

City of Beaufort Department of Planning and Community Development
Post Office Drawer 1167
1911 Boundary Street
Beaufort, South Carolina 29902
Phone (843) 525-7011 / Fax (843) 986-5606
Website: www.cityofbeaufort.org

See back of application for fees

CITY OF BEAUFORT HISTORIC DISTRICT REVIEW BOARD PROJECT APPLICATION (Revised - 10/21/2010)

Application #: HR-143 Date Received: 7-28-14 Zoning District: CC

Property Address: 913 Port Republic Street, Beaufort, SC

Applicant: Beaufort Inn, LLC Phone: (843) 521-9000

Applicant's Address: 2015 Boundary St., Suite 300, Beaufort, SC 29902

Beaufort County 1997 Historic Sites Survey listing: not listed

Property Owner: Beaufort Inn, LLC Phone: same

Owner's Address: same

Architect: Brian Coffman, BES Phone: (843) 522-2094

Architect's Address: 2712 Bull St, Beaufort, SC 29902

REQUEST FOR: Conceptual Review Preliminary Review
 Final Approval Change After Certification

NATURE OF WORK: (Check All That Apply)

Color changes Alterations, Additions
 Signage, Awnings New Construction
 Legal Plat Minor/Major Demolition or Relocation
 Other: _____

DRAWINGS/MATERIALS ACCOMPANYING APPLICATION: (Refer to Appropriate Checklists for Requirements)

Photographs Floor/Roof Plans Color Sample Elevation Drawings
 Site Plan/Plat Detail Drawing Material Sample Model

EXPLANATION AND DESCRIPTION OF WORK:

please see attached

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this application? ___ Yes ___ No

An Application is incomplete until all required information is submitted. Incomplete applications will not be placed on a Board agenda. Applications are reviewed based upon the *Beaufort Preservation Manual and Supplement*, or the *Northwest Quadrant Design Principles* (refer to www.cityofbeaufort.org) which the applicants are strongly encouraged to purchase. Office copies are available for reference. In order that meetings not be excessively long, the Board maintains a strict policy that no more than ten applications are reviewed in any one meeting. If you are under a tight time frame, please be sure to submit your application early. A digital copy of all documents and 2 hardcopies of all documents must be filed by 12:00 noon on the deadline date. If digital copies cannot be provided, then 8 hardcopies of all documents are required. If the applicant or a representative is not present at the meeting, the application will not be reviewed.

OWNER'S SIGNATURE: Courtney Vance DATE: 7/28/14

APPLICANT'S SIGNATURE: Courtney Vance DATE: 7/28/14

CITY OF BEAUFORT
Historic District Review
Board Full Board
Staff Report
Meeting of August 13, 2014

Case Number: HR14-31
Property Address: 913 Port Republic Street
Applicant: Beaufort Inn, LLC
Type of Request: Alterations & Partial Demolition (Change After Certification)
Zoning: CC – Core Commercial

Historical: 913 Port Republic Street, c. 1950 and a.k.a. the old Piggly Wiggly is not listed on the *1997 Beaufort County Above Ground Historic Sites Survey*.

Request: **The applicant is requesting to demolish the four rear bays of the building, approximately 2/5 of the structure, and add a mechanical platform in the rear. In addition, the applicant is modifying the previously-approved plan for the eastern façade of the building.**

Background: **The applicant came before the board in February 2014 and received approval for a minor rear demolition, and modification to the site and eastern façade of the building, with the following conditions:**

1. Move door to the riser room off of the Port Republic Street elevation;
2. Raise A-frame awning on the SE corner so trim detail is exposed;
3. Remove A-frame awning on new door and add an awning that spans the two new windows and the new door; and
4. Lower the heights of the new gates.

The minor rear demolition has been completed.

Zoning: **Setbacks: none**

Size: **This is a building footprint reduction of approx. 4,000SF.**

Staff Questions, Comments & Suggestions:

- The applicant has addressed all of the conditions of the February 2014 HRB approval.
- **East Elevation Changes:**
 - The proposed modifications, namely the removal of the aluminum storefront windows and the addition and relocation of the two door assemblies and awnings, is appropriate and creates a harmonious composition.
- **Demolition:**
 - The partial demolition of this non-contributing structure does not have an adverse visual impact from Port Republic Street.

Staff Recommendation: Staff recommends final approval as submitted, to this request.

**913 Port Republic Street – Demolition and Alterations Application
Change After Certification**

913 Port Republic Street is not considered a historic structure or a contributing structure to Beaufort’s Landmark Historic District based about *The Beaufort County Above Ground Resources Survey of 1997*. Upon purchase of the property, City staff requested that we clean up the rear of the property. To date, a large amount of debris has been removed from the site, and previously approved demolition has already occurred.

On February 12, 2014, the Historic District Review Board granted final approval, with conditions, for our alterations plans and associated demolition. In the past few months we have revised the floor plan to address the Board’s concerns. However, we have also revised our plans to accommodate potential future development on the site as well. Although we do not know the timeframe for or scope of the future development, we do not want to invest significant sums in renovation, only to have to demolish a portion of the renovated building in the near future. As such, we have revised our plans to eliminate excess storage and staging areas in anticipation of the future construction. Demolishing the rear portion as we propose provides the utmost flexibility in future building sites. We wish to proceed with additional demolition of this non-historic structure at this time and renovation of the balance for the planned event space.

Photographs of all sides of the structure



South



East



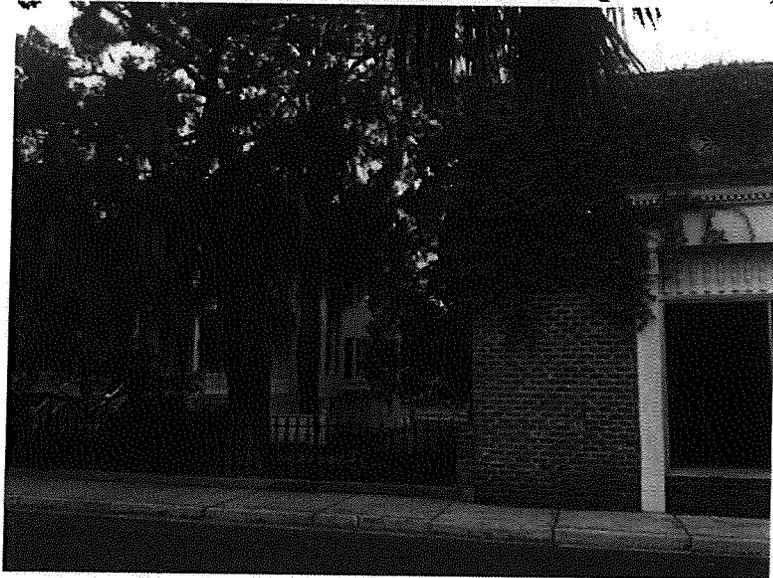
North

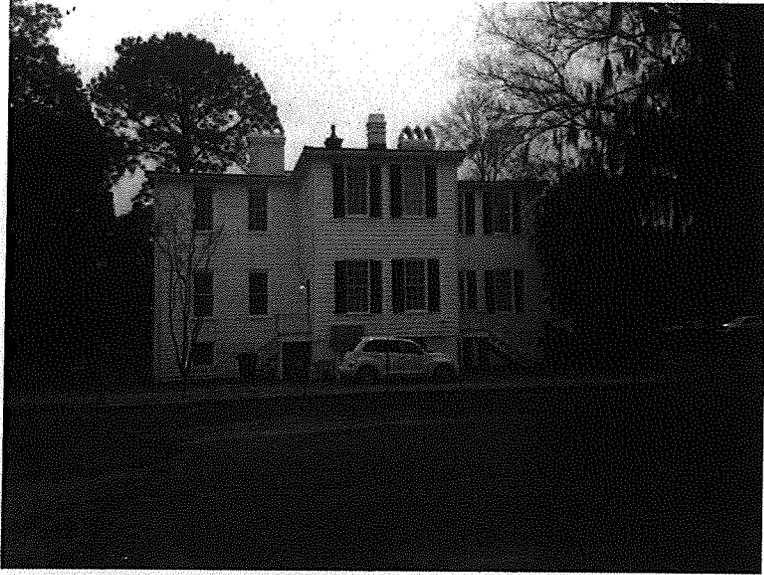


West

Photographs of adjoining properties

Property to the West, from the front and rear (private home)





Property to the east (BB&T)



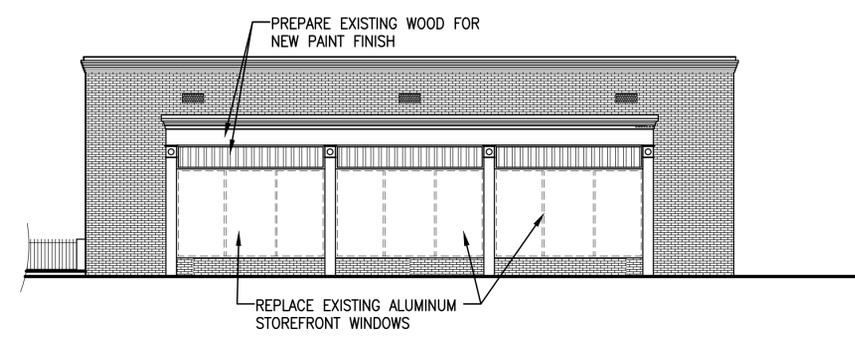
REVISIONS			
NO.	DATE	DESCRIPTION	APPR.



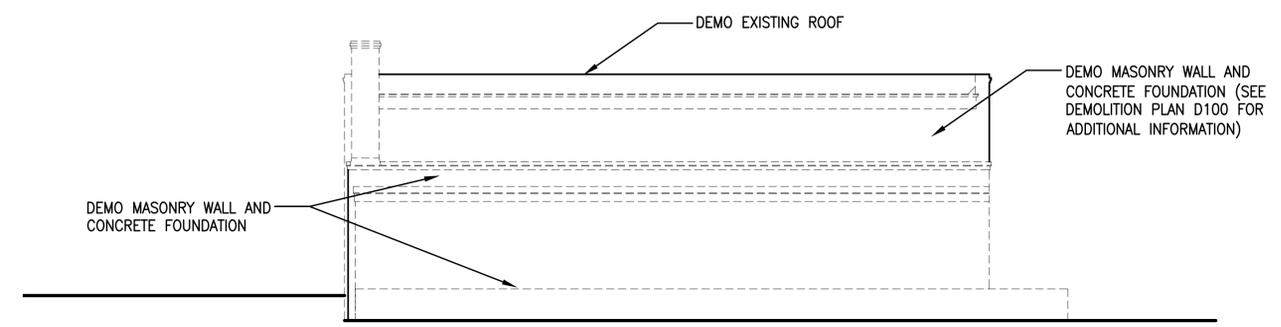
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**ARCHITECTS
ENGINEERS**
**BES
INCORPORATED**
P.O. BOX 2060, BEAUFORT, BEAUFORT, SC 29901 PH 843.522.2094 FAX 843.522.2098 www.bes-incorporated.com

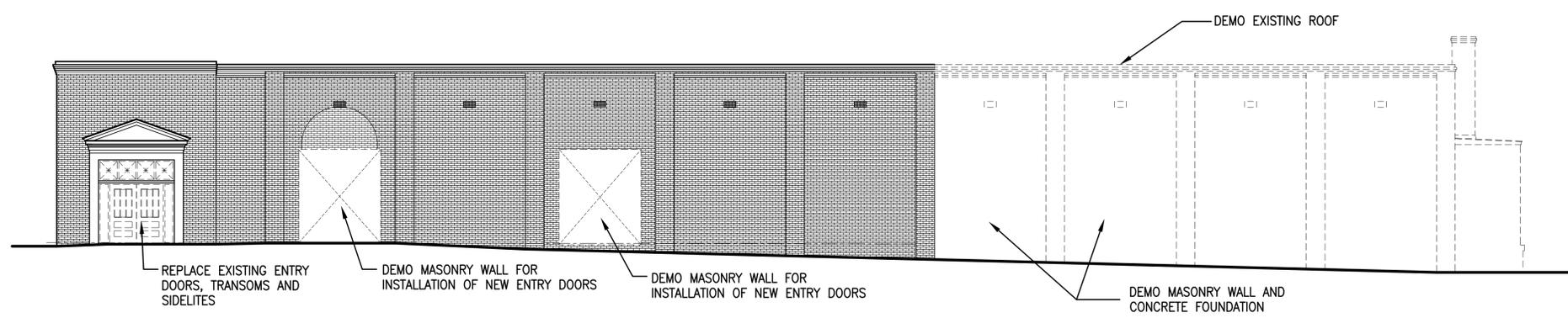
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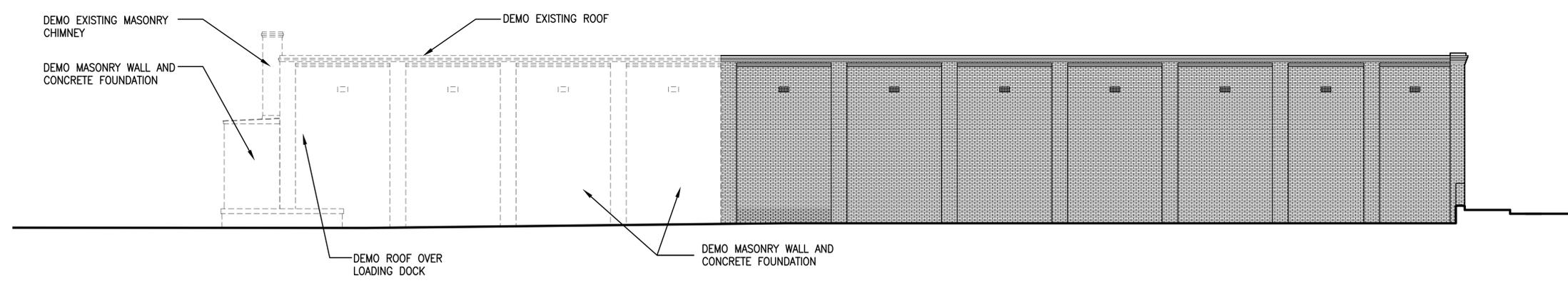
1 SOUTH ELEVATION - DEMOLITION
D200/D200 SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION - DEMOLITION
D200/D200 SCALE: 1/8" = 1'-0"



3 EAST ELEVATION - DEMOLITION
D200/D200 SCALE: 1/8" = 1'-0"



4 WEST ELEVATION - DEMOLITION
D200/D200 SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATIONS - DEMOLITION

TABBY PLACE EVENT SPACE
913 PORT REPUBLIC STREET
BEAUFORT, SOUTH CAROLINA

JOB NO. 2014.001.00	DRAWN JMA	DATE 07/09/2014	APPR. B. COFFMAN	DATE
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SHEET

D200

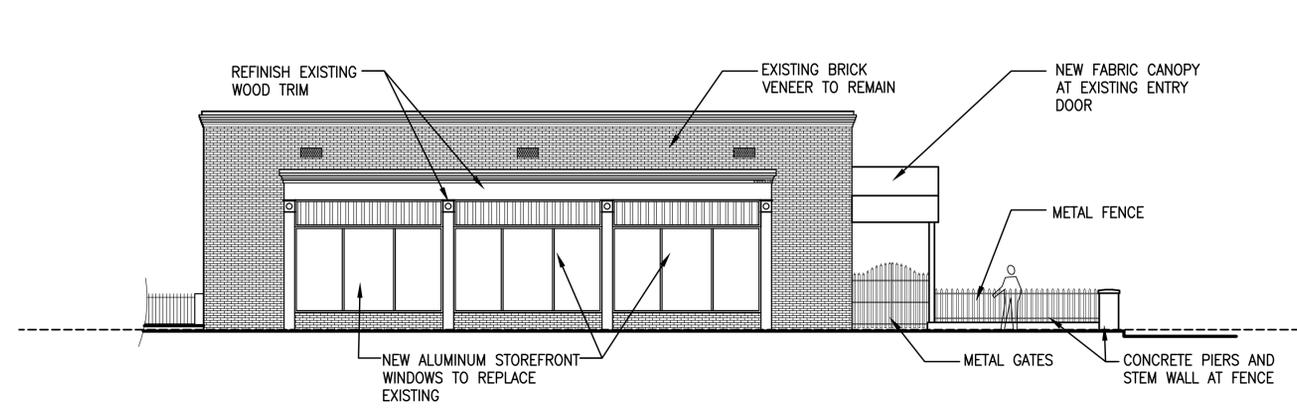
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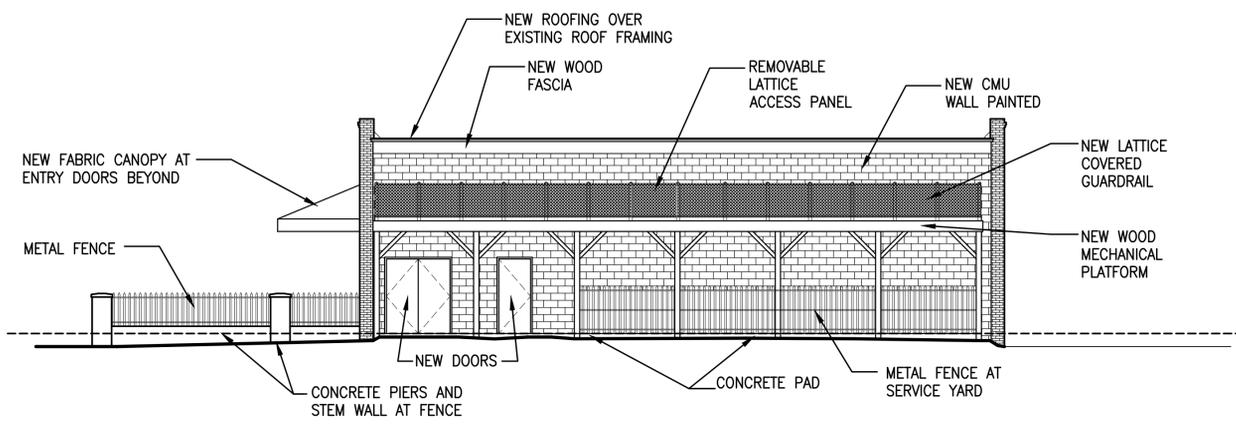
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 P.O. BOX 2060, BEAUFORT, SC 29901 PH 843.522.2094 FAX 843.522.2098 www.bes-incorporated.com

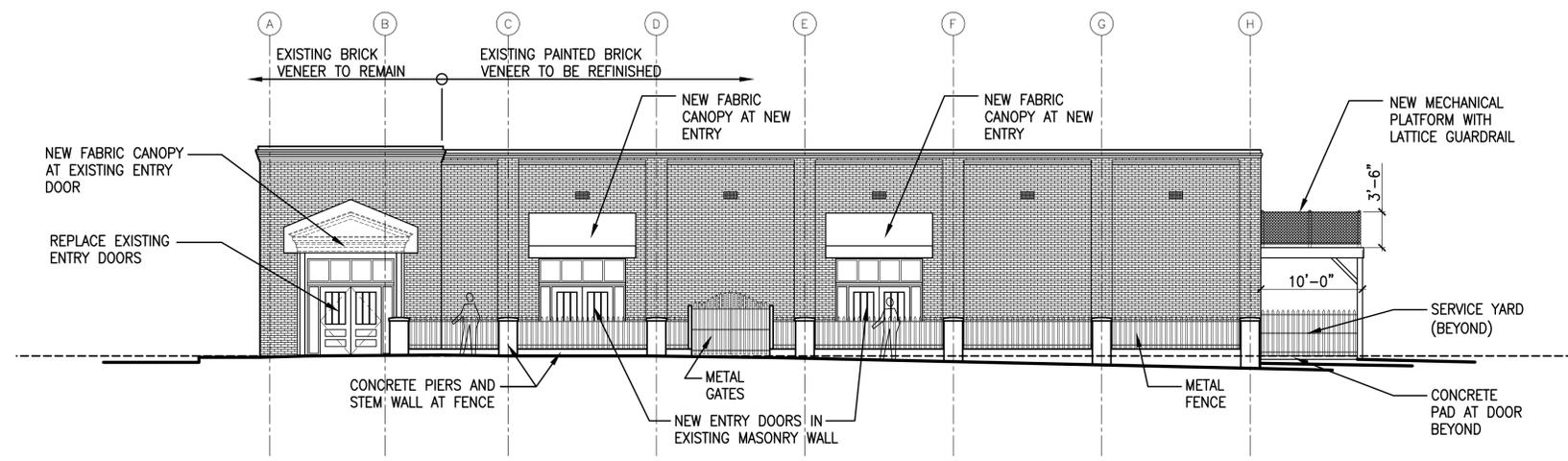
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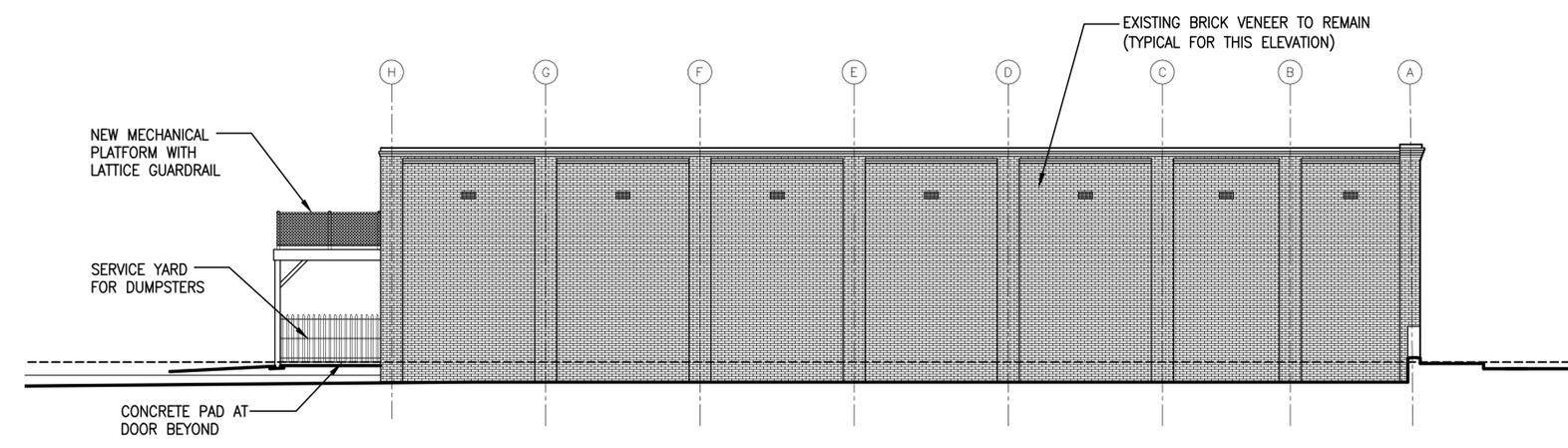
1 SOUTH ELEVATION - NEW WORK
 A200/A200 SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION - NEW WORK
 A200/A200 SCALE: 1/8" = 1'-0"



2 EAST ELEVATION - NEW WORK
 A200/A200 SCALE: 1/8" = 1'-0"



4 WEST ELEVATION - NEW WORK
 A200/A200 SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATIONS	TABBY PLACE EVENT SPACE	DATE	APPR.	DATE
	913 PORT REPUBLIC STREET BEAUFORT, SOUTH CAROLINA	07/29/14	B. COFFMAN	
JOB NO.	DRAWN	DATE	APPR.	DATE
2014.001.00	JWA	07/29/14	B. COFFMAN	

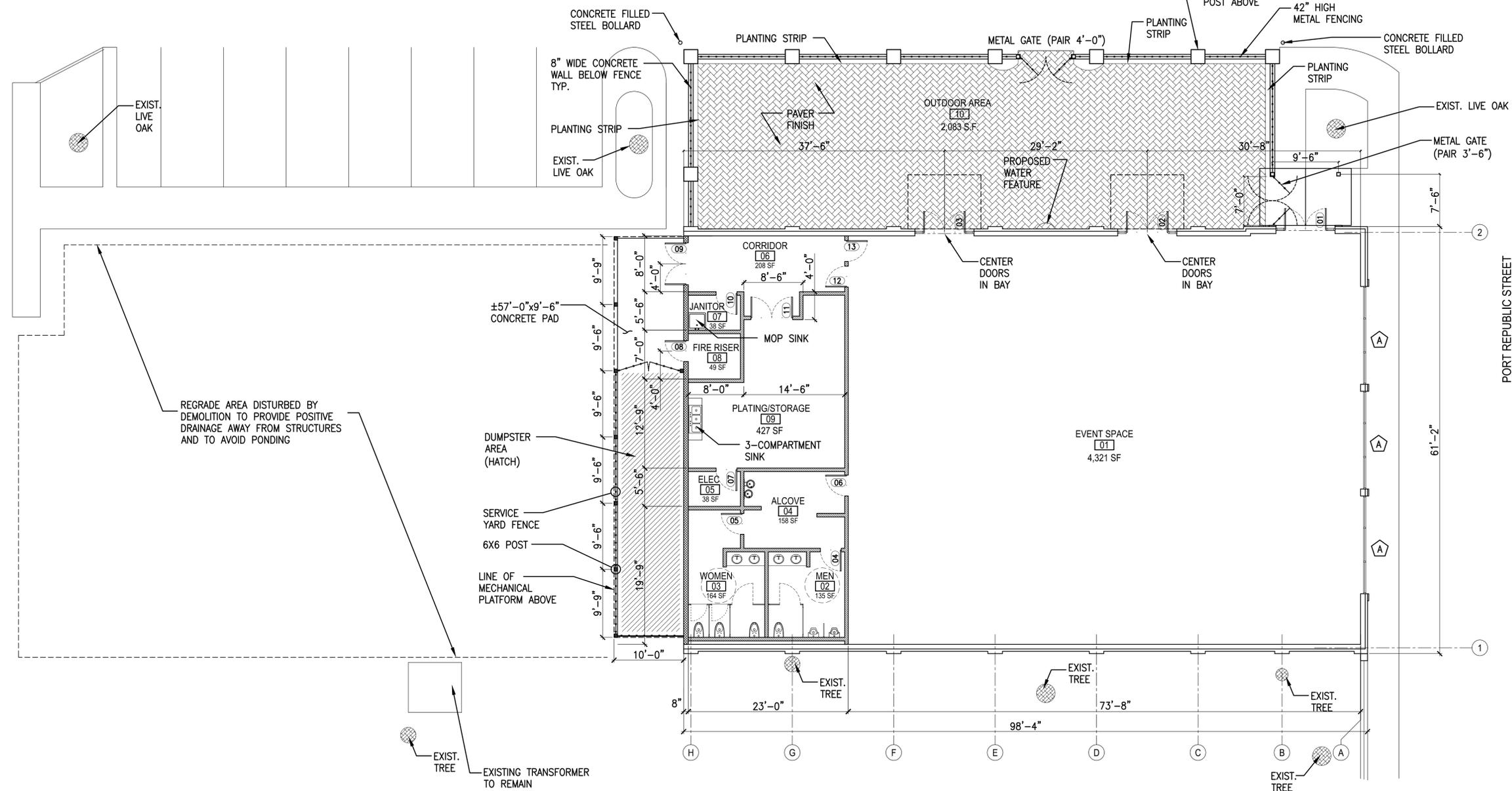
REVISIONS			
NO.	DATE	DESCRIPTION	APPR.



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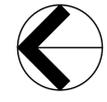
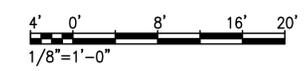
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NOT FOR CONSTRUCTION



REGRADE AREA DISTURBED BY DEMOLITION TO PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES AND TO AVOID PONDING

1 FLOOR PLAN - NEW WORK
 SCALE: 1/8" = 1'-0"



FLOOR PLAN - NEW WORK		DATE	
TABBY PLACE EVENT SPACE		APPR.	B. COFFMAN
913 PORT REPUBLIC STREET BEAUFORT, SOUTH CAROLINA		DATE	07/09/2014
JOB NO. 2014.001.00	DRAWN JWA		