



WORKSESSION AGENDA

City of Beaufort

HISTORIC REVIEW BOARD

Wednesday, March 23, 2022, 2:00 p.m.

City Hall, Planning Conference Room – 1911 Boundary Street, Beaufort SC

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/85911072919?pwd=TGVSxExWSlRrZVJDNHltbTVoUnA2UT09>

Passcode: 021319

Webinar ID: 859 1107 2919

Call in number:+19292056099

STATEMENT OF MEDIA NOTIFICATION:

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

Note: A project will not be reviewed if the applicant or a representative is not present at the meeting.

- I. Call to Order**
- II. Conduct of the Meeting**
 - a. One issue at a time
 - b. Chapter by chapter (staff and HBF will provide comments on Chapter 4 – Regulatory Process) prior to meeting
 - c. Everyone has opportunity to speak at least once before anyone speaks twice
 - d. Limit of two opportunities to speak (5 minute limit for first speech; 3 minute limit for second)
 - e. Reach consensus on each issue separately
- III. Rough timeline of project:**
 - a. 1st workshop – HRB comments re Architecture section – January 2022
 - b. 2nd workshop - HRB comments re Chapters 5 and 6 in addition to Masonry, Wood, and Weatherproofing sections – February 2022
 - c. **3rd workshop - HRB comments re Site Improvements and Beaufort Conservation Overlay District sections – March 2022**
 - d. 4th workshop – HRB comments re Report on Incompatibilities Between Manual and Ordinance – April 2022
 - e. HRB decision of recommendation – June 2022
 - f. City Council work session to discuss Draft-Finals – June 2022
 - g. City Council adoption resolution – July 2022
- IV. Continue review of the Wood and Weatherproofing Sections (Chapters 9-16)**
- V. Review site improvements and the Beaufort Conservation Overlay Sections**
- VI. Review of Demolition Expiration Letter – Letter Proposed by Previous Board and Never Finalized**
- VII. Adjournment**

April 1, 2021

Beaufort Mayor and City Council
City of Beaufort
1911 Boundary Street
Beaufort, SC 29902

RE: Amending the Demolition Process and Expiration Period

Dear Mayor and Council Members,

Currently any demolition approvals and permits issued by the City of Beaufort have no expiration (p 182 of the Beaufort Code). There are also other issues that need to be addressed.

In the past, demolition permits have been approved and property owners have not taken action in a timely manner. When an owner receives approval to demolish a structure, action should be taken to demolish and therefore prevent further hazardous or unsafe conditions to the property.

The Historic District Review Board (HRB) is recommending the following concepts be used to amend the demolition process:

1. Start the Demolition information with a definition. The Charleston BAR uses;

“Demolition is defined as the removal of an entire structure or a substantial portion of a structure visible from the public right-of-way or a substantial portion of features of a structure that are visible from the public rights-of-way that define its historic architectural character, such as roofs, columns, balustrades, chimneys, siding, windows, doors, shutters, site walls, fences and other unique architectural features, which if lost, would compromise the historic architectural character of the structure.”
2. The entire ordinance should be in one place inside the Beaufort Code. Currently, parts are scattered around in different areas.
3. Impose a 24-month limit on demolition after HRB approval and issuance of The Certificate of Appropriateness (COA). The owner is required to receive a demolition permit and complete the process of demolition and cleanup after demolition, prior to the expiration of the approval period. This limitation is complimentary to the limitation of the Certificate of Appropriateness and other City of Beaufort permit periods (p. 182 of the Beaufort Code).
4. Demolition Approvals will not be automatically extended. Extending the period would require review by the HRB and be limited to one 12-month period.

In a broader context with regard to all COA's, if a demolition needs to come back before the board for an extension after the 24 months then the same rule should be applied to a renovation/addition. The same logic applies if a structure is or has become historically contributing in the two year time frame. Therefore, extending a COA of any modification to a structure, that is contributing, is the responsibility of the HRB.

5. The HRB may impose a restriction on the Demolition Approval to require that the Demolition Permit only be issued by the City when the replacement building is approved by the board and the Building Permit is issued.

Note: The term “may” in this context is purposeful. If a structure is approved for demolition because it is not recoverable, then there doesn't have to be a building that replaces it.

6. Demolition approval for contributing Historic structures will be based on the structural integrity of the historic building and other compelling information.
7. Demolition for non-contributing structures may be approved provided clear reasons warrant demolition for the good of projects that enhance the community.

We appreciate your consideration of our recommendations to the change the demolition process and expiration period.

Sincerely,

John Dickerson, Chairman
Stacy Applegate
Historic District Review Board

Bill Allison, Architect
Katherine Pringle

Chuck Symes