



Beaufort County Historic Preservation Review Board Meeting

Chairman

Natalie Hefter

Vice Chairman

Katrina Epps

Board Members

Kathryn Mixon

Sally Murphy

Cheryl Steele

Rosalyn Browne

Katherine Pringle

County Administrator

ASHLEY M. JACOBS

Staff Support

ROBERT MERCHANT

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, June 18, 2020 at 1:00 PM

Webex

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](#) - October 17, 2019
5. CITIZEN COMMENTS (*Comments are limited to 3 minutes.*)

ACTION ITEM

6. [DATAW ISLAND](#) PICKLEBALL COURTS – Applicant – Dataw Island Club

DISCUSSION ITEMS

7. OTHER BUSINESS
8. ADJOURNMENT

Minutes
Historic Preservation Review Board
October 17, 2019
Executive Conference Room - County Administration Building

CALL TO ORDER:

Mr. Rob Merchant, Beaufort County Community Development Deputy Director called the meeting to order at 1:30 p.m.

MEMBERS PRESENT:

Katrina Epps, Vice Chairman
Sally Murphy
Natalie Hefter, Chairman
Cheryl Steele
Kathryn Mixon
Katherine Pringle

MEMBER ABSENT:

Rosalyn Browne

STAFF PRESENT:

Robert Merchant, Beaufort County Community Development Deputy Director
Diane McMaster, Beaufort County Community Development Senior Administrative Specialist

PUBLIC COMMENT (non-agenda items):

There were none.

MINUTES:

The Chairman entertained a motion to approve the minutes presented to the Board. Ms. Sally Murphy made a motion, seconded by Ms. Kathryn Mixon, to approve the July 18, 2019, minutes as submitted. There was unanimous approval from the Board members present.

NEW BUSINESS: Daufuskie Island-Oyster Union Society Hall – Porch Addition

The applicant is Daufuskie Island Historical Foundation. Architect: Geoffrey D. Brunning
Ms. Sara Deitch, Board of Trustees, The Daufuskie Island Historical Foundation, spoke on behalf of the Foundation.

The Oyster Union Society purchased the Chaplin family home in 1921. The structure was dismantled and reassembled at its current site on Hinson White Road. The Daufuskie Island Historical Foundation purchased the deteriorated building in 2002 and completed the stabilization and restoration in 2012, using locally-milled lumber. The Foundation is interested

in restoring the building to its original appearance by adding a reproduction of the original porch, using corrugated metal roofing, brick support piers, and porch and step handrails. Old and new photographs of the existing structure and sketches of the proposed porch addition were distributed.

Staff Recommendation: Beaufort County Community Development Staff recommend approval.

Ms. Sally Murphy made a motion, seconded by Ms. Kathryn Mixon, to approve the proposed porch addition. There was unanimous approval from the Board members present.

OLD BUSINESS / OTHER BUSINESS: There was none.

ADJOURNMENT:

There being no further business, Chairman Hefter adjourned the meeting at 1:51 p.m.

Dataw Island Pickleball Courts

| | |
|----------------------------|---|
| Applicant: | Dataw Island Club |
| Designer: | Daniel Keefer, Witmer Jones Keefer |
| Location: | Located near the Dataw Island Clubhouse in proximity to the Sams Plantation Ruins |
| Zoning Designation: | Existing Planned Unit Development |

The Dataw Island Club is proposing to construct 4 pickleball courts in proximity to the Clubhouse between the existing tennis courts and the 9th green of the Morgan River Golf Course. The site is also in proximity to the William Sams Plantation House Complex which is listed on the National Register of Historic Places.

When Dataw Island was developed, a Memorandum of Agreement (see attached) was signed by Alcoa which outlined protections to historic properties located on the site. Specific to the Sams Plantation site, the MOA states the following:

- A. "The William Sams Plantation House Complex will be recorded prior to any project development activities that could affect the complex, through architectural mapping and photographic recording The Historic American Building Survey (HABS) will be contacted to determine what documentation is required. Copies of all documentation will be provided to the South Carolina SHPO and the Historic Beaufort Foundation.
- B. A plan will be developed, in consultation with the South Carolina SHPO and the Council, for the archeological testing of the complex and the stabilization, preservation, and interpretive development of its remains within the overall context of the development plan for Datha Island. The archeological testing plan will be sufficient to identify the complex, its remains and historic activity areas, and to recover samples of artifactual material for display and interpretation purposes (also see Stipulation IV below)."

In addition to the MOA, boundaries of the Sams Plantation Ruins were delineated (see attached). These boundaries take in the tabby ruins of the house, well, outbuildings and the family cemetery. Dataw Island has directed development away from the site, stabilized the tabby ruins, and constructed an interpretive center. The island has a very active historic society that oversees the site.

Along the southern boundary of the historic site, the Dataw Island Club constructed several tennis courts which are enclosed by 10 foot high fences. The proposed pickleball courts would be located on the other side of the tennis courts from the historic site.

Staff contacted the SC Department of Archives and History for their guidance on the potential impacts of this proposed development. They were able to supply us with the MOA and the site boundaries. They also were able to determine that it was highly unlikely for the proposed development to endanger the National Register listing of the Sams Plantation ruins. Delisting has only occurred when historic sites are either destroyed or altered beyond recognition.

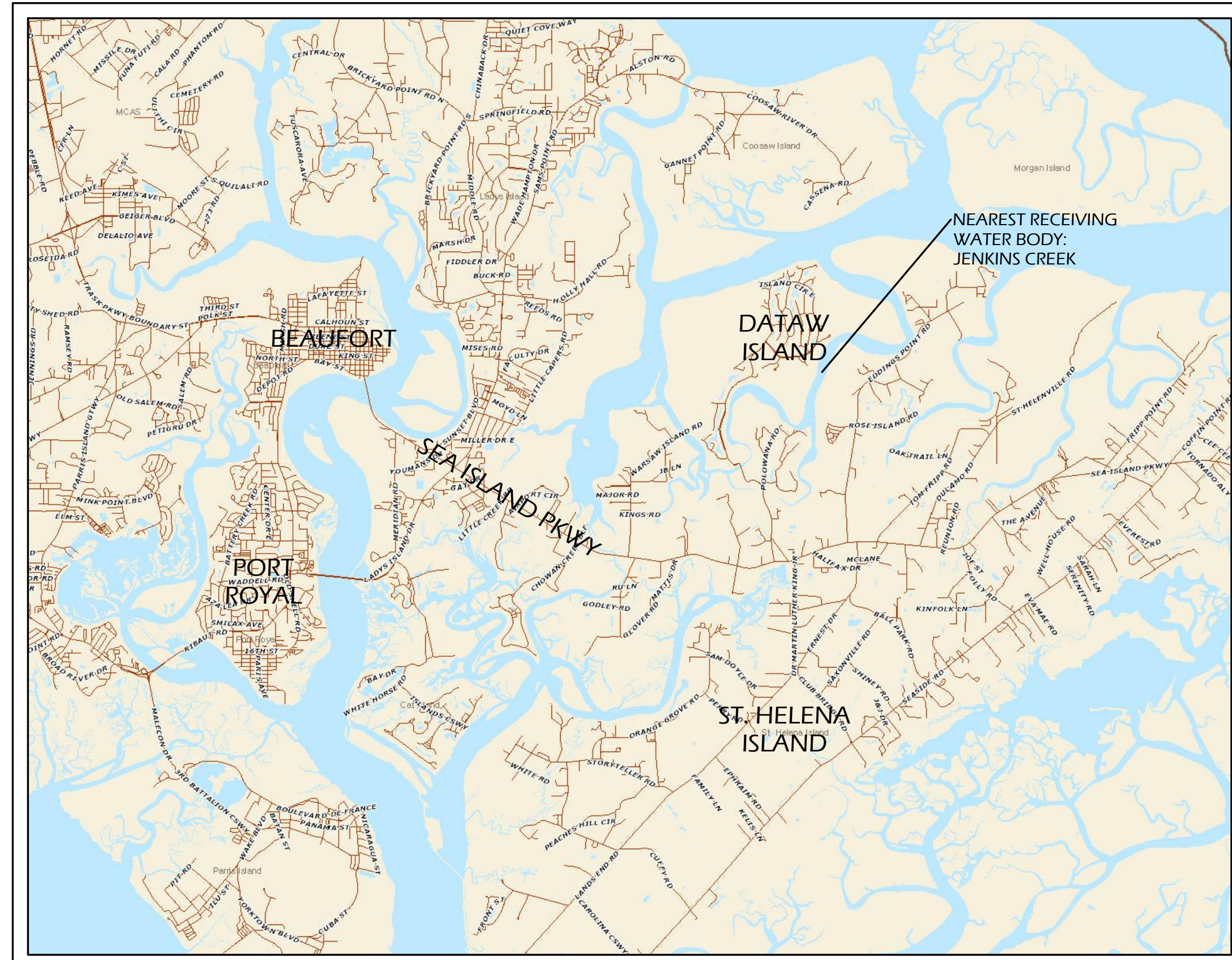
Staff Recommendation: Staff recommends approval. Visually, the proposed pickleball courts will not impact the historic site due screening by existing vegetation and the existing tennis courts that are enclosed by 10 foot high fences. Additionally the proposed site is located outside of the archaeological site boundaries.

Attachments:

1. Proposed Site Plan
2. Memorandum of Understanding
3. Historic Site Boundaries

PICKLEBALL COURTS

DATAW ISLAND



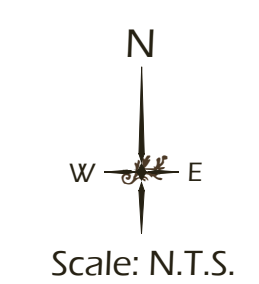
VICINITY MAP



PROJECT LOCATION WITHIN DATAW ISLAND



LIMIT OF WORK WITHIN CLUB COMPLEX



CONCEPTUAL SUBMITTAL PLAN

ISSUED: APRIL 08, 2020

CONSULTANT INFO

TOPO AND BOUNDARY SURVEYS, EXISTING TREES AND SURVEY DATA WERE TAKEN FROM DIGITAL DATA PROVIDED BY:

BEAUFORT SURVEYING
BEAUFORT, SC
(843) 524.3261

ALL CIVIL ENGINEERING INFORMATION WAS TAKEN FROM DIGITAL DATA PROVIDED BY:

ANDREWS ENGINEERING
BEAUFORT, SC
(843) 379.2222

CONTACT

WITMER JONES KEEFER
23 PROMENADE ST., SUITE 201
BLUFFTON, SC. 29910
(843) 757.7411
WWW.WJKLTD.COM

SHEET INDEX

- CS - COVER SHEET
- L10 - EXISTING CONDITIONS
- L11 - PROPOSED CONDITIONS
- L30 - STORMWATER PLAN



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THIS SHEET TO SCALE AT: 30"X42"

SITE DEVELOPMENT PLANS
FOR
PICKLEBALL STUDY
DATAW ISLAND CLUB
SAINT HELENA ISLAND, SOUTH CAROLINA

DATE: APR 08, 2020
PROJECT NO.: 19103.01
DRAWN BY: CK
CHECKED BY: DK

CONCEPTUAL SUBMITTAL PLAN, NOT FOR CONSTRUCTION

REVISIONS:

DRAWING TITLE
COVER SHEET

DRAWING NUMBER
CS



| WATERBODY INFORMATION | |
|--|--------------------|
| NAME OF NEAREST RECEIVING WATERBODY(S) | JENKINS CREEK |
| NAME OF ULTIMATE RECEIVING WATERBODY(S) | SAINT HELENA SOUND |
| DISTANCE TO NEAREST RECEIVING WATERBODY(S) (FEET) | ± 275 FT. |
| PROJECT DISTURBED AREA (TO NEAREST TENTH OF AN ACRE) | 0.7 AC |



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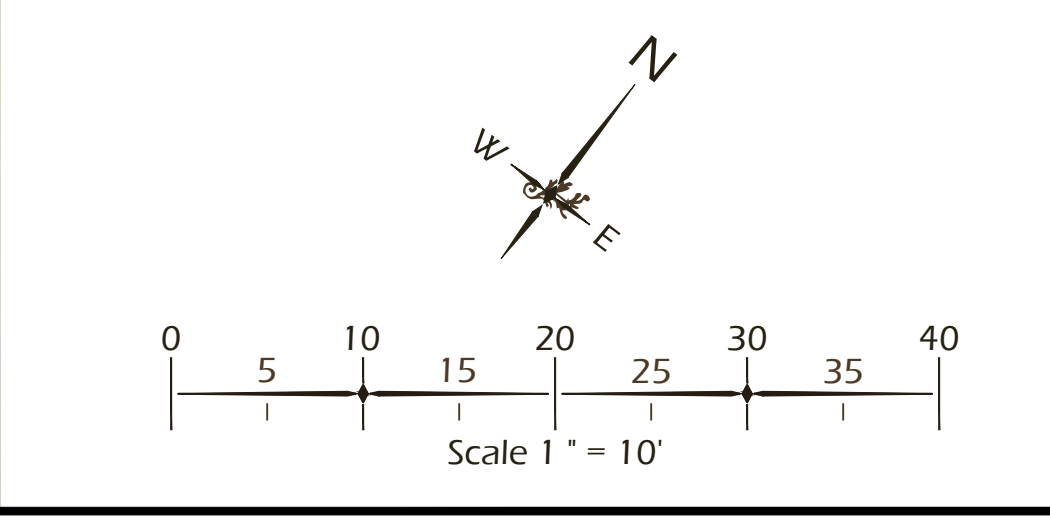
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 NOT FOR
 CONSTRUCTION**

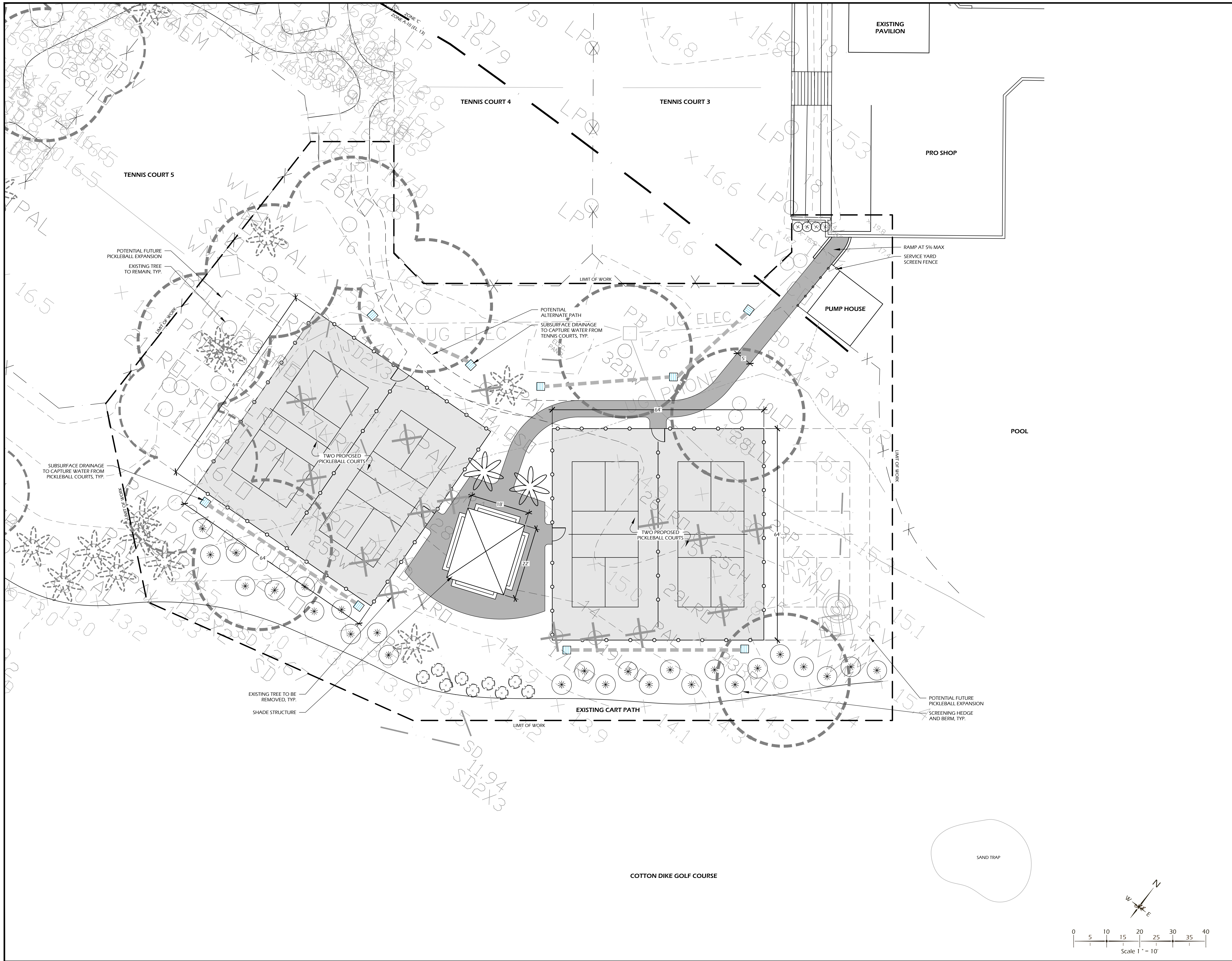
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DRAWING TITLE
**REFERENCE PLAN
 EXISTING CONDITIONS**

DRAWING NUMBER
L10





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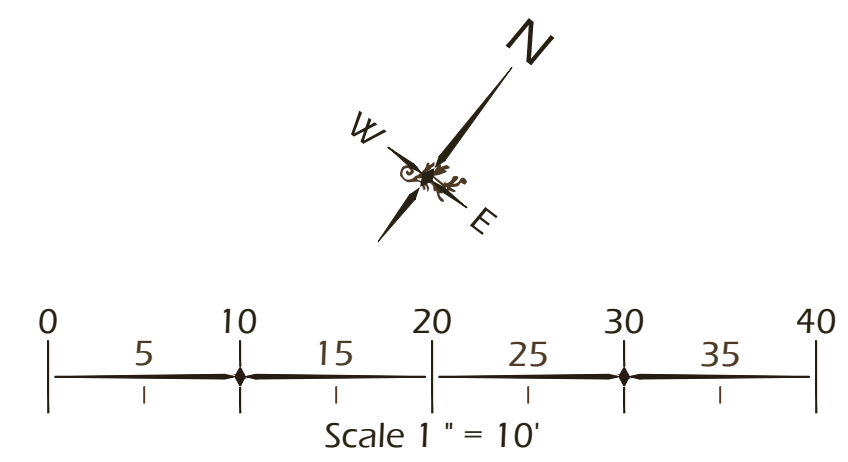
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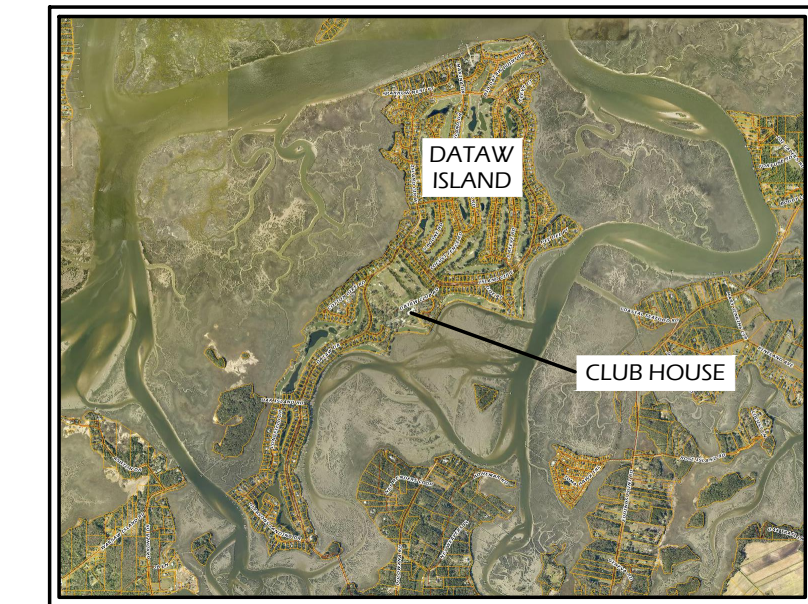
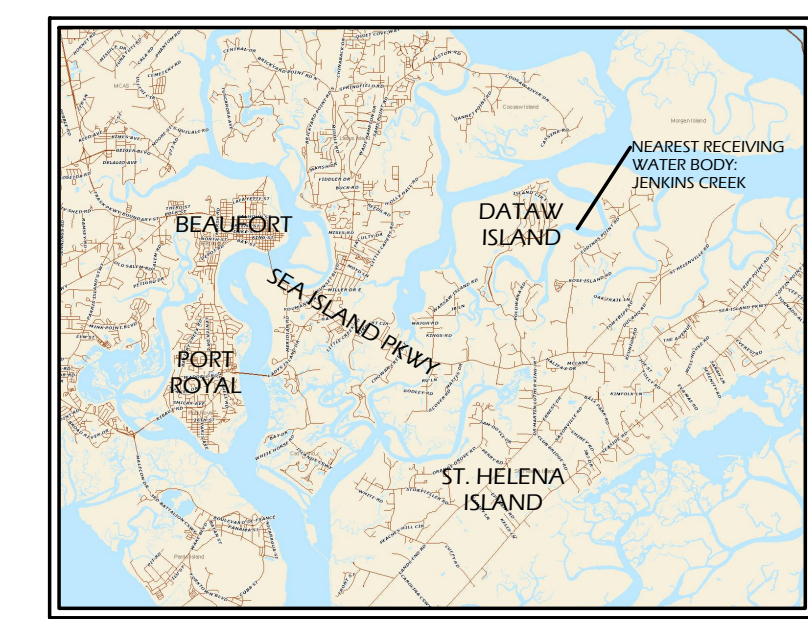
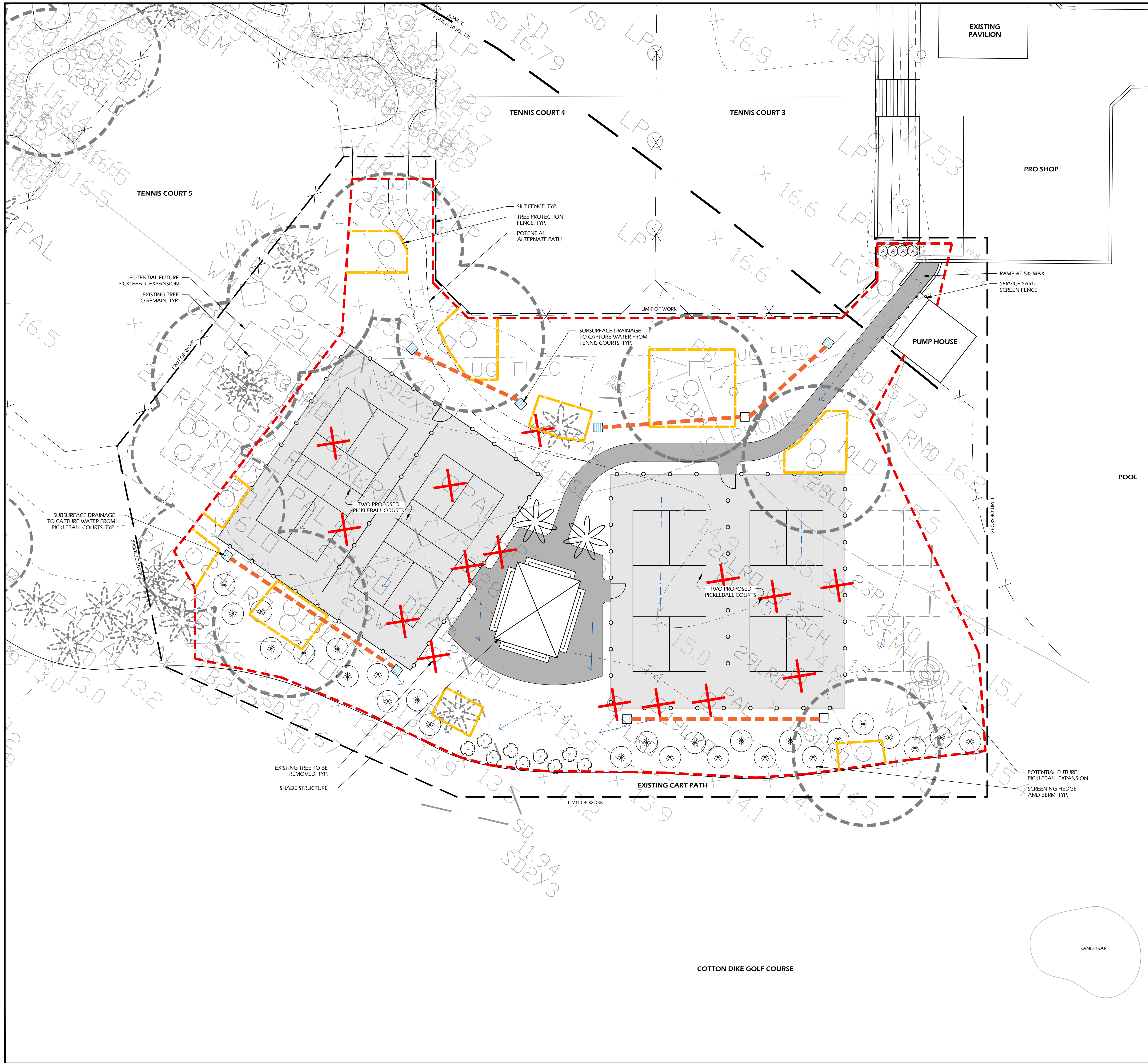
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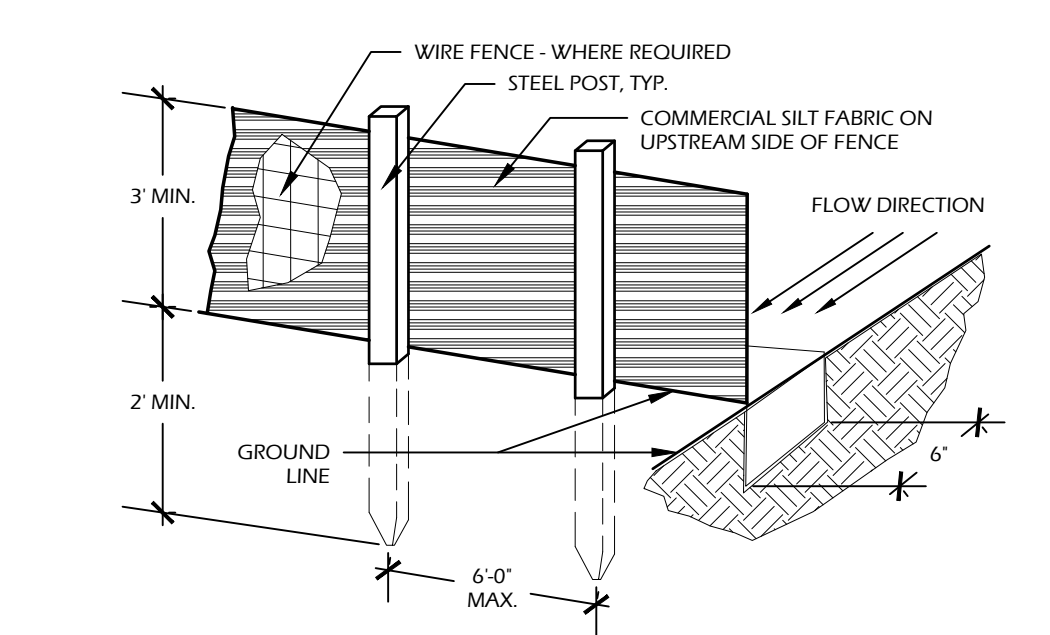
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**REFERENCE PLAN
 PROPOSED CONDITIONS**

DRAWING NUMBER
L11





| WATERBODY INFORMATION | |
|--|--------------------|
| NAME OF NEAREST RECEIVING WATERBODY(S) | JENKINS CREEK |
| NAME OF ULTIMATE RECEIVING WATERBODY(S) | SAINT HELENA SOUND |
| DISTANCE TO NEAREST RECEIVING WATERBODY(S) (FEET) | ± 275 FT. |
| PROJECT DISTURBED AREA (TO NEAREST TENTH OF AN ACRE) | 0.7 AC. |

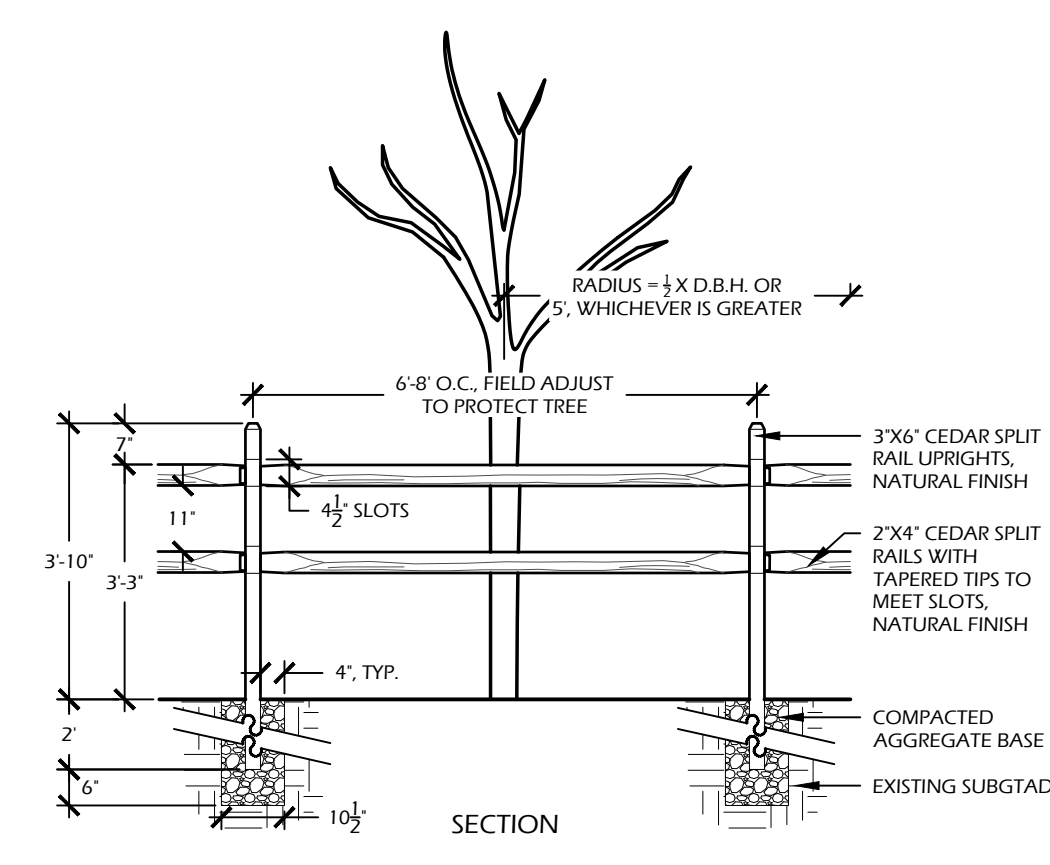


1 // L30 SILT FENCE
SCALE: N.T.S.

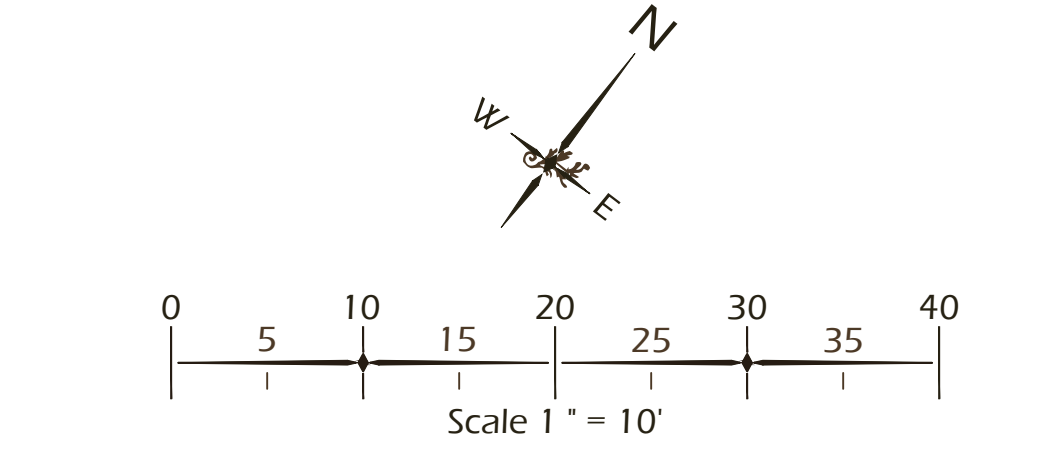
POSTS
STEEL
1.3 LB./FT. MIN.

NOTES
1. DIG TRENCH
2. LAY FABRIC TO BOTTOM OF TRENCH
3. BACKFILL TRENCH COVERING FABRIC

MAINTENANCE: FREQUENT INSPECTIONS ARE REQUIRED. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED. CLEAN OUT TRAPPED SEDIMENT WHEN NEEDED.



2 // L30 TREE PROTECTION FENCE
SCALE: N.T.S.



SITE DEVELOPMENT PLANS
FOR
PICKLEBALL STUDY
DATAW ISLAND CLUB
SAINT HELENA ISLAND, SOUTH CAROLINA

DATE: APR 08, 2020
PROJECT NO.: 19103.01
DRAWN BY: CK
CHECKED BY: DK

CONCEPTUAL SUBMITTAL PLAN, NOT FOR CONSTRUCTION

REVISIONS:

DRAWING TITLE
CONCEPTUAL STORMWATER PLAN

DRAWING NUMBER
L30

Advisory Council On Historic Preservation

1522 K Street, NW
Washington, DC 20005

MEMORANDUM OF AGREEMENT

WHEREAS, the City of Beaufort, South Carolina (City), has determined that the expansion of its water treatment and water delivery system facilities, partly financed through an Urban Development Action Grant (UDAG), will have an effect upon properties included in or eligible for inclusion in the National Register of Historic Places and has requested the comments of the Advisory Council on Historic Preservation (Council) pursuant to Section 106 of the National Historic Preservation Act of 1966, as amended, (16 U.S.C. 470f) and its implementing regulations, "Protection of Historic and Cultural Properties" (36 CFR Part 800), and,

Alcoa South Carolina, Inc. subsidiary
WHEREAS, ~~Alcoa South Carolina, Inc.~~ (Alcoa), a ~~division~~ of Alcoa Properties, Inc. was invited and participated in the consultation process,

NOW, THEREFORE, the City, the South Carolina State Historic Preservation Officer (SHPO), and the Council agree that the undertaking shall be implemented in accordance with the following stipulations in order to take into account the effect of the undertaking on historic properties.

Stipulations

The City will ensure that the following measures are carried out.

- I. William Sams Plantation House Complex (38BU581)
 - A. The William Sams Plantation House Complex will be recorded prior to any project development activities that could affect the complex, through architectural mapping and photographic recording. The Historic American Building Survey (HABS) will be contacted to determine what documentation is required. Copies of all documentation will be provided to the South Carolina SHPO and the Historic Beaufort Foundation.
 - B. A plan will be developed, in consultation with the South Carolina SHPO and the Council, for the archeological testing of the complex and the stabilization, preservation, and interpretive development of its remains within the overall context of the development plan for Datha Island. The archeological testing plan will be sufficient to identify the complex, its remains and historic activity areas, and to recover samples of artifactual material for display and interpretation purposes (also see Stipulation IV below).

II. Lewis Reeve Sams House Ruins (38BU514) and Sams High Marsh Dike System (38BU640)

These properties will be recorded through photographic recording and/or mapping, their boundaries will be demarcated on development maps, and they will be avoided and preserved in place by project development activities to the extent feasible.

III. Cemeteries (38BU508, 38BU534)

Identified cemeteries other than the family cemetery associated with the William Sams Plantation House Complex (see Stipulation I) will be fenced and protected in place, subjected to periodic inspection, and be regularly maintained through the removal of gravesite debris and other measures deemed necessary by Alcoa. To the maximum extent possible, screening trees and other vegetation will be left in place around the cemeteries.

IV. Archeology

A. Island-Wide Testing and Sample Data Recovery

1. An archeological testing and data recovery plan or plans, addressing important research questions based on previous site-specific research results and regional research problems, will be prepared in consultation with the South Carolina SHPO and the Council for sample investigation of potentially affected historic and prehistoric archeological sites.
2. At a minimum, the plan will include investigation of research questions related to the short-term seasonal use of Datha Island during the Late Woodland prehistoric period, and to the development of plantation economy and Black settlement on Datha Island during the 19th century historic period.

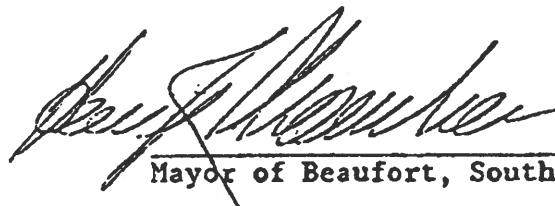
B. Site Preservation

1. To the extent possible, significant archeological sites will be avoided by project development activities and preserved in place through development design and design modification, landscaping, or other measures. Information on protected site locations will be kept confidential, and will be available only to responsible personnel for construction or management purposes.
2. In the event that construction or other development is planned in the immediate vicinity of protected properties, those properties will be marked with staking, flagging, or fencing and avoided.

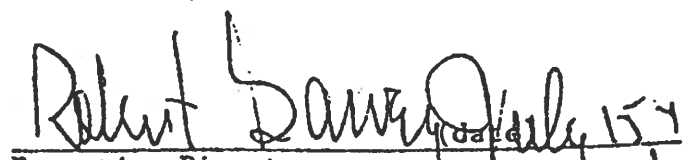
C. Performance Standards

1. All archeological work will be conducted with reference to and consistent with the principles contained in the Council's Handbook, Treatment of Archeological Properties (Handbook) (Attachment 1), under the direct supervision of qualified individuals who meet, at a minimum, the appropriate qualifications set forth in 36 CFR Part 66, Appendix C (Attachment 2).
2. Archeological materials, field notes, maps, drawings, photographic records, and historic documentation collected as part of these investigations will be curated at a suitable repository as agreed upon by the South Carolina SHPO and Alcoa.
3. Copies of all final technical reports or papers will be furnished to the South Carolina SHPO, local libraries, and regional research institutions. In addition, arrangements will be made for submission of reports to the National Technical Information Service for broader dissemination in the absence of other publication plans.

Execution of the Memorandum of Agreement evidences that the City has afforded the Council a reasonable opportunity to comment on the undertaking and its effects on historic properties, and that the City has taken into account the effect of the undertaking on historic properties.


(date) 7/23/81
Mayor of Beaufort, South Carolina


(CZF) (date) 8/2/81
South Carolina State Historic
Preservation Officer


(date) July 15, 81
Executive Director
Advisory Council on Historic
Preservation

Page 4
Memorandum of Agreement
Urban Development Action Grant
Beaufort, South Carolina

CONCUR:

Wm. J. Cool (date) 7/2
~~Executive~~ Vice President
Alcoa South Carolina, Inc.

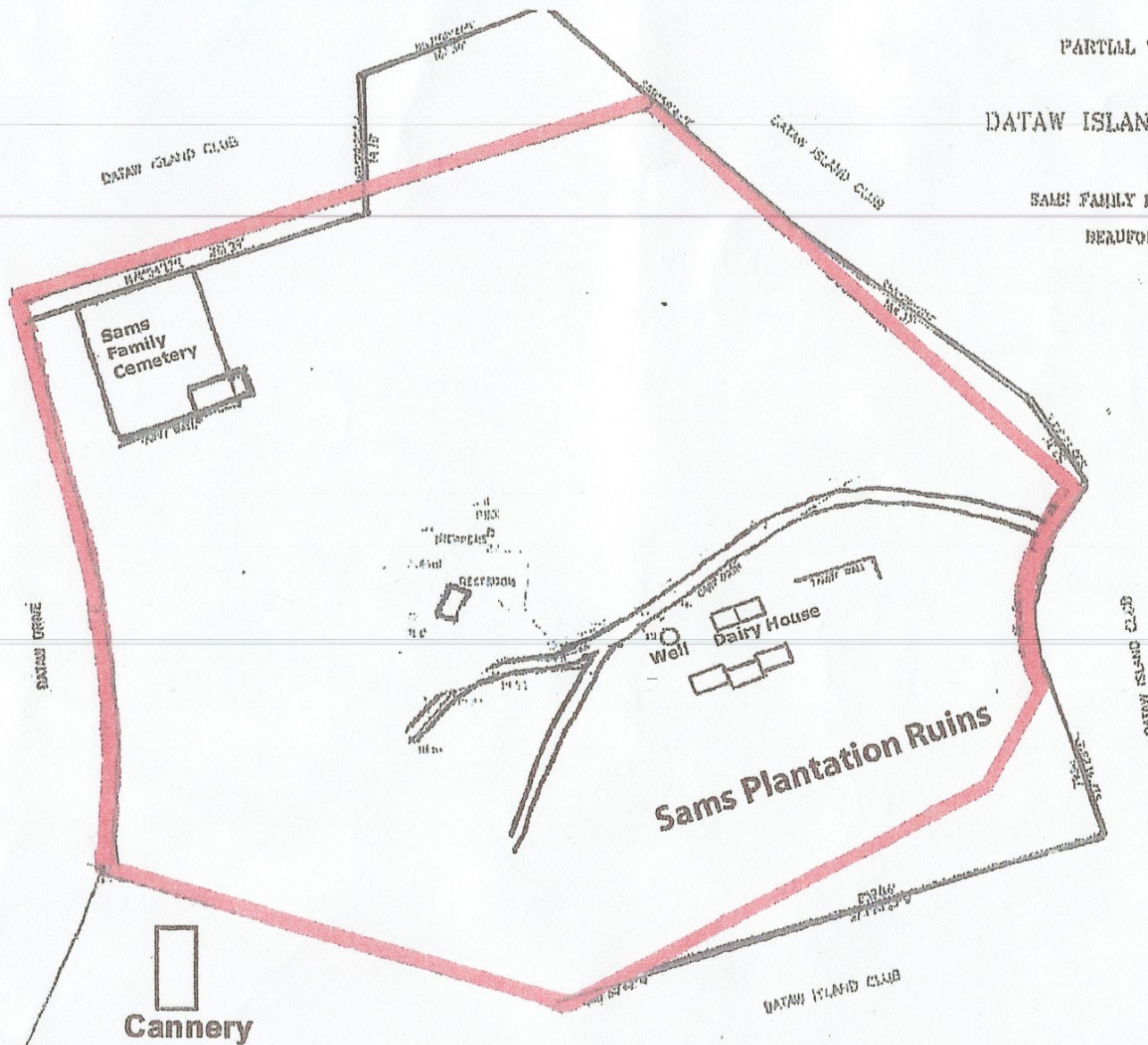
William Alford (date) 8/10/83
Chairman
Advisory Council on Historic Preservation

Jc
KACH

PARTIAL TREE AND TOPO SURVEY
PREPARED FOR

DATAW ISLAND OWNERS ASSOCIATION

SAMS FAMILY PLANTATION RUINS, DATAW ISLAND
BEaufORT COUNTY SOUTH CAROLINA



Historic Site #38BU581 - Sams Plantation Ruins