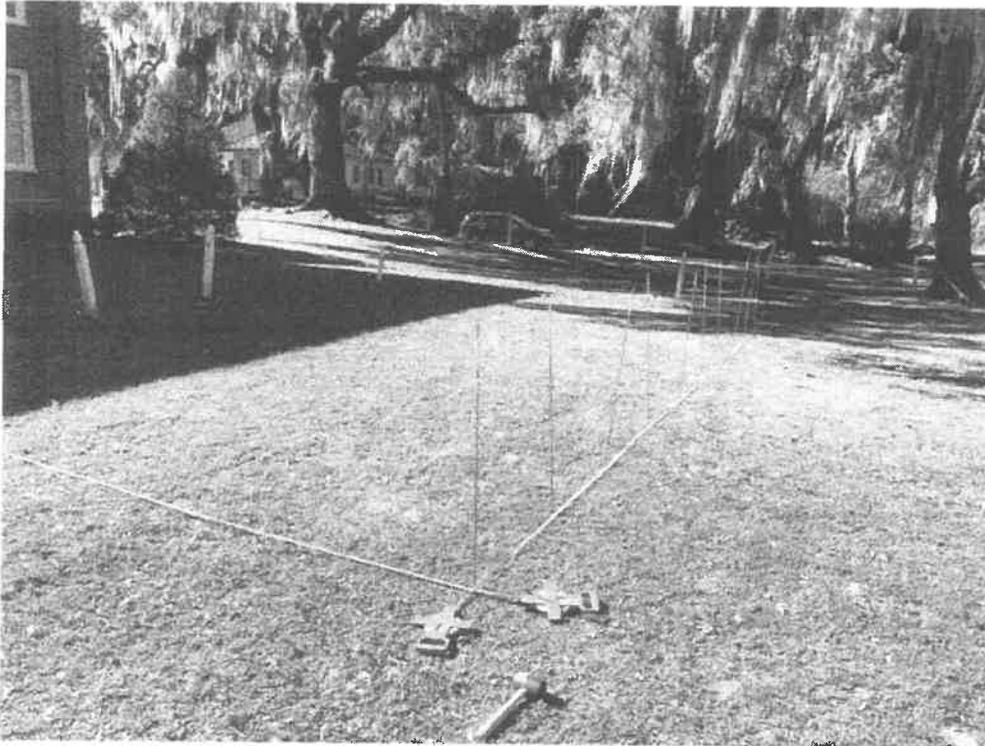
Project site satellite view. Google Earth Pro



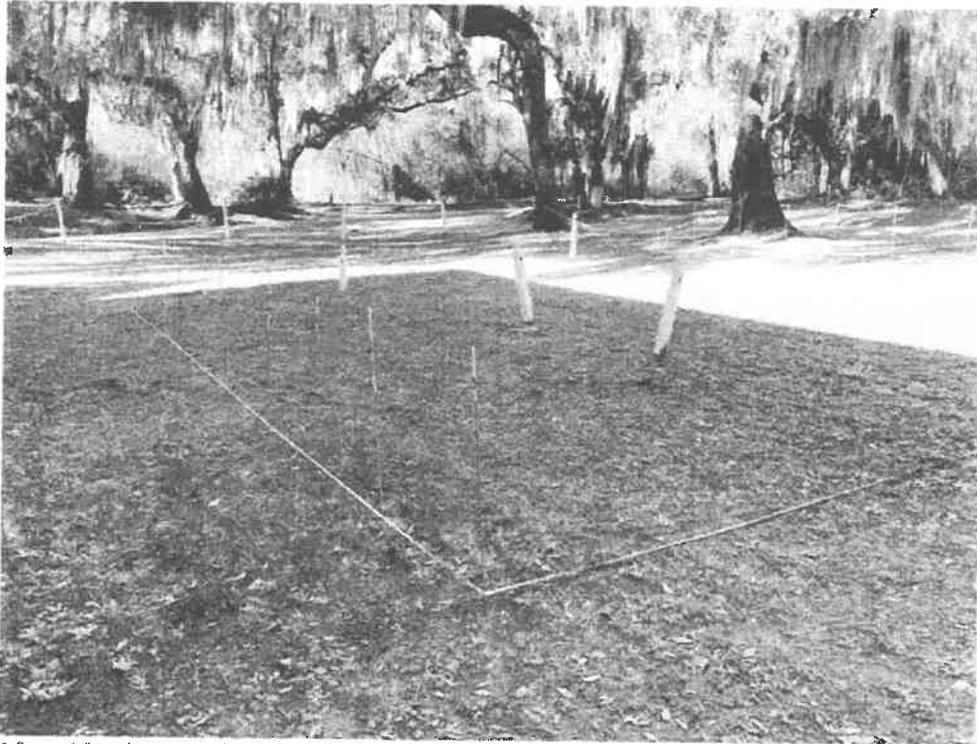
Project site satellite view with gradiometer results in place. Google Earth Pro, Jonathan Leader, SCIAA.



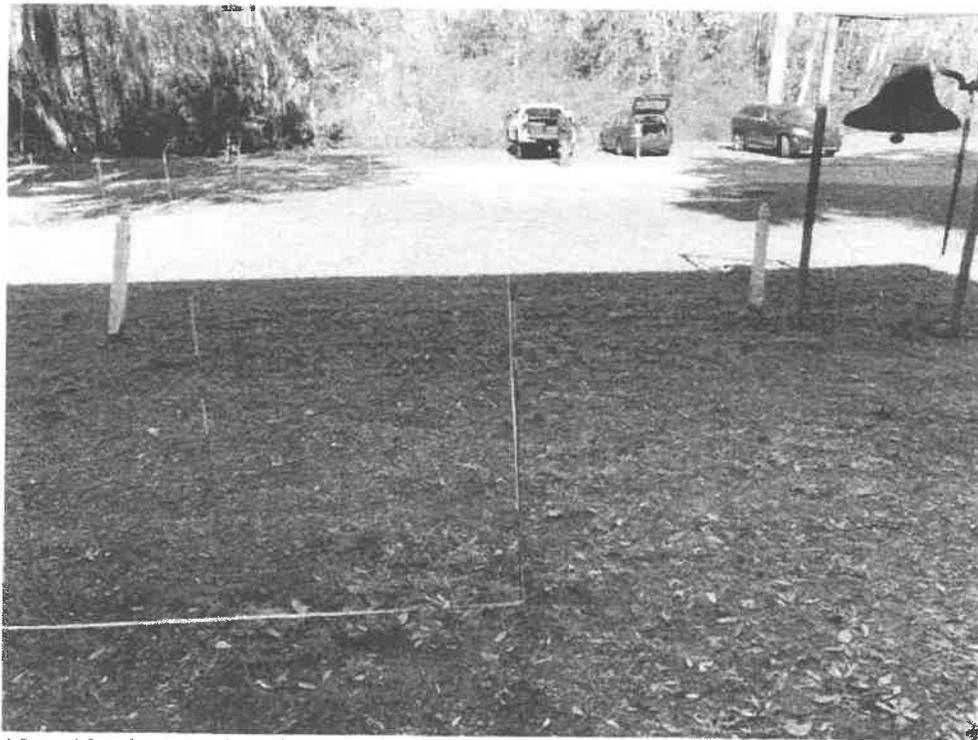
Project Area. Leader, SCIAA



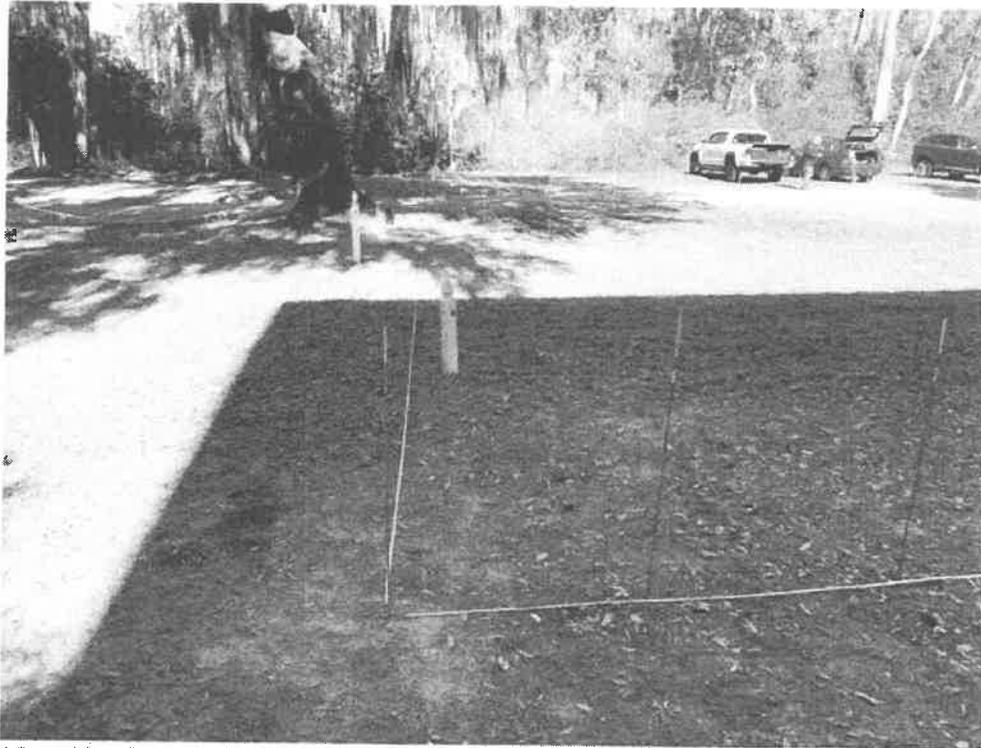
10mx10m layout view from NE corner. Leader, SCIAA



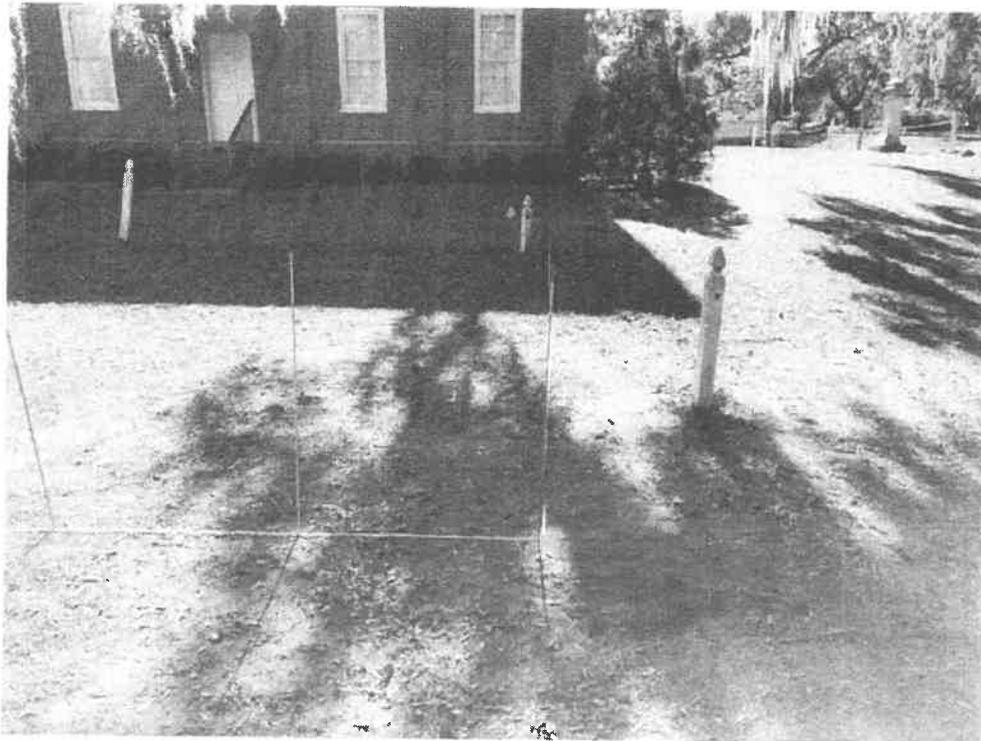
10mx10m layout view from SE corner. Leader, SCIAA



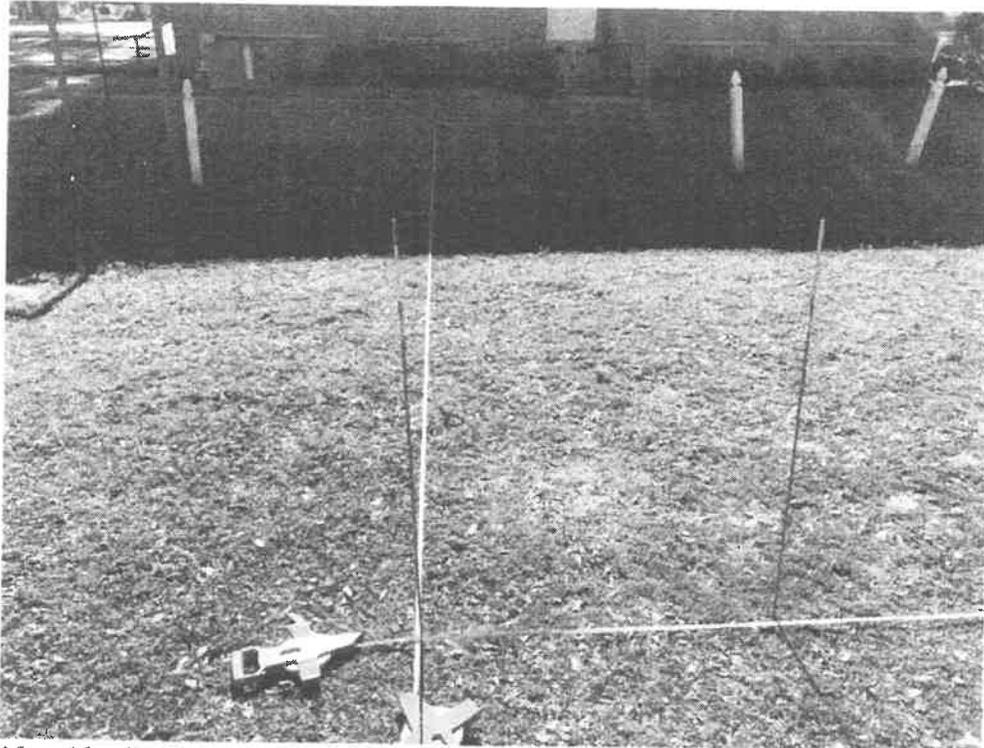
10mx10m layout view from SE to NE corner. Leader. SCIAA



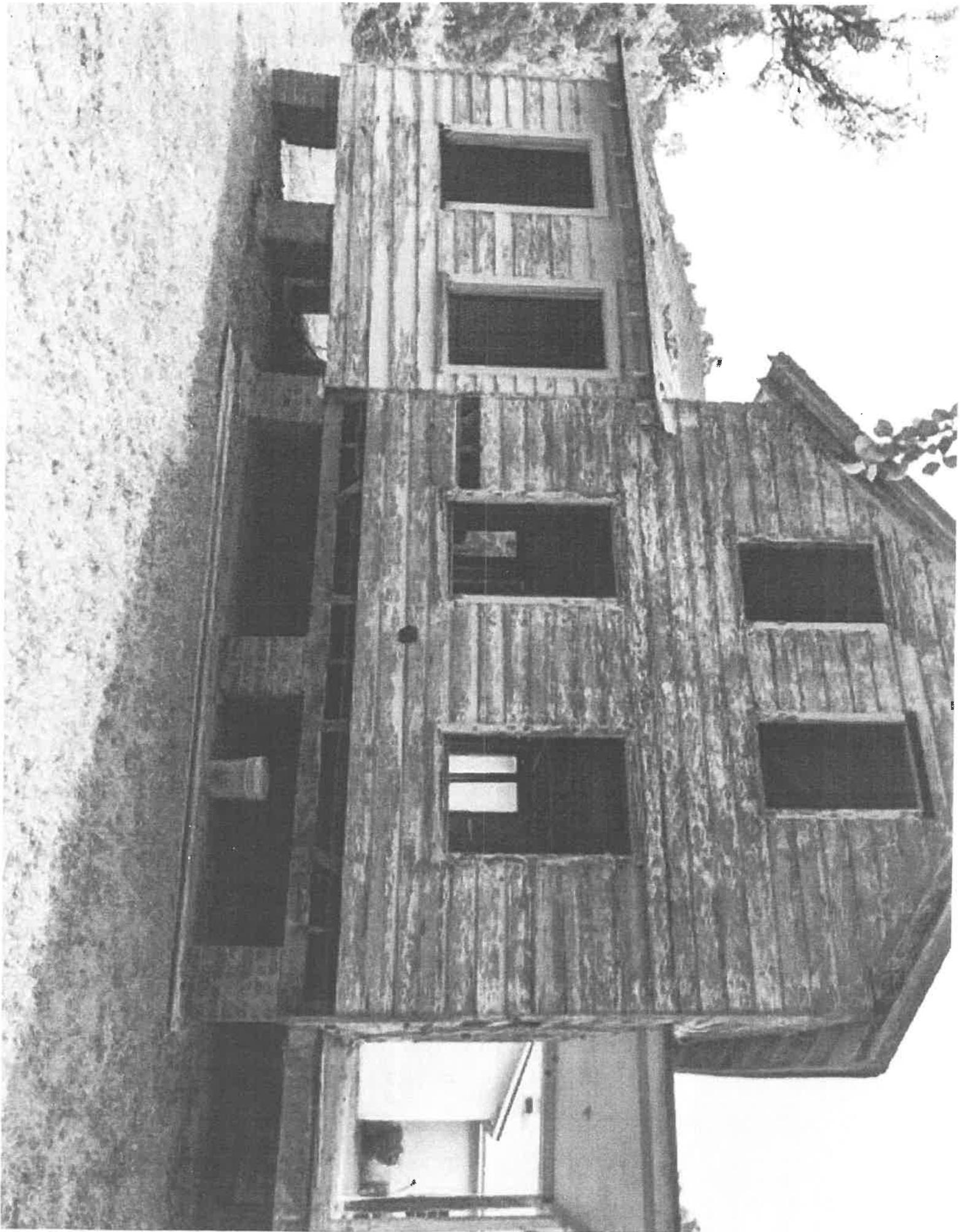
10mx10m layout view from SW corner to NW corner. Leader, SCIAA



10mx10m layout view from NW corner to SW corner. Note position of church corner and posts. Leader, SCIAA

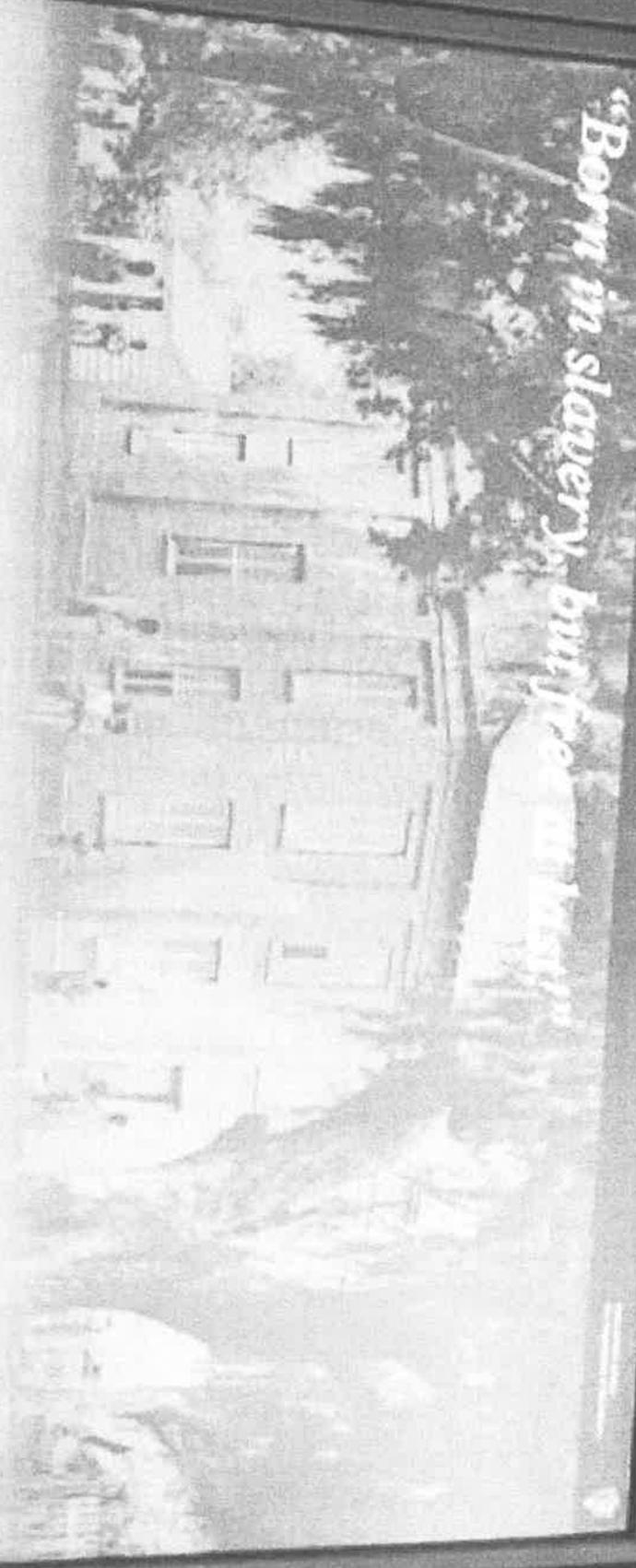


10mx10m layout view from NE to SE corner. Note position of posts and church door.
Leader, SCIAA



Historic Site
1855-1862

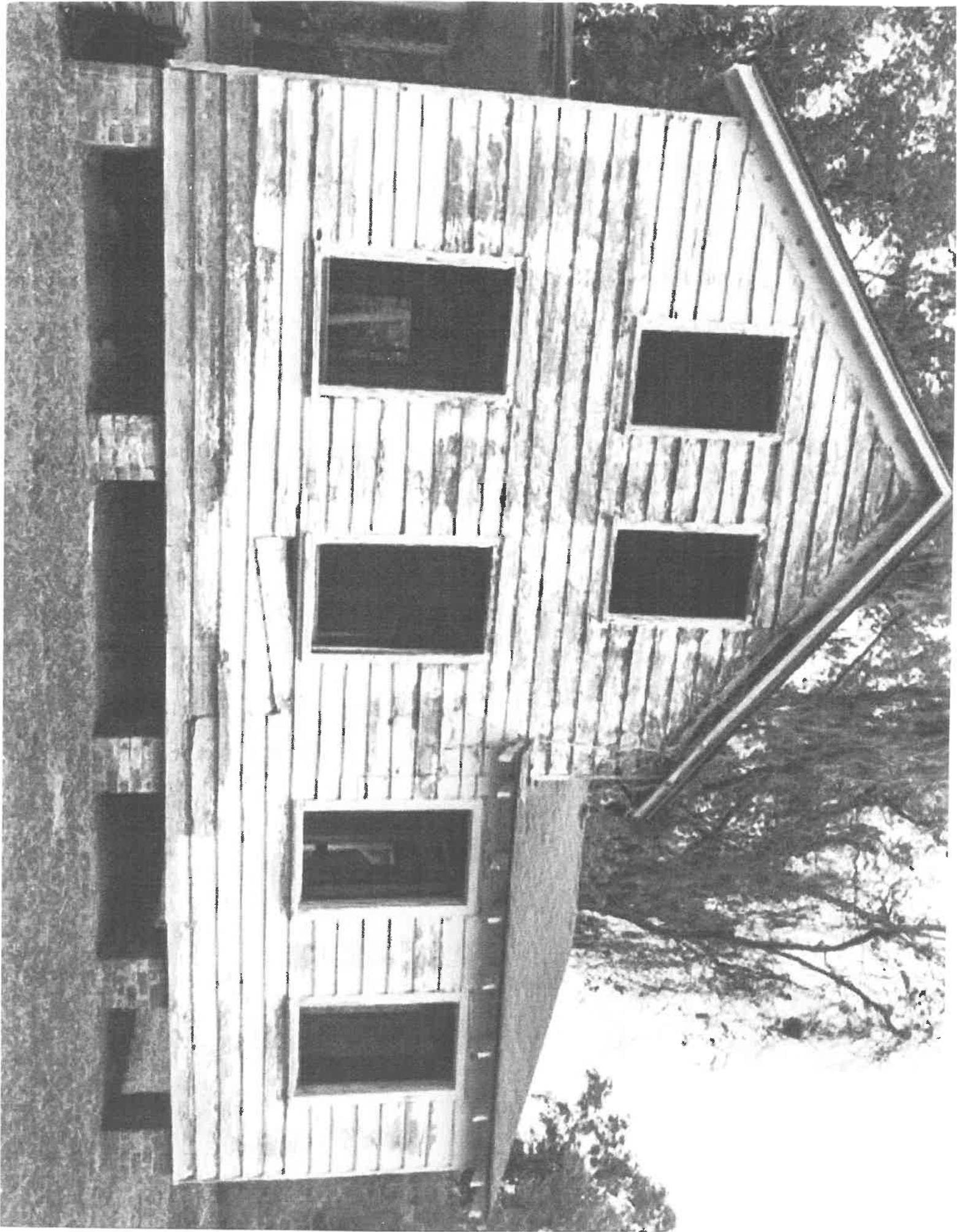
"Born in slavery, but free in spirit"

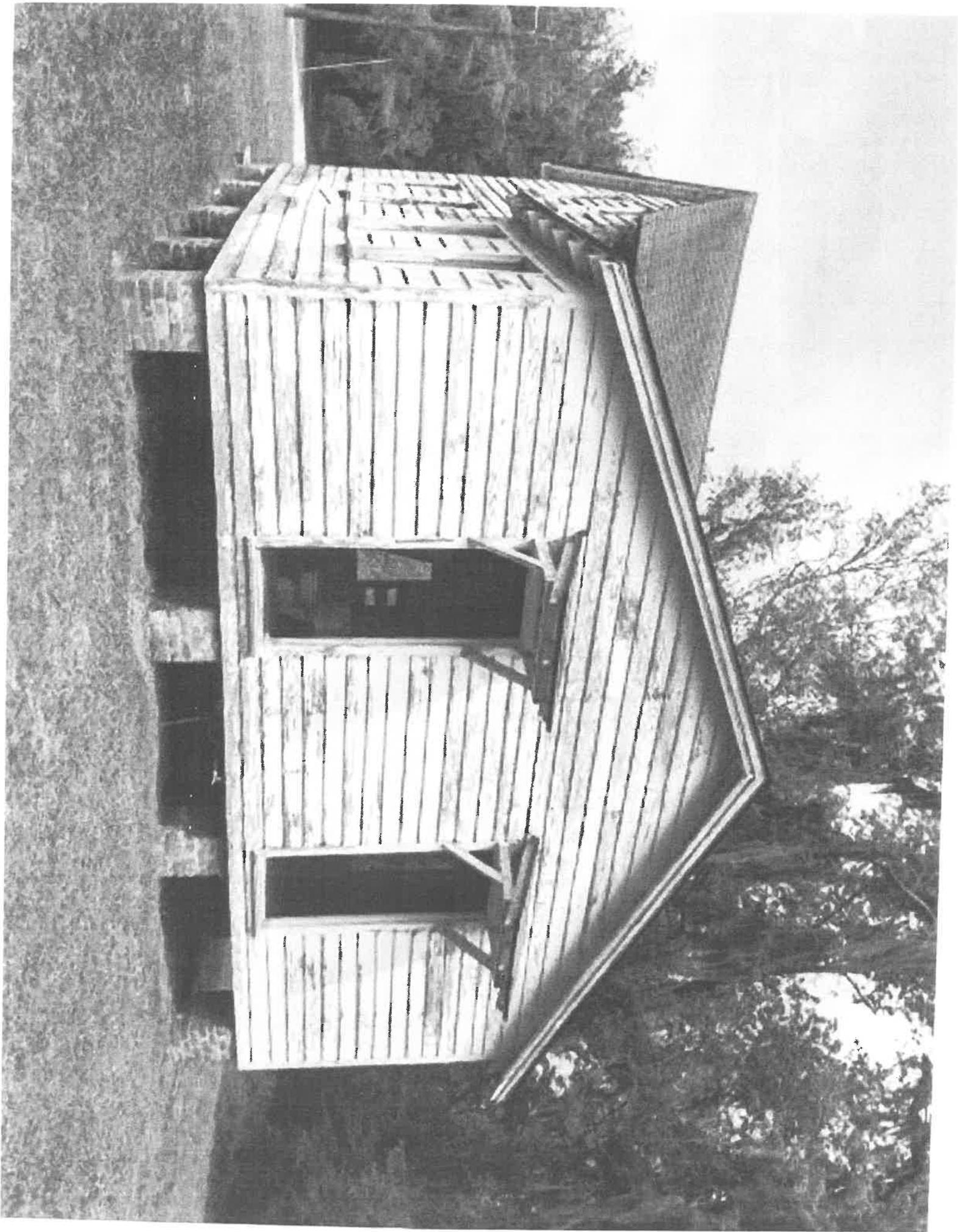


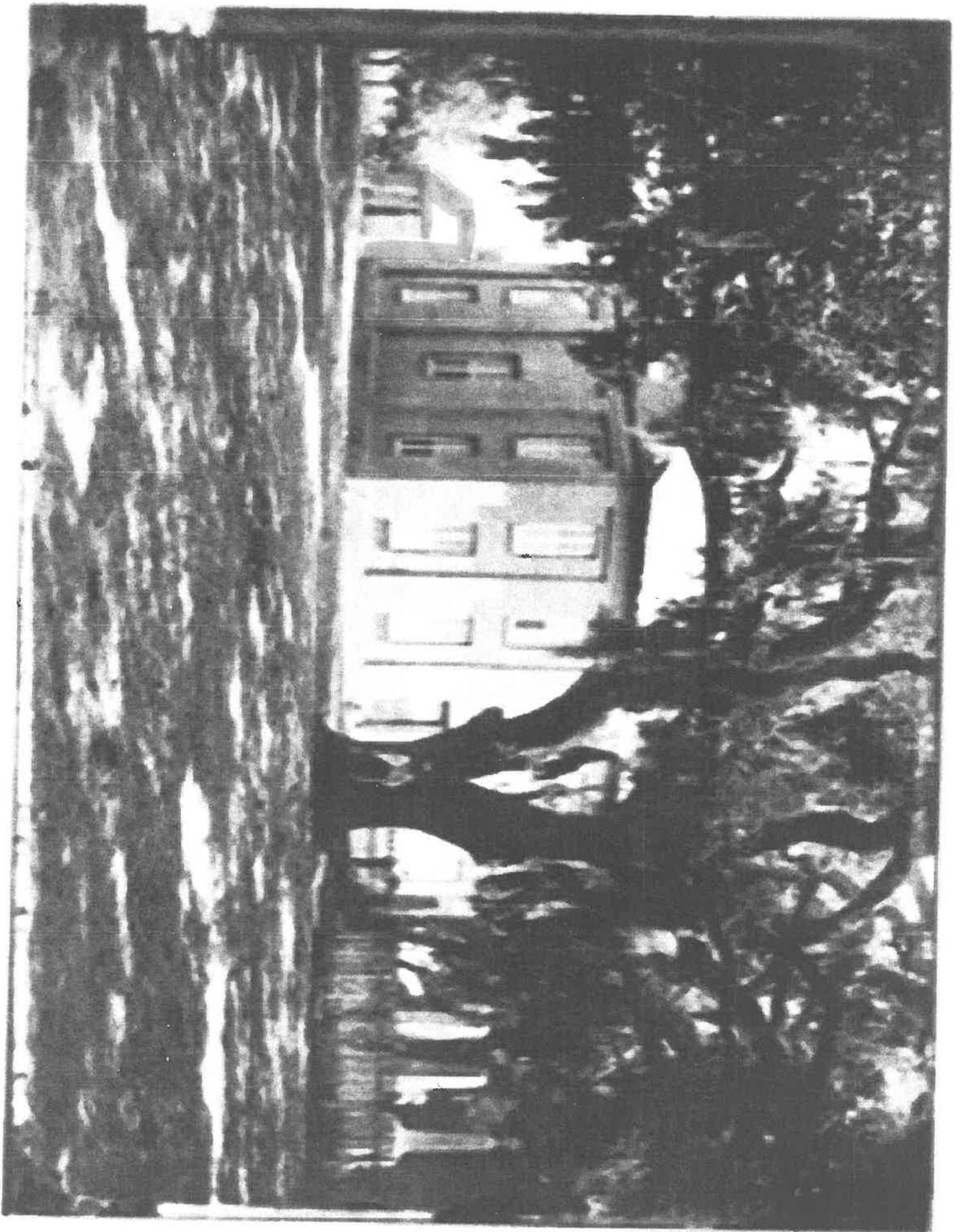
In 1855, enslaved South Carolinians constructed the brick Baptist Church for the visiting planters of Saint Helena Island. However, between 1862 and 1863, the church was taken to the Penn School, led by teachers such as James Fortson, Elias Milpate, and a former fugitive. Hundreds of South Carolinians, including the landowner's family, feared that the school would be destroyed by the Union Army. The school was then moved to the site of the present-day church, and the building was used as a school for the freed slaves of Saint Helena Island. The church was built in 1863 and is now a National Historic Landmark.

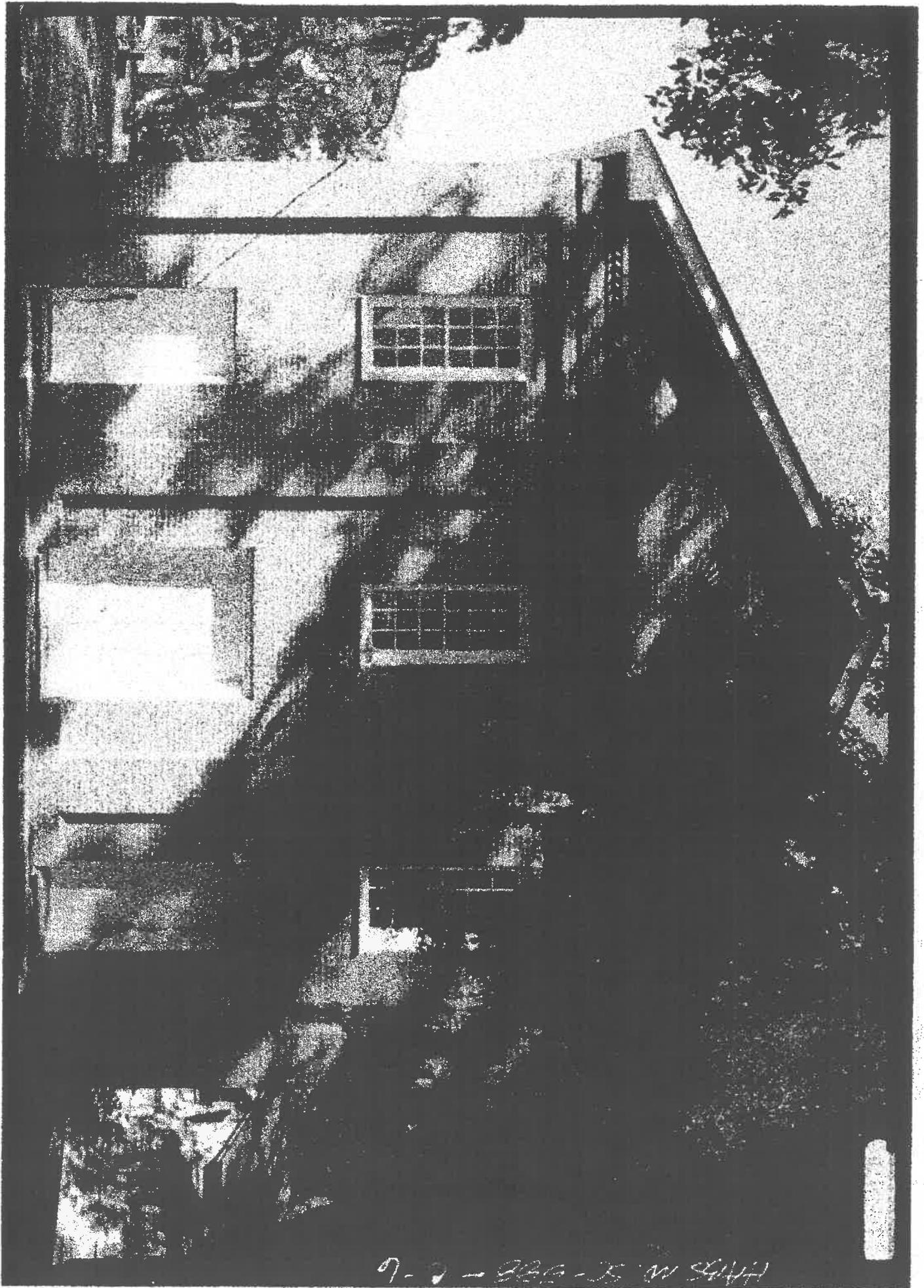












HHS NO. 57-536-1-6

Project Details



Brick Baptist Church Study House (\$267,255)

Brick Baptist Church is an important Reconstruction Era National Historical Park site, serving as both church and school to slaves freed by the Union occupation of The Beaufort District in 1861. The site includes a historic Study House cottage (c. 1885) that was formerly the church's training center for deacons, subsequently used as an office and currently stands ready for adaptive reuse as an interpretative center.

The value of the Study House and land are estimated at \$150,000. The owners already have an agreement in place which allowed Brick Baptist Church to be one of the first three sites comprising the Reconstruction Era National Historical Park. They are committed to amending the current agreement or negotiating a similar one that would allow the National Park Service to operate the Study House as a welcome and interpretive center for both buildings.

Phase I of the Brick Baptist Church Study House project will restore and return the study house to its original location on the property (approximately 30-40 yards closer to the street, adjacent to the church). We have received an estimate of \$86,812.50 from Neal's Construction. Their work would include:

- Structural assessment/design
- Construct new pier foundation
- Relocate structure
- Demolish non-historic porch
- Demolish non-historic addition
- Repair siding
- Restore windows
- Replace roof
- Paint exterior
- Replace rear door

Phase II will add, electrical service, restroom facilities, landscaping, and ADA compliance to the cottage. We are estimating this phase at \$135,900.

Our total request of \$267,255 includes contingency reserves for both phases, in case additional damage is discovered in the process and must be remediated.

Certificate of Appropriateness Application **Update**

The Beaufort County Historic Preservation Review board is charged with several responsibilities, including reviewing projects requesting a certificate of appropriateness when alternations, construction, relocations, or demolitions are being proposed to all National Register listed or eligible proprieties or districts in accordance to Community Development Code Section 7.2.120 (Certificate of Appropriateness).

It has come to staff's attention that an application for a certificate of appropriateness has not been in existence or has not been updated since at least 2015 because of staff turnover and position consolidation. Recently, an applicant submitted for a certificate of appropriateness and the lack of a known application created unnecessary confusion. To create a more streamlined, clear, and efficient process, staff has drafted an updated application for a certificate of appropriateness. The updated draft is modeled closely after the City of Beaufort's certificate of appropriateness application and merges components from an undated version of the County's own previously used certificate of appropriateness application.

Staff Recommendation: Staff requests board review of the proposed draft application to ensure the board receives the information they feel is required for a proper review when assessing a project for a certificate of appropriateness.

Attachments:

1. Draft Beaufort County Certificate of Appropriateness Application



CERTIFICATE OF APPROPRIATENESS APPLICATION

Beaufort County Planning and Zoning
Multi Government Center
100 Ribaut Road, Beaufort, South Carolina, 29902
OFFICE (843) 255-2147

Staff Review
 Board Review
Outcome:

OFFICE USE ONLY: Date Filed: _____ Application #: _____ Zoning District: _____
BCAGHS Survey: Yes No **SHCS Survey:** Yes No

Schedule: The Historic Preservation Review Board (HPRB) typically meets the 3rd Thursday of each month at 1pm. More information, including deadlines, may be found here - <https://www.beaufortcountysc.gov/historic-preservation-board/>

Submittal Requirements: All forms and information shall be submitted digitally. In addition to a complete application form, applicants shall submit the required items according to the checklists on the subsequent page.

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this application? Yes No

Applicant, Property, and Project Information

Applicant Name: _____

Applicant Address: _____

Applicant E-mail: _____ Applicant Phone Number: _____

Applicant Title: Homeowner Tenant Architect Engineer Developer

Owner (if other than the Applicant): _____

Owner Address: _____

Project Name: _____

Property Address: _____

Property Identification Number (Tax Map & Parcel Number): _____

Date Submitted: _____

Certification of Correctness: I/we certify that the information in this application is correct.

Applicant's Signature: _____ Date: _____

Owner's Signature: _____ Date: _____

(The owner's signature is required if the applicant is not the owner.)



CERTIFICATE OF APPROPRIATENESS APPLICATION

Beaufort County Planning and Zoning
Multi Government Center
100 Ribaut Road, Beaufort, South Carolina, 29902
OFFICE (843) 255-2147

Staff Review
 Board Review
Outcome:

Project Name: _____

Property Size in Acres: _____ Proposed Building Use: _____

Nature of Work (check all that apply):

- | | | |
|---|---|--|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Repair / Restoration | <input type="checkbox"/> Alterations / Additions |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Relocation | <input type="checkbox"/> Site Work |

Building Square Footage (if multiple buildings, please list each one and their square footage by floor):

Is this project a redevelopment project: Y N

Are there existing buildings on the site? Y N if yes, will they remain? Y N

Provide a complete description of proposed work, including the reason for the proposed work, site work, landscaping, and work on outbuildings:

CONTACT INFORMATION

Attention: Juliana Smith, Long Range Planner
Beaufort County Planning & Zoning Department
100 Ribaut Road, Beaufort, South Carolina 29902
E-Mail: juliana.smith@bcgov.net | Phone: (843) 255-2147 | Fax: (843) 255-9432

REVISED JULY 13, 2022

HISTORIC PRESERVATION REVIEW BOARD CERTIFICATE OF APPROPRIATENESS

Application Requirements

NOTE: Applications will not be considered complete until all the required items have been submitted. Incomplete applications will not be placed on the agenda. Applications must be submitted by noon XXX weeks prior to the scheduled meeting date.

Submission Requirements for New Construction and Alterations or Additions

Please submit DIGITAL FILES ONLY via email to: juliana.smith@bcgov.net

*Submittals should show existing and proposed conditions. Architectural drawings should show and clearly label existing conditions and the current proposed plans.

***This Application Requirements Checklist MUST be included in applications, with submitted items checked.**

- Existing Context:** Color photographs of the existing structure and the adjacent structures.
- Plat:** A plat indicating the tax map and parcel number, existing structure(s), setbacks, existing trees, and proposed construction footprint.
- Site Plan:** A site plan, to scale, indicating the location of the existing structure on the lot, proposed new structure, any site modifications (parking, paths, landscaping, tree removal, etc...), any new or existing mechanical equipment and screening area, and percentage of the total impervious paving.
- Design:** One or more drawings that convey the intent of the proposal. This may include: floor plans, elevations, and building sections. They should display massing and scale of new construction and how it relates to the existing structure or surrounding context. For new construction and additions, this drawing should include a street elevation and/or a street section showing height and width relationships to existing adjacent buildings.
- Floor Plans:** Proposed floor plans of all levels of the building, including square footage. For Alterations or Additions, existing conditions drawings of the floor plan are also required, showing the area and square footage affected by the addition.
- Elevations:** Elevation drawings of all sides of the building, including heights – height above grade, floor-to-floor heights, eave height and ridge height (if applicable). For Alterations or Additions, existing conditions drawings of all four elevations are also required.
- Color Rendering:** A colored version of at least one elevation, noting proposed materials and colors.
- A Certified Arborist report may be required if specimen or grand trees are affected by the project.
- Details:** A typical wall section(s), window details, door details, eave details, porch details, and any other details characteristic to the building are required.
- Final Materials List:** A final list, including colors, is required.

Submission Requirements for Change After Certification

Please submit DIGITAL FILES ONLY via email to: Juliana.smith@bcgov.net

Change After Certification

- Copy of Certificate of Appropriateness** received with previous approval.
- Previously Approved Drawings:** Applicant to submit **complete** set of previously approved documents. Current proposed documents to be interlaced between previously approved documents and must be formatted to match previously approved. For example, previously approved elevations should be followed by current proposed. Drawings to be clearly noted as “Previously Approved” or “Current Proposed”, and all proposed revisions in the current proposed drawings must be clouded and noted.

Submission Requirements for Demolition or Relocation

Please submit DIGITAL FILES ONLY via email to: juliana.smith@bcgov.net

- A written statement describing the history of the architectural significance of the structure to be demolished, the structural or physical condition of the structure, and the proposed use of the site after demolition or relocation. The statement should also include any recent attempt(s) to sell the property, or move the structure. A recent appraisal with comparisons is strongly encouraged. You may refer to *The Beaufort County Above Ground Resources Survey of 1997*, or consult county staff or historic foundations for verification of the date of construction and historic information.
- Tax map or plat showing the location of the property
- Color photographs of all sides of the structure.
- Color photographs of adjoining properties.
- A written report by an engineer, regarding the structural condition of the building, is required if the reason for demolition is related to the structural integrity of the building.