



COUNTY COUNCIL OF BEAUFORT COUNTY
BEAUFORT COUNTY PLANNING DIVISION
Beaufort County Government Robert Smalls Complex • 100 Ribaut Road, Room 115
Post Office Drawer 1228, Beaufort SC 29901-1228
Phone: (843) 255-2140 • FAX: (843) 255-9432

HISTORIC PRESERVATION REVIEW BOARD

Thursday, October 15, 2015

4:00 p.m.

Executive Conference Room #170

Beaufort County Government Robert Smalls Complex

Members:
Beekman Webb, Chairman
Roselyn Browne
Natalie Hefter
Rita Igleheart
Larry Koolkin
Sally Murphy
Katie Epps

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

1. CALL TO ORDER (Beekman Webb, Chairman)
2. PUBLIC COMMENT
3. APPROVAL OF JULY 15, 2015 MINUTES ([backup](#))
4. BLOCKER STORE (OLD ST. HELENA MARKET) MURAL ([backup](#))
5. OTHER BUSINESS
 - A. Next Scheduled Meeting: Thursday, November 19, 2015
6. ADJOURNMENT (Beekman Webb)

Minutes
Historic Preservation Review Board
July 16, 2015
Executive Conference Room - County Administration Building

CALL TO ORDER:

Mr. Webb called the meeting to order at 4:00 p.m.

MEMBERS PRESENT:

Beekman Webb, Chairman
Katrina Epps
Natalie Hefter
Rita Igleheart
Sally Murphy

MEMBERS ABSENT:

Rosalyn Browne
Larry Koolkin

STAFF PRESENT:

Delores Frazier, Beaufort County Planning Dept.

PUBLIC COMMENT:

There were no public comments.

NEW BUSINESS:

Review of Old St. Helena Market (The Blocker Store) – Additions and Renovations:

The Chairman told the members that he planned to recuse himself from voting on this project because he is a current board member of the Beaufort County Open Land Trust (BCOLT), which owns the property.

Mr. Josh Bell, BCOLT, and Mr. Richard Pingree, Coastal Home Construction, were in attendance to present the project to the Board.

Mr. Bell gave background on the purchase of the property by BCOLT in 1998, the use of the building as a store until 2012, and BCOLT's decision to subsequently renovate the building rather than demolish it when it became vacant.

The plan includes use of galvanized roof material, wood siding, and wood framed windows. They want to demolish the old rear addition and rebuild it. They will salvage what they can during renovations and replace with like materials. They want to recreate the look and feel of an old country store, which is how the building has historically been used.

Ms. Murphy questioned whether they would need a variance to build closer to the critical line than the required setback. Mr. Bell said that the Zoning Administrator, Hillary Austin, had approved the plans as shown.

Following further discussion by the Board, Mr. Webb asked for a motion.

ACTION:

Ms. Murphy moved to approve the plans as submitted. Ms. Hefter seconded the motion. The motion passed 4-0, with Mr. Webb's recusal.

ADJOURNMENT:

There being no further business, Mr. Webb adjourned the meeting at 4:22 p.m.

Blocker Store (Old St. Helena Market) – Mural

Owner: Beaufort County Open Land Trust
Architect: Ansley Hester Manuel, Manuel Studio, LLC
Location: Located on the north side of Sea Island Parkway on St. Helena Island directly east of Warsaw Island Road
Zoning Designation: T2 Rural

The Old St. Helena Market is a 1,728 square foot building located on the north side of Sea Island Parkway at the gateway to St. Helena Island directly east of the Chowan Creek Bridge. The building was purchased by the Beaufort County Open Land Trust in 1998 and until recently housed a produce and seafood market. The owner is interested in leasing the building to the Carolina Cider Company which currently has a store at Gardens Corner. According to Beaufort County tax records, the main building was built in 1955. The addition in the rear was built in 1974.

On July 16, 2015, the Historic Preservation Review Board approved renovations to the building that are currently underway. These renovations include removing a 528 square foot addition in the rear of the building and replacing it on the original footprint. The existing front gable roof line will extend over the new addition in the rear.

The applicant is now coming before the Board to request approval of a mural that will be on the east facing elevation, that will be seen by motorists travelling on Sea Island Parkway leaving St. Helena Island. A drawing of the mural is attached to this report.

Beaufort County Historic Preservation Review Board
October 15, 2015

