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City of Beaufort
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Beaufort, South Carolina 29902
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Historic District Task Force Agenda April 20, 2026

Statement of Media Notification

"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."

Historic District Task Force - Planning Conference Room, 1st Floor - 10:00 AM

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. Call to Order

II. Minutes

- A. March 16, 2026 Meeting Minutes

III. Public Comment

IV. Presentation

- A. Presentation by invited guests regarding available services to assist in funding repairs/repair programs:
 - o Low Country Legal Volunteers; heirs property issues

V. Discussion

- A. Reading, discussion and adoption of the HDTF Vision Statement.
- B. Review of subject properties and background on to find viable candidates for programs.
- C. Assign properties –Results (if needed) to be presented at next meeting.

VI. Adjournment



Historic District Task Force Meeting Minutes – March 16, 2026

CALL TO ORDER

1:31

A meeting of the Historic District Task Force was called to order by Curt Freese, Community Development Director, and was held in-person in the Planning Conference Room on Wednesday, March 16, 2026 at 10:00 AM. The meeting was recorded and streamed on Facebook in accordance with City Policy.

ATTENDEES

Members in attendance: Mike Tomy, Bill Bardenwerper Marc Sviland, Rita Wilson, Stacey Applegate, Scott Gibbs, Jodie Miller, Sue Sagui, and Fred Washington, Jr.

Staff in attendance: Curt Freese, Community Development Director.

INTRODUCTIONS

2:20

Curt Freese, Planning Director. Rita Wilson, owner of Alpha Graphics and representative for the Historic Review Board. Sue Sagui lives in the Northwest Quadrant. Dick Stewart representing the Freeman Art's District and the Dick Stewart Family Office. Jodie Miller, lives in the Historic District. Scott Gibbs, lives in the Northwest Quadrant. Mike Tomy lives in the Historic District and is the representative for the Planning Commission. Fred Washington, Jr., lives in the Old Commons neighborhood on North Street. Bill Bardenwerper lives outside the Historic District, but has an office on Bay Street and is the Vice-Chairman of the Planning Commission. Stacey Applegate lives in the Historic District in the Northwest Quadrant. Lise Sundrla, lives in the Bluff area of the Historic District, and the representative of the Historic Beaufort Foundation. Marc Sviland lives in the Northwest Quadrant on Greene Street and is the Vice-Chairman on the Zoning Board of Appeals.

Each person explained why they wanted to be part of the Historic District Task Force.

Rita Wilson and her husband own Alpha Graphics on Boundary Street in the Conservation District, right in front of Bobby Jenkins properties and bought the business in April 2020 and lives in Pigeon Point. The history, charm, and the people brought her to Beaufort. Her goal is to make it easier for people to do business and to live in the Historic District.

Sue Sagui has traveled and lived in a lot of different places. In 2015 she purchased a property on Newcastle Street, but any of the historic significance had burned down and the City allowed the property to be grandfathered.

Dick Stewart graduated 1967 and came back to Beaufort when he retired the first time. He has engaged in the Project Shelter with United Way, the City, and Historic Beaufort Foundation back in early 2000's, The Freedman's Art District, involving loan funds to do some houses. He sees the role of this committee is to take the disparate views of people of good intelligence and goodwill trying to do something that matters and overcome the small objections and fires over small issues that are undermining the greater norm.

Jodie Bush-Miller's parents, Ken and Jenny Bush, who have passed away, gave a lot back to our community. She moved to Baltimore Virginia before moving back to Beaufort on a Preservation Board. She believes we this committee can make a difference. She currently has been working in event planning for 20 years and it has taught her a lot about fundraising and feels this can be effective with helping the community.

Scott Gibbs said he was born here and has been a resident for 68 years. He wants to help the citizens and be an aid for the people. He wants to see the historic side of things stay with the houses, helping the families and their properties including the dilapidated buildings.

Mike Tomy has been Chairing the Planning Commission for a number of years. This Task Force Committee is extremely important. His was an Historic Architect for 55 years working around the country. His passion is the historic district where he and his family lives. He is interested in the historic buildings with the historical significance in the Northwest Quadrant, but also interested in the buildings that may not have the historical significance but still need repairs because they are falling apart and they are representatives of the culture.

Fred Washinton lives in the Old Commons. He has served on City Council, and Commissions. He is an ex-official so he can't be an officer, but wanted to give his input. He would like to see the charm remain and the ability to work together as a diverse group. Beaufort will never be what it was but hopefully we can move forward and capture not only the aesthetics, but also the relationships and not become an exclusive community, like Hilton Head.

Bill Bardenwerper has been a Land Use Attorney for 40 years. He renovated a home here and an historic building downtown for his office. He drove the all of the Northwest Quadrant and Old Commons and took his own inventory of all the houses that were perceived by him to be vacant or in some need of some repairs.

Stacey Applegate bought 1301 Greene Street and renovated it on a budget. She served on the Historic District Review Board, has worked with the parks district, and is the Secretary of the Northwest Quadrant Neighborhood Association. She is extremely passionate about helping people in the Historic District and going through the Board process to help people with repairs, and getting them to speak the right person. She wants to preserve the diversity and also the structures in the neighborhood.

Lise Sundrla has a background is in Community & Redevelopment. In 1988 she was the Historic Beaufort Foundation Manager and is now the Director She wants to be engaged and helping the neighborhoods and help them improve their properties and their quality of life.

Marc Sviland said lives in the Northwest Quadrant and very interested in the quadrant. He wants to preserve and clean up what we have and make sure it runs in a very diverse and cooperative way.

ELECTION OF OFFICERS (CHAIRPERSON, VICE-PRESIDENT, SECRETARY)

29:07

Motion: Mr. Stewart made a motion to nominate Marc Sviland for Chairman. Ms. Sagui seconded the motion. The motion passed unanimously.

Motion: Ms. Sundrla made a motion to nominate Mike Tomy as Vice-Chairman. The motion passed unanimously.

Motion: Mr. Tomy made a motion to nominate Dick Stewart as Secretary. Ms. Sagui seconded the motion. The motion passed unanimously.

PUBLIC COMMENT

33:50

Chairman Sviland opened public comment.

Joe Mack, a city resident, talked about the issue of vacant buildings and the new Nuisance Law that passed last year by the city. There are two buildings outside City Hall and there is one next to my bicycle business that has been empty for seven years. This property had a bad fence that was replaced with a chain link fence. Also, across from his business there is a commercial historic building. He feels the highest concentration of vacant buildings is in the Historic District.

Daniel Blackman, President of the Northwest Quadrant Neighborhood Association, said, “the Northwest Quadrant has been working hard for the last four or five years on the same things that the Committee is going to be working on. It’s nice to see that there are so many neighbors and residents of the Northwest Quadrant in this group because it very important not to have it outnumbered by people outside of the Northwest Quadrant district”.

Public Comment was closed.

DISCUSSION

38:38

Mr. Tomy asked the Chairman Sviland, to have staff provide the Committee with a list on of the names, addresses, and telephone numbers of all the members both official and ex-official, so we all have each other’s contact in formation.

Chairman Sviland stated before we discuss the Mission Statement, he would like to define the areas we will be talking about. He said we need to attack things and get things done. He doesn’t want things to carry on from meeting after meeting; that’s not why we’re here. We’re here to get vacant properties and to get dilapidated houses moving and not staying idle. There should be only one or two meetings on a vacant property.

Motion: Mr. Stewart made a motion that the Committee’s area be the Northwest Quadrant and the Old Commons. Ms. Sundrla seconded the motion.

Mr. Tomy suggested that if there’s anything outside of this in disrepair, that after we address those areas, we take a look at anything else in the city that needs to have a focus on them.

Ms. Miller also suggest that if we come up with a system of how to walk through stuff and get things done, that could possibly be used as a model for other neighborhoods because we're going to have still historic buildings spotted all around. Mr. Sviland agreed and clarified that we need to carefully bound our areas first, then when we are done with everything with the Northwest Quadrant and the Old Commons, we can move onto to other areas.

Ms. Sundrla commented when the initial survey was done two years ago of the vacant and dilapidated properties, that were on the city's list of buildings, there was one that was that was actually on The Point. Ms. Sundrla said, "As we do our focus, that we don't forgot there also some that challenges that are happening outside".

The motion passed unanimously.

A. Mission Statement

Ms. Sagui read the mission statement choice in the Committee's packet on page 2: *Improving housing conditions and neighborhood stability in the Northwest Quadrant and Old Commons neighborhoods of the Historic District by reducing vacant lots, and structures dilapidated properties, addressing property issues and supporting homes rehabilitation while preserving the area, cultural, and architectural heritage.*

Motion: Mr. Stewart made a motion that the Mission Statement read as: *Improving housing conditions and neighborhood stability in the Northwest Quadrant and Old Commons neighborhoods of the Historic District by reducing vacant lots and vacant and dilapidated structures, addressing heirs property issues and supporting homes rehabilitation while preserving the area's cultural and architectural heritage.*

Ms. Applegate seconded the motion.

Further Discussion:

Mr. Washington stated he liked the statement, but if you're saying that "preserving the cultural and architectural heritage", I hope that we take into consideration what you have in terms of the type of building's and that that you are trying to preserve as much of that character as possible.

Ms. Sundrla clarified that Mr. Washington is referring to preserving the integrity and the neighborhood integrity and traditional architectural fabric of the district.

The motion did not pass. (all opposed).

Motion #2: Ms. Sundrla made a motion stating the Mission Statement to read as: *Improving housing conditions and neighborhood stability in the Northwest Quadrant and Old Commons neighborhoods of the Historic District by reducing vacant lots and vacant dilapidated structures, addressing heirs property issues and supporting homes rehabilitation while preserving the integrity traditional neighborhood fabric and cultural and architectural heritage.*

Mr. Gibbs seconded the motion. The motion did not pass. (all opposed).

Motion #3: Ms. Sundrla made a motion to modify her motion stating the Mission Statement to read as: *Improving housing conditions and neighborhood stability in the Northwest Quadrant and Old Commons neighborhoods of the Historic District by reducing vacant lots and vacant dilapidated structures, addressing*

property issues, and supporting home rehabilitation while preserving the area's historic, cultural, and architectural integrity and traditional neighborhood fabric.

Mr. Tomy seconded the motion but then withdrew his motion.

The motion did not pass again due to a lack of a second.

Motion #4: Mr. Stewart made a motion to have the Mission Statement to read as: *Improve housing conditions and neighborhood visibility in the Northwest Quadrant and the Old Commons neighborhood historic district by reducing vacant lots and vacant and dilapidated structures addressing heirs property issues, supporting home rehabilitation while preserving the area's cultural and architectural areas.*

The motion was seconded by Mr. Tomy. The motion passed unanimously.

Chairman Sviland stated the Committee will have both a Mission Statement and a Vision Statement.

Chairman asked for volunteers to work together between now and the next meeting on the vision statement. Ms. Applegate, Ms. Sundrla, Mr. Stewart, Mr. Washington and Ms. Miller volunteered.

Motion: Mr. Sviland made a motion that a subcommittee be developed to make a vision statement prior to the next meeting, April 20. The subcommittee consists of Dick Stewart, Fred Washington, Lise Sundrla, Jodie Miller, and Stacey Applegate.

Mr. Gibbs seconded the motion. The motion passed unanimously.

Mr. Stewart stated the Committee should use the Robert Rules. The members all agreed.

B. Proposed Work Plan

Mr. Stewart referred to housing repairs and suggest the Committee talk with groups like the Housing Trust, Lowcountry Council of Government (LCCOG), Good Neighborhood, The Black Chamber, South Carolina Housing, etc. Mr. Freese referred the outline he put together included in the Committee's agenda packet for setting out a proposed work plan.

Mr. Tomy let the Committee know that Mr. Bardenwerper and he have gone and looked at each and every one of the properties both contributing and non-contributing to the area and took photographs. We also have a list of historical properties that can be distributed to the Committee. Mr. Tomy and Mr. Bardenwerper also have the Sanborn maps.

Ms. Sundrla said it would be very helpful to have Ken Meola the City Codes Enforcement Officer attend some of our discussions since he is familiar with all of the properties. Mr. Freese will provide the current Vacant and Abandoned List to the Committee at the next meeting.

All agreed to have the subcommittee meeting on Monday, March 23, at 3:00 pm, at City Hall in the Planning Conference Room.

Ms. Sundrla left the meeting to attend another meeting.

Mr. Sviland stated what the Committee will be discussed at their next meeting:

- Review the Vision Statement
- Start looking at properties
- Mr. Stewart will have a group or two to come speak to the Committee
- Look at the evaluation tool that staff included in the meeting packet

ADJOURNMENT

1:52:28

Ms. Wilson made a motion to adjourn seconded by Ms. Sagui. The meeting ended at 11:52 am.

DRAFT