

**CITY OF BEAUFORT
HISTORIC DISTRICT TASK FORCE
WORKSESSION AGENDA**

1911 Boundary Street, Beaufort, SC 29902
Phone: 843-525-7011 ~ Fax: 843-986-5606

Monday, March 16, 2026, 10:00 A.M.

City Hall, Planning Conference Room, 1st Floor – 1911 Boundary Street, Beaufort, SC

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/82935571917?pwd=hGApMSa8qPbJRHMasa7vMZ8osaXWfX.1>

Password: 115784 Meeting ID: 829 3557 1917 Call in Phone #: +1 929 205 6099 US

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."

Please note, this meeting will be broadcast via zoom and live-streamed on YouTube. You can view the meeting at the City's page; City Beaufort SC

- I. Introduction
- II. Election of Chairperson, Vice Chairperson and Secretary
- III. Public Comment
- IV. Discussion:
 - Mission Statement
 - Proposed Work Plan
- V. Adjournment

Note: If you have special needs due to a physical challenge, please call Julie Bachety at (843) 525-7011.



CITY OF BEAUFORT
Community Development Department

SCOTT MARSHALL
City Manager

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CURT FREESE
Community Development
Director

March 11, 2026

To: Historic District Task Force
From: Curt Freese, Community Development Director
Re: Proposed Mission and Yearly Work Plan

Background

In early 2025, after discussion at the City Council Strategic Planning Work session, the Planning Commission and Historic Review Board created a subcommittee to discuss demolition and vacant and dilapidated structures, in light of code changes in 2024, the PC recommended to council which were not acted upon. In addition, in 2024, Staff was tasked to work with HBF and do an assessment of the vacant and dilapidated structures of the historic district. After 8 months of discussion, the subcommittee recommended in the Fall of 2025, the creation of a historic district task force to work on issues in the historic district, not limited to addressing these vacant and dilapidated structures.

A mission was discussed by the subcommittee, and has been expanded upon by Staff, as a sort of compass for this committee (which again, can change as the committee's discretion) work in the historic district. Staff drafted the work plan found below based on the prior committee's ideas, as well as ideas from the individual meetings with the majority of task force members in the last week. The wealth of new and fresh ideas, and as well as the overlap of the critical goals or functions of this group stood out to Staff, and Staff has attempted to merge them into a workable plan to begin the committee's discussion. Again, this is for discussion and direction, and the committee may alter, or change the plan or direction as it sees fit.

Mission

Improve housing conditions and neighborhood stability in the **NW Quadrant and Old Commons neighborhoods** of the Historic District by reducing vacant and dilapidated properties, addressing heirs' property issues, and supporting home rehabilitation while preserving the area's cultural and architectural heritage.



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Organization and Assessment

1. **Vacant and Dilapidated Structures**
 - Identify and maintain an inventory of vacant or deteriorated buildings.
 - Coordinate rehabilitation or redevelopment opportunities through partner organizations.
2. **Home Repair and Housing Quality**
 - Connect homeowners with existing home repair programs.
 - Increase participation in available rehabilitation funding and assistance programs.
3. **Heirs' Property Title Issues**
 - Identify properties with unclear or inherited title issues.
 - Connect property owners with legal assistance to resolve ownership barriers.
4. **Neighborhood Preservation & Equity**
 - Balance historic preservation goals with resident needs and affordability.
 - Build trust and transparency with residents and property owners.

Implementation Strategy

The Task Force will **not directly implement programs**, but will coordinate with existing organizations and agencies, including:

- Housing repair organizations
- Historic preservation groups
- Legal assistance organizations addressing heirs' property
- City boards, commissions, and staff
- Local universities
- Private groups, architects, builders, lenders
- Black Chamber of Commerce

Key partners may include local housing nonprofits, preservation organizations, and legal aid groups.

Measuring Success

Success will be measured by **outcomes, not activity**.



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Key performance indicators include:

- Reduction in vacant or dilapidated buildings
- Number of homes repaired or rehabilitated
- Reduction in vacant lots
- Number of heirs' property cases resolved
- Increased participation in housing assistance programs

Key Risks & Considerations

- Historic distrust regarding property ownership and redevelopment
- Economic barriers for low-income property owners
- Political sensitivity around displacement and gentrification
- Need for strong community engagement and transparency

Expected Beneficiaries

- Residents of the NW Quadrant and Old Commons
- Property owners in the Historic District
- Historic preservation efforts
- The broader community and taxpayers
- The African American community, by opening up opportunities to access both the economic value and income producing potential of their historic properties.

Key Committee Actions (First 12 Months) (see Gantt Chart)

1. Establish Baseline Data

- Document number of:
 - Vacant or dilapidated structures
 - Homes needing repair
 - Vacant lots
 - Properties impacted by heirs' property title issues



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2. Coordinate Resources

- Map existing programs and funding sources available to property owners.
- Create a simple referral system for residents seeking assistance.

3. Community Outreach

- Conduct neighborhood meetings and education sessions.
- Build trust through transparency and engagement.

4. Policy & Program Recommendations

- Identify regulatory or program barriers.
- Provide recommendations to City boards and commissions.

Historic District Neighborhood Initiative - One Year Work Plan (Gantt Style)

