

Used T48

PAID

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 - 07/15/2011)

Application #: HR16-31 Date Received: 8/23/16 Zoning District: _____

Property Address: Portion of Block 60 Corner og Scott and Port rapublic

Applicant: R.W. Chambers Phone: 843 379 1000

Applicant's Address: po box 1181 Beaufort sc 29901

Beaufort County 1997 Historic Sites Survey listing: _____

Property Owner: 303 Associates Phone: 843 521 9000

Owner's Address: Boundary Street

Architect: Applicant Phone: _____

Architect's Address: _____

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:

~~new 70 unit three story hotel with commerical space on the ground floor. Parking will be under the building
hotel beginning on the second floor. Project scale is broken into similar Bay Street scale.~~

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. **Submittal Requirements:** 8 hardcopies of all documents + a digital copy of all the documents must be filed by 12:00 noon on the deadline date. If the applicant or a representative is not present at the meeting, the application will not be reviewed.

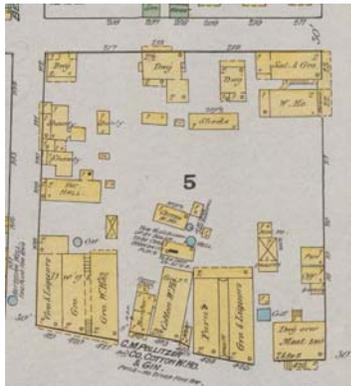
OWNER'S SIGNATURE: _____ DATE: _____

APPLICANT'S SIGNATURE: *R.W. Chambers* DATE: 8-23, 2016

CITY OF BEAUFORT
Historic District Review Board
Full Board
Staff Report
Meeting of September 14, 2016

Case Number: HR16-31
Property Address: 212-214 Scott Street & 812 Port Republic Street
Applicant: Beaufort Inn, LLC
Type of Request: New Construction - Conceptual
Zoning: CC – Core Commercial

Historical: This parcel, which takes up nearly half of a block on the SW corner of Port Republic and Scott Streets, is currently primarily a gravel parking lot being used for public and private parking. It historically housed a bus station and the Coca Cola bottling plant which has been demolished. The building on 812 Port Republic would need to be demolished to accomplish this plan and is not listed on the 1997 Above Ground Historic Sites Survey. The Sanborn maps below show the evolution of this parcel which has contained a variety of buildings and uses.



1889 Sanborn



1905 Sanborn



1958 Sanborn

Request: The applicant requests conceptual approval for a new mixed-use building with retail/commercial space on the ground floor and a hotel above.

A reference to a building demolition appears in this application. This plan requires the demolition of the former Coastal Art Supply building, a non-contributing structure located at the western portion of this property. That requires submission to, and approval from the Historic Review Board, and a public hearing.

Background: The applicant came before the board in October of 2013 and August 2014 for residential buildings proposed for this site. This submission has not appeared before the board previously.

Zoning Issues: CC – Core Commercial

- Setbacks: none
- Maximum Height: please see code section 6.5.K.11 (attached)

Size: The footprint of the structure is approx. 17,159 SF per floor and is proposed to be 3 stories. The ground level may contain parking on the interior.

Summary of Applicable Guidelines:

- The *Preservation Manual Supplement*, p. 13-15, discusses new construction.
 - In the case of Absolute Size, the *Supplement* states: “When the scale of the neighborhood buildings, or those of an entire community are relatively consistent, new construction should be restricted from drastically altering these relationships...If large scale construction is to be allowed, particular attention should be given to the location, siting, setbacks, and façade treatment of the proposed buildings.”
 - Page 16 states: “Apply to large scale construction the same design guidelines regarding scale, materials, proportions, etc. that are outlined in this section...Incorporate parking...in a lot screened from the street.”
- The *Civic Master Plan*, p. 51, shows redevelopment in this area. It that plan multiple buildings are shown, with parking internalized.

Staff Questions, Comments & Suggestions:

Site:

- The context directly adjacent to this property is varied and inconsistent. The Palm & Moon building, on the opposite side of Scott Street, is a 70’ long, one story building. Across the street are cottages, and the 3+ story Beaufort Inn building. The northwest corner of this block has an historic 2-story shop front building. And the opposite corner is the public parking lot.
- A historic tabby wall is located adjacent to the proposed trash enclosure. It appears that it is protected from disturbance.
- The internalized parking and trash location are in keeping with the applicable guidelines and ordinances.
- Consider the traffic pattern to avoid traffic being forced to exit onto Scott and inevitably Bay Street. This should be studied as the design progresses, particularly if parking remains to be incorporated on the ground level.
- The City Manager has committed to exploring the city taking over the sidewalk in this area. This could permit encroachments of colonnades / arcades, and balconies and actually increase the buildable area while incorporating these elements that engage the street and provide pedestrian protection. This could allow the applicant to bring the bottom two floors forward a bit more, extend some pedestrian covering element over the sidewalk to within 18” of the curb, and then push the 3rd level back a bit to mitigate the mass on the street if desired. This should be studied as the design moves forward.

Building:

- The rhythm and articulation of the building should be carefully studied. The proposed effort to make the building look like it is a series of buildings built over time may not be the most authentic strategy. Consider simplifying the structure, and looking at other hotel precedents such as the Planter’s Inn in Charleston, the Marshall House in Savannah, and the Hotel

Royal in New Orleans (all attached). These are great, flexible, simple fabric buildings that could house, and have house over time, a variety of uses.

- One thought, in order to modulate the façade and integrate it into the surrounding context, is to increase the height of the two interior wings, located in the southwest corner of the building. This could offset a height reduction perhaps along Port Republic Street, facing the “two little pigs” and allow that elevation to have a better relationship with the surrounding context.
- Another thought discussed with the architect was to break this building into three corner/end elements with a simpler fabric building in the middle.
- The corner of Port Republic and Scott Street is currently proposed to be an open corner with a plaza, and hotel entry on the second level with rooms above on the 3rd level. This is not something that has been seen in Beaufort and needs careful study of how this interacts with the street.
- If colonnades/galleries are used, they should be a minimum of 8’ clear depth, with 10-12’ preferred. The use of these overhanging elements to break up the façade, and minimize the perception of the mass from the street is a good strategy.
- The a/c unit vents will need to be addressed. It’s not appropriate for these to be visible on the street-fronting rooms in the historic district.
- The idea of having retail or commercial spaces on the ground floor with individual on-street entries is a good one and staff encourages this concept to remain in the plans. This activates the streetscape. The grand hotel entry/lobby could also be a great addition to this district; as mentioned above, the articulation needs careful study and consideration.
- Streetscapes, street sections and a 3D massing model (either digital or physical) will be required for the next submission. These drawings should show the existing surrounding context ideally from Bay Street to West Street, to the mid-block of Port Republic between Scott and Carteret, and the mid-block of Scott between Craven and Port Republic.
- The applicant will be required to attend the city’s pre-application conference before returning to the Historic Review Board. In addition, the application for the demolition should come before or concurrent with the next trip to the HRB.
- Lot consolidation will be required as this project moves further along.
- How will trash be handled? How about mechanical equipment?

Staff Recommendation:

Staff recommends that the applicant revise the plans and elevations based on staff comments and comments from the HRB and return for another conceptual review.

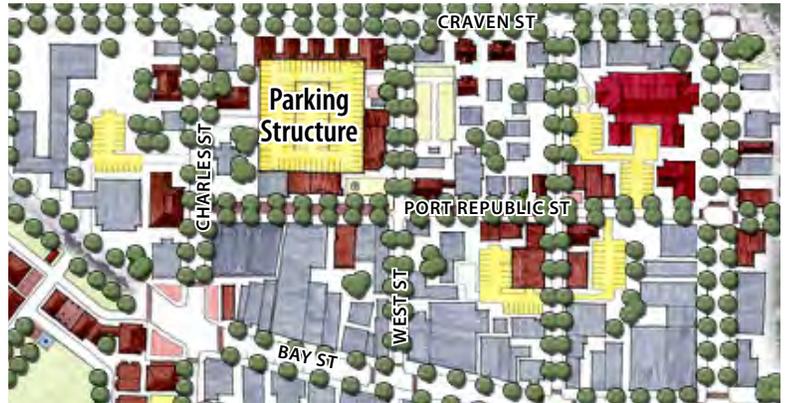
3.3 Port Republic Street

Sector: 1

Project Type: Public | Private

Civic Investment Required: Port Republic
Festival Street

This plan proposes infill commercial development along Port Republic Street to extend the shopfront environment of Bay Street through downtown. New retail opportunities would be facilitated by a civic investment that transforms Port Republic Street into a festival street that can be easily closed off to vehicular traffic and function as an event space. The new Port Republic Street design would not have a raised curb, but would instead utilize consistent decorative paving from building face to building face with intermittent bollards to separate pedestrians from vehicular circulation. This mix of pedestrian and vehicular environments at an intimate scale would slow traffic speeds and better serves the retail character of the area.



▲ CONCEPTUAL ALTERNATIVE INFILL DEVELOPMENT



▲ EXISTING CONDITIONS



▲ CONCEPTUAL ILLUSTRATION OF INFILL DEVELOPMENT ALONG PORT REPUBLIC STREET (looking west)



▲ CONCEPTUAL LOCATION OF A PARKING STRUCTURE



▲ EXISTING CONDITIONS (view from Craven Street Looking East)

The conceptual infill scheme for this area also imagines a prominent new commercial building on a current parking lot at the west end of Port Republic Street along Charles Street to provide a visual terminus of this pedestrian-oriented area.

3.4 Parking Structure

Sector: 1

Project Type: Public | Private

Civic Investment Required: Parking Structure

See Also: 2.2

Acknowledging the existing parking issues in downtown that will be exacerbated by additional attractions, one conceptual location this plan illustrates is a parking structure in the middle of the block bound by Port Republic Street, Craven Street, Charles Street, and West Street. As shown in the rendering below, the parking structure would be concealed with ground floor uses or with mixed-use buildings to shield the parking area from view.

On Port Republic Street and West Street, a new commercial space would activate the street for pedestrians. On Craven Street, apartment units would line the parking structure and create



▲ CONCEPTUAL PARKING STRUCTURE LINER BUILDINGS WITH SIDE COURTYARDS (OPTION A)



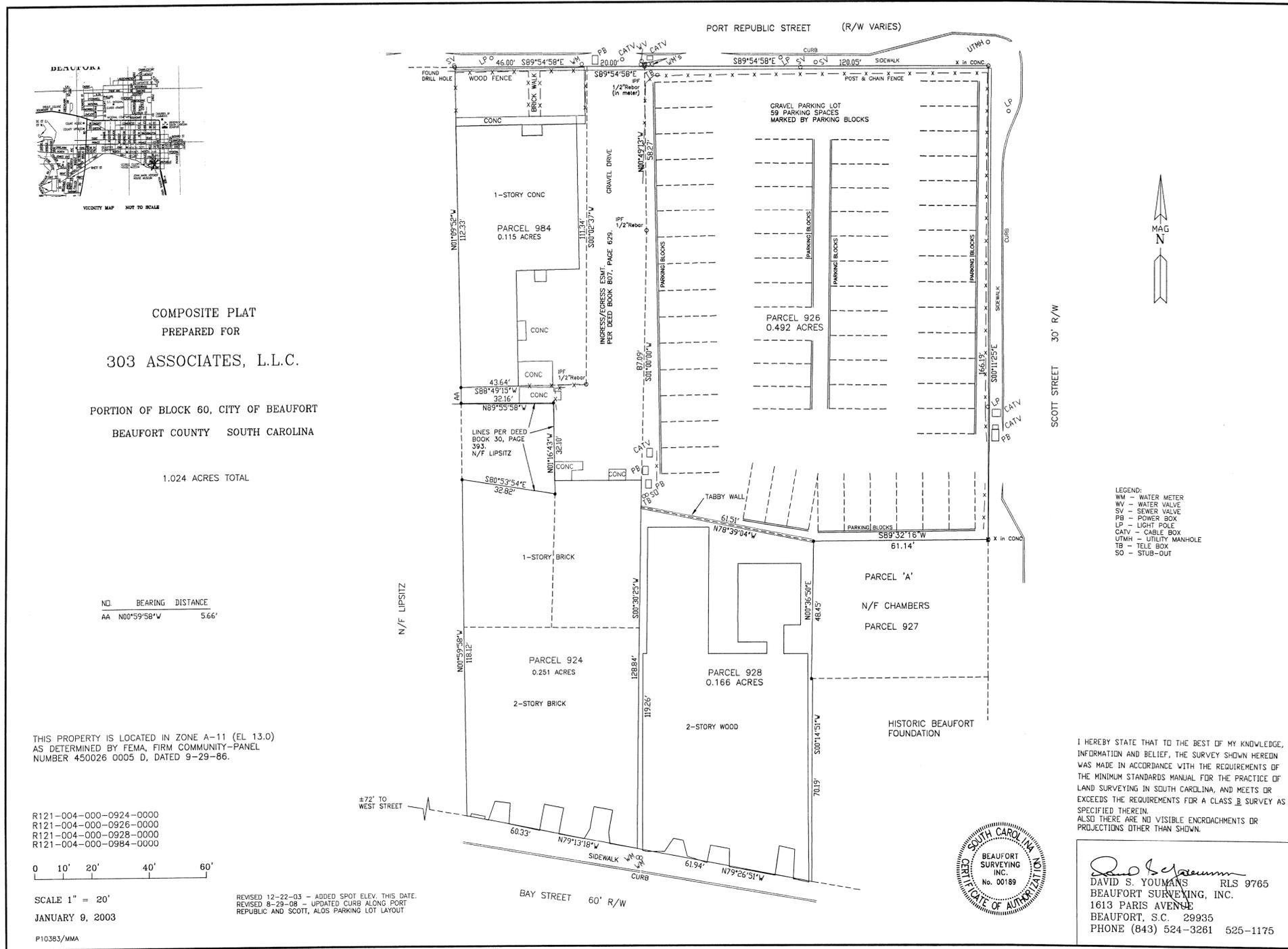
Precedent Imagery - Planter's Inn, Charleston, SC - the ground floor has a different articulation with shopfronts, and then a simple rhythm of windows above. Notice the lack of a/c vents



Precedent Imagery - Marshall House, Savannah, GA - this has a very simple repetition of bays that march down the street. There is a gracious colonnade on the ground floor with a covered balcony above. This reduces the mass as perceived from the street level.

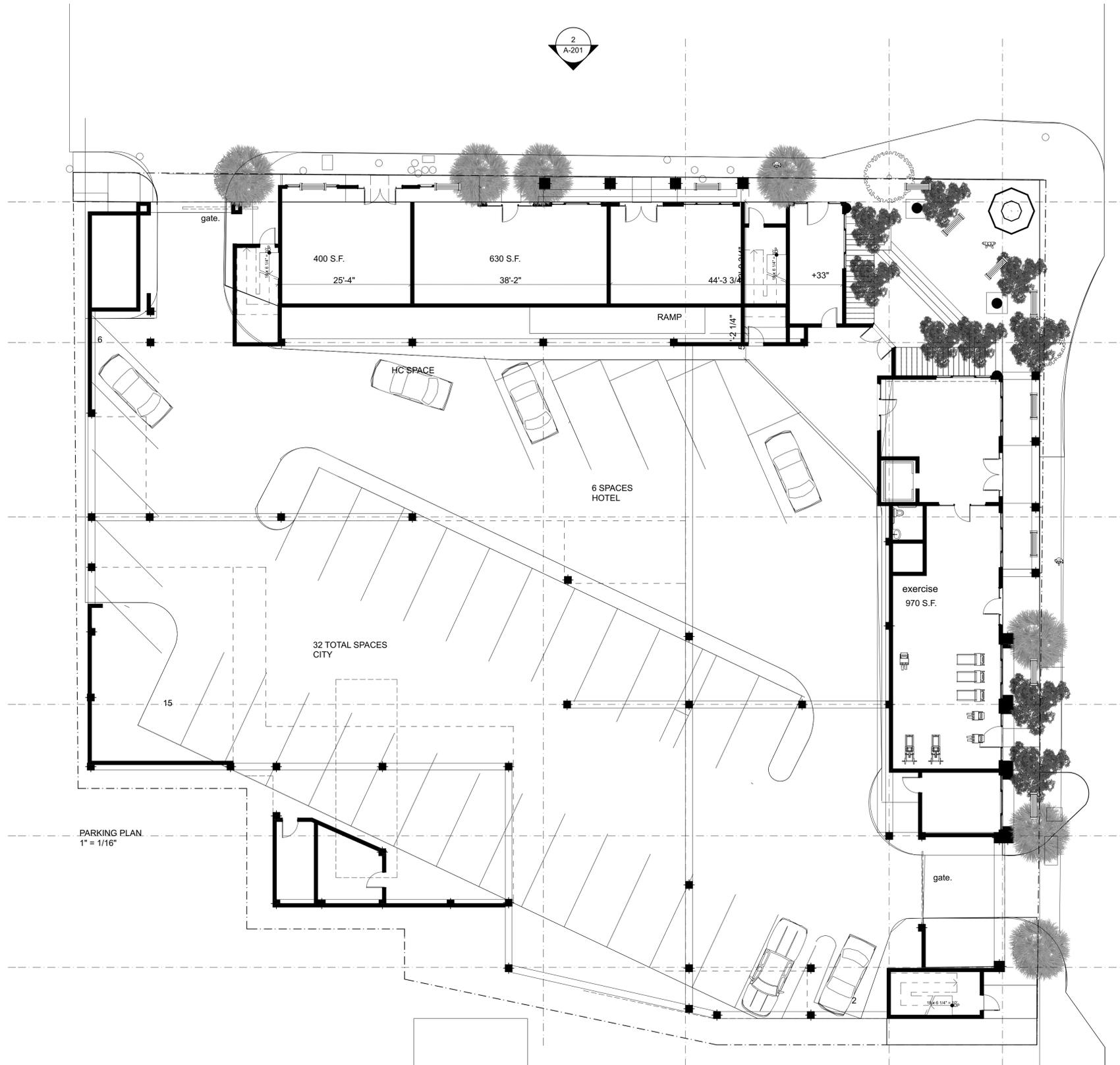


Precedent Imagery - Hotel Royal, New Orleans, LA - this one uses the balconies and colonnades to create the street wall. You almost don't notice the additional 4th floor set back from those elements.



2 SANBORN 1894
SCALE: 1:0.06

1 Plat - August 2008
SCALE: 1" = 1'-0"



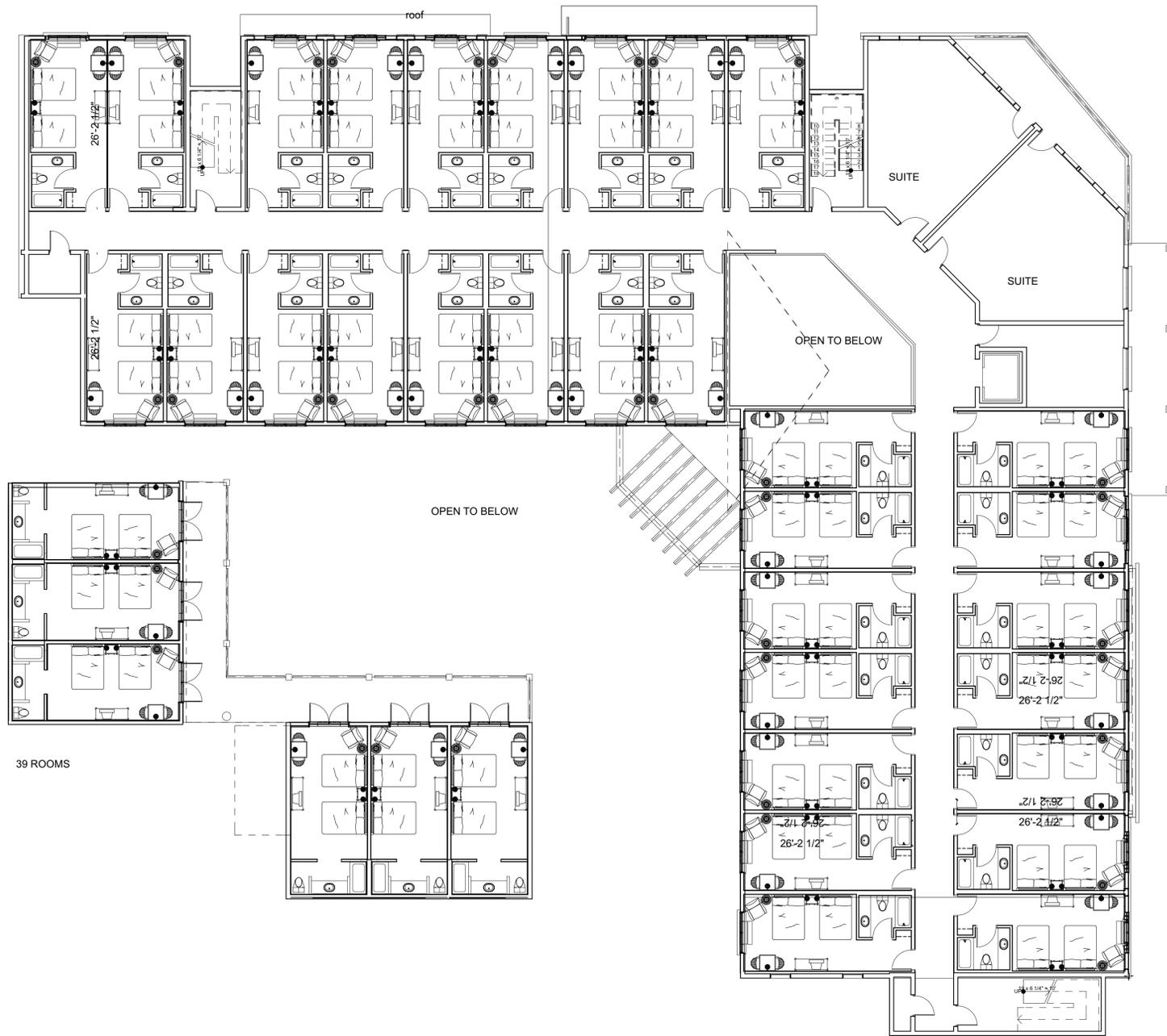
1 SITE PLAN

SCALE: 3/32" = 1'-0"

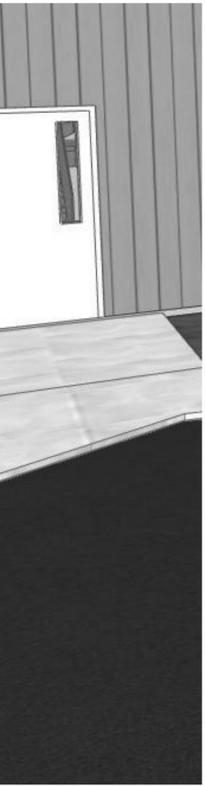




1 2nd FLOOR PLAN
 SCALE: 3/32" = 1'-0"
 0 8' 16' 24'



1 3rd Floor Plan
 SCALE: 3/32" = 1'-0"
 0 8' 16' 24'



2 Generic Pe
 SCALE: 1/4" = 1'-0"



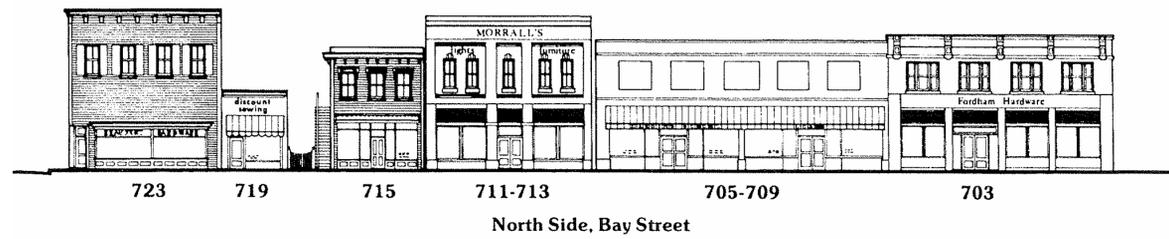
4 SKETCH
SCALE: 1:97.87



5 SKETCH
SCALE: 1:110.52



2 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



3 BAY STREET
NOT TO SCALE



1 EAST ELEVATION
SCALE: 1/16" = 1'-0"



2 Street View
SCALE: 1:73.85



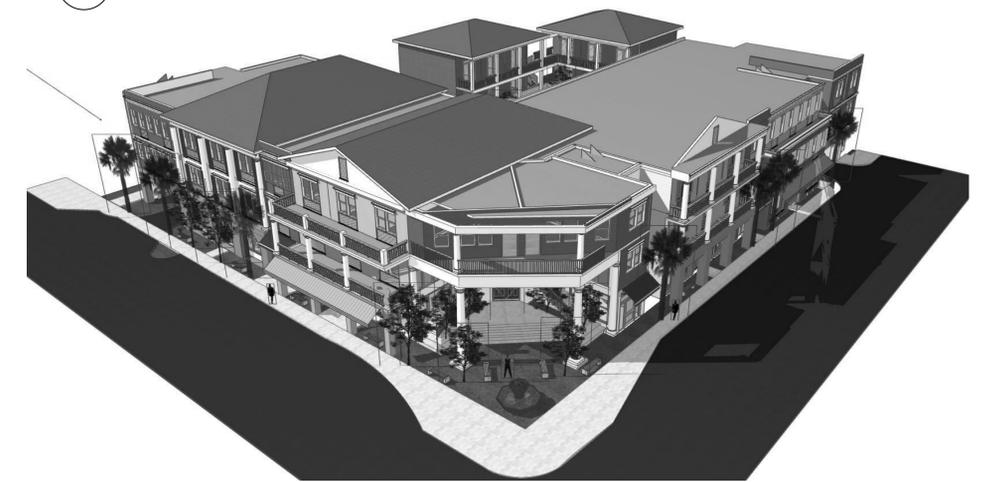
5 STREET VIEW
SCALE: 1:104.04



4 STREET VIEW
SCALE: 1:92.76



1 SKETCH
SCALE: 1:97.31



3 HIGH VIEW
SCALE: 1:98.49