



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

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Beaufort, South Carolina 29901-1228

(843) 255-2140

www.beaufortcountysc.gov

Historic Preservation Review Board Agenda

Thursday, May 19, 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): 161 032 6210

Passcode: BOARD

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. ADJOURNMENT

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

CALL TO ORDER:

Chairman Natalie Hefter 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
Chris DiJulio-Cook, 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 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).

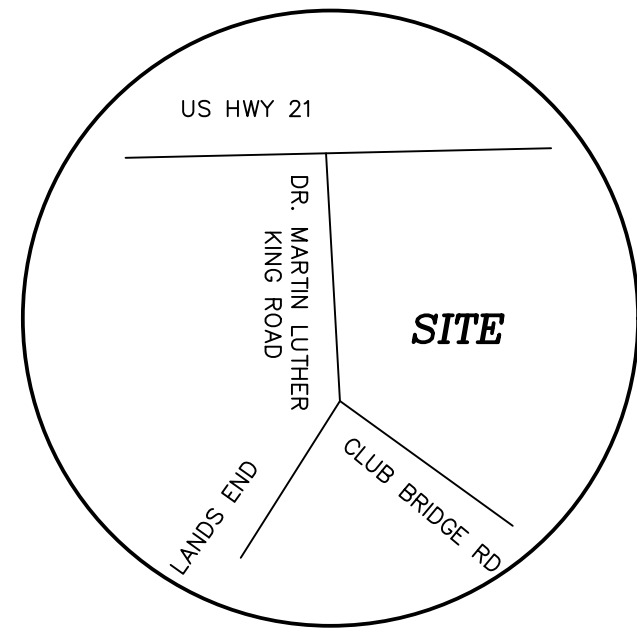
Reconstruction Beaufort is also proposing exterior alterations to the Study House. They include constructing a new pier foundation, demolishing the non-historic porch and non-historic addition to the Study House, repairing siding, restoring windows, replacing the roof, painting the exterior, replacing 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. Brick House Deacon Study Gradiometer Project
3. Relocation and Renovation Narrative from Grant Application

Attachment 1:
Relocation Site Plan



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

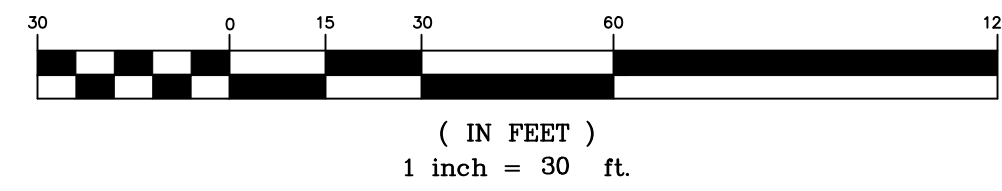
GENERAL NOTES:

- 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.) T.M.N. # 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

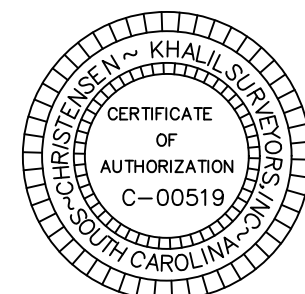
- 1.) PLAT BK 145/151

GRAPHIC SCALE



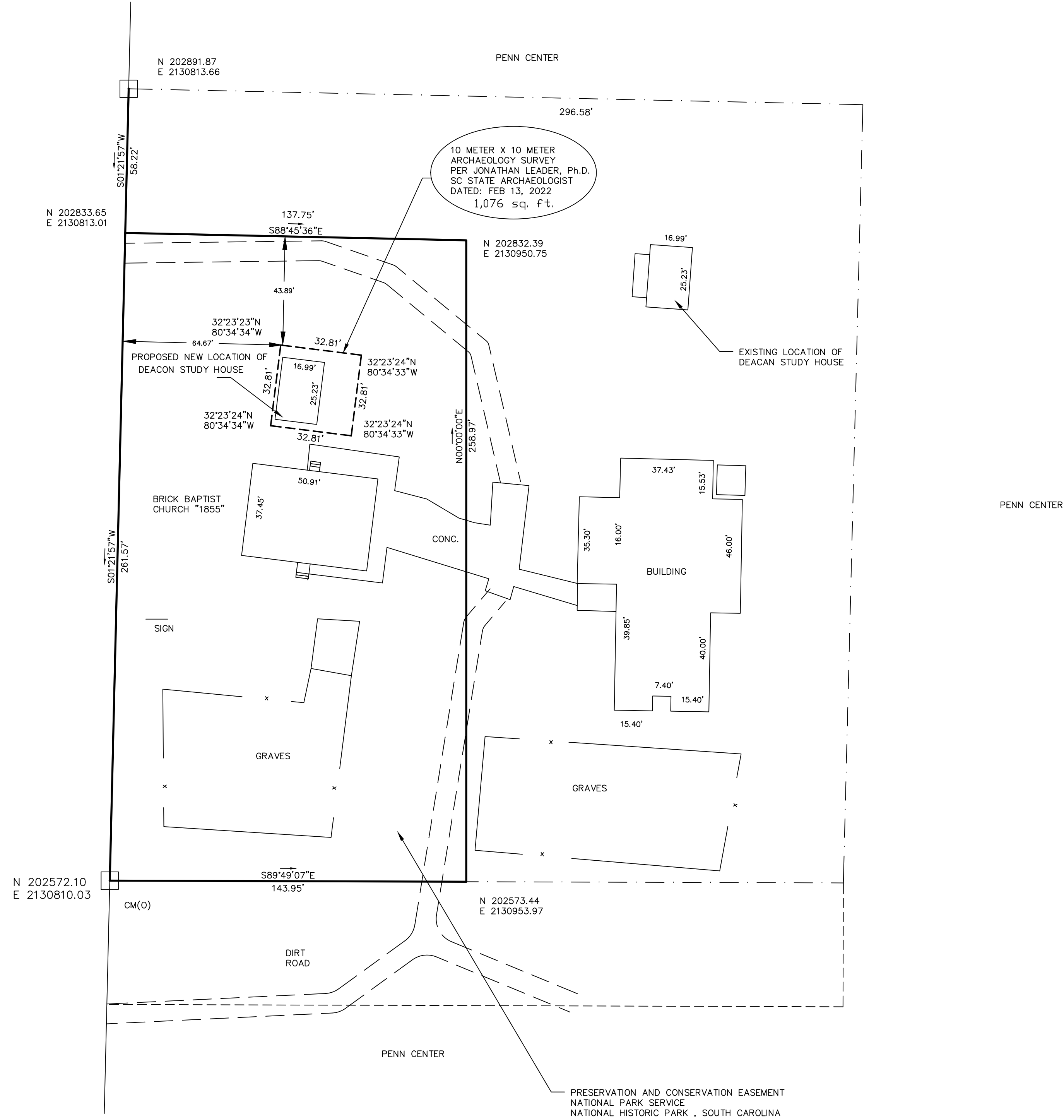
CERTIFICATION:

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

Attachment 2:
Gradiometer Project



UNIVERSITY OF SOUTH CAROLINA

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.

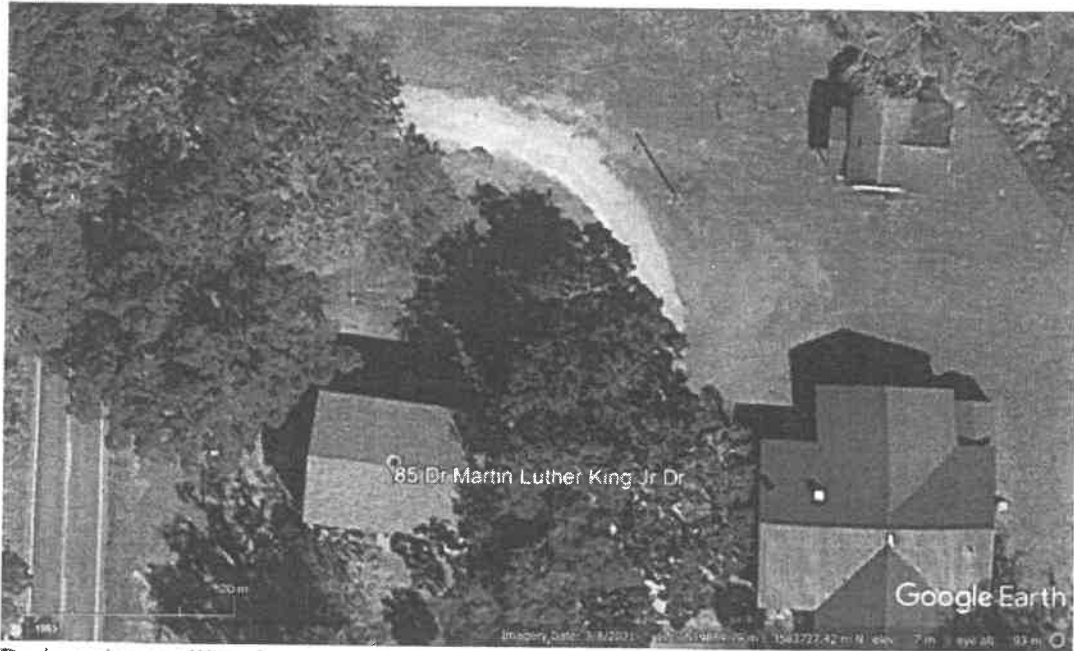
Thank you again for inviting me to take part in the project. Please feel free to contact me if you need any clarification or additional information or assistance.

Sincerely

A handwritten signature in black ink, appearing to read "Jonathan Leader". The signature is fluid and cursive, with a long horizontal stroke at the end.

Jonathan Leader, PhD
SC State Archaeologist

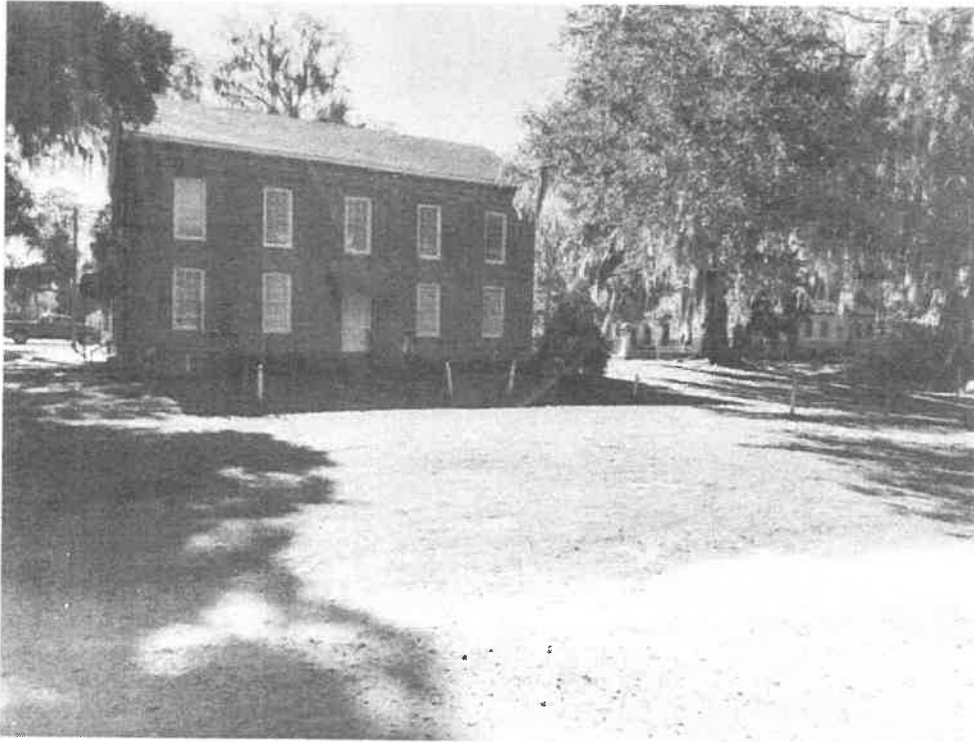
Project Photographs for Context and Location



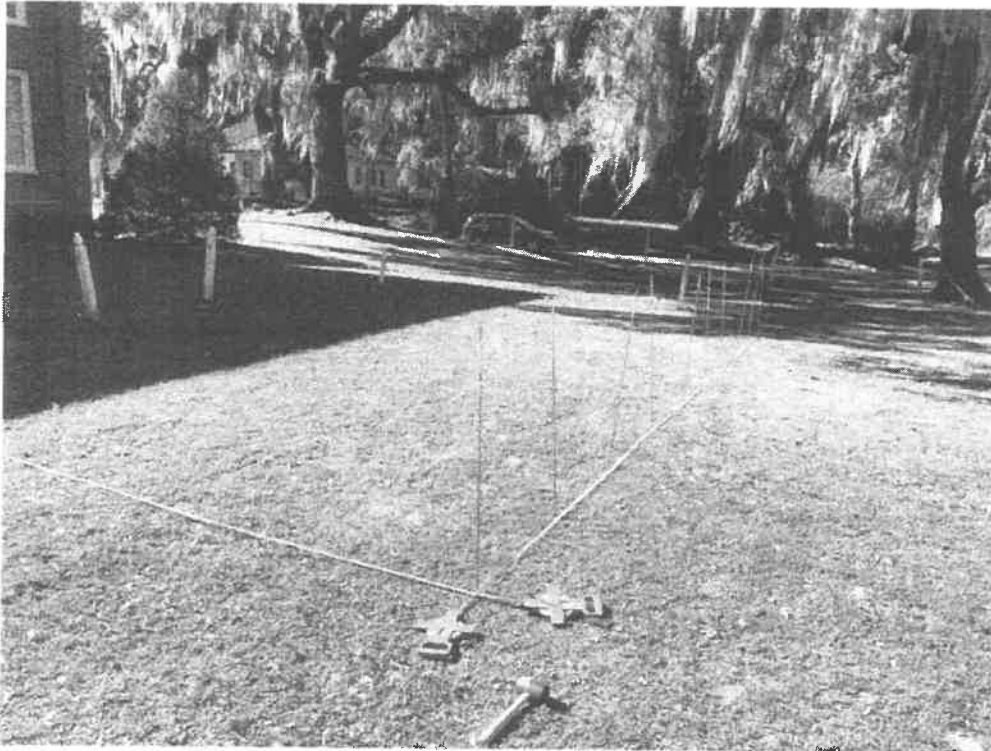
Project site satellite view. Google Earth Pro



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



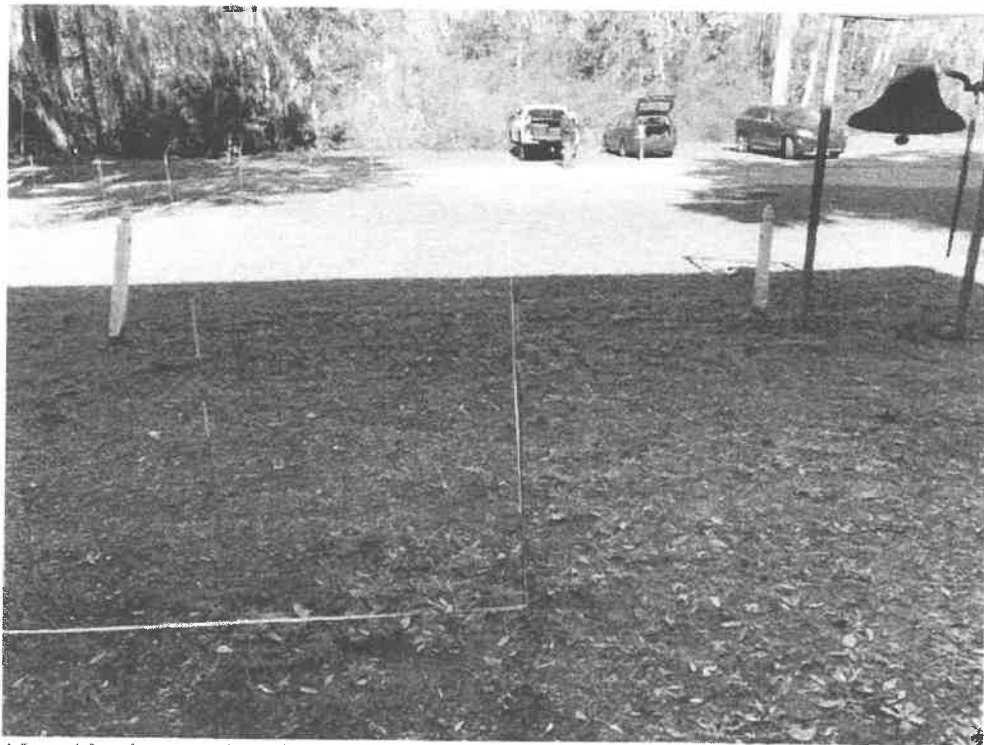
Project Area. Leader, SCIAA



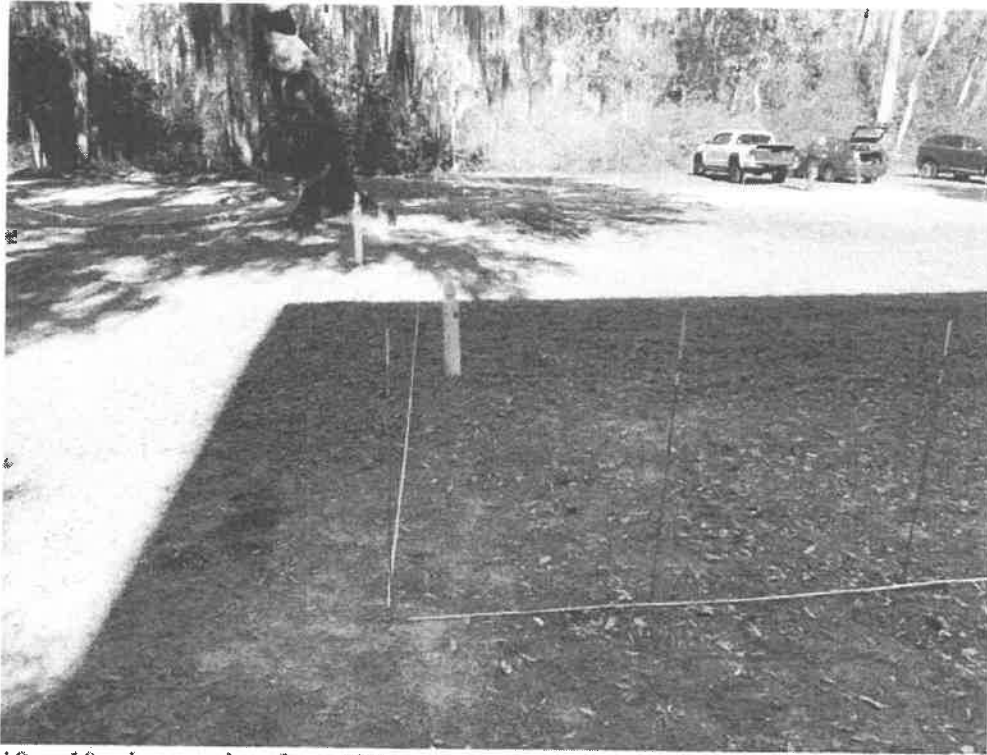
10mx10m layout view from NE corner. Leader, SCIAA



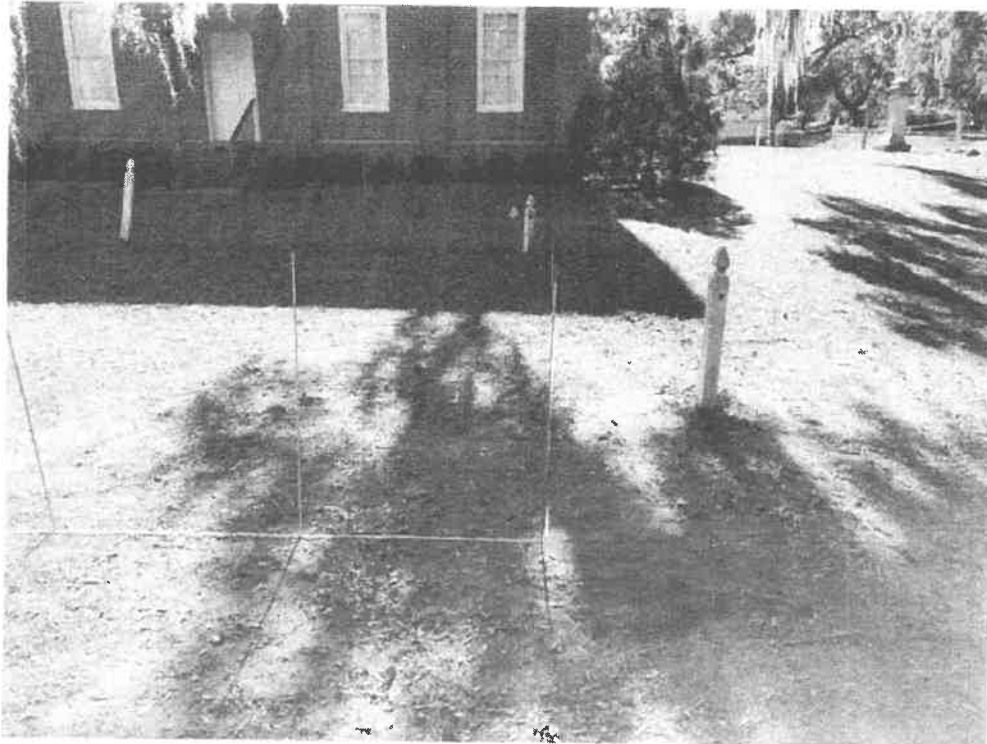
10mx10m layout view from SE corner. Leader, SCIAA



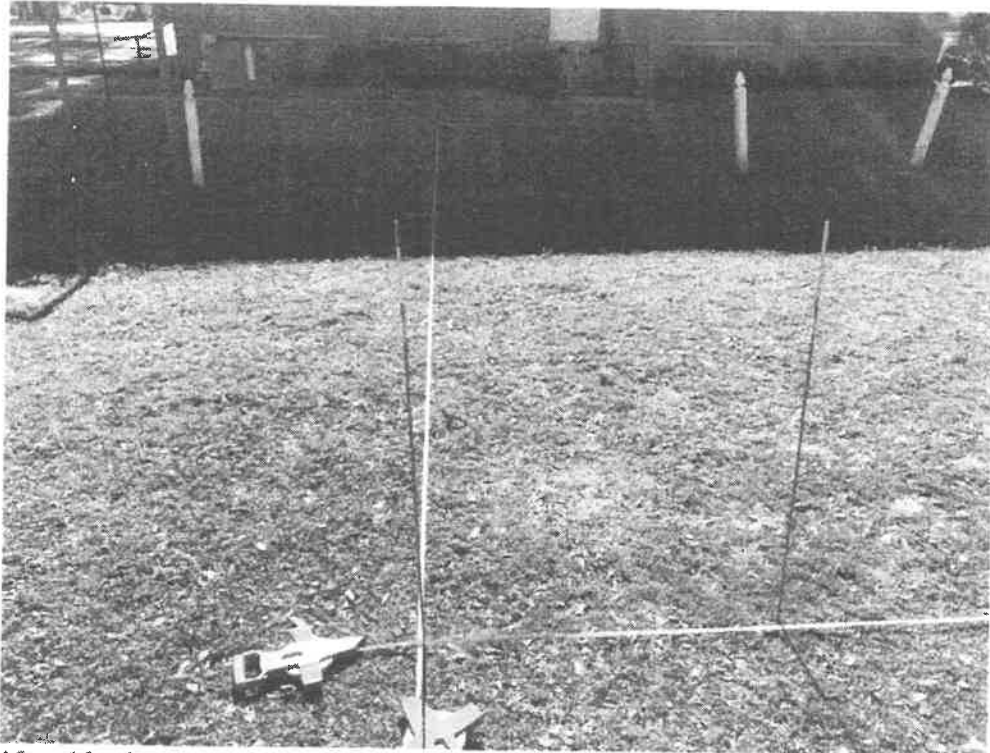
10mx10m layout view from SE to NE corner. Leader. SCIAA



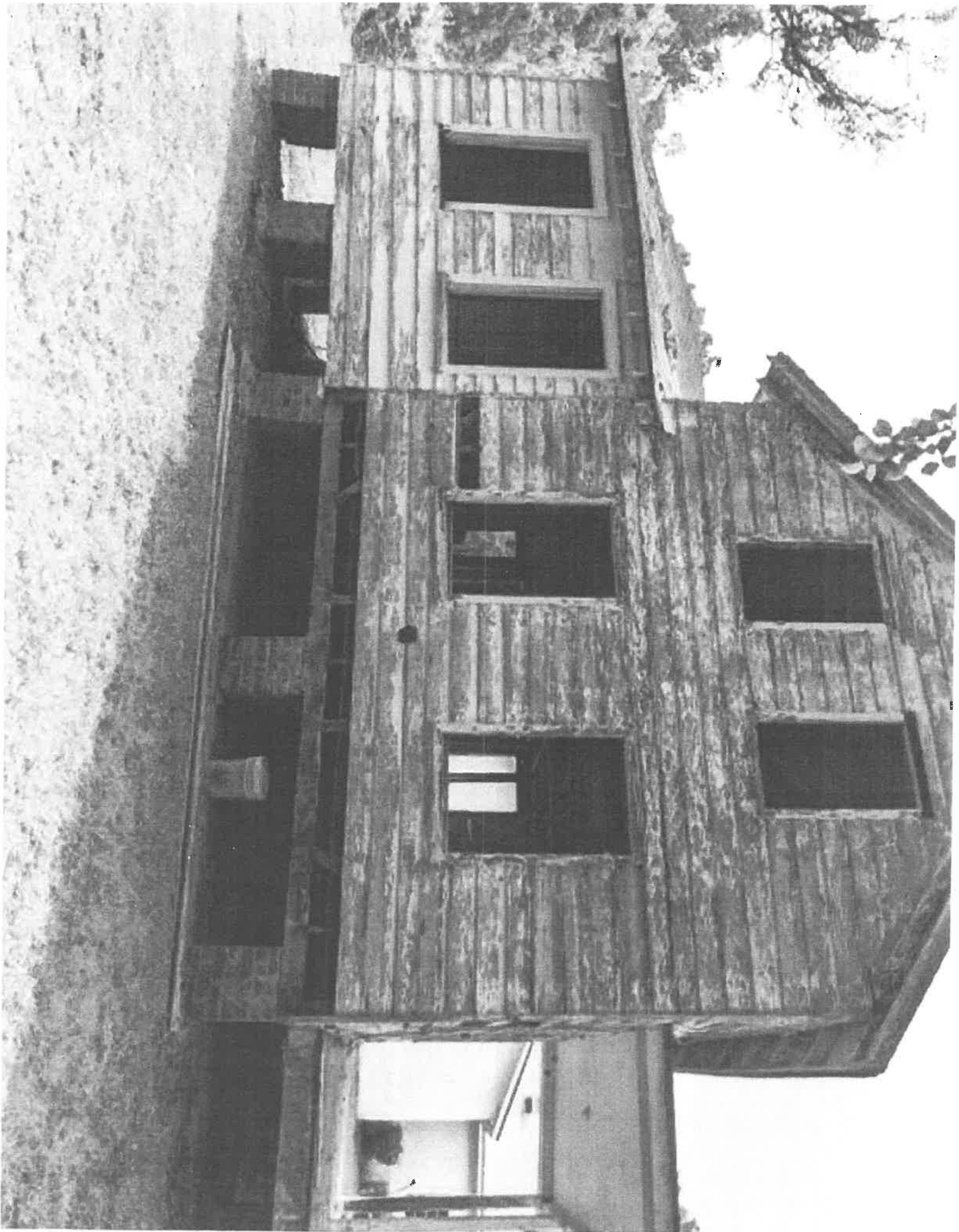
10mx10m layout view from SW corner to NW corner. Leader, SCIAA



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

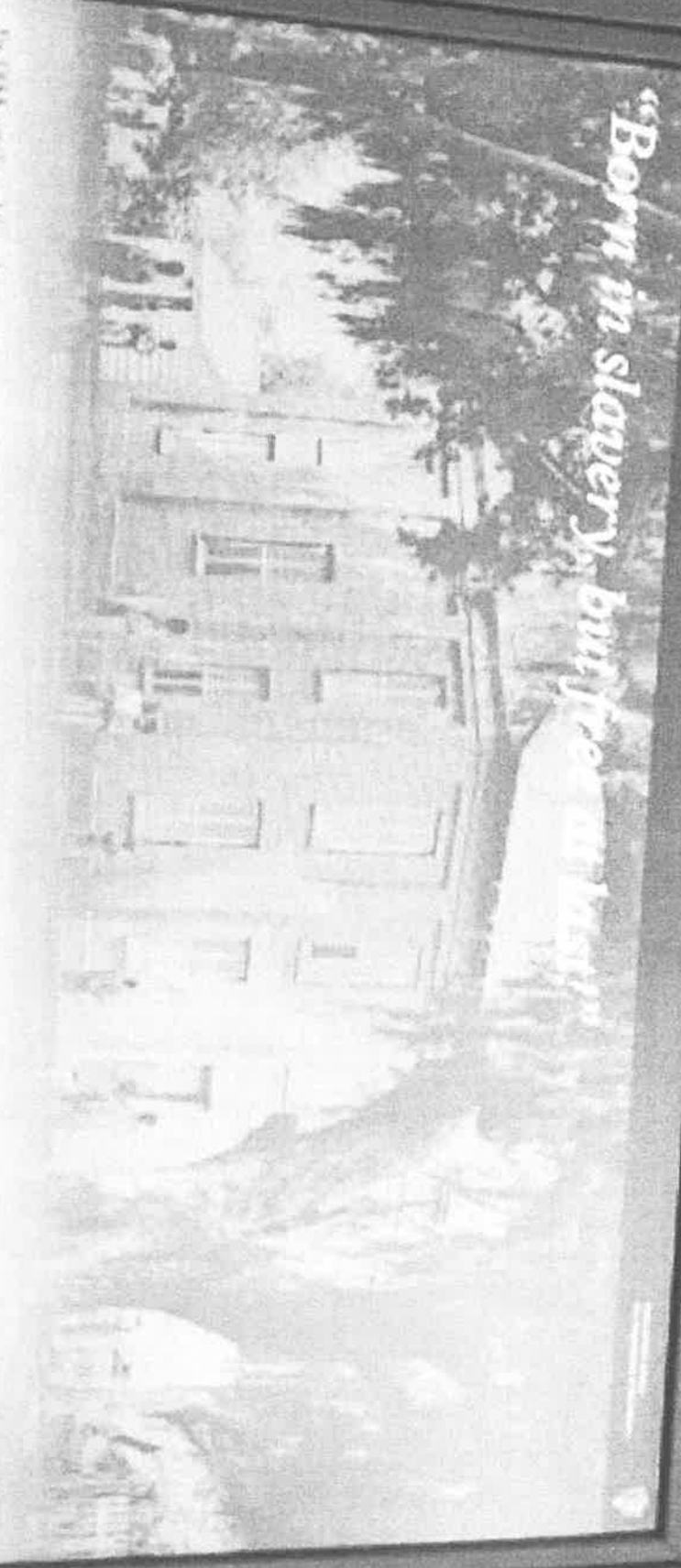


10mx10m layout view from NE to SE corner. Note position of posts and church door.
Leader, SCIAA



Historic Site
1855-1862

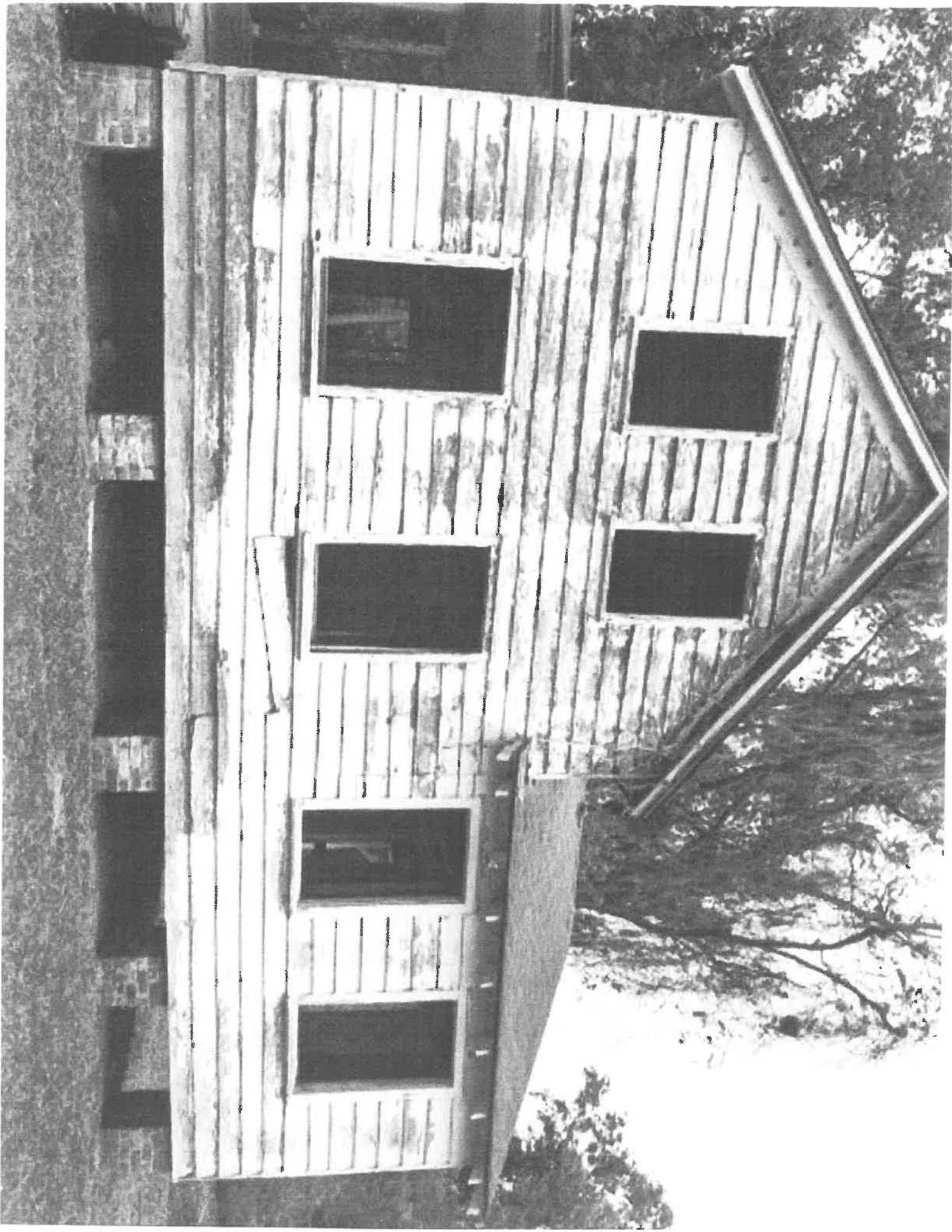
"Born in slavery, but free in spirit"

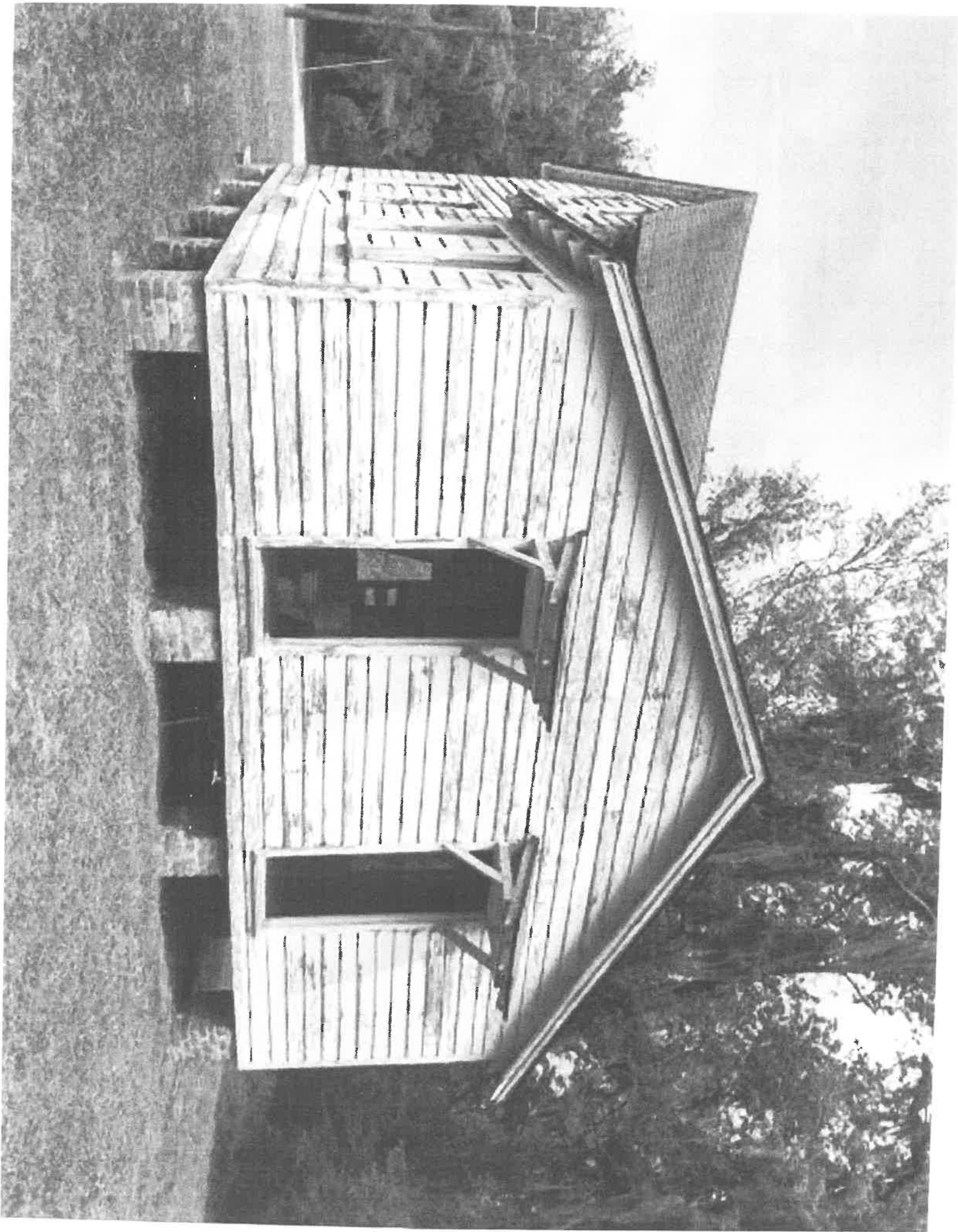


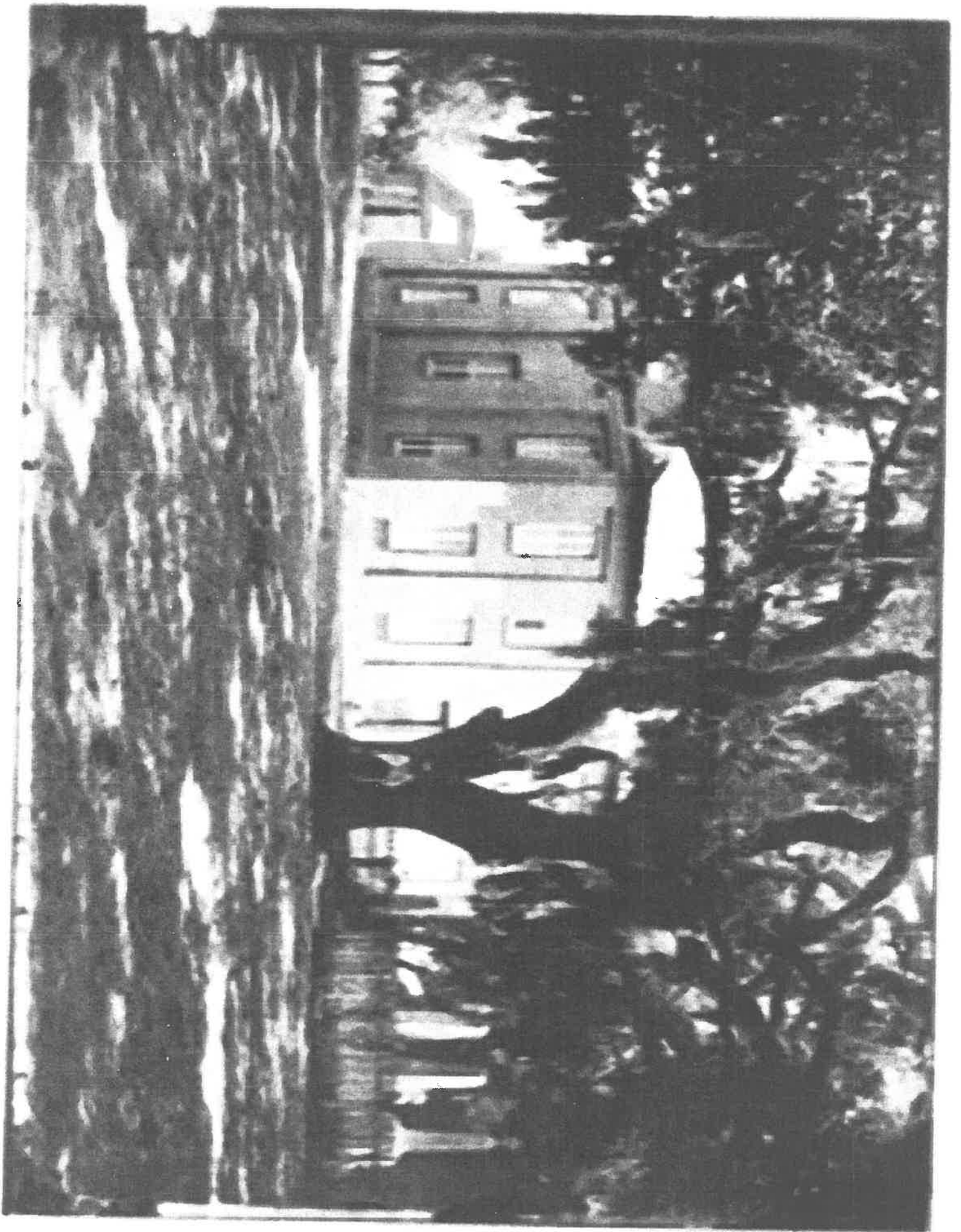
In 1855, enslaved South Carolinians constructed the brick Baptist Church for the visiting planters of Saint Helena Island. However, between 1862 and 1863, the church was taken to the Penn School, led by teachers such as James Fortson, Elias Milpate, and a former fugitive. Hundreds of South Carolinians, including the landowner's family, feared that the school would be destroyed by the state. The church was then used as a school for the children of the plantation. The church was later destroyed by fire in 1868.

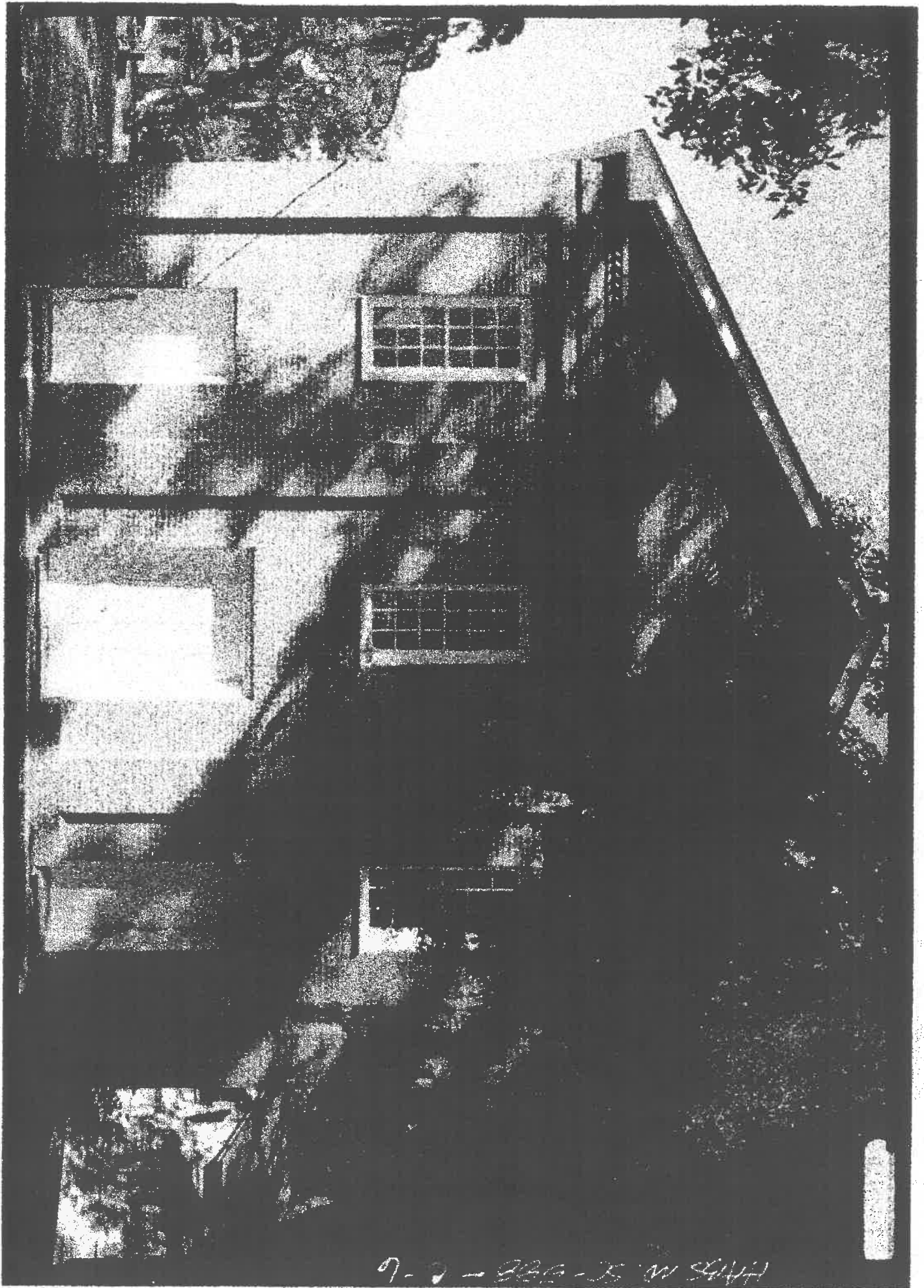












HHS NO. 57-536-1-6

Attachment 3: Relocation & Alteration Narrative

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.