AGENDA

The City of Beaufort

HISTORIC DISTRICT REVIEW BOARD

Wednesday, July 8, 2020, 2:00 P.M.

~~**City Hall, Planning Conference Room – 1911 Boundary Street, Beaufort, SC**~~

Please click the link below to join the webinar:
https://us02web.zoom.us/j/88299609033?pwd=aUZZK2M3Rmt4SWR5bHJBNDR5RDg1Zz09
Password: 693446 Meeting ID: 882 9960 9033 Call in Phone# 1+929 205 6099

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."

I. Call to Order:

II. Minutes:

A. **Minutes of the April 8, 2020 Meeting**

B. **Minutes of the June 10, 2020 Meeting**

C. **Minutes of the June 17, 2020 Special Meeting**

III. Old Business:

A. **Justice Square, 1409 King Street, PIN R120 004 000 1009 0000,** Alterations, Additions, New Construction

Applicant: Andrew Rogerson, Garvin Design Group (20-28 HRB.1)

The applicant is requesting approval for renovation of existing jail building and construction of 4 attached dwelling units.

B. **501 Carteret Street, PIN R120 004 000 0731 0000,** Alterations, Additions

Applicant: Joel Newman, Thomas & Denzinger Architects (20-18 HRB.2)

The applicant is requesting approval to convert existing building into a 12-unit hotel.

Note: A project will not be reviewed if the applicant or representative is not present at the meeting.

IV. Review of Full Board Projects:

A. **<u>521 New Street, PIN R120 004 000 0737 0000</u>,** Alterations, Additions

Applicant: Johan Niemand, JHN-Residential Building Design (20-22 HRB.1)

The applicant is requesting approval for alterations and additions.

V. New Business

VI. Discussion

VII. Update of pending applications/status of approved projects.

VIII. Adjournment

Note: A project will not be reviewed if the applicant or representative is not present at the meeting.

Historic District Review Board
Meeting Minutes – April 8, 2020

1. CALL TO ORDER

A regular meeting of the Historic District Review Board was held via Zoom on Wednesday, March 11, 2020 at 2:00 pm.

2. ATTENDEES

Attendees included Board members including Chairman, John Dickerson, Katherine Pringle, and Chuck Symes, and staff members Jeremy Tate, Heather Spade, and David Prichard.

Absent was Edward Mouton and Bill Allison, Vice-Chairman.

3. APPROVAL OF MINUTES

Mr. Symes had the following comments:

1. He likes the format a lot and appreciates the person who thought of it.
2. He said he did some research to learn the difference between a transcription and minutes. What we have here is a good example of minutes that are really well done.
3. The discussion part should also summarize as opposed to being more detailed. His biggest concern with the current minutes is the level of detail. If we need to go back into the record and look at them, will the details of the discussion be there? Examples of this detail are in the minutes from the last few meetings. If in fact, the City is keeping an audio/video file of these meetings, at the top of the minutes or somewhere appropriate we should state that the meeting is online and put the information where it is available, so there is a transcript to help us in the future.

Mr. Prichard addressed the Chairman and said the City would also like to put in the minutes for each agenda item the time when that item started in the audio/video so if someone is interested in a specific item, they can go straight to it.

Mr. Symes added that in future meetings, if we have an old item coming up that we actually get a transcription of that particular item so that would help us review and make a better decision the next time it comes up. Board agreed as well as Mr. Prichard.

Motion: Mr. Symes made a motion, seconded by Ms. Pringle, approve the March 11, 2020 minutes. The motion passed unanimously.

4. PUBLIC HEARING

1. **905 Port Republic Street (PIN R121 004 000 0859 0000) - Demolition**

Jeremy Tate presented the background information for the project and the staff report stating that the applicant is requesting approval to demolish an existing structure. Staff's supports the application for demolition and recommends demolition.

The applicant, Dick Stewart, was present.

Mr. Dickerson opened the public comment. No public comments. Mr. Dickerson closed the public comment.

Motion: Ms. Pringle made a motion, seconded by Mr. Symes, to approve the demolition. The motion passed unanimously.

5. REVIEW OF FULL BOARD PROJECTS

1. **1511 Washington Street (PIN R120 004 000 0232 0000) – Change-after-Certification**

Heather Spade presented for the project and the staff report stating that the applicant is requesting approval for change in roof materials. Mr. Tate spoke about the background information. Staff recommendation is that they do not recommend tearing the roof off and supports the application.

The Applicant, Marcie Banks, was present.

Motion: Mr. Symes made a motion, seconded by Ms. Pringle, to approve the metal roof at 1511 Washington Street. The motion passed unanimously.

2. **908 Charles Street (PIN R120 004 000 0291 0000) – Change-after-Certification**

Mr. Tate presented the background information for the project and the staff report stating that the applicant is requesting approval for change in alterations. This came up through the Codes Enforcement Officer's inspector's report when he visited the site for the end job approval.

Mr. Symes noticed there were some public comments. Mr. Dickerson opened the public comment. Mr. Symes read the comment from Councilman Murray. Councilman Murray said "you already have the statutory authority. If you want to apply consequences vote no".

Mr. Symes said the other comment was in the same vein as Councilman Murray's comment.

Mr. Dickerson closed the public comment.

The Applicant, Ken Johnson, was present, via audio not video.

Mr. Symes commented that he feels the Board needs to wait until we can see the drawings for the front building and decide this all at one time. It's hard to do this over the internet.

Mr. Johnson understands what Mr. Symes is saying but feels by "kicking it down road" they are not helping him and denying him use of his property. Mr. Symes said he understands but said "you already agreed to have a completed set of drawings for the primary structure before you could have occupancy of this building". Mr. Johnson said he never agreed to that. Mr. Symes said, "the City told you, you had too, so you should probably agree to it". Mr. Johnson disagreed because he never agreed to this; it was an issue from day one. Mr. Symes

said, “and that’s why we have this problem”. Mr. Prichard said the ZBOA has the latitude on granting variances and setting conditions for granting the variance. If the ZBOA made that a condition allowing you to build the accessory structure before building the primary structure, then that’s a condition of the variance. Mr. Johnson said, “this doesn’t make sense and it doesn’t seem lawful”. Mr. Prichard said per the ordinance, you didn’t get a variance without the condition.

Motion: Mr. Symes made a motion, seconded by Ms. Pringle, to table the application until we get a complete site plan, complete drawing of the primary structure that goes on Charles Street, so we know what’s going there.

Mr. Tate asked Mr. Symes to use the word *defer* and not *tabled*. Symes amended his motion to say, *defer*.

Motion: Mr. Symes made a motion, seconded by Ms. Pringle, to defer the application until we get a complete site plan, complete drawing of the primary structure that goes on Charles Street, so we know what’s going there.

The motion passed unanimously.

Ms. Spade said there are a few Facebook comments that need to be addressed. Mr. Dickerson said we have addressed all of these comments because a decision on the project was not made and they will be addressed when the project comes back to the Board. Board members and staff all agreed.

Mr. Symes asked Ms. Spade to provide the board members with the minutes from the HRB meeting where they reviewed 908 Charles Street.

6. ADJOURNMENT

Mr. Symes, made motion, seconded by Ms. Pringle, to adjourn the meeting. The motion passed unanimously.

The meeting ended at 3:00 p.m.

Chair

Date of approval

Historic District Review Board
Meeting Minutes – June 10, 2020

1 CALL TO ORDER 10:43

A meeting of the Historic District Review Board was held via Zoom on Wednesday, June 10, 2020.

2 ATTENDEES

Members in attendance: John Dickerson (Chairman), Bill Allison (Vice-Chair), Katherine Pringle, and Chuck Symes.

Staff in attendance: Jeremy Tate (Meadors Architecture), and Heather Spade (City of Beaufort Planning Tech of Community and Economic Development), Julie Bachety (City of Beaufort Administrative Assistant II of Community and Economic Development), and David Prichard (City of Beaufort Director of Community and Economic Development).

3 REVIEW OF MINUTES 11:54

Motion: Mr. Symes made a motion to approve the May 13, 2020 minutes as submitted; seconded by Ms. Pringle. The motion passed unanimously.

All Historic District Review Board Meeting minutes are recorded, and can be found on the City's website at http://www.cityofbeaufort.org/AgendaCenter. Audio recordings are available upon request by contacting the City Clerk, Ivette Burgess at 843-525-7018 or by email at iburgess@cityofbeaufort.org.

4 REVIEW OF FULL BOARD PROJECTS 12:48

A. Dwayne Smalley had applied for an application requesting approval for change after certification for a 3' addition to the closet/bathroom addition at 1007 Duke Street, R120 004 000 0394 0000. The initial approval was granted on October 9, 2019.

The chairman, John Dickerson, invited the public comment.

Motion: Ms. Pringle made a motion to approve the changes as depicted; seconded by Mr. Symes. The motion passed unanimously.

B. Mark and Kim Petrella had applied for an application requesting approval of alterations on a single-family house at 1303 North Street, R120 004 000 0675 0000. This project was tabled at the March 11, 2020 meeting. 32:05

DRAFT

Motion: Mr. Symes made a motion to grant final approval to the project as submitted and the comments from the owners and staff be taken into consideration and that final details be presented to staff and staff gives the final certificate for approval; seconded by Ms. Pringle. The motion passed unanimously.

C. Johan Niemand with JHN-Residential Building Design had applied for an application requesting alterations and additions to a single-family contributing residence in the Historic District at 702 East Street, R120 004 000 0560 0000 **1:08:45**

Motion: Mr. Allison made a motion to approve as submitted with comments to be addressed by staff for final; Mr. Symes seconded the motion. The motion passed unanimously.

5 ADJOURNMENT 1:31:10

Mr. Dickerson made motion; seconded by Ms. Pringle. The motion passed unanimously.

Chair

Date of approval

DRAFT

Historic District Review Board
Special Meeting Minutes – June 17, 2020

1 CALL TO ORDER 1:50

A special meeting of the Historic District Review Board was held via Zoom on Wednesday, June 17, 2020.

2 ATTENDEES

Members in attendance: John Dickerson (Chairman), Bill Allison (Vice-Chair), Katherine Pringle, and Chuck Symes.

Staff in attendance: Jeremy Tate (Meadors Architecture), and Heather Spade (City of Beaufort Planning Tech of Community and Economic Development), Julie Bachety (City of Beaufort Administrative Assistant II of Community and Economic Development).

3 REVIEW OF FULL BOARD PROJECTS 2:05

A. Andrew Rogerson, Garvin Design Group, on behalf of Jeff Wheeler, had applied for an application requesting conceptual approval for alterations to a contributing structure in the Northwest Quadrant. This request is also for the conceptual approval of four new attached dwelling units in the Northwest Quadrant along Prince Street.

   There was no motion, just a conceptual discussion.

4 ADJOURNMENT 45:00

Chair

Date of approval

DRAFT

1409 King Street
PIN R120 004 000 1009 0000
Alterations, Additions, New Construction
Applicant: Andrew Rogerson, Garvin Design Group (20-28 HRB.1)

Historic Review Board Staff Report

Department of Community and Economic Development

8 July 2020

PROVISO: THE STAFF REPORT IS SHARED IN ADVANCE OF THE MEETING TO PROVIDE BOARD MEMBERS, THE APPLICANT, AND THE PUBLIC THE STAFF'S ASSESSMENT AHEAD OF THE MEETING. THE STAFF REPORT IS SUBMITTED ONLY AFTER CONSULTATIONS HAVE BEEN COMPLETED. IT SHOULD BE UNDERSTOOD THAT ANY SUBEQUENT CHANGES TO THE APPLICATION PRIOR TO THE HRB MEETING WILL NOT HAVE THE BENEFIT OF STAFF REVIEW AND WILL ONLY BE CONSIDERED AT THE DISCRETION OF THE BOARD BY VOTE.

1 Summary of Request

The applicant, Andrew Rogerson (Garvin Design Group), on behalf of Wheeler & Wheeler, is requesting preliminary approval of alterations to a contributing structure in the Northwest Quadrant. This request is also for the conceptual approval of four new attached dwelling units in the Northwest Quadrant along Prince Street.

2 Facts

Property Address:	1409 King Street
Parcel ID:	R120 004 000 1009 0000
Case Number:	20-28 HRB.1
Applicant:	**Andrew Rogerson, Garvin Design Group**
Type of Request:	Alterations, new construction
Zoning:	T4-N
Use:	Residential

District Development Standards for T4-N:

- **Minimum Lot Size:** *n/a*
- **Setback requirements – Primary Structure:**
  - *Front – 0' min., 15' max.*
  - *Rear setback – 10' minimum*
  - *Side Interior – 5' min, or 0' if attached*
  - *Side Corner/Alley – 0' min., 10' max.*
- **Frontage Build out:** 60% min; 85% max**.**
- **Impervious Surface Coverage***:* 70% maximum for rooftops, additional 10% allowed
- **Permitted Uses:** Single Family Dwelling, or Two- or Three-Unit Dwelling is permitted by right in the T4-N zoning classification.

Historical Background:

1409 King Street, the Old Jail, is listed as Contributing in the 1997 Beaufort County Historic Sites Survey, c. 1938-40. The original 1935 portion included is depicted in the 1958 Sanborn Map. The western addition was built in 1962.

On December 13, 2017 the Historic review board granted final approval to demolish the structure at 1409 King Street with the condition that the front panel that says "Beaufort County Jail" be preserved for use on-site somewhere in the future.

On June 17, 2020 the Historic Review Board held a special meeting to discuss renovation of the jail and construction of new residential buildings, no decisions were made.

References

City of Beaufort Strategic Plan 2019 - 2021

Civic Master Plan, adopted 2014

The Beaufort Code, rev. 2018

Beaufort Preservation Manual and Supplement 1979, 1990

3 STAFF COMMENTS

1409 King Street – Alterations/Additions to Existing Jail Building

- The comments below are in response to the updated elevations and context photos of the existing jail building provided on Monday, June 22nd.

Staff Comments:

- After review of the additional documents, Staff is in support of Preliminary Approval for this project. The proposed alterations to the existing jail building are minimal and will revitalize the building while maintaining its character.
- Staff recommends that the final submission for this project include all items noted on the checklist for Final Submissions in addition to the following:
    - Provide historic treatment process for steel windows and bars.
    - Provide detail of new awning that shows how it connects to the existing building.
    - Note any changes that will be made to the roof. Include details for any new roofing that will be added.
    - Provide a cut sheet for paint system planned for brick façade.
    - Provide cutsheets for new downspouts and conductor heads, showing finish.
    - Provide details and finish information for new stairway planned for north elevation.

Staff Recommendation for Alterations/Additions: Preliminary Approval of proposed alterations to existing jail building with comments noted.

1409 King Street – New Construction of Four Residential Unit Structures

- The comments below are in response to an updated submission provided by Garvin Design Group on Saturday, June 27th. This submission followed a virtual meeting held on Monday, June 22nd to discuss the project.

Staff Comments:

1. After review of the revised documents, Staff is in support of Conceptual Approval of the proposed new residential units:
    a. The change to one and a half story and two and a half story structures is a positive change. These units are now more in keeping with the surrounding context in height, scale, and mass.
    b. The provided 3D imagery is very helpful, and materials and massing are in keeping with the neighborhood: the push and pull of the facades create nice small yards in front, and the material changes between units allow the structures to be less uniform.
2. Staff supports the large dormers on the units, but believes the back dormers are too small. The dormers are out of proportion with the surrounding roof and the associated windows, making the windows appear crowded.
3. The windows on the first floor should be slightly taller. The sills of these windows should drop to give a little more height to the windows.
4. The soffit and fascia board still appear boxy. Staff recommends showing a fascia and soffit detail within the preliminary submission. Staff recommends consideration of a frieze and rake frieze detail to help break up the façade.
5. The base of the building appears to be brick, and it appears to extend and protrude past the wall plane of the siding. The foundation finish should be flush with the exterior side of the framing above, and the skirt board, siding and trim should be proud of the foundation. Staff recommends a stucco or tabby parge coat around the foundation to aid in achieving this detail in a simple manner.
6. The back porches should be further detailed in the preliminary submission. A beam should be detailed, and proper trim and corner boards should be added.
7. The reduced size of the units is a positive change, but the gable on the side still creates a large wall on the side of the building. Staff recommends consideration of a closed gable in this area with the addition of a geison fascia and roof to help break up the façade and separate the roof from the side walls. Staff also recommends removal of the attic window from within the closed gable. This attic window could be replaced with horizontal louvers or a similar detail that can help break up the large façade.
8. The subtle use of siding materials to break down the scale of the structures is a positive approach. Staff encourages the applicant to provide further detail of each area in preliminary application process.
9. Staff notes that the following should be further detailed in addition to the details mentioned above.
    a. Roof eave profiles
    b. Porch beam to column capital relationship on porches
    c. Corner boards
    d. Skirt board and drip cap
    e. Rake trim
    f. Frieze Board
    g. Window trim: projecting heavy sill, casings and drip cap
    h. Door trim: casings and drip cap

Staff recommendation: Conceptual Approval of New Construction Residential Units with the comments noted.

DEVELOPMENT REVIEW PROCESS

HISTORIC REVIEW BOARD APPLICATION

Community & Economic Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
www.cityofbeaufort.org

Application Fee: – Waived
see attached schedule

VACANT + ABANDONED

OFFICE USE ONLY: **Date Filed:** 4/14/20 **Application #:** 20582 **Zoning District:** T4-N
BCAGHS Survey: X **Yes** ☐ **No**

Schedule: The Historic Review Board (HRB) typically meets the 2nd Wednesday of each month at 2pm. The complete schedule, along with the list of deadlines, may be found here - http://www.cityofbeaufort.org/historic-review-board.aspx

Submittal Requirements: All forms and information shall be submitted digitally. In addition to a complete application form, applicants shall submit the required items according to the checklists on the subsequent page.

Review Request: ■ Conceptual ☐ Preliminary ☐ Final ☐ Bailey Bill Approval* ☐ Change After Certification
**Requires a Bailey Bill – Part A Preliminary Review Application Form*

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**

Applicant, Property, and Project Information

Applicant Name: Andrew Rogerson, Garvin Design Group

Applicant Address: 1209 Lincoln St, Columbia, SC 29201

Applicant E-mail: arogerson@garvindesigngroup.com Applicant Phone Number: 803-212-1032

Applicant Title: ☐ Homeowner ☐ Tenant ■ Architect ☐ Engineer ☐ Developer

Owner (if other than the Applicant): Wheeler & Wheeler

Owner Address: 1711 Gervais St, Columbia, SC 29201

Project Name: Justice Square

Property Address: 1409 King St

Property Identification Number *(Tax Map & Parcel Number)*: TMS R120 004 000 1009 0000

Date Submitted: 04/03/2020

Certification of Correctness: I/we certify that the information in this application is correct.

Applicant's Signature: Andrew P Rogerson Date: 04/03/2020

Owner's Signature: [signature] Date: 04/03/2020

DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW BOARD APPLICATION

Community & Economic Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
www.cityofbeaufort.org

(The owner's signature is required if the applicant is not the owner.)

Required Project Information

Project Name: Justice Square

Property Size in Acres: 0.87 Proposed Building Use: Residential

Nature of Work (check all that apply):

■ New Construction, Primary Structure ☐ New Construction, Primary Structure ■ Alterations / Additions

☐ Demolition* ☐ Relocation* **Demolition and Relocation requires a public hearing*

Building Square Footage (if multiple buildings, please list each one and their square footage by floor):
Jail: 5,000 sf 1st floor, 3,500 sf 2nd floor | Attached Units: 3,000 sf 1st, 2nd, & 3rd per bldg

Is this project a redevelopment project: ☑ Y ☐ N

Are there existing buildings on the site? ☑ Y ☐ N if yes, will they remain? ☑ Y ☐ N

Provide a brief Project Narrative (if requesting Bailey Bill Approval, this section may be left blank):

CONTACT INFORMATION –

Attention: Julie A. Bachety, Administrative Assistant II

City of Beaufort Department of Planning & Development Services

1911 Boundary Street, Beaufort, South Carolina 29902

E-Mail: jbachety@cityofbeaufort.org: | Phone: (843) 525-7011 | Fax: (843) 986-5606

BEAUFORT COUNTY
HISTORIC SITES SURVEY - 1997

INTENSIVE LEVEL BUILDING INVENTORY FORM

Statewide Survey Site Form
State Historic Preservation Office
South Carolina Department of Archives and History
Columbia, SC

Site Number: U- 13 - 1214
(Access / County / Site #)

USGS Quad: 025 Beaufort
Doc. Level: Intensive Level-Building

Historic name(s): Beaufort County Jail
Map Ref.: BFT 09 (BL)
Tax Number: R120 004 000 0598 0000

Common name(s):
City Block Ref.: 113
Island: Port Royal Is.

Address/location: 1409 King St.
City/Vicinity of (vic.) Beaufort

Date: 1938
Alteration date:

Ownership: ☐ 1. private ☐ 2. city ☒ 3. county ☐ 4. state ☐ 5. federal ☐ 6. unknown

Category: ☒ 1. building ☐ 2. site ☐ 3. structure ☐ 4. object

Historic use(s): jail
Current uses: vacant

National Register Status:	Date:	Listing Name:	NRIS #
National Register Historic District (NHL, 11/73)	12/17/69	Beaufort Historic District	69000159

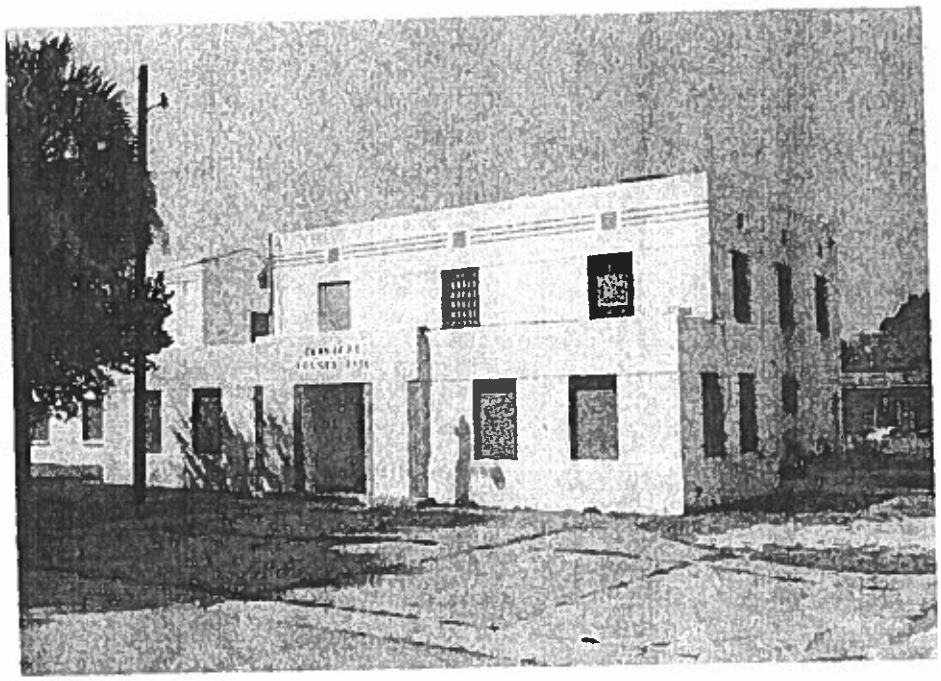
SHPO National Register Evaluation: Contributes to listed district
Name: Beaufort Historic District

Consultant Recommendation:
Name:

Previous Survey:

	Reference:	Notes:
☐ H.A.B.S.	☐ Other	
☐ Feiss-Wright (1969)		
☐ Historic Resources of the Lowcountry (1979)		
☐ Milner Historic District Inventory (1979)		
☐ A Guide to Historic Beaufort (1995 ed.)		

Photograph:



Photographs:
☒ prints
☐ slides
☒ negatives

Date: 8/1/97
Recorder: D. Schneider, Historic Beaufort Fdn.

Roll #	Neg.	View of:
S-13	31	S facade & E elev., fac. NW

Style: Art Deco/Moderne

Commercial Form:

Core Shape: rectangular

Stories: 2 stories

Construction: masonry

Roof: Shape: flat

Material: built up

Chimney: Type:

Material:

Exterior Walls: stucco

Windows: single

Type: fixed

Pane Config.: metal frame

Doors: double

Foundation: slab construction

Porch Height:

Porch Width:

Porch Roof Shape:

Porch Details:

Decorative Elements: stucco

Outbuildings: none

Interior Features:

Number of Related Resources:

Surroundings: residential/commercial

Acreage:

Quadrangle: Beaufort

Alterations:

Alteration date:

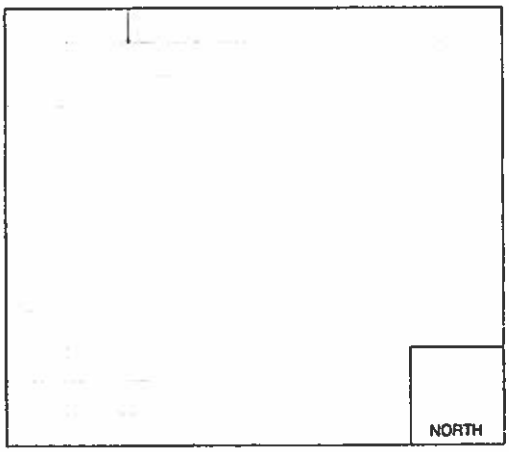
Integrity: excellent

Condition: good

Description: 2 story rectangular concrete jail building with flat roof concealed by low parapet; Art Deco design

Historical Data: The Beaufort County Jail is a well developed example of Art Deco/Moderne architecture in Beaufort. Constructed on the site of an earlier jail in 1938, the building was designed by Beaufort architect Jules D. Levin. The large addition to the west was constructed in 1961.

Sketch:



Site Number: U - 13 - 1214

Informant/ Bibliography: Historic Beaufort Foundation historic sites survey files.

EXISTING JAIL STRUCTURE: 1409 KING STREET











GARVINDESIGNGROUP

CONTEXT - SURROUNDING STRUCTURES: 1409 KING STREET



1407 KING STREET



1509 KING STREET



509 MONSON STREET



GARVIN DESIGN GROUP

CONTEXT - SURROUNDING STRUCTURES: 1409 KING STREET







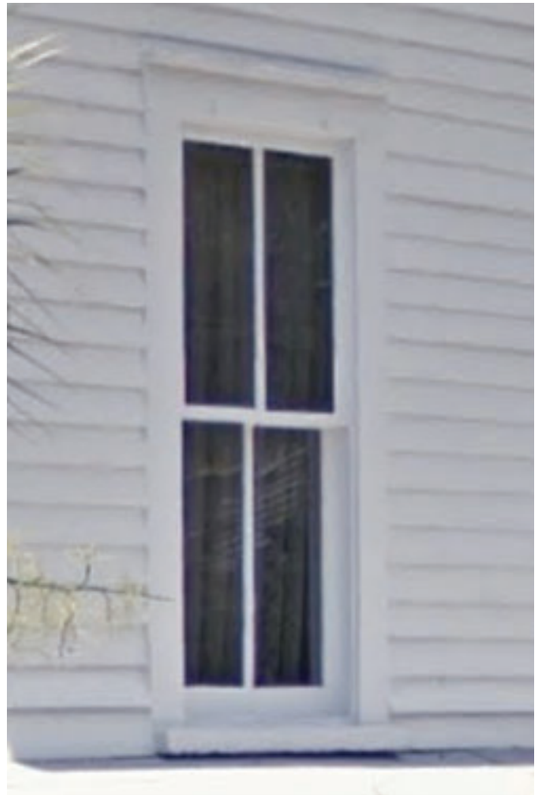


GARVINDESIGNGROUP

2.5 STORY EXAMPLE: 1301 NORTH STREET (c. 1901)













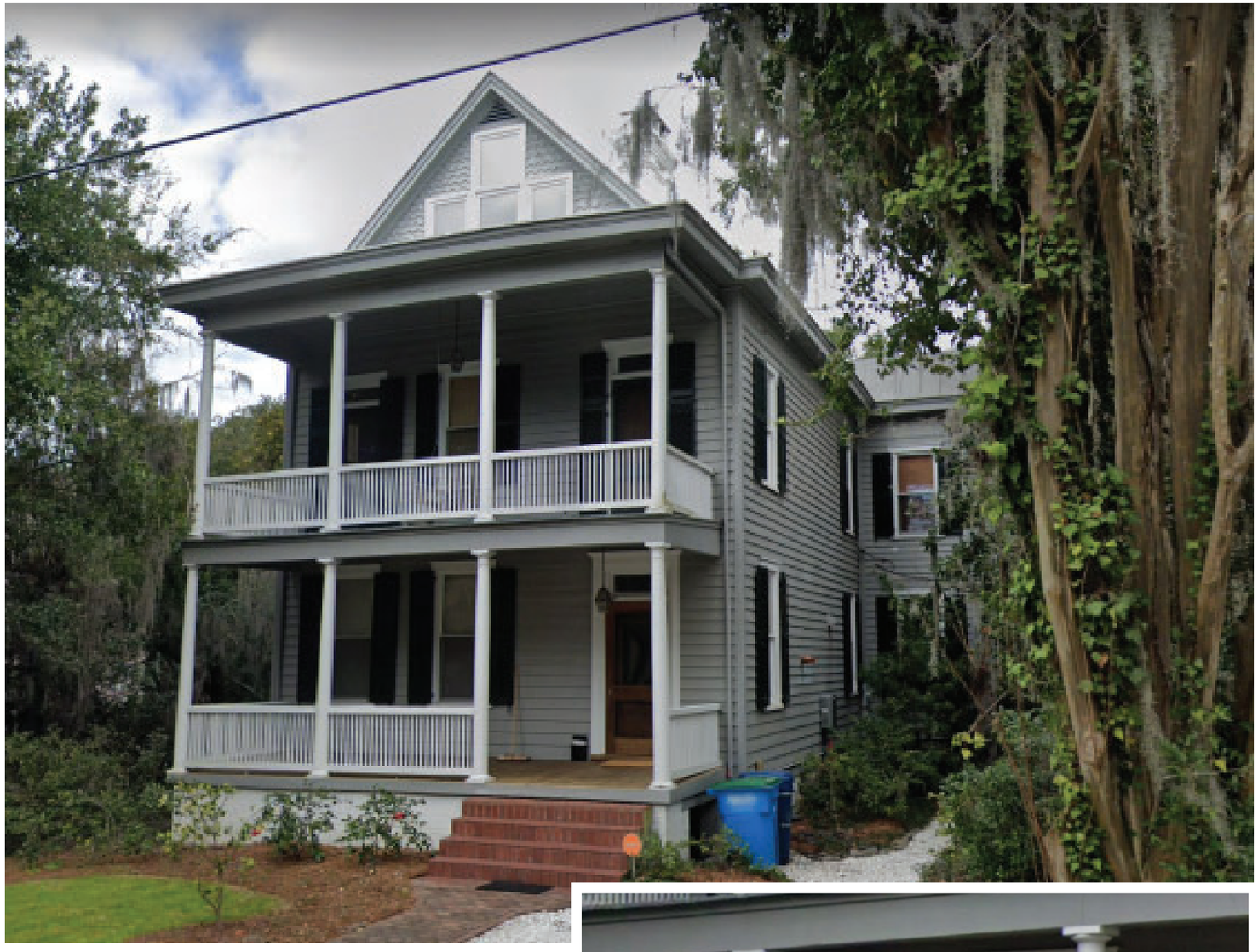
GARVIN DESIGN GROUP

2.5 STORY EXAMPLE: 1407 NORTH STREET (c. 1880)





GARVIN DESIGN GROUP





2.5 STORY EXAMPLE: KING STREET







GARVIN DESIGN GROUP

2.5 STORY EXAMPLE: DUKE STREET

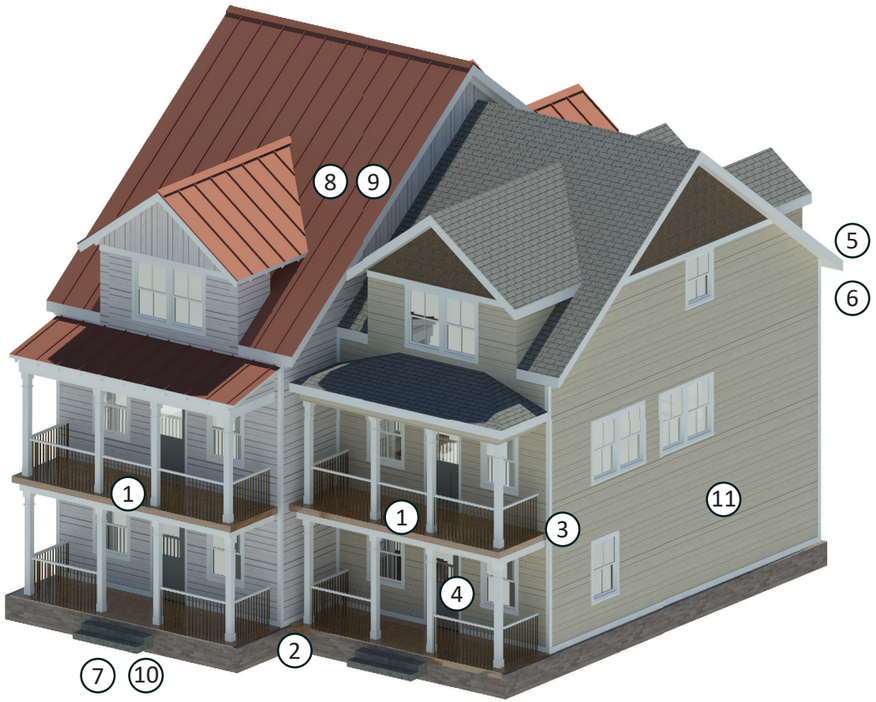






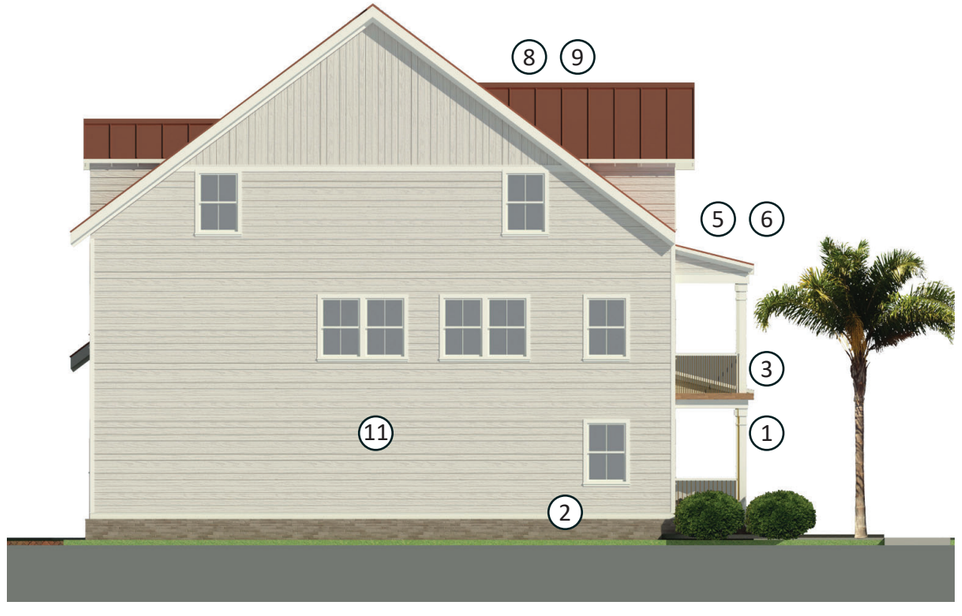
GARVIN DESIGN GROUP

2.5 STORY PROPOSED FEATURES: 1409 KING STREET









DESIGN GUIDELINE REFERENCES:

1. Porch design follows the “Beaufort Style” 2-story porch with central entry as seen detailed on pg 33 of the Beaufort Preservation Manual by Milner Associates, pg 14 & 39 of the Northwest Quadrant Design Principles by Winter & Company
2. Elevation of first floor follows guidance from pg 42 of the Beaufort Preservation Manual by Milner Associates, pg 44 of the Northwest Quadrant Design Principles by Winter & Company
3. Floor to floor height considers neighborhood context per pg 42 of the Beaufort Preservation Manual by Milner Associates
4. Bays, windows, and doors draw on proportions and number of bays in neighborhood structures per pg 42 of the Beaufort Preservation Manual by Milner Associates
5. Absolute size (1.5 - 2.5 stories) considers scale of neighborhood buildings per pg 42 of the Beaufort Preservation Manual by Milner Associates, pg 24 of the Northwest Quadrant Design Principles by Winter & Company
6. Massing considers the weight of neighborhood buildings per pg 43 of the Beaufort Preservation Manual by Milner Associates
7. Principal facades are oriented to Prince Street per pg 43 of the Beaufort Preservation Manual by Milner Associates, pg 14 of the Northwest Quadrant Design Principles by Winter & Company
8. Roof forms harmonize with hips and gables of nearby existing construction per pg 45 of the Beaufort Preservation Manual by Milner Associates, pg 23 of the Northwest Quadrant Design Principles by Winter & Company
9. Roof materials follow guidelines on pg 34 of the Northwest Quadrant Design Principles by Winter & Company
10. Siting follows setback of neighborhood buildings per pg 46 of the Beaufort Preservation Manual by Milner Associates
11. Use of horizontal lap siding is in line with recommendations on pg 30-31 of the Northwest Quadrant Design Principles by Winter & Company
12. Porch design follows the “Bungalow Style” 1-story porch with central entry as seen detailed on pg 34 of the Beaufort Preservation Manual by Milner Associates

GARVINDESIGNGROUP

1.5 STORY EXAMPLE: PRINCE STREET





PRINCE STREET (C. 2011)

1612 PRINCE STREET (C. 2011)

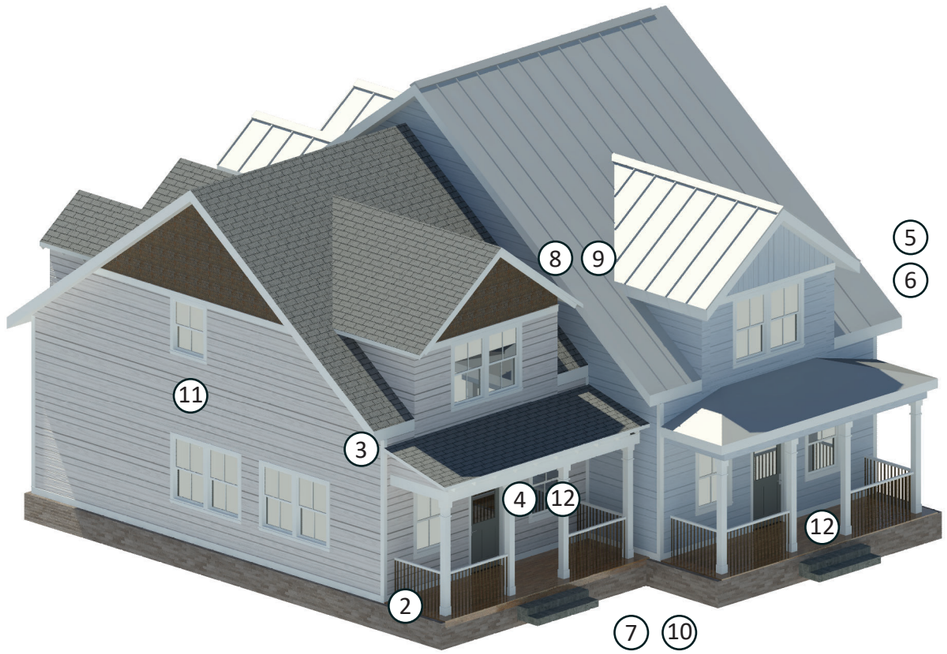




1611 PRINCE STREET (C. 2011)

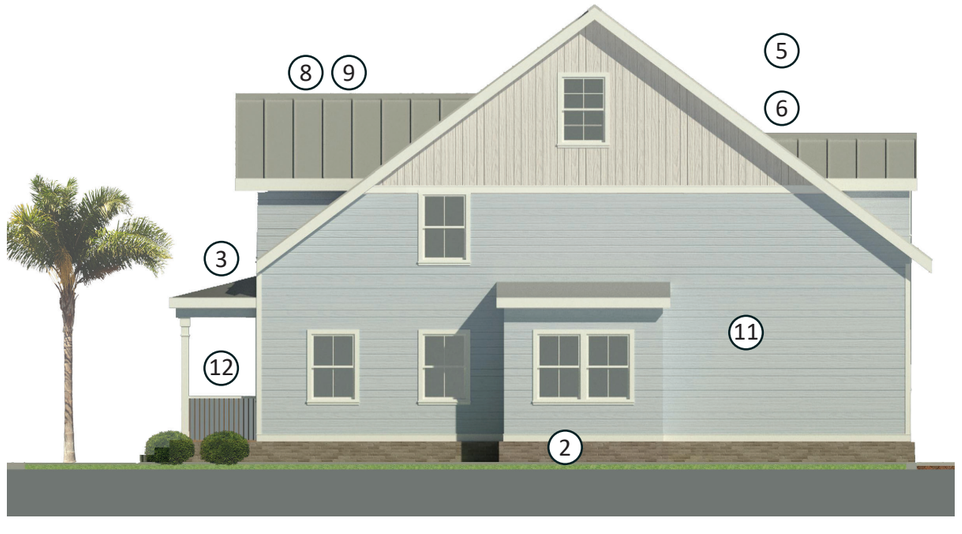
GARVINDESIGNGROUP

1.5 STORY PROPOSED FEATURES: 1409 KING STREET





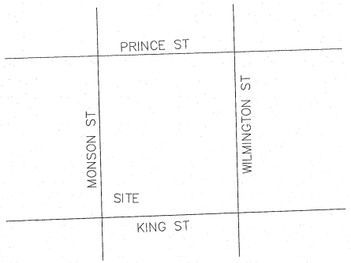




GARVINDESIGNGROUP

DESIGN GUIDELINE REFERENCES:

1. Porch design follows the “Beaufort Style” 2-story porch with central entry as seen detailed on pg 33 of the Beaufort Preservation Manual by Milner Associates, pg 14 & 39 of the Northwest Quadrant Design Principles by Winter & Company
2. Elevation of first floor follows guidance from pg 42 of the Beaufort Preservation Manual by Milner Associates, pg 44 of the Northwest Quadrant Design Principles by Winter & Company
3. Floor to floor height considers neighborhood context per pg 42 of the Beaufort Preservation Manual by Milner Associates
4. Bays, windows, and doors draw on proportions and number of bays in neighborhood structures per pg 42 of the Beaufort Preservation Manual by Milner Associates
5. Absolute size (1.5 - 2.5 stories) considers scale of neighborhood buildings per pg 42 of the Beaufort Preservation Manual by Milner Associates, pg 24 of the Northwest Quadrant Design Principles by Winter & Company
6. Massing considers the weight of neighborhood buildings per pg 43 of the Beaufort Preservation Manual by Milner Associates
7. Principal facades are oriented to Prince Street per pg 43 of the Beaufort Preservation Manual by Milner Associates, pg 14 of the Northwest Quadrant Design Principles by Winter & Company
8. Roof forms harmonize with hips and gables of nearby existing construction per pg 45 of the Beaufort Preservation Manual by Milner Associates, pg 23 of the Northwest Quadrant Design Principles by Winter & Company
9. Roof materials follow guidelines on pg 34 of the Northwest Quadrant Design Principles by Winter & Company
10. Siting follows setback of neighborhood buildings per pg 46 of the Beaufort Preservation Manual by Milner Associates
11. Use of horizontal lap siding is in line with recommendations on pg 30-31 of the Northwest Quadrant Design Principles by Winter & Company
12. Porch design follows the “Bungalow Style” 1-story porch with central entry as seen detailed on pg 34 of the Beaufort Preservation Manual by Milner Associates



LOCATION MAP (N.T.S.)

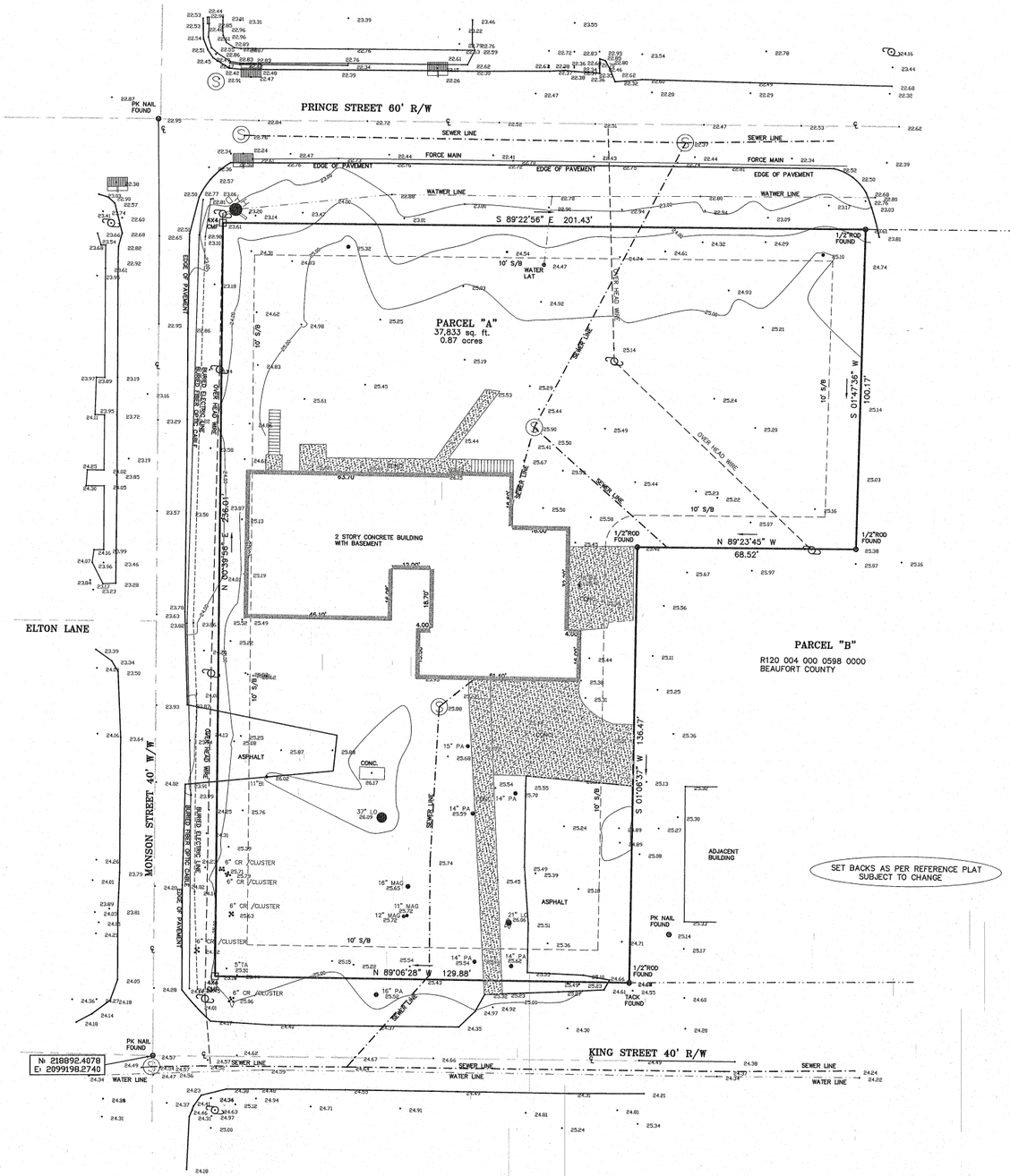
NOTES:

1.) THE BEARINGS SHOWN HEREON ARE MAGNETIC AND AS SUCH ARE SUBJECT TO LOCAL ATTRACTION.
2.) THIS PLAT DOES NOT CERTIFY THE PRESENCE OR ABSENCE OF U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS.
3.) METHOD OF AREA CALCULATION BASED ON COORDINATE METHOD.
4.) LOCATION OF UNDERGROUND UTILITIES ARE FROM SURFACE INDICATIONS ONLY AND ARE NOT CERTIFIABLE.
5.) THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.
6.) CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
7.) THE CERTIFIER HAS NOT INVESTIGATED OR BEEN INSTRUCTED TO INVESTIGATE THE EXISTENCE OR NONEXISTENCE OF ANY OVERLAY DISTRICTS, SUCH AS; AIRPORT, MILITARY, NOISE, CRASH POTENTIAL OR ENVIRONMENTAL ISSUES.
8.) BEFORE ANY DESIGN WORK OR CONSTRUCTION ON THIS SITE IS STARTED FLOOD ZONE INFORMATION MUST BE VERIFIED BY PROPER BUILDING CODES OFFICIAL.
9.) SETBACKS SHOWN AS PER PLAT OF RECORD AND MUST BE VERIFIED WITH OFFICIAL AGENCY BEFORE PURCHASE AND OR CONSTRUCTION ON SUBJECT PROPERTY.

10.) THIS PROPERTY APPEARS TO LIE IN FLOOD ZONE "C" AS DETERMINED BY F.E.M.A. FIRM COMM-PANEL NUMBER 450026 0005 D. DATED 09/29/86
11.) CONTOUR INTERVAL IS 1'.
12.) VERTICAL DATUM IS 1929 NGVD.

REFERENCES:

1.) T.M.S. R120 004 000 1009 0000
2.) PLAT BY R.D. TROGDON JR DATED 5/23/06 BOOK 115, PAGE 151 BEAUFORT COUNTY R.M.C. OFFICE





LEGEND OF SYMBOLS & ABBREVIATIONS

	FIRE HYDRANT	MVM	MAIN VALVE MONUMENT
CO	CLEAN OUT	MH	MANHOLE
PP	POWER POLE	GW	GUY WIRE
TP	TELEPHONE PEDESTAL	CB	CABLE BOX
FO	FIBER OPTIC STUB	OE	OVERHEAD POWERLINE
WV	WATER VALVE		EDGE OF PAVEMENT
GV	GAS VALVE		BACK OF CURB
	WATER METER		LIGHTPOLE
	1/2"ROD SET		GAS LINE
			CENTER LINE
			CONTOUR LINE

TREE SIZE & TYPE
ELEVATION

SOUTH CAROLINA
GASQUE & ASSOCIATES, INC.
No. C00192
CERTIFICATE OF AUTHORIZATION

TREE LEGEND

CODE	COMMON NAME	BOTANICAL NAME
PN	PINE	Pinus spp.
LO	LIVE OAK	Quercus virginiana
O	OAK	Quercus spp.
MAG	SOUTHERN MAGNOLIA	Magnolia grandiflora
PA	PALMETTO	Sabal palmetto
SUB	SUGARBERRY	Celtis laevigata
EL	ELM	Ulmus spp.
HI	HICKORY	Carya spp.
BAY	BAY MAGNOLIA	Gordonia spp.
WX	WAX MYRTLE	Myrica cerifera
CH	CHERRY	Prunus spp.
CE	EASTERN RED CEDAR	Juniperus virginiana
TA	CHINESE TALLOW-TREE	Sapium sebiferum
PO	YELLOW POPLAR	Liriodendron tulipifera
BI	BIRCH	Betula spp.
CY	BALDCYPRESS	Taxodium distichum
SY	AMERICAN SYCAMORE	Platanus occidentalis
PE	PECAN	Carya illinoensis
CR	CRAPEMYRTLE	Lagerstroemia indica
FR	FRUIT TREE	
MP	MAPLE	Morus spp.
DW	DOGWOOD	Cornus florida
GUM	GUM	
WO	WATER OAK	Quercus nigra
LA	LAUREL OAK	Quercus laurifolia
UNK	UNKNOWN	

ALL TREES ARE LOCATED TO THE FACE OF THE TREE TRUNK, THEREFORE TOLERANCE OF THE TREE LOCATED IS PLUS OR MINUS THE DIAMETER OF THE TREE PLUS 0.5 FEET. ALL TREES ARE MEASURED AT CHEST HEIGHT WHICH IS APPROXIMATELY 4' INCHES ABOVE GROUND. GROUND ELEVATION AT TREE LOCATIONS MAY VARY DUE TO SLOPE AND THE DIFFERENT ELEVATIONS BETWEEN TREE SHOTS DUE TO THE GROUND BUTTRESS AT THE BASE OF THE TREE.
**NOTE:ANY TREE LOCATION THAT IS CRITICAL BEYOND THE TOLERANCE STATED ABOVE FOR DESIGN MUST BE POINTED OUT AND A TIGHTER TOLERANCE MUST BE AGREED UPON.

TREE AND TOPOGRAPHICAL SURVEY
PARCEL "A" BLOCK 113. CITY OF BEAUFORT
PREPARED FOR
JUSTICE SQUARE I
CITY OF BEAUFORT
BEAUFORT COUNTY SOUTH CAROLINA

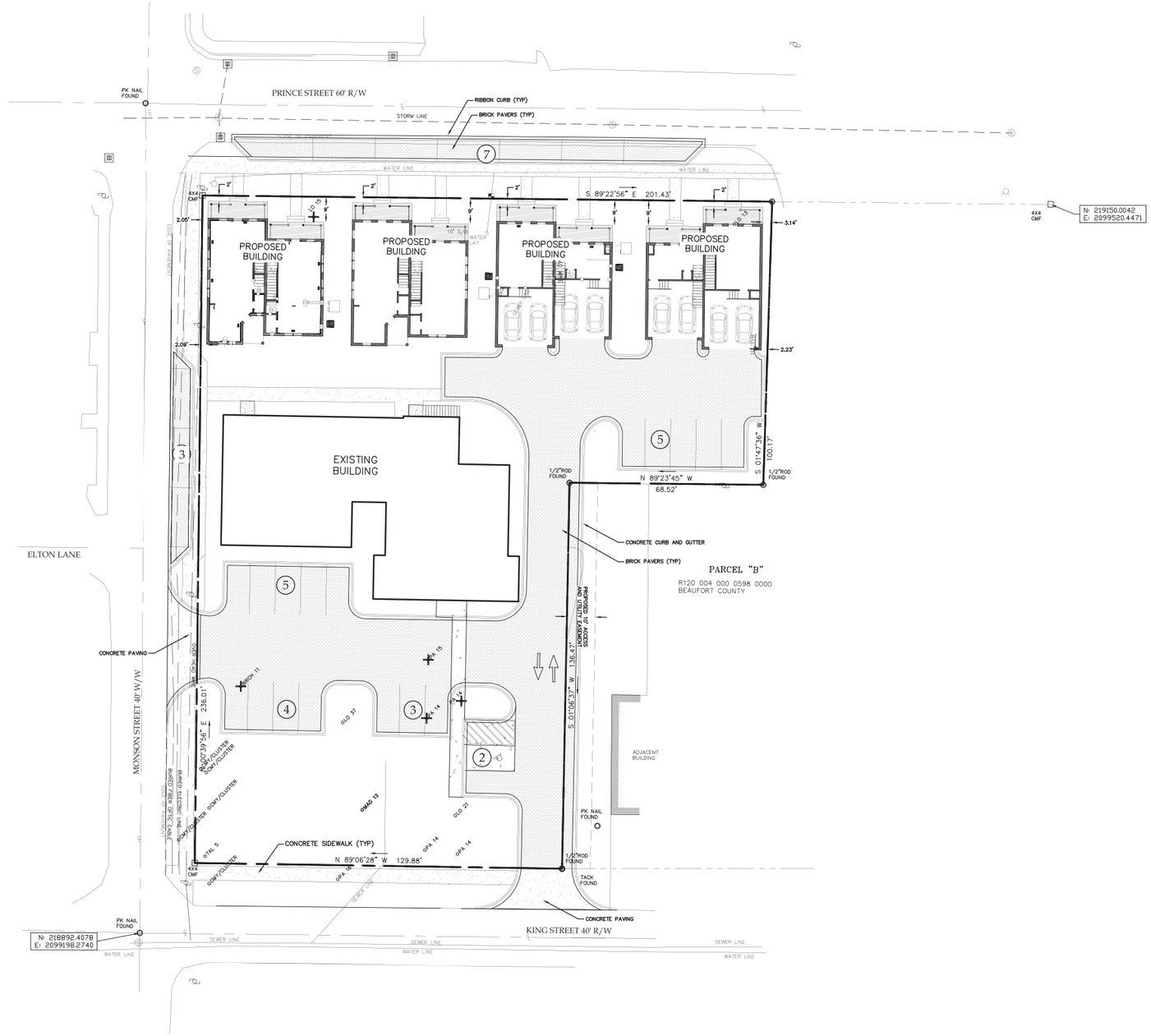
DATE 8/7/2019 | SCALE 1"=20'

GASQUE & ASSOCIATES INC.
LAND SURVEYORS · PLANNERS
28 PROFESSIONAL VILLAGE CIRCLE, BEAUFORT, S.C.
P.O. BOX 1363, BEAUFORT, S.C.
(843) 522-1798

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8/15/19
David E. Gasque, R.L.S.
S.C. Registration Number 10506

JOB#51075 F.B.#1015/JS DRAWN BY DSGN5



SITE DEVELOPMENT TABLE	
TOTAL SITE AREA	0.87 AC
IMPERVIOUS AREA	0.32 AC
IMPERVIOUS PERCENTAGE	37%
PERVIOUS AREA	0.55 AC
PERVIOUS PERCENTAGE	63 %

GRAPHIC SCALE

20 0 10 20 40 80

MAGNETIC

SOUTH CAROLINA NO. 2324 CERTIFICATE OF AUTHORIZATION CAROLINA ENGINEERING CONSULTANTS INC.

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PLAN REVISIONS

NO.	DESCRIPTION	DATE
1	-	-
2	-	-
3	-	-
4	-	-
5	-	-
6	-	-
7	-	-
8	-	-

JUSTICE SQUARE
CITY OF BEAUFORT
BEAUFORT COUNTY, SC

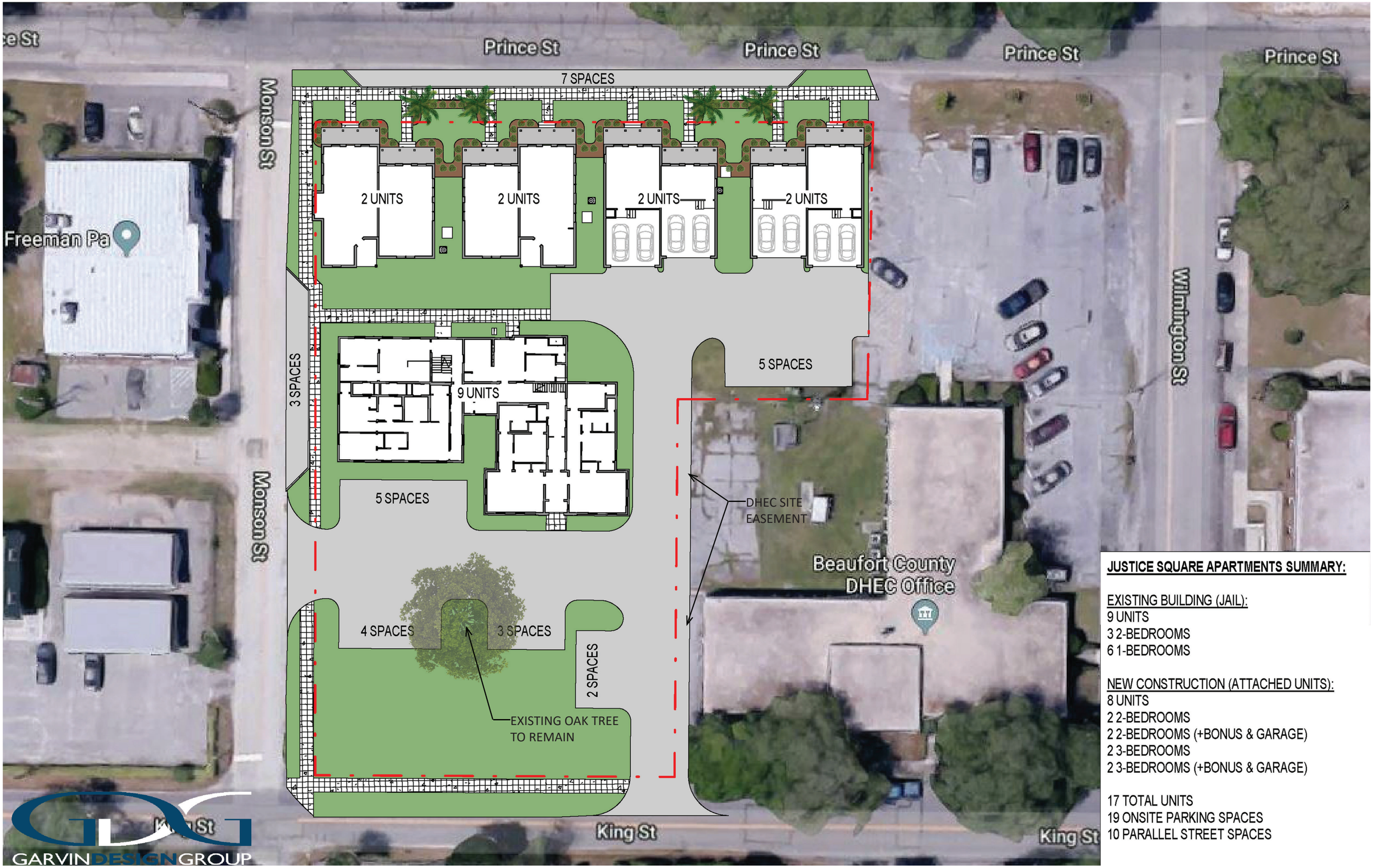
CAROLINA ENGINEERING CONSULTANTS, INC.
PO BOX 294
BEAUFORT, SC 29901
843/322-0553
843/322-0536 (FAX)
WWW.CAROLINAENGINEERING.COM

PROJECT:	2240
DATE:	03/19/20
REVISED:	06/16/20
DRAWN BY:	RGG
ENGINEER:	JPA
SCALE:	1"=20'

SITE PLAN

1
OF 1

GARVINDESIGNGROUP



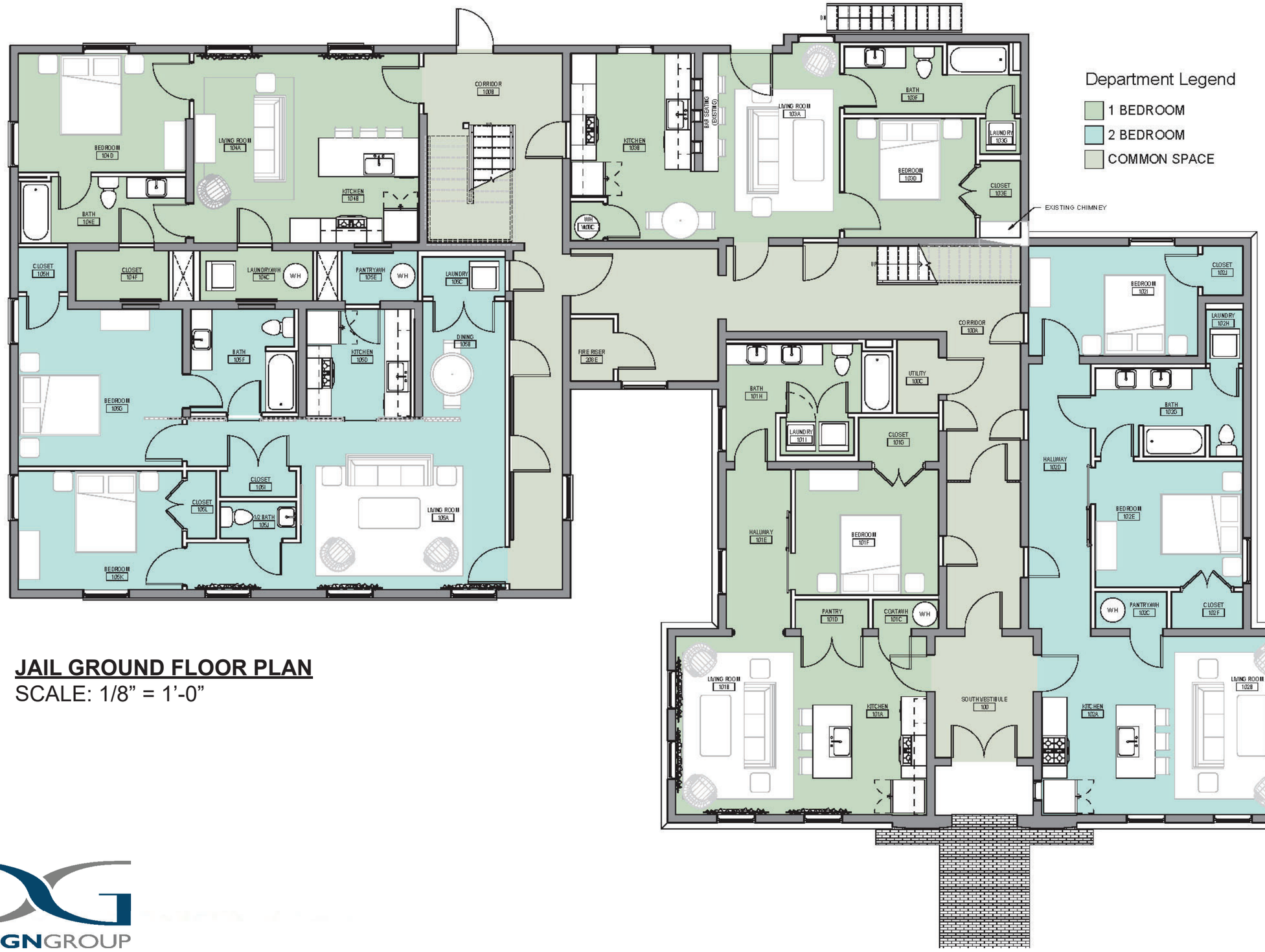
GARVIN DESIGN GROUP

JUSTICE SQUARE APARTMENTS SUMMARY:

EXISTING BUILDING (JAIL):
9 UNITS
3 2-BEDROOMS
6 1-BEDROOMS

NEW CONSTRUCTION (ATTACHED UNITS):
8 UNITS
2 2-BEDROOMS
2 2-BEDROOMS (+BONUS & GARAGE)
2 3-BEDROOMS
2 3-BEDROOMS (+BONUS & GARAGE)

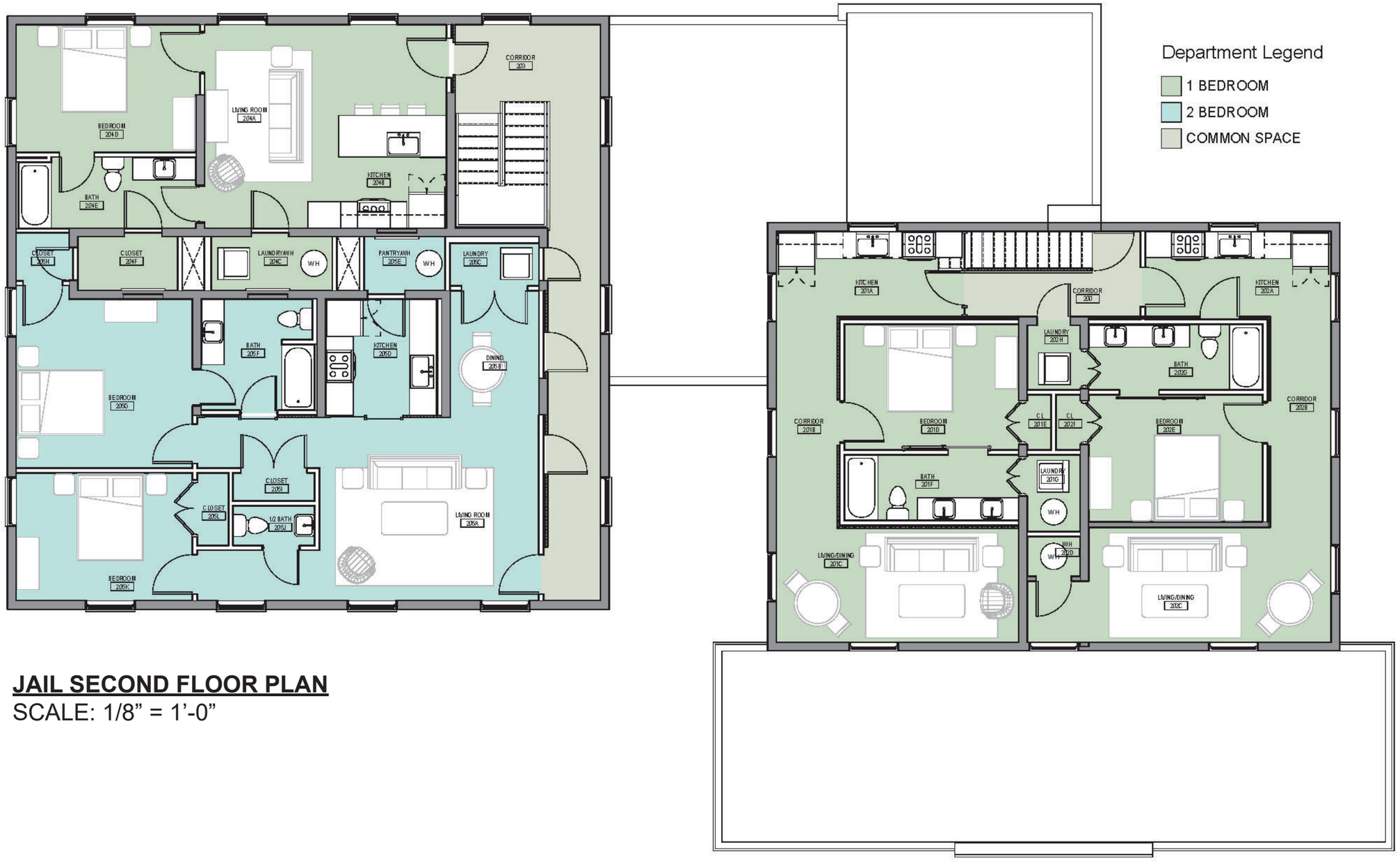
17 TOTAL UNITS
19 ONSITE PARKING SPACES
10 PARALLEL STREET SPACES



JAIL GROUND FLOOR PLAN

SCALE: 1/8” = 1’-0”

GARVINDESIGNGROUP

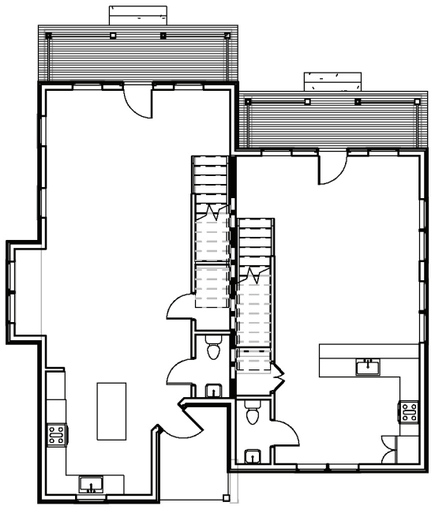


JAIL SECOND FLOOR PLAN
SCALE: 1/8” = 1’-0”

GARVINDESIGNGROUP

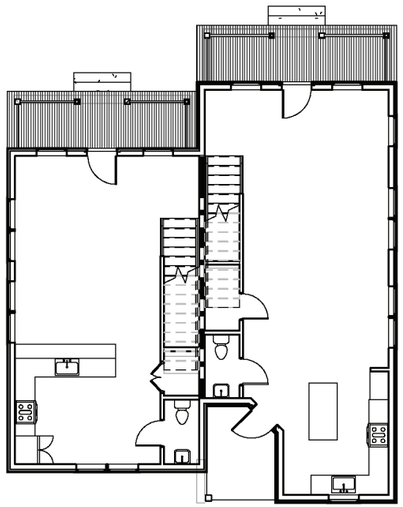
A1
3bd - 1,700 SF

A2
2bd - 1,360 SF



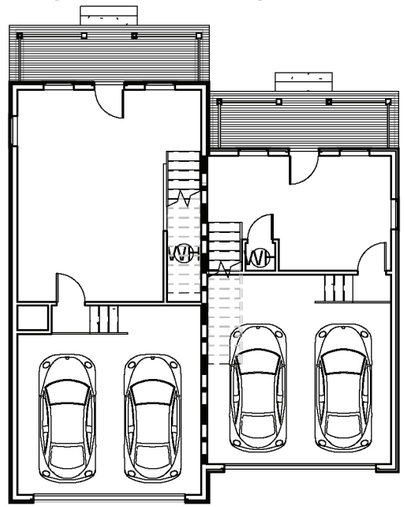
A1
3bd - 1,700 SF

A2
2bd - 1,360 SF



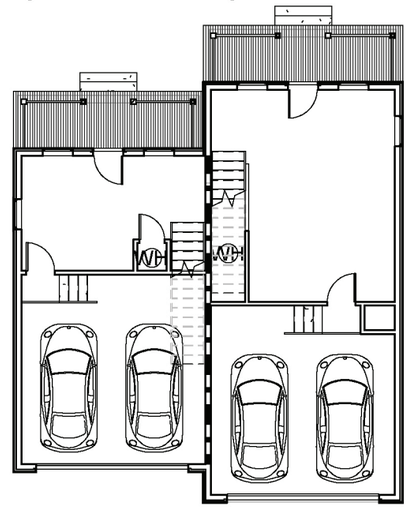
B1
3bd - 1,700 SF
Bonus - 475 SF
Garage - 425 SF

B2
2bd - 1,360 SF
Bonus - 265 SF
Garage - 425 SF



B1
3bd - 1,700 SF
Bonus - 475 SF
Garage - 425 SF

B2
2bd - 1,360 SF
Bonus - 265 SF
Garage - 425 SF

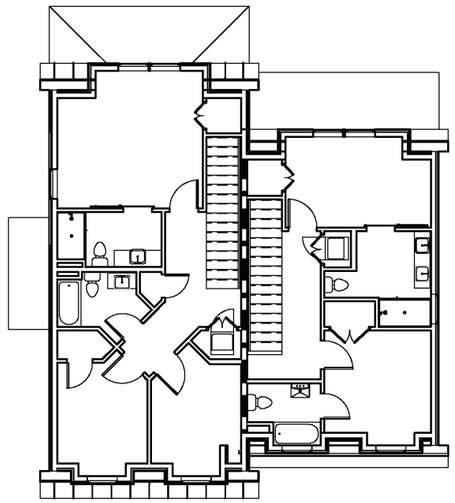


GROUND FLOOR PLAN
SCALE: 1/16"=1'-0"

GARVINDESIGNGROUP

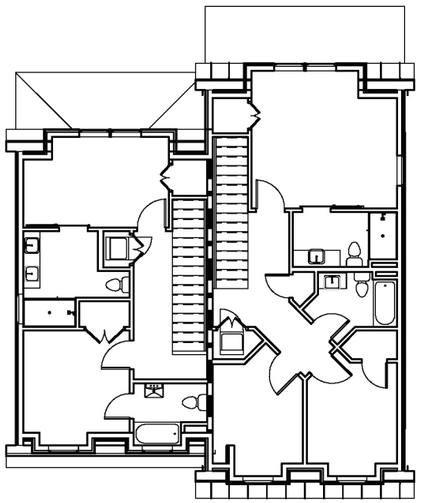
A1
3bd - 1,700 SF

A2
2bd - 1,360 SF



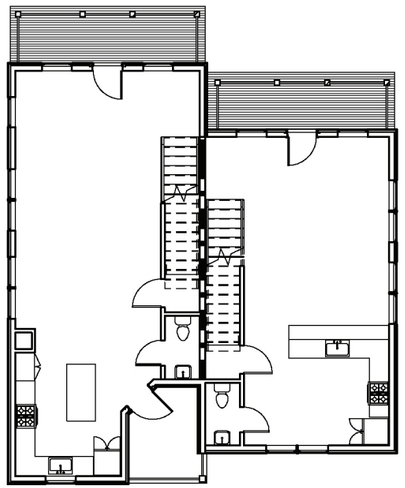
A1
3bd - 1,700 SF

A2
2bd - 1,360 SF



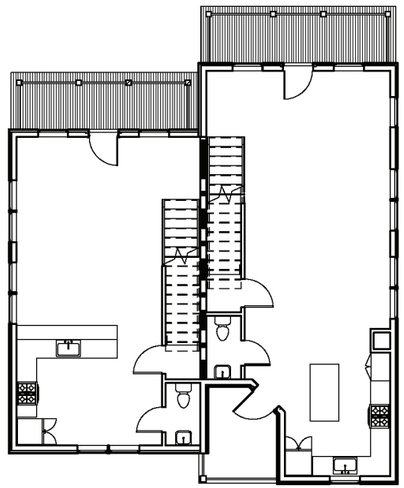
B1
3bd - 1,700 SF
Bonus - 475 SF
Garage - 425 SF

B2
2bd - 1,360 SF
Bonus - 265 SF
Garage - 425 SF



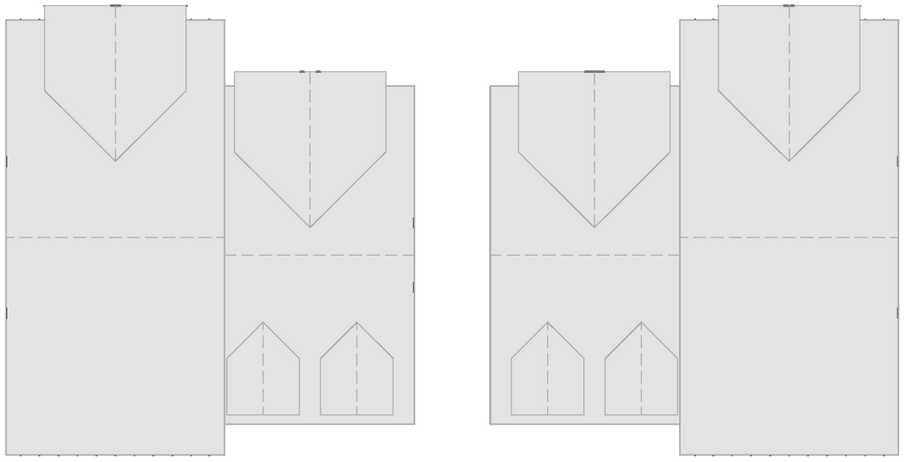
B1
3bd - 1,700 SF
Bonus - 475 SF
Garage - 425 SF

B2
2bd - 1,360 SF
Bonus - 265 SF
Garage - 425 SF



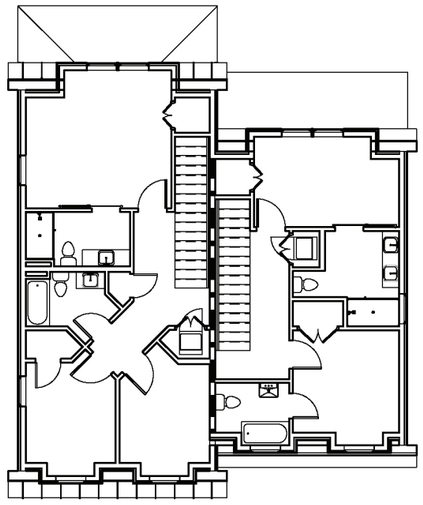
SECOND FLOOR PLAN
SCALE: 1/16"=1'-0"

GARVINDESIGNGROUP



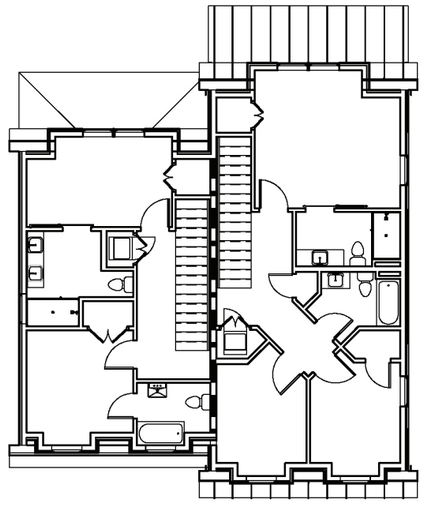
B1
3bd - 1,700 SF
Bonus - 475 SF
Garage - 425 SF

B2
2bd - 1,360 SF
Bonus - 265 SF
Garage - 425 SF



B1
3bd - 1,700 SF
Bonus - 475 SF
Garage - 425 SF

B2
2bd - 1,360 SF
Bonus - 265 SF
Garage - 425 SF



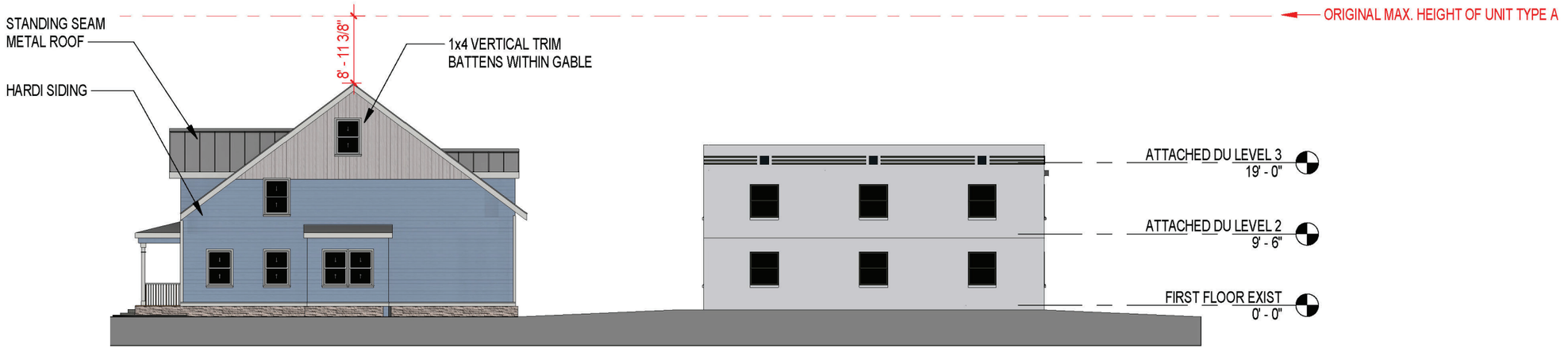
THIRD FLOOR PLAN
SCALE: 1/16"=1'-0"

GARVINDESIGNGROUP



FRONT ELEVATION (PRINCE STREET)

GARVINDESIGNGROUP

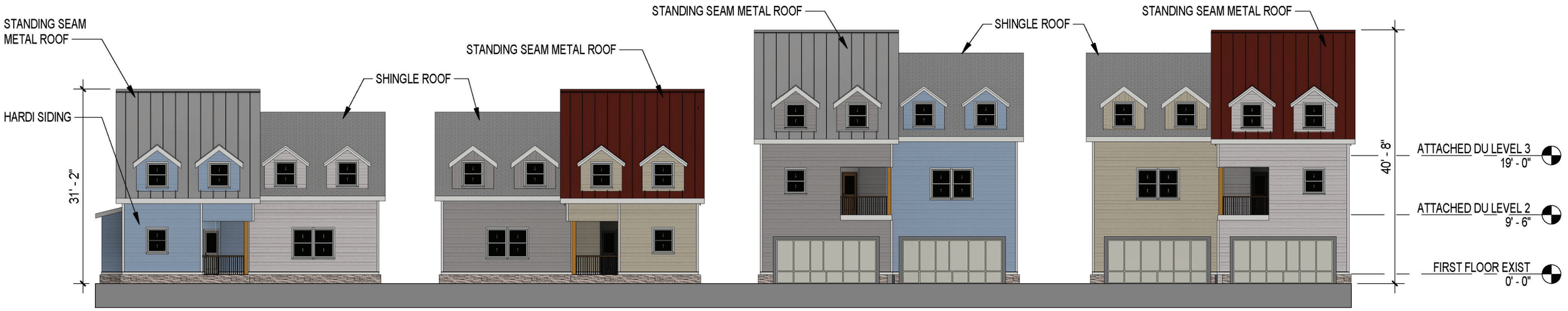


WEST ELEVATION (MONSON STREET)



EAST ELEVATION (SIDE LOT)

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REAR ELEVATION (ALLEY)

GARVINDESIGNGROUP



GARVINDESIGNGROUP



GARVINDESIGNGROUP

Beaufort Jail Context Photos (beginning in the southeast corner, moving clockwise)



Existing DHEC building on Southeast corner of same block



Existing single-family home across King Street to the south



Existing commercial office building across Monson Street to the Southwest



Existing commercial office building across Monson Street to the West



Existing commercial office building across Prince Street to the North

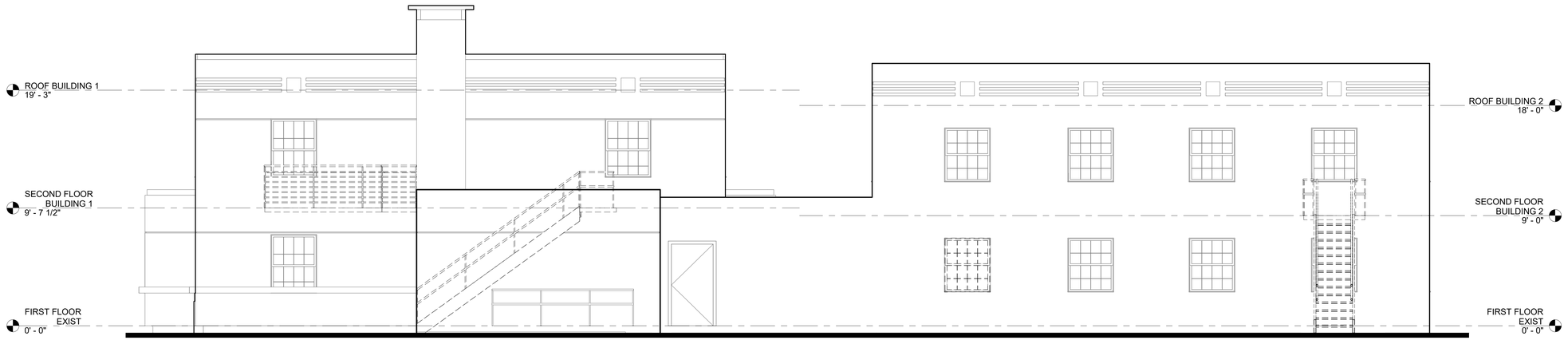


Existing single-family homes across Prince Street to the Northeast

Jail Elevations - Existing



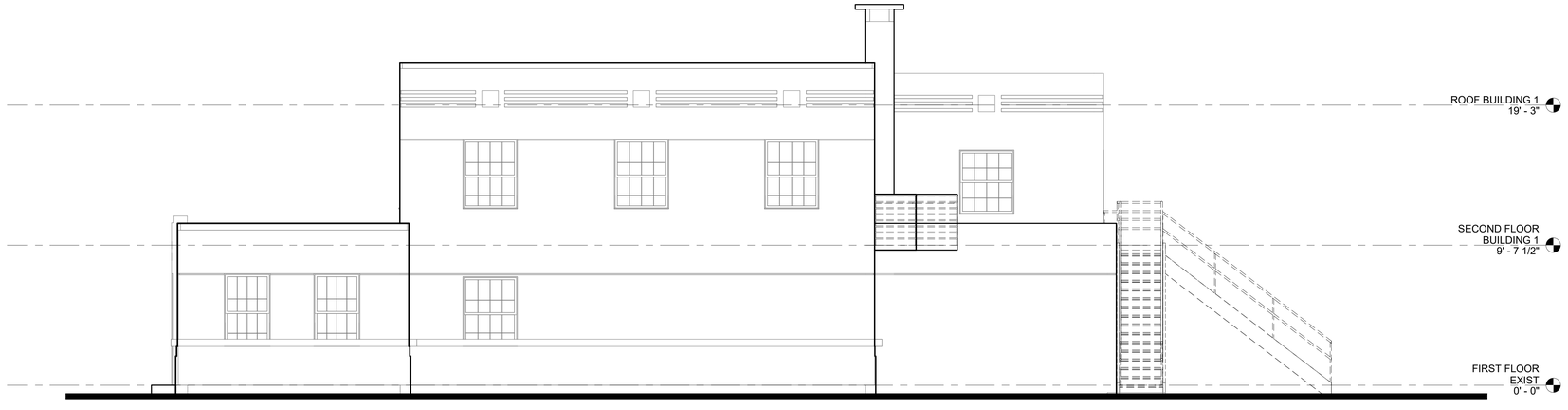
E1 / E201 EXISTING - SOUTH ELEVATION
1/4" = 1'-0" REFERENCED ON D1.1



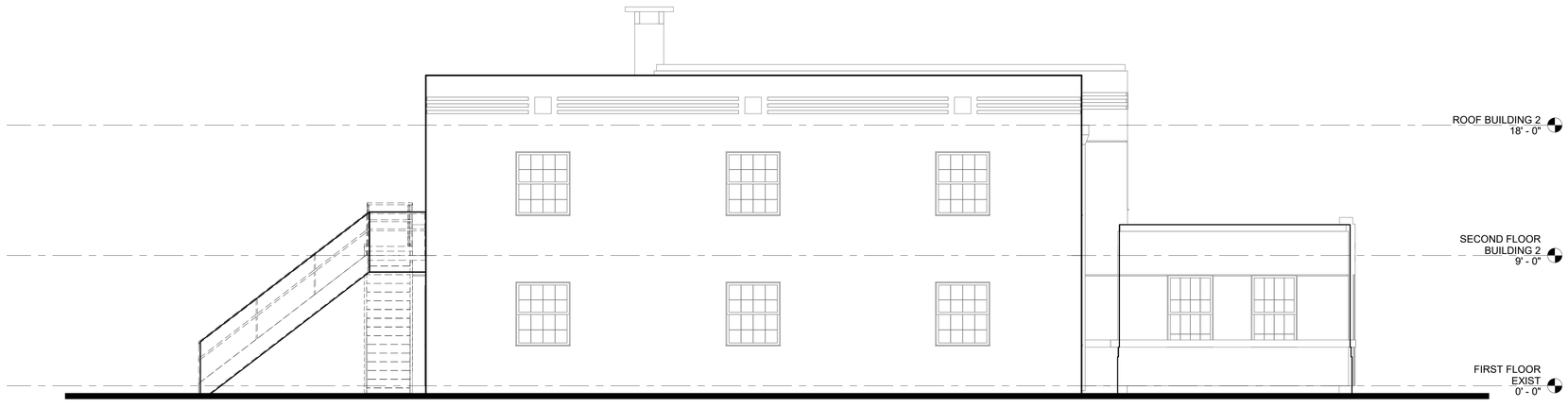
A1 / E201 EXISTING - NORTH ELEVATION
1/4" = 1'-0" REFERENCED ON D1.1

GARVINDESIGNGROUP

Jail Elevations - Existing



E1 / E202 EXISTING - EAST ELEVATION
1/4" = 1'-0" REFERENCED ON: D1.1

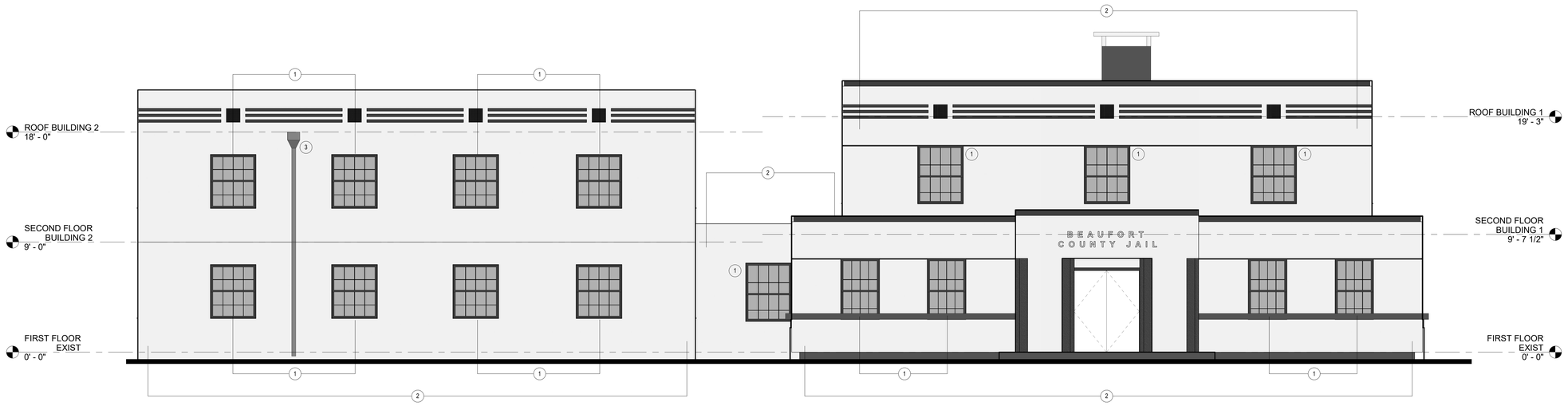


A1 / E202 EXISTING - WEST ELEVATION
1/4" = 1'-0" REFERENCED ON: D1.1

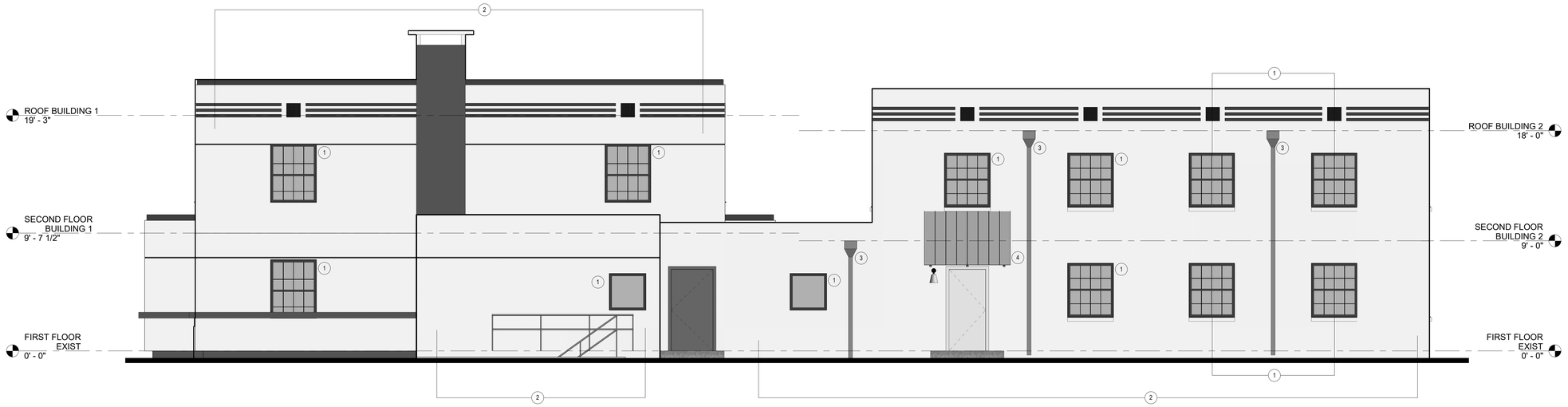
GARVINDESIGNGROUP

KEYNOTES - EXTERIOR ELEVATIONS

1. EXISTING STEEL WINDOW AND BARS TO REMAIN; REFURBISH AND REPAINT
2. EXISTING EXTERIOR BRICK TO BE PRESSURE WASHED TO REMOVE DEBRIS; PAINT TO MATCH ORIGINAL
3. EXISTING DOWNSPOUTS TO BE REPLACED; NEW CONDUCTOR HEAD AND DOWNSPOUT TO MATCH HISTORICAL
4. NEW ALUMINUM CANOPY



1 / A4.1 JAIL - SOUTH ELEVATION
1/4" = 1'-0" REFERENCED ON: E101



2 / A4.1 JAIL - NORTH ELEVATION
1/4" = 1'-0" REFERENCED ON: A1.1

GARVINDESIGNGROUP
1209 Lincoln Street P.O. Box 18 Columbia, SC 29202
803.212.1032 p / 803.212.1074 f

A/E SEAL

A/E SEAL

PROJECT TITLE
JUSTICE SQUARE - JAIL RENOVATION
1409 KING ST
BEAUFORT, SC 29902

REVISIONS

NO.	NAME	DATE

DRAWN BY: Author
CHECKED BY: Checker

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DRAWING TITLE
BUILDING ELEVATION

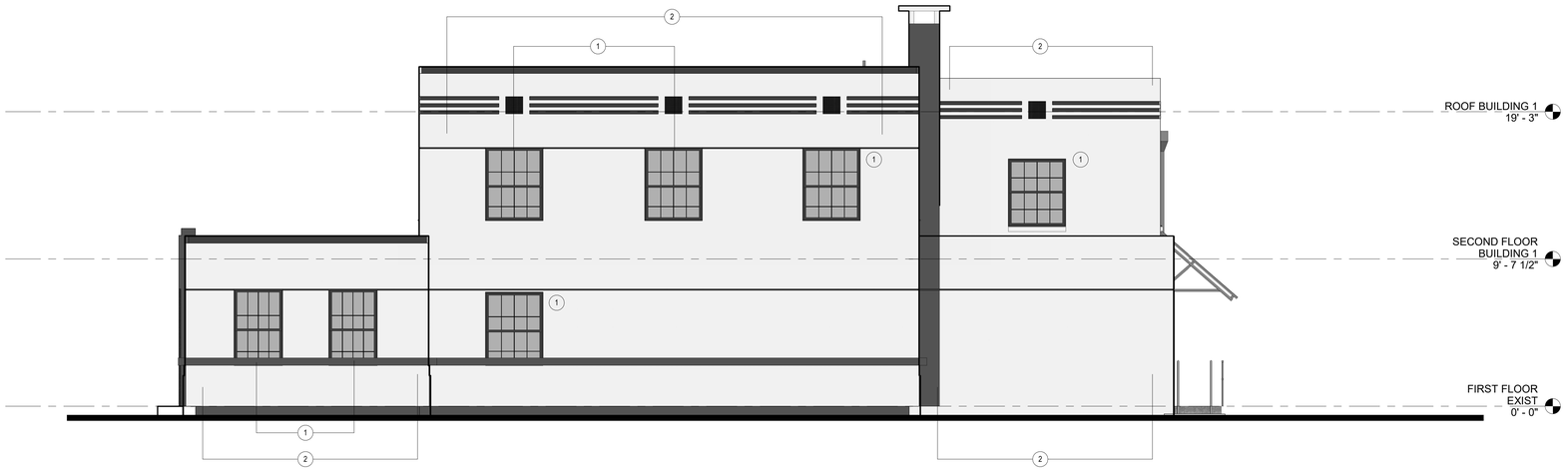
PROJECT NO. B500.18
DATE 06.12.2020

DRAWING NO.
A4.1

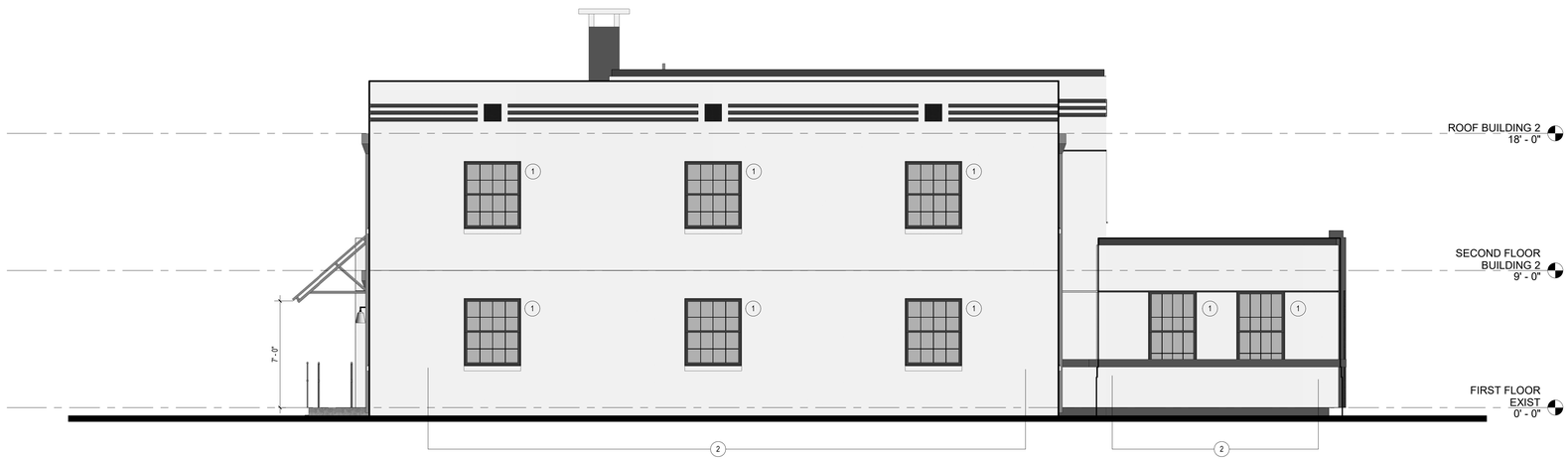
6/15/2020 9:06:37 AM

KEYNOTES - EXTERIOR ELEVATIONS

1. EXISTING STEEL WINDOW AND BARS TO REMAIN; REFURBISH AND REPAINT
2. EXISTING EXTERIOR BRICK TO BE PRESSURE WASHED TO REMOVE DEBRIS; PAINT TO MATCH ORIGINAL
3. EXISTING DOWNSPOUTS TO BE REPLACED; NEW CONDUCTOR HEAD AND DOWNSPOUT TO MATCH HISTORICAL
4. NEW ALUMINUM CANOPY



1 / A4.2 JAIL - EAST ELEVATION
1/4" = 1'-0" REFERENCED ON: A1.1



2 / A4.2 JAIL - WEST ELEVATION
1/4" = 1'-0" REFERENCED ON: A1.1

6/15/2020 9:07:09 AM

GARVINDESIGNGROUP
1209 Lincoln Street P.O. Box 18 Columbia, SC 29202
803.212.1032 p / 803.212.1074 f

A/E SEAL

A/E SEAL

PROJECT TITLE
JUSTICE SQUARE - JAIL RENOVATION
1409 KING ST
BEAUFORT, SC 29902

REVISIONS

NO.	NAME	DATE

DRAWN BY: Author
CHECKED BY: Checker

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DRAWING TITLE
BUILDING ELEVATION

PROJECT NO. B500.18
DATE 06.12.2020

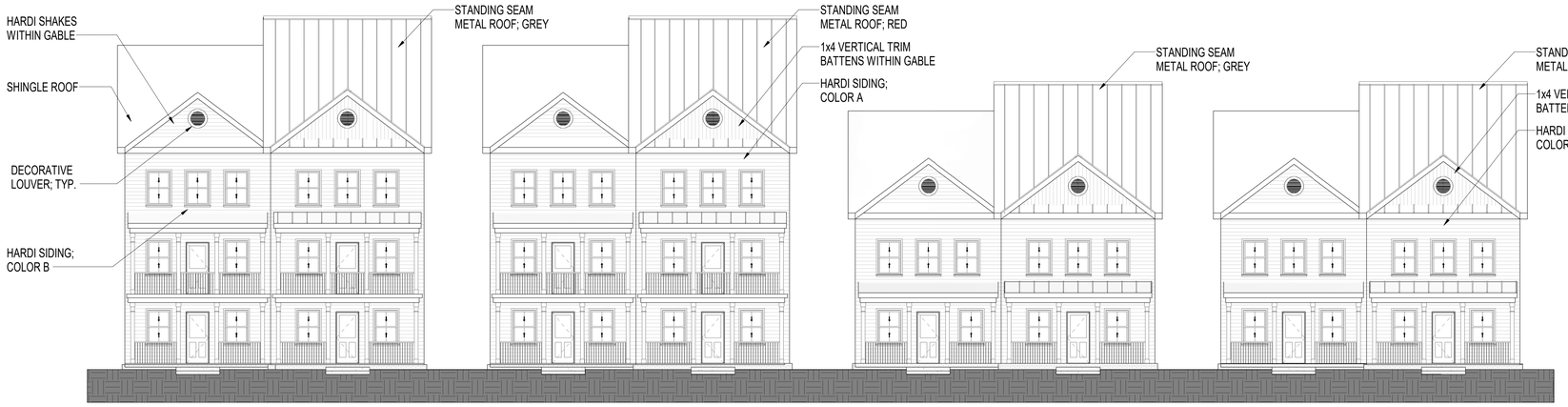
DRAWING NO.
A4.2

ATTACHED DWELLING UNIT TYPE B

ATTACHED DWELLING UNIT TYPE B

ATTACHED DWELLING UNIT TYPE A

ATTACHED DWELLING UNIT TYPE A



1 / A4.1 ATTACHED DWELLING UNITS - PRINCE STREET ELEVATION
1/8" = 1'-0" REFERENCED ON

ATTACHED DWELLING UNIT TYPE A

ATTACHED DWELLING UNIT TYPE A

ATTACHED DWELLING UNIT TYPE B

ATTACHED DWELLING UNIT TYPE B



2 / A4.1 ATTACHED DWELLING UNITS - SOUTH ELEVATION
1/8" = 1'-0" REFERENCED ON

6/15/2020 9:10:39 AM

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A/E SEAL

A/E SEAL

PROJECT TITLE
JUSTICE SQUARE - ATTACHED DWELLING UNITS
1409 KING ST.
BEAUFORT, SC 29902

REVISIONS

NO.	NAME	DATE

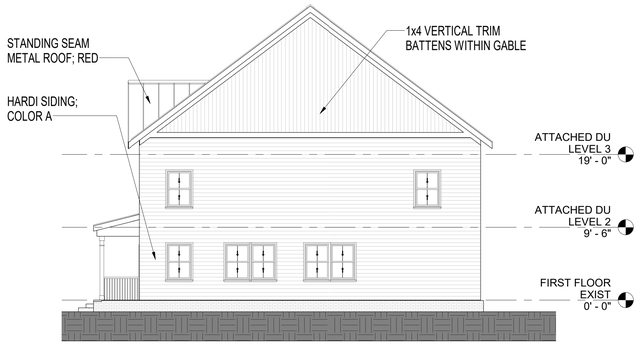
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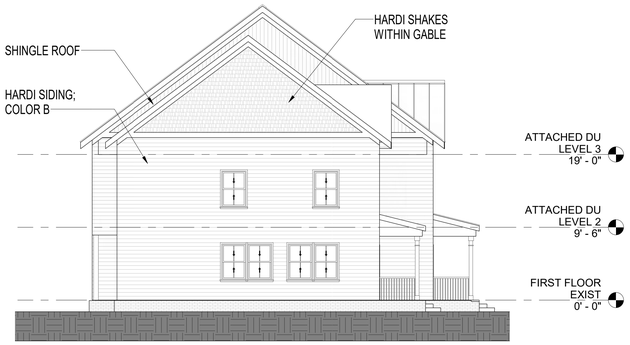
DRAWING TITLE
BUILDING ELEVATIONS

PROJECT NO. B500.18
DATE 06.12.2020

DRAWING NO.
A4.1



1 A4.2 ATTACHED DWELLING UNIT TYPE A - WEST ELEVATION
1/8" = 1'-0" REFERENCED ON A1.1



2 A4.2 ATTACHED DWELLING UNIT TYPE A - EAST ELEVATION
1/8" = 1'-0" REFERENCED ON A1.1



3 A4.2 ATTACHED DWELLING UNIT TYPE B - WEST ELEVATION
1/8" = 1'-0" REFERENCED ON A1.1



4 A4.2 ATTACHED DWELLING UNIT TYPE B - EAST ELEVATION
1/8" = 1'-0" REFERENCED ON A1.1

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A/E SEAL

A/E SEAL

PROJECT TITLE
JUSTICE SQUARE - ATTACHED DWELLING UNITS
1409 KING ST
BEAUFORT, SC 29902

REVISIONS

NO.	NAME	DATE

DRAWN BY: Author
CHECKED BY: Checker

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DRAWING TITLE
BUILDING ELEVATIONS

PROJECT NO. B500.18
DATE 06.12.2020
DRAWING NO. **A4.2**

6/15/2020 9:11:27 AM

501 Carteret Street
PIN R120 004 000 0731 0000
Alterations, Additions
Applicant: Joel Newman (20-18 HRB.2)

Historic Review Board Staff Report

Department of Community and Economic Development

8 July 2020

PROVISO: THE STAFF REPORT IS SHARED IN ADVANCE OF THE MEETING TO PROVIDE BOARD MEMBERS, THE APPLICANT, AND THE PUBLIC THE STAFF'S ASSESSMENT AHEAD OF THE MEETING. THE STAFF REPORT IS SUBMITTED ONLY AFTER CONSULTATIONS HAVE BEEN COMPLETED. IT SHOULD BE UNDERSTOOD THAT ANY SUBEQUENT CHANGES TO THE APPLICATION PRIOR TO THE HRB MEETING WILL NOT HAVE THE BENEFIT OF STAFF REVIEW AND WILL ONLY BE CONSIDERED AT THE DISCRETION OF THE BOARD BY VOTE.

1 Summary of Request

The applicant Joel Newman, on behalf of Richard Callari, is requesting alterations of an existing non-historic building and elevation of structure approximately 26 inches to accommodate FEMA requirements. This building is located within the Historic District – Preservation Neighborhood.

2 Facts

Property Address:	501 Carteret Street
Parcel ID:	R120 004 000 0731 0000
Case Number:	20-18 HRB.1
Applicant:	**Joel Newman, Thomas and Dezinger Architects**
Type of Request:	Alterations, Additions
Zoning:	T4-N
Use:	Inn / Motel / Hotel

District Development Standards for T4-N:

- **Minimum Lot Size:** *n/a*
- **Setback requirements – Primary Structure:**
  - *Front – 0' min., 15' max.*
  - *Rear setback – 10' minimum*
  - *Side Interior – 5' min, or 0' if attached*
  - *Side Corner/Alley – 0' min., 10' max.*
- **Frontage Build out:** 60% min; 85% max**.**
- **Impervious Surface Coverage***:* 70% maximum for rooftops, additional 10% allowed
- **Permitted Uses:** Single Family Dwelling, or Two- or Three-Unit Dwelling is permitted by right in the T4-N zoning classification.

Historical Background:

This project previously came before the Board and was granted preliminary approval on May 13, 2020. See attached letter, dated June 4, 2020.

References

City of Beaufort Strategic Plan 2019 - 2021

Civic Master Plan, adopted 2014

The Beaufort Code, rev. 2018

Beaufort Preservation Manual and Supplement 1979, 1990

3 STAFF *COMMENTS*

1. Plantings shown around base of building in annotated landscaping plan and 3D views shows a soft transition to the new floor level, which is a positive update.

2. The applicant's proposed green wall shown on the courtyard wall in the Revised West Elevation and the 3d Renderings is a positive change. This helps to visually recess the courtyard wall and maintain the two hipped roof structures as the focal point.

3. The west entry stair on revised west elevation sheet 7.02 is still visually "heavy". The stucco base of the building forms a nice "plinth" that is consistent around the bottom of the building, however, the west entry stair walls extend above the established base of the building. Section 4.6.3.D.3.C of the Beaufort Code includes specific notes about the base of the building and how it should relate to the rest of the building. The base of the stair, aligning with the rest of the building and the raised planter, is appropriate. Staff feels that the section of sloping wall and landing that extends above the base or "plinth" could benefit from transitioning to something visually lighter. Perhaps the railing in this location could mimic those elsewhere on the building to maintain a consistent language and add some visual lightness to the stair.

4. The south elevation mass between the two porches has been restudied. The existing band of windows has been adapted to suit the building program on the interior, and the proportions and lines on the exterior are maintained, which is a positive approach. The trellis and canopy surrounding the new doorway at ground level are in keeping with the proportions of the rest of the façade. The updates to this façade are positive.

5. The applicant has added a roof covering over the wheelchair lift on the East Elevation shown on sheet 7.02, which is a improvement to the building from a universal accessibility standpoint. The walls around this lift, while extending above the base or "plinth", do not create the same visual issue as the walls noted in comment 3 above. The walls in this location are to the rear of the property and are pushed far away from North Street. They also conceal the utilitarian nature of that lift. However, it would be helpful if the applicant could provide a 3D view of this area to help reviewers understand the detailing here. It appears the applicant is sloping the canopy roof from north to south. Staff believes it would be better to slope the canopy roof from west to east and adjust the downspout above accordingly.

6. Applicant has noted that the impervious brick paving shown in this proposal will cover 6.3% of the property, which meets the requirement of 10% maximum impervious paving noted in

Section 2.4.1 of the Beaufort Code for Zoning District T4-N.

7. The provided parking spaces on this property and on the lot behind the Chocolate Tree satisfy parking requirements for the hotel. Per Section 5.7.4.D.4, the owner shall provide a written parking agreement reflecting the arrangement between both sites.
8. Per Section 5.7.2 and 5.7.3 of the Beaufort Code, this project must comply with bicycle parking requirements as it involves structural alteration to an existing building that produces an increase in guest rooms. This project should include a minimum of two bicycle spaces.

9. Applicant noted that two trees are to be removed. Applicant should note that, per section 5.4.1 of the Beaufort Code, a zoning permit is required for removal of trees that are 8" caliper or larger at DBH. Applicant to ensure and demonstrate compliance with these requirements. Per the documentation provided, the maple tree is noted at 10" DBH, but the sycamore is not listed. Applicant to confirm the caliper of this tree and ensure any associated requirements are met for tree removal.

10. Applicant must submit all new lighting fixtures for review. Applicant proposes 10 new sconces and 14 new step lights on the electrical plans.

11. Applicant has provided wall sections and details from the original drawing set of the building. This is positive, in that it shows that the original details of the building will be maintained, however, it is hard for staff to tie the old door and window elevations, schedule, and details to the new doors and windows since the new doors and windows are not labeled or tied back to the old schedules. The applicant should revise the format of the detail pages to show only applicable information to the new project and to tie the new doors and windows to the appropriate elevations and details.

12. It appears that some new conditions are not accounted for in the details included with this drawing set. The applicant must provide a detail through the new foundation walls at the west entry stair and handicap chairlift wall. The applicant must also include details of the new roof condition over the chair lift and the new trim and fabric awning at the pedestrian entryway on the East elevation.

13. If signage will be included with this project, the applicant should submit signage design to the administrator for review. Please note that signage must comply with Sections 6.5 and 6.6 of the Beaufort Code.

4 STAFF RECOMMENDATION

Final approval with noted conditions.

DocuSign Envelope ID: 27B9EAE6-82E6-44DE-A83F-ED1DCFFE9824

$ PAID 6/19 cr

DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW BOARD APPLICATION

Community & Economic Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
www.cityofbeaufort.org

☐ Staff Review
☒ Board Review

Application Fee: *see attached schedule*

20-84HRB.2

OFFICE USE ONLY: **Date Filed:** 6/19 **Application #:** 2064 7 **Zoning District:** T4-N
BCAGHS Survey: ☐ Yes ☒ No

Schedule: The Historic Review Board (HRB) typically meets the 2nd Wednesday of each month at 2pm. The complete schedule, along with the list of deadlines, may be found here - http://www.cityofbeaufort.org/historic-review-board.aspx

Submittal Requirements: All forms and information shall be submitted digitally. In addition to a complete application form, applicants shall submit the required items according to the checklists on the subsequent page.

Review Request: ☐ Conceptual ☐ Preliminary ■ Final ☐ Bailey Bill Approval* ☐ Change After Certification
**Requires a Bailey Bill – Part A Preliminary Review Application Form*

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

Applicant, Property, and Project Information

Applicant Name: Joel Newman, Thomas and Denzinger Architects

Applicant Address: 920 Bay Street, Beaufort, SC 29902

Applicant E-mail: jnewman@thomasanddenzinger.cor Applicant Phone Number: 843-524-6361

Applicant Title: ☐ Homeowner ☐ Tenant ■ Architect ☐ Engineer ☐ Developer

Owner (if other than the Applicant): Richard Callari

Owner Address: 222 W. Coleman Blvd., Suite 202, Mt. Pleasant, SC 29464

Project Name: Wonders

Property Address: 501 Carteret Street, Beaufort, SC

Property Identification Number *(Tax Map & Parcel Number)*: R120 004 000 0731 000

Date Submitted: 03-09-2020

Certification of Correctness: I/we cer[illegible] ion in this application is correct.

Applicant's Signature: Joel Newman Date: 06-02-2020

Owner's Signature: DocuSigned by: Richard Callari BA1D4E6334A421 Date: 6/4/2020

(The owner's signature is required if the applicant is not the owner.)

Required Project Information

DocuSign Envelope ID: 27B9EAE6-82E6-44DE-A83F-ED1DCFFE9824

DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW BOARD APPLICATION

Community & Economic Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
www.cityofbeaufort.org

Project Name: Wonders

Property Size in Acres: .48 Proposed Building Use: Hotel

Nature of Work (check all that apply):

☐ New Construction, Primary Structure ☐ New Construction, Primary Structure ■ Alterations / Additions

☐ Demolition* ☐ Relocation* **Demolition and Relocation requires a public hearing*

Building Square Footage (if multiple buildings, please list each one and their square footage by floor):
4310 CONDITIONED

Is this project a redevelopment project: ☑ Y ☐ N

Are there existing buildings on the site? ☑ Y ☐ N if yes, will they remain? ☑ Y ☐ N

Provide a brief Project Narrative (if requesting Bailey Bill Approval, this section may be left blank):

We are providing architectural design to convert the former "Wonders" toy store into a 12-unit botique hotel. The exterior of the building will retain the same material, and the existing windows will be repaired and reused to retain the building character. We will keep the stucco and trim color values that exist now, and are planning a brick color value for the base that is consistent with more historic buildings in the area. The structure will be lifted approximately 30" to bring the first floor to 14' to meet flood requirements. The center of the building will expand to cover approximately 2/3 of a center paved patio, but will retain the "U" shape of the existing building, and no other footprint changes are required. Most of the changes to convert the former retail and office space into hotel use will occur on the interior and will meet all codes for the change of occupancy.

CONTACT INFORMATION –

Attention: Julie A. Bachety, Administrative Assistant II
City of Beaufort Department of Planning & Development Services
1911 Boundary Street, Beaufort, South Carolina 29902
E-Mail: jbachety@cityofbeaufort.org | Phone: (843) 525-7011 | Fax: (843) 986-5606

CITY OF BEAUFORT
HISTORIC REVIEW BOARD
1911 BOUNDARY STREET
BEAUFORT, SOUTH CAROLINA 29902
(843) 525-7011 FAX: (843) 986-5606

CERTIFICATE OF APPROPRIATENESS

June 4, 2020

Mr. Joel Neman
Via email: jnewman@thomasanddenzinger.com

RE: 20-18 HRB.1 501 Carteret Street – New Construction

Dear Mr. Newman:

On May 13, the City of Beaufort Historic District Review Board (HRB) met to review your application for a new construction of a 12-unit hotel at 501 Carteret Street. The HRB granted Preliminary Approval based on the comments and recommendations from the board members, staff, and the public.

This Certificate of Appropriateness applies only to the requirements of the Beaufort Historic District and does not supersede other City ordinances. Compliance with all other provisions of the City of Beaufort Code of Ordinances is required.

This approval expires 24 months from the date of this letter unless the applicant has an active submittal pending review by the staff and/or the HRB. Please submit a digital set of plans, for further review by the Board at your convenience.

If you have any questions, feel free to call the Planning Department at (843) 525-7011 or email me at jbachety@cityofbeaufort.org. Thank you for your patience and cooperation during the review process.

Sincerely,

John Dickerson, Chairman
Historic District Review Board

THOMAS &
DENZINGER
ARCHITECTS

February 6, 2020

Please note:

I have included scanned sheets from the original Wonders Toy Store drawings that feature the building details required in the Final Review checklist. We are not changing the building materials or details from the original construction. We are also repairing and reusing windows to preserve the unique façade. The only new exterior wall (west) will be constructed to match the existing exterior walls.

Also note that the extensive brick paving on the east and west faces and patio will be carefully removed and reused in the construction of the new entry area paving and wall caps.

Best regards,

Kevin Spicer
Thomas and Denzinger Architects

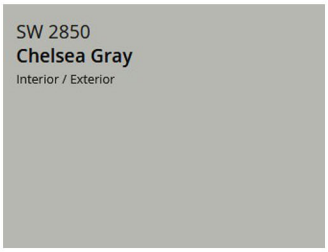
920 Bay street, beaufort, sc 29902 TELEPHONE: (843) 524-6361

501 Carteret St

Exterior Colors



Stucco



Trim



Windows





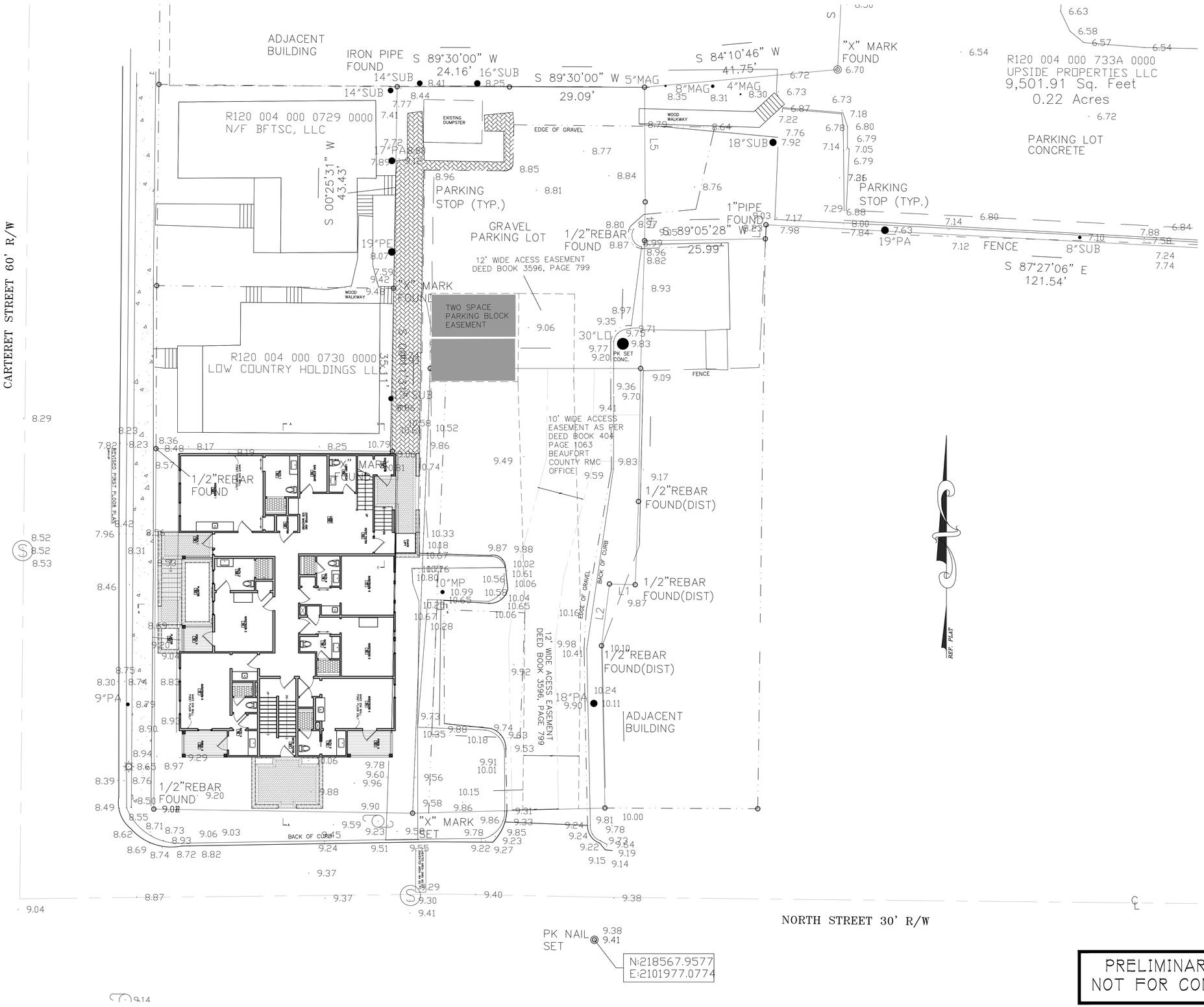

ADJACENT BUILDING
IRON PIPE FOUND
S 89°30'00" W 24.16'
14"SUB
16"SUB
S 89°30'00" W 5"MAG
S 84°10'46" W 41.75'
"X" MARK FOUND
R120 004 000 733A 0000
UPSIDE PROPERTIES LLC
9,501.91 Sq. Feet
0.22 Acres
PARKING LOT CONCRETE
R120 004 000 0729 0000
N/F BFTSC, LLC
S 00°25'31" W 43.43'
EDGE OF GRAVEL
PARKING STOP (TYP.)
19"PE
19"PA
S 89°05'28" W 25.99'
S 87°27'06" E 121.54'
FENCE
8"SUB
R120 004 000 0730 0000
LOW COUNTRY HOLDINGS LLC
TWO SPACE PARKING BLOCK EASEMENT
1/2"REBAR FOUND
1/2"REBAR FOUND(DIST)
ADJACENT BUILDING
9"PA
"X" SET
BACK OF CURB
CARTERET STREET 60' R/W
NORTH STREET 30' R/W
PK NAIL SET
N:218567.9577
E:2101977.0774
KEY
- Podacarpus Shrub
- Lagerstroemia (Crepe Myrtle)
- Buxus Sempervirens (American Boxwood Shrub)
-Trachelospermum jasminoides (Confederate Jasmine)


503
25


HISTORIC DISTRICT
CARTERET ST
NORTH ST







PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

THOMAS & DENZINGER ARCHITECTS

920 Bay Street, Beaufort, South Carolina 29902
Telephone 843 524 6361

138 St. Philip Street, Suite 200, Charleston, South Carolina 29403 Telephone 843 723 6651

73 1/2 State Street, Charleston, South Carolina 29402 Telephone 843 577 5373

Mk	Description	Date
Revised		

Project Title

RENOVATIONS TO
INN AT 501 CARTERET ST
501 CARTERET STREET
BEAUFORT
SOUTH CAROLINA

Drawing Title

SITE PLAN

Date

MAY 2020

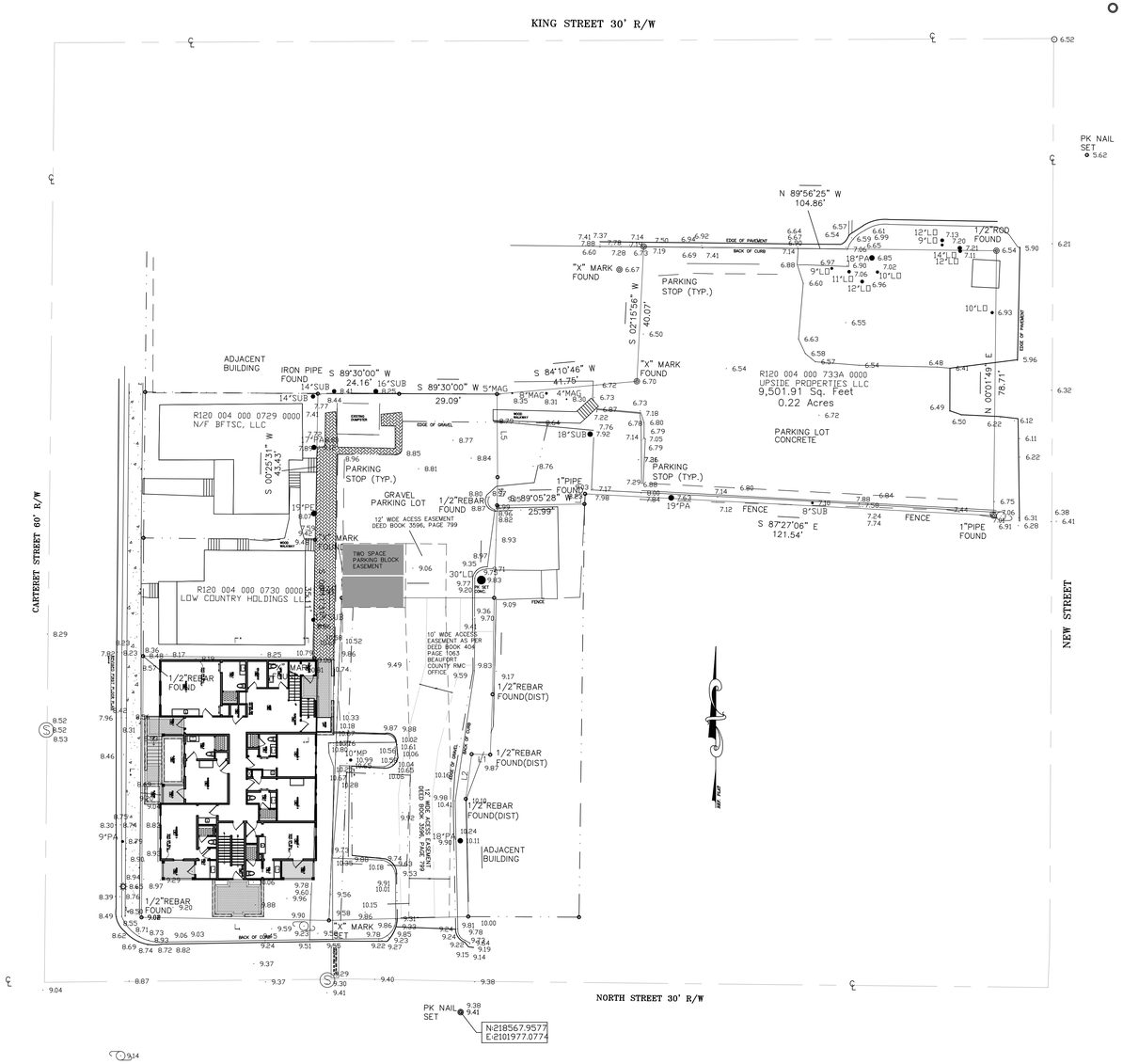
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PLOT DATE: 6/4/2020 5:30 PM



PRELIMINARY DESIGN
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Telephone 843 524 6361

138 St. Philip Street, Suite 200, Charleston, South Carolina 29403 Telephone 843 723 6651

73 1/2 State Street, Charleston, South Carolina 29402 Telephone 843 577 5373

Mk.	Description	Date

Revised

Project Title

RENOVATIONS TO
INN AT 501 CARTERET ST
501 CARTERET STREET
BEAUFORT
SOUTH CAROLINA

Drawing Title

SITE PLAN

Date

MAY 2020

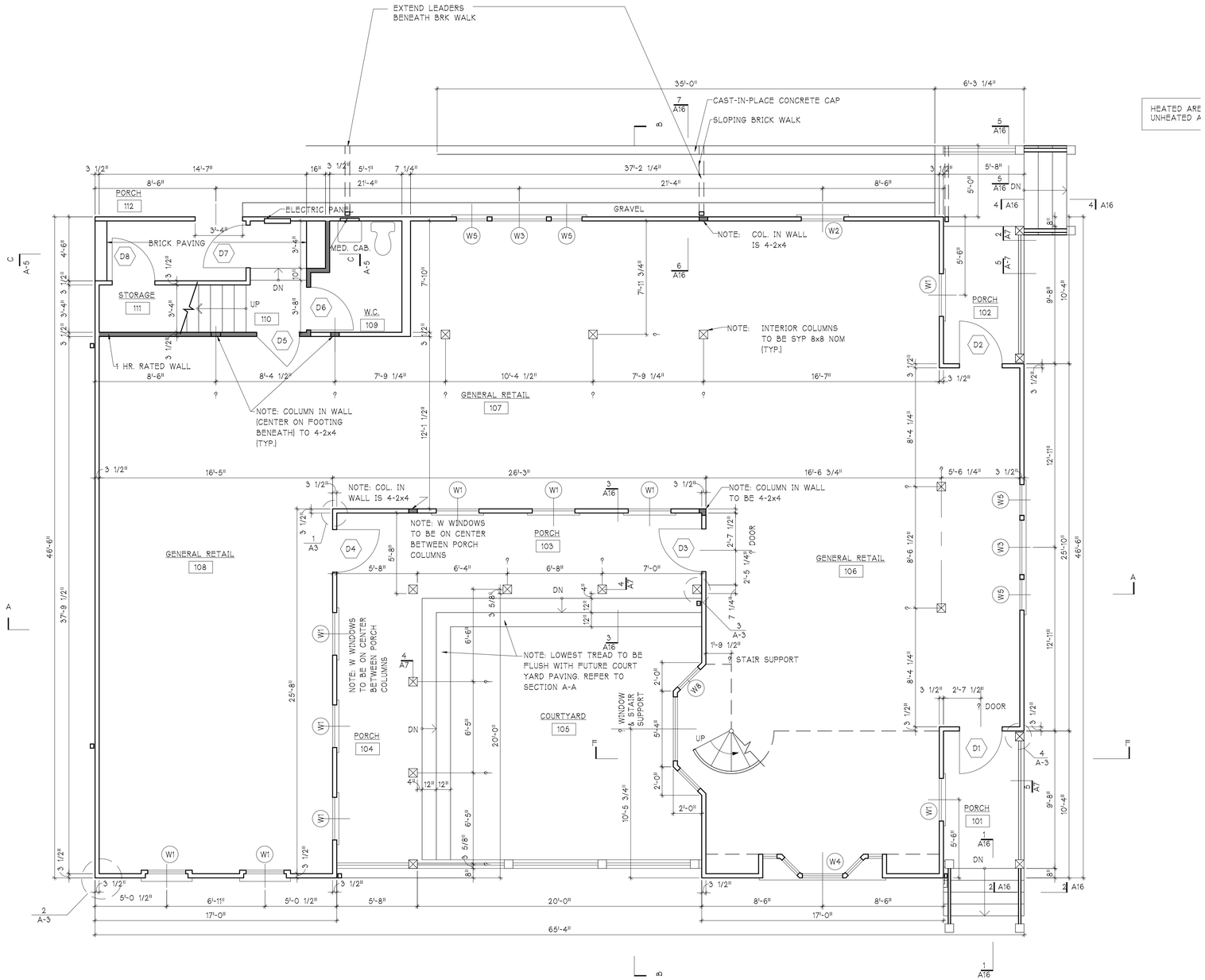
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Drawing No.

2.1

PLOT DATE: 6/4/2020 5:31 PM



EXISTING FIRST FLOOR PLAN

1/4"=1'-0"

PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

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920 Bay Street, Beaufort, South Carolina 29902
Telephone 843 524 6361

138 St. Philip Street, Suite 200, Charleston,
South Carolina 29403 Telephone 843 723 6651

73 1/2 State Street, Charleston, South Carolina
29402 Telephone 843 577 5373

Mk	Description	Date

Revised

Project Title

RENOVATIONS TO
INN AT 501 CARTERET ST
501 CARTERET STREET
BEAUFORT
SOUTH CAROLINA

Drawing Title

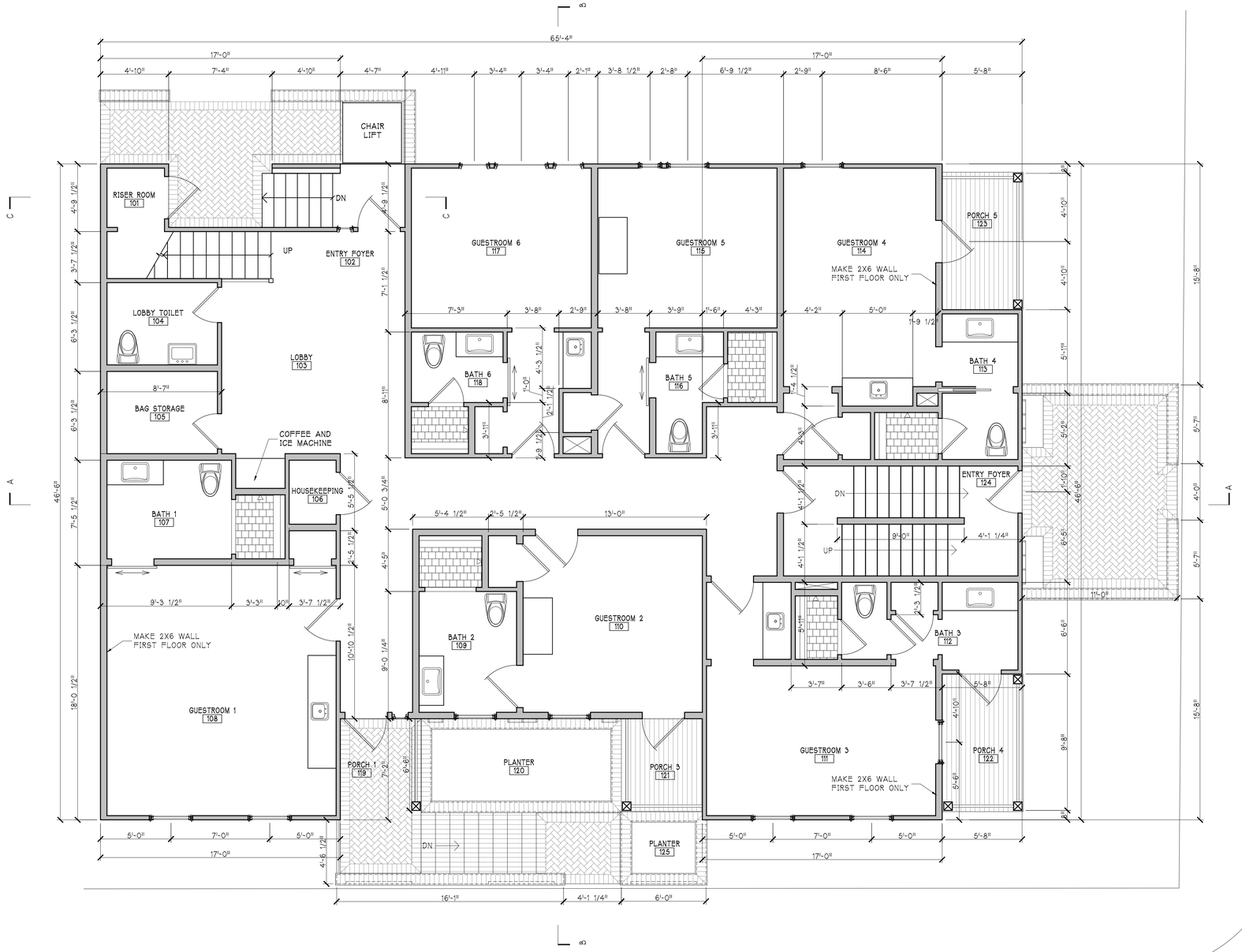
EXISTING FIRST FLOOR PLAN

Date
MAY 2020

Scale
1/4" = 1'-0"

Drawing No.
4.01

PLOT DATE: 6/4/2020 1:20 PM



HEATED AREA: 2662 SQ. FT.
UNHEATED AREA: 184 SQ. FT.

REVISED FIRST FLOOR PLAN

1/4"=1'-0"

PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

THOMAS & DENZINGER ARCHITECTS

920 Bay Street, Beaufort, South Carolina 29902
Telephone 843 524 6361

138 St. Philip Street, Suite 200, Charleston,
South Carolina 29403 Telephone 843 723 6651

73 1/2 State Street, Charleston, South Carolina
29402 Telephone 843 577 5373

Mk	Description	Date
Revised		

Project Title

RENOVATIONS TO
INN AT 501 CARTERET ST
501 CARTERET STREET
BEAUFORT
SOUTH CAROLINA

Drawing Title

REVISED FIRST FLOOR PLAN

Date

MAY 2020

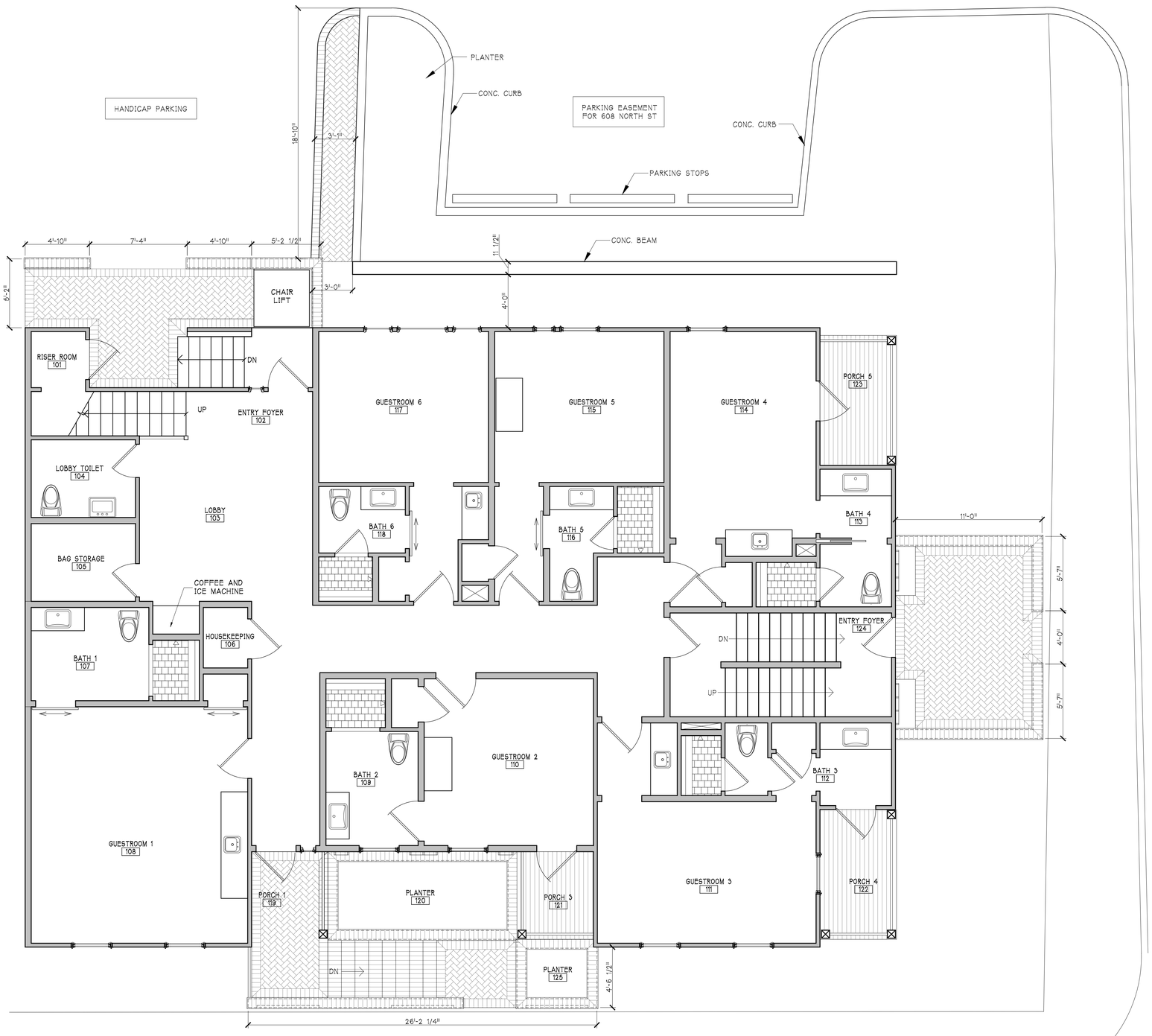
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1/4" = 1'-0"

Drawing No.

4.02

PLOT DATE: 6/4/2020 1:32 PM



HARDSCAPING PLAN

PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

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Telephone 843 524 6361

138 St. Philip Street, Suite 200, Charleston,
South Carolina 29403 Telephone 843 723 6651

73 1/2 State Street, Charleston, South Carolina
29402 Telephone 843 577 5373

Mk	Description	Date

Revised

Project Title

RENOVATIONS TO
INN AT 501 CARTERET ST
501 CARTERET STREET
BEAUFORT
SOUTH CAROLINA

Drawing Title

REVISED FIRST FLOOR PLAN

Date

MAY 2020

Scale

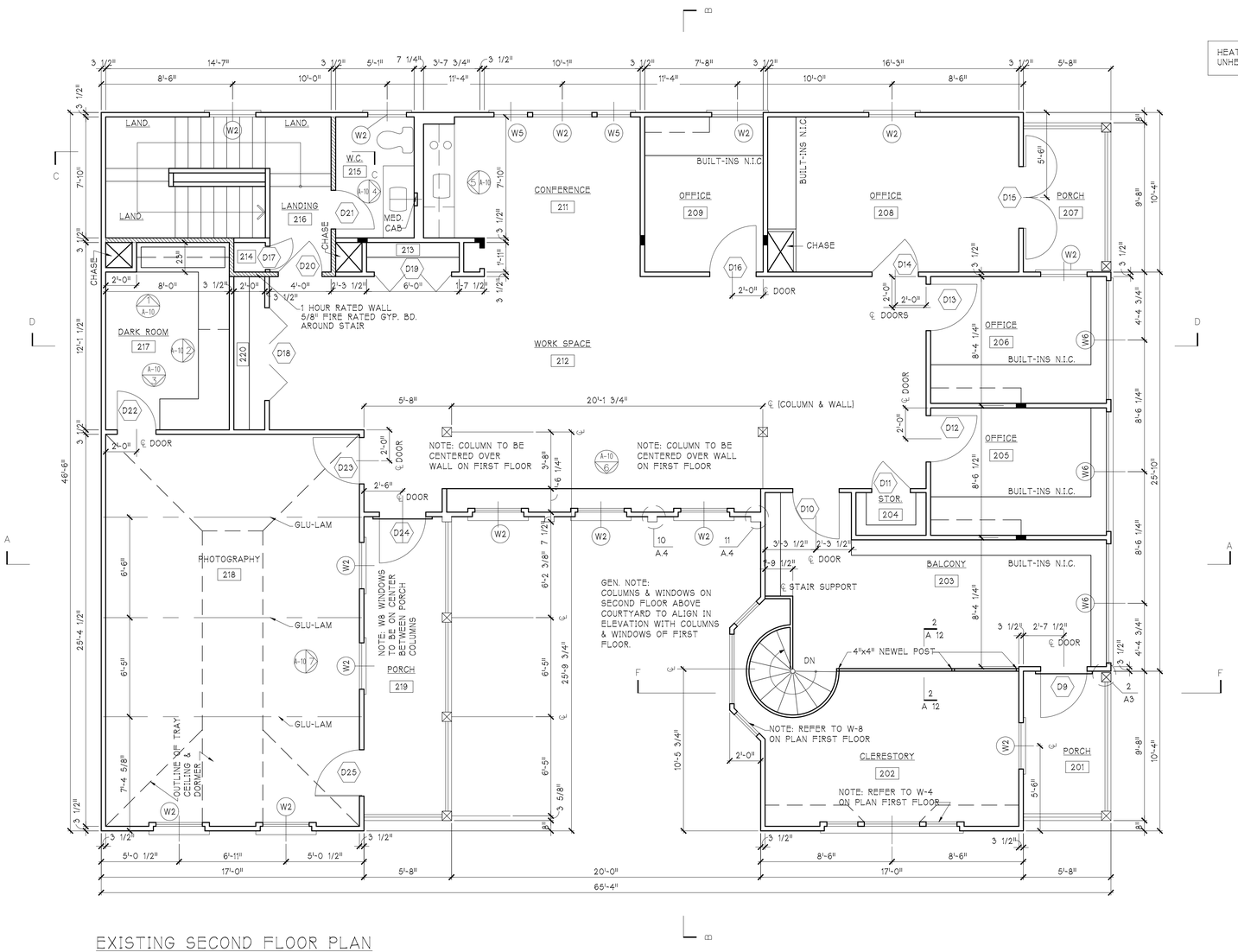
1/4" = 1'-0"

Drawing No.

4.04

PLOT DATE: 6/4/2020 1:35 PM

HEATED AREA: 2224 SQ. FT.
UNHEATED AREA: 221 SQ. FT.



EXISTING SECOND FLOOR PLAN

1/4"=1'-0"

PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

THOMAS & DENZINGER ARCHITECTS

920 Bay Street, Beaufort, South Carolina 29902
Telephone 843 524 6361

138 St. Philip Street, Suite 200, Charleston, South Carolina 29403 Telephone 843 723 6651

73 1/2 State Street, Charleston, South Carolina 29402 Telephone 843 577 5373

Mk | Description | Date
Revised

Project Title

RENOVATIONS TO
INN AT 501 CARTERET ST
501 CARTERET ST
BEAUFORT
SOUTH CAROLINA

Drawing Title

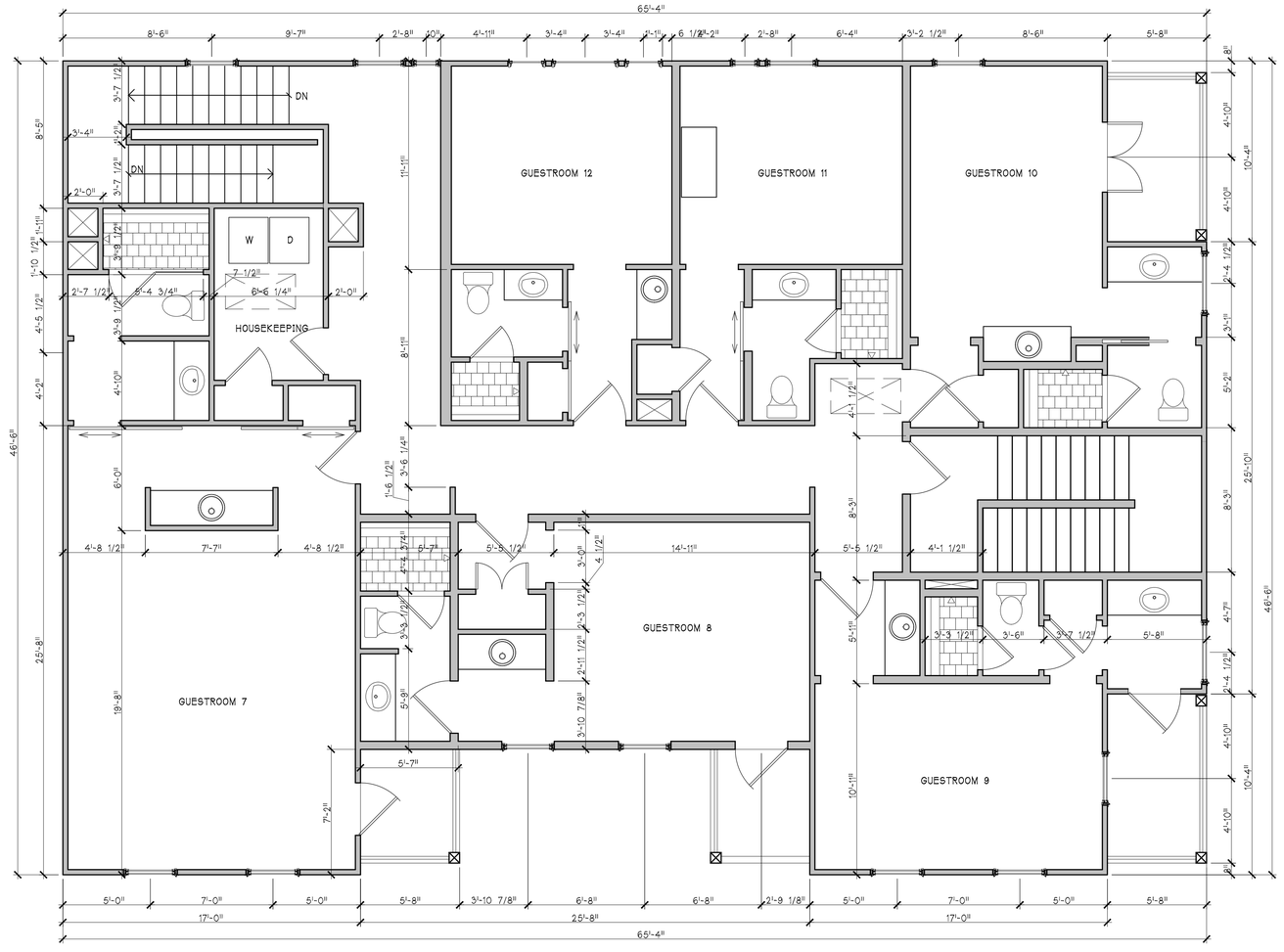
EXISTING SECOND FLOOR PLAN

Date
MAY 2020

Scale
SOUTH CAROLINA

Drawing No.
4.21

PLOT DATE: 6/4/2020 1:56 PM



HEATED AREA: 2480 SQ. FT.
UNHEATED AREA: 303 SQ. FT.

REVISED SECOND FLOOR PLAN

1/4"=1'-0"

PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

THOMAS & DENZINGER ARCHITECTS

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138 St. Philip Street, Suite 200, Charleston, South Carolina 29403 Telephone 843 723 6651

73 1/2 State Street, Charleston, South Carolina 29402 Telephone 843 577 5373

Mk Description Date
Revised

Project Title

RENOVATIONS TO
INN AT 501 CARTERET ST
501 CARTERET ST
BEAUFORT
SOUTH CAROLINA

Drawing Title

REVISED SECOND FLOOR PLAN

Date
MAY 2020

Scale
1/4" = 1'-0"

Drawing No.
A1.23

PLOT DATE: 6/4/2020 1:56 PM



EXISTING WEST ELEVATION

1/4"=1'-0"

**AWNING SCHEDULE (A)

*WIDTH	PROJECTION	NO.REQ.
3'-3"	5'-0"	9
10'-0"	5'-0"	9

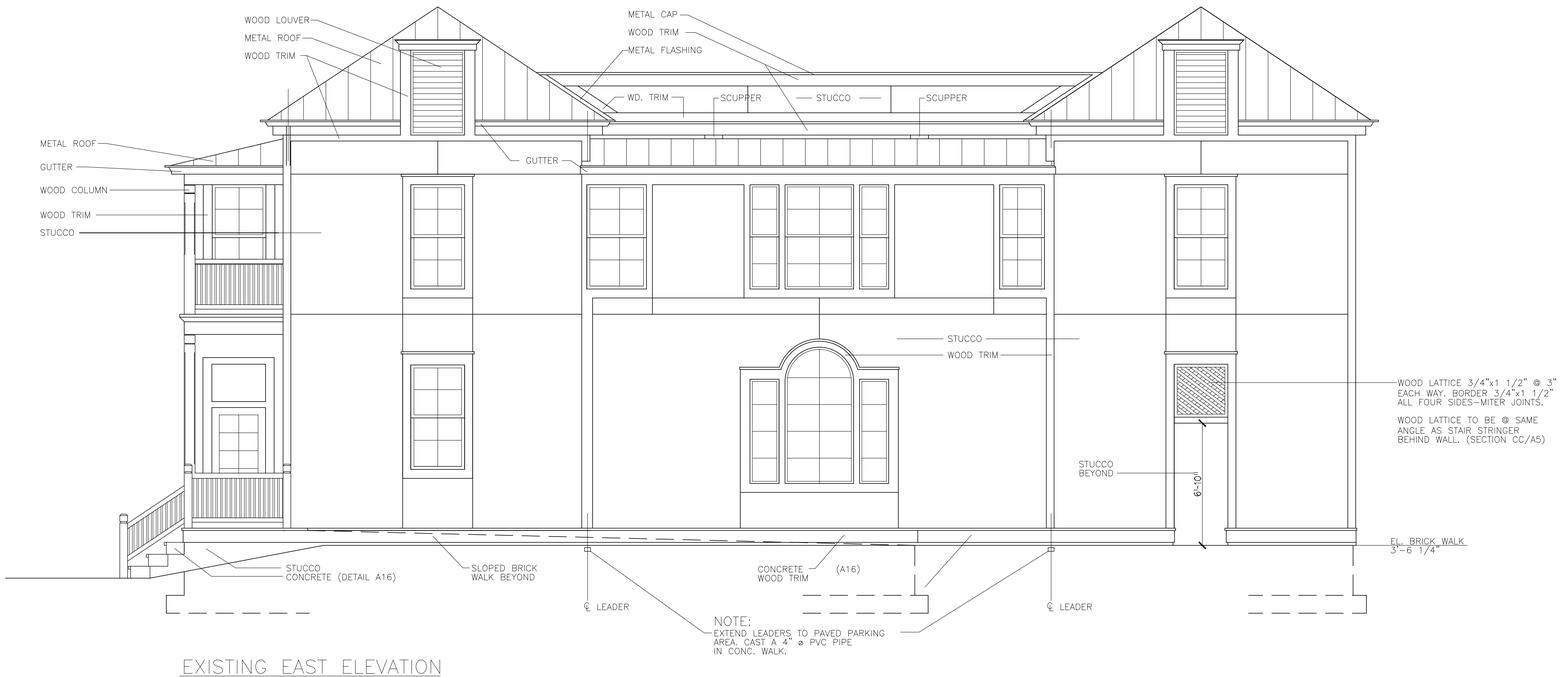
**REF. TO DETAILS 4,5,6,7,8,9,10 SHEET A-8 FOR AWNING

* WIDTH OF WINDOW RECESS



EXISTING SECTION/ELEVATION

1/4" = 1'-0"



EXISTING EAST ELEVATION

1/4"=1'-0"

PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

THOMAS & DENZINGER ARCHITECTS

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138 St. Philip Street, Suite 200, Charleston, South Carolina 29403 Telephone 843 723 6651

73 1/2 State Street, Charleston, South Carolina 29402 Telephone 843 577 5373

Mk	Description	Date

Revised

Project Title

RENOVATIONS TO
WONDERS BUILDING
501 CARTERET STREET
BEAUFORT
SOUTH CAROLINA

Drawing Title

EXISTING BUILDING ELEVATIONS

Date

MAY 2020

Scale

1/4" = 1'-0"

Drawing No.

7.01

PLOT DATE: 6/4/2020 1:59 PM



REVISED WEST ELEVATION

1/4"=1'-0"

APPLICANT REVISED THIS SHEET PER 6/08/2020 EMAIL. SEE NEXT PAGE FOR UPDATED DRAWING



EAST ELEVATION

1/4"=1'-0"

PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

THOMAS & DENZINGER ARCHITECTS

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South Carolina 29403 Telephone 843 723 6651

73 1/2 State Street, Charleston, South Carolina
29402 Telephone 843 577 5373

Mk	Description	Date

Revised

Project Title

RENOVATIONS TO
WONDERS BUILDING
501 CARTERET STREET
BEAUFORT
SOUTH CAROLINA

Drawing Title

REVISED BUILDING ELEVATIONS

Date

MAY 2020

Scale

1/4" = 1'-0"

Drawing No.

7.02
1

PLOT DATE: 6/4/2020 2:01 PM



REVISED WEST ELEVATION

1/4"=1'-0"



EAST ELEVATION

1/4"=1'-0"

PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

THOMAS & DENZINGER ARCHITECTS

920 Bay Street, Beaufort, South Carolina 29902
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138 St. Philip Street, Suite 200, Charleston,
South Carolina 29403 Telephone 843 723 6651

73 1/2 State Street, Charleston, South Carolina
29402 Telephone 843 577 5373

Mk	Description	Date

Revised

Project Title

RENOVATIONS TO
WONDERS BUILDING
501 CARTERET STREET
BEAUFORT
SOUTH CAROLINA

Drawing Title

REVISED BUILDING ELEVATIONS

Date

MAY 2020

Scale

1/4" = 1'-0"

Drawing No.

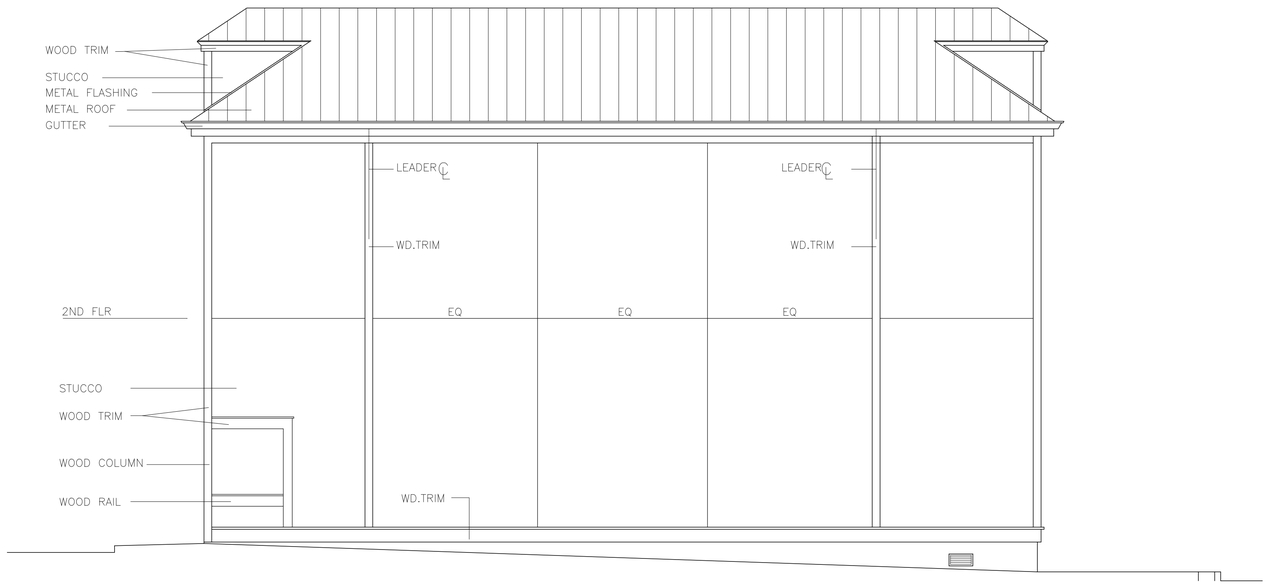
7.02

PLOT DATE: 6/8/2020 4:23 PM



EXISTING SOUTH ELEVATION

1/4"=1'–0"



EXISTING NORTH ELEVATION

1/4"=1'–0"

PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

THOMAS & DENZINGER ARCHITECTS

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138 St. Philip Street, Suite 200, Charleston,
South Carolina 29403 Telephone 843 723 6651

73 1/2 State Street, Charleston, South Carolina
29402 Telephone 843 577 5373

Mk	Description	Date

Revised

Project Title

RENOVATIONS TO
WONDERS BUILDING
501 CARTERET STREET
BEAUFORT
SOUTH CAROLINA

Drawing Title

EXISTING BUILDING ELEVATIONS

Date

MAY 2020

Scale

1/4" = 1'-0"

Drawing No.

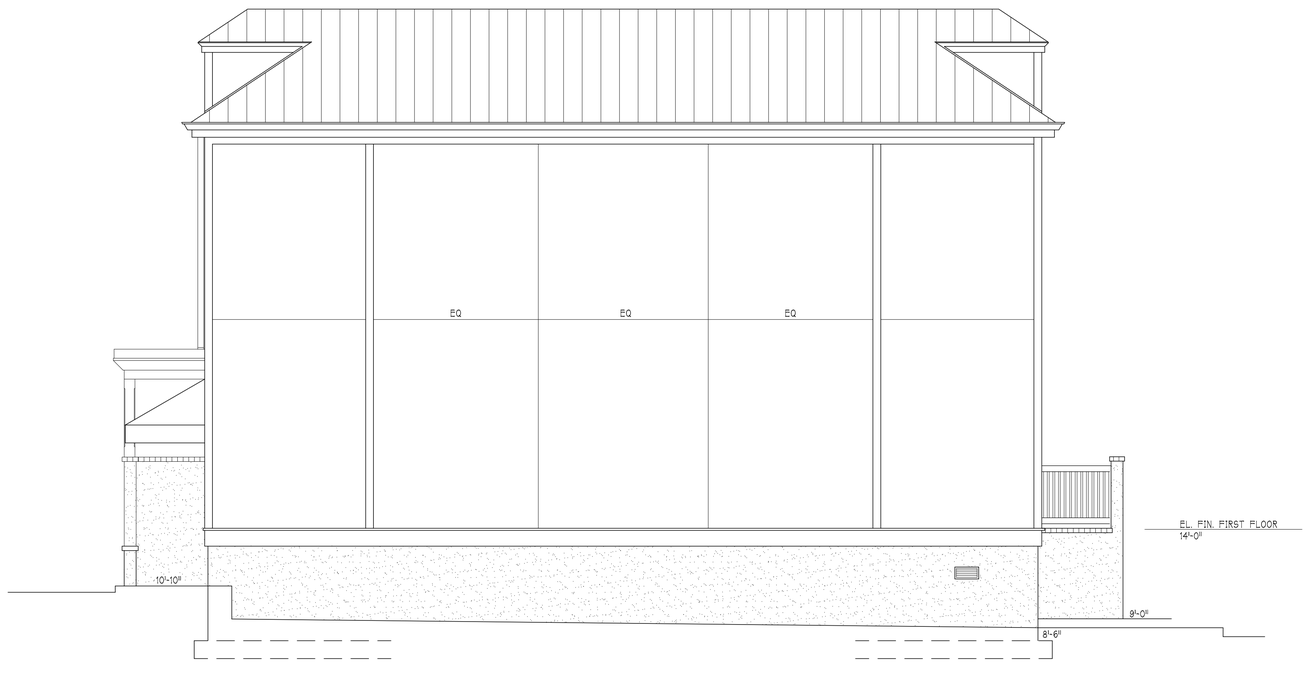
7.11
1

PLOT DATE: 6/4/2020 2:02 PM



NORTH STREET ELEVATION

1/4"=1'-0"



REVISED NORTH ELEVATION

1/4"=1'-0"

PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

THOMAS & DENZINGER ARCHITECTS

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138 St. Philip Street, Suite 200, Charleston,
South Carolina 29403 Telephone 843 723 6651

73 1/2 State Street, Charleston, South Carolina
29402 Telephone 843 577 5373

Mk	Description	Date

Revised

Project Title

RENOVATIONS TO
WONDERS BUILDING
501 CARTERET STREET
BEAUFORT
SOUTH CAROLINA

Drawing Title

REVISED BUILDING ELEVATIONS

Date

MAY 2020

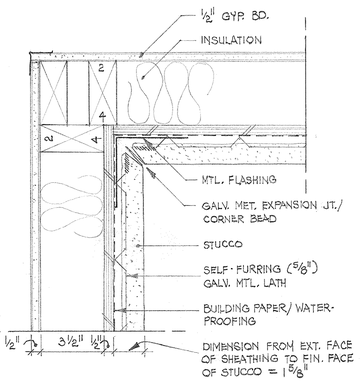
Scale

1/4" = 1'-0"

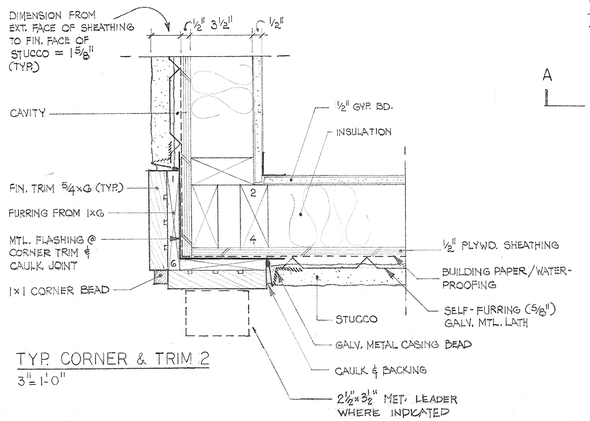
Drawing No.

7.12
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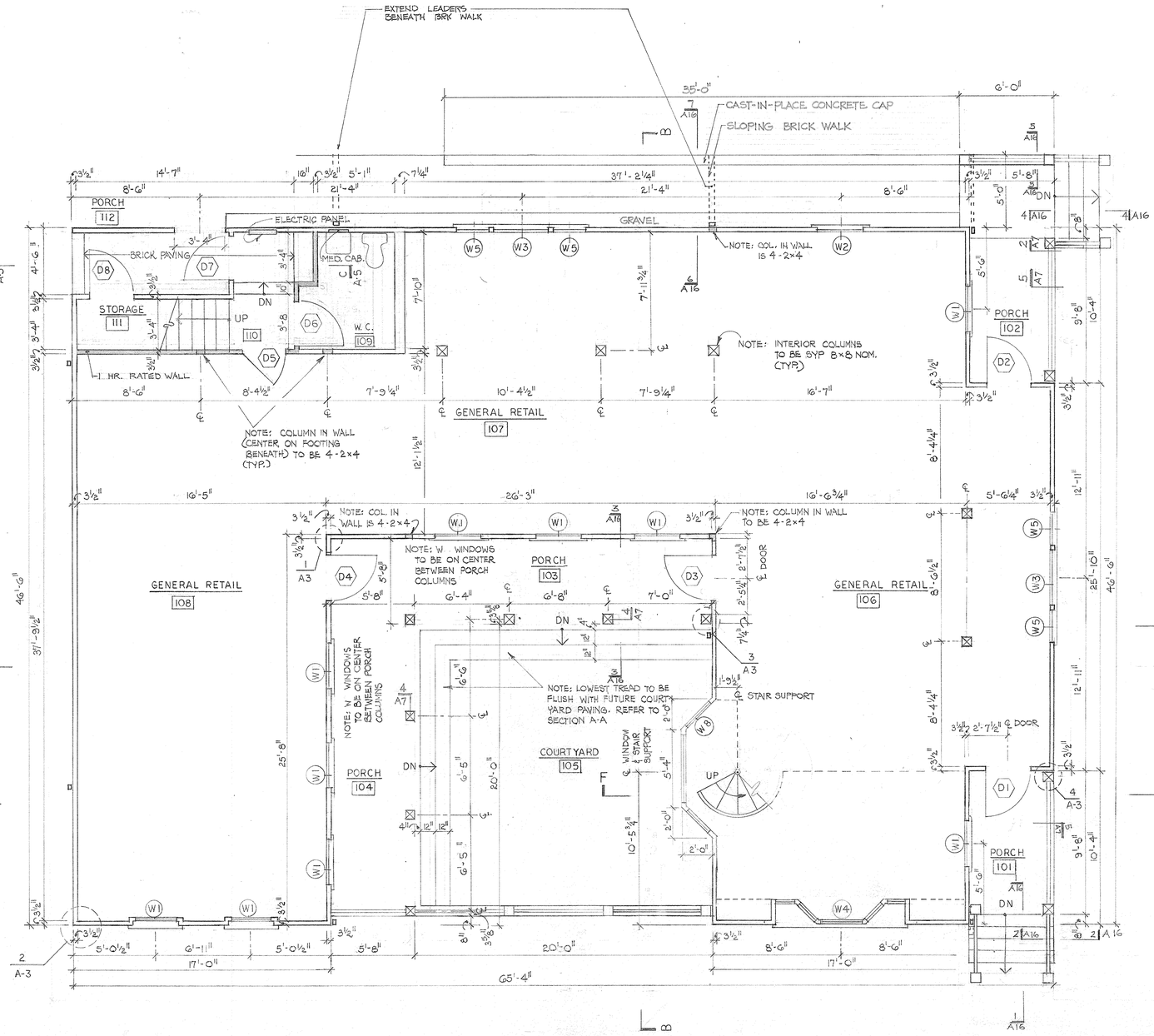
PLOT DATE: 6/4/2020 2:03 PM



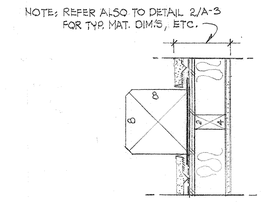
TYP. CORNER DETAIL 1
3" = 1'-0"



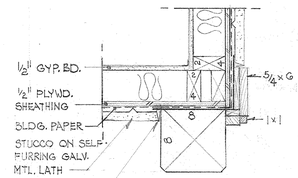
TYP. CORNER & TRIM 2
3" = 1'-0"



PLAN FIRST FLOOR
1/4" = 1'-0"



COLUMN/WALL DETAIL 3
1½" = 1'-0"



COLUMN/WALL DETAIL 4
1½" = 1'-0"

STATE OF SOUTH CAROLINA
James G. Thomas, Jr.
BEAUFORT
1554
REGISTERED ARCHITECT

THOMAS & DENZINGER,
ARCHITECTS
920 BAY STREET BEAUFORT, SC 29902 803/524-6361

FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0" DATE: 6-29-84

"WONDERS"
A NEW BUILDING FOR THE WONDERS STORE
501 CARTERET STREET
BEAUFORT, SOUTH CAROLINA

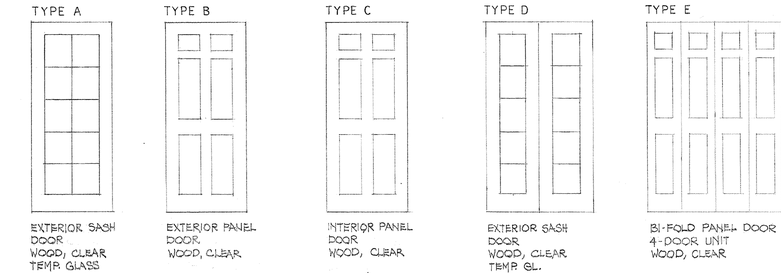
A-3

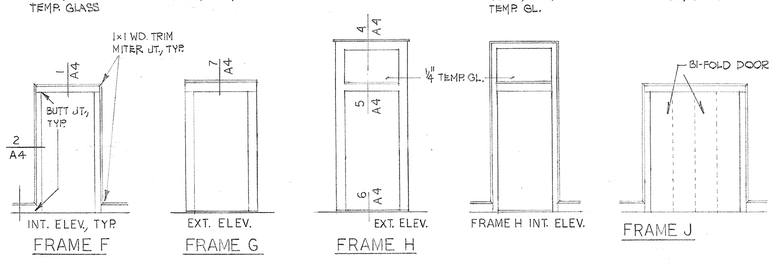
DOOR SCHEDULE

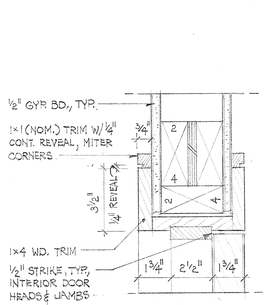
MARK	SIZE W	SIZE H	SIZE T	MAT.	TYPE	FINISH	FRAME	SWING	HINGES	KNOBS	LOCK	STOPS	MISC.	SET NO.	REMARKS
D1	3'-0"	6'-8"	1¾"	WD	A	P	H	LHR	•		•	•	•	2	
D2	3'-0"	6'-8"	1¾"	WD	A	P	H	RHR	•		•	•	•	2	
D3	3'-0"	6'-8"	1¾"	WD	A	P	H	LHR	•	•	•	•	•	1	
D4	3'-0"	6'-8"	1¾"	WD	A	P	H	RHR	•	•	•	•	•	1	
D5	3'-0"	6'-8"	1¾"	ELDR	C	P	STL*	RH	•	•		•	•	8	*20 MIN. U.L. LABEL ASS.
D6	3'-0"	6'-8"	1¾"	ELDR	C	P	STL*	RH	•	•		•	•	3	*20 MIN. U.L. LABEL ASS.
D7	3'-0"	6'-8"	1¾"	WD	B	P	G	RHR	•	•	•	•	•	2	
D8	3'-0"	6'-0"	1¾"	WD	*	P	G	RHR	•	•		•	•	5	* SOLID CORE WD. FLUSH EXT. DOOR - NOTE "H" DIM.
D9	3'-0"	6'-8"	1¾"	WD	A	P	G	LHR	•	•	•	•	•	1	
D10	3'-0"	6'-8"	1⅜"	WD	C	P	F	LH	•	•		•	•	4	
D11	2'-4"	6'-8"	1⅜"	WD	C	P	F	LHR	•	•		•	•	5	
D12	3'-0"	6'-8"	1⅜"	WD	C	P	F	LH	•	•		•	•	4	
D13	3'-0"	6'-8"	1⅜"	WD	C	P	F	LH	•	•		•	•	4	

MARK	SIZE W	SIZE H	SIZE T	MAT.	TYPE	FINISH	FRAME	SWING	HINGES	KNOBS	LOCK	STOPS	MISC.	SET NO.	REMARKS
D14	3'-0"	6'-8"	1⅜"	WD	C	P	F	LH	•	•		•	•	4	
D15	2x 2'-0"	6'-8"	1¾"	WD	D	P	G	LHR RHR	•	•	•	•	•	7	
D16	3'-0"	6'-8"	1⅜"	WD	C	P	F	RH	•	•		•	•	4	
D17	1'-6"	6'-8"	1⅜"	WD	*C	P	F	RHR	•	•		•	•	5	* WITHOUT CENTER VERT. MTN.
D18	6'-0"	6'-8"	1⅜"	WD	E	P	F	—	•				•	6	
D19	5'-0"	6'-8"	1⅜"	WD	C	P	J	—	•				•	6	
D20	3'-0"	6'-8"	1¾"	ELDR	C	P	STL*	RHR	•	•	•	•	•	8	*20 MIN. U.L. LABEL ASS.
D21	2'-4"	6'-8"	1¾"	ELDR	C	P	STL*	RH	•		•	•	•	3	*20 MIN. U.L. LABEL ASS.
D22	3'-0"	6'-8"	1⅜"	WD	C	P	F	LH	•		•	•	**	4	** LIGHT SEALS, PARK ROOM DR.
D23	3'-0"		1¾"	WD		P	F	RH	•		•	•	•	4	
D24	3'-0"	6'-8"	1¾"	WD	A	P	G	LHR	•		•	•	•	1	
D25	3'-0"	6'-8"	1¾"	WD	A	P	G	LH	•		•	•	•	1	

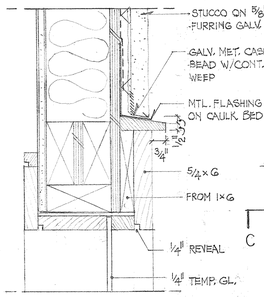
DOOR TYPE ELEVATIONS



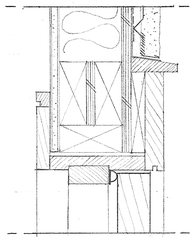




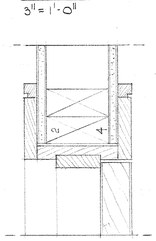
HEAD 1
3" = 1'-0"



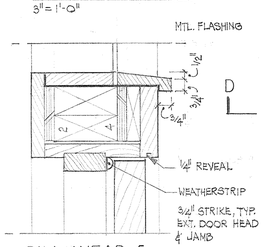
TRANSOM HEAD 4
3" = 1'-0"



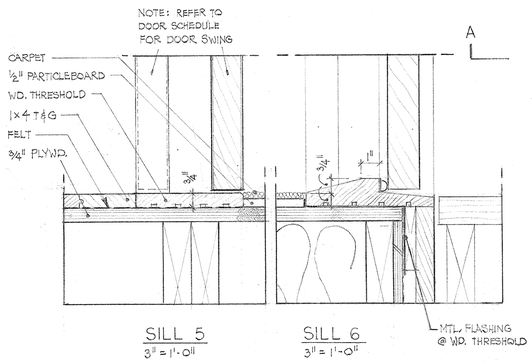
HEAD 7
3" = 1'-0"



JAMB 3
3" = 1'-0"

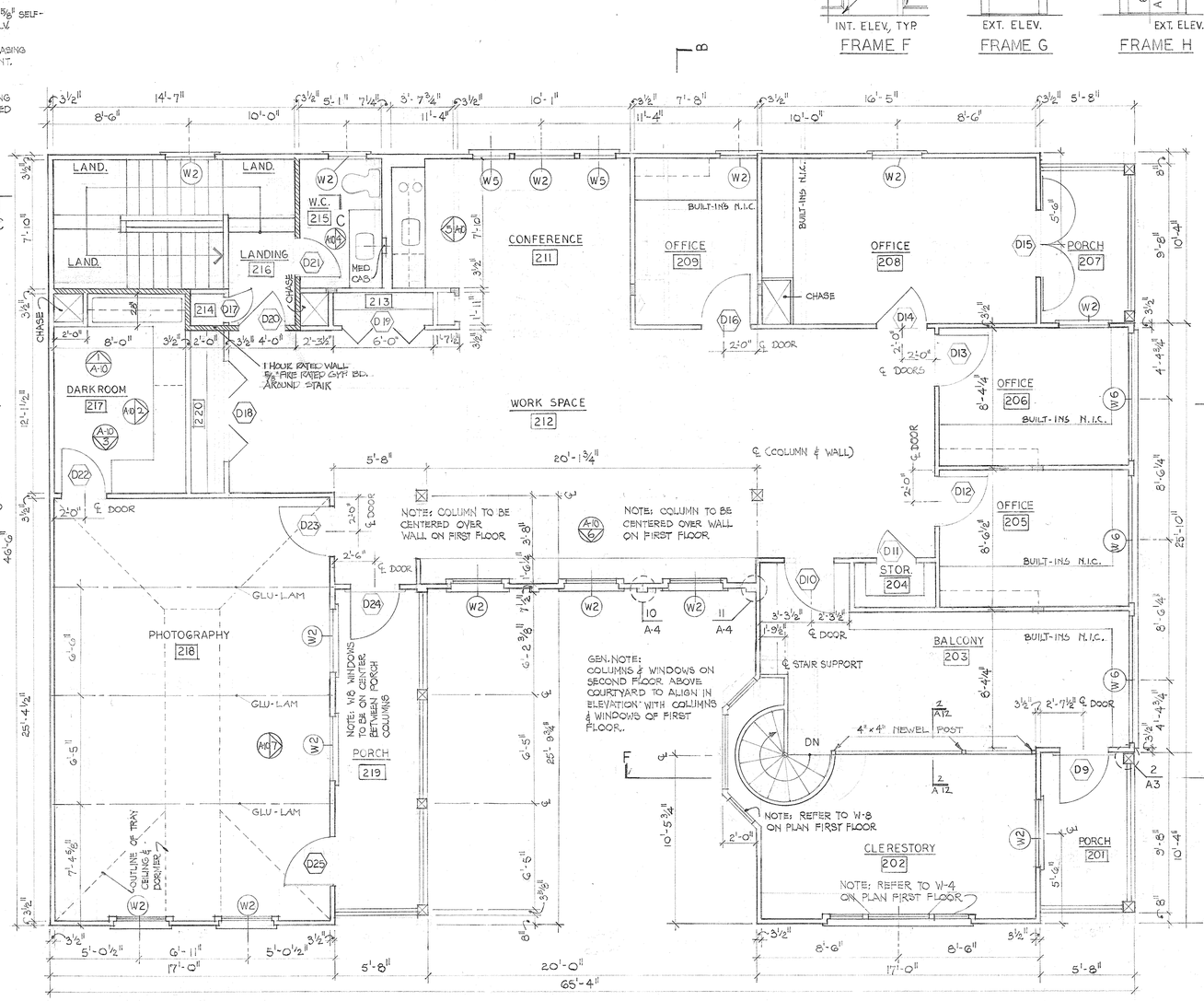


SILL/HEAD 5
3" = 1'-0"

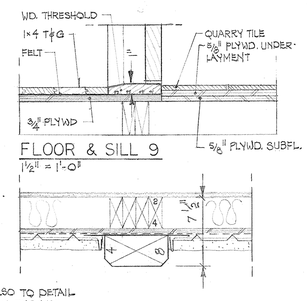


SILL 5
3" = 1'-0"

SILL 6
3" = 1'-0"



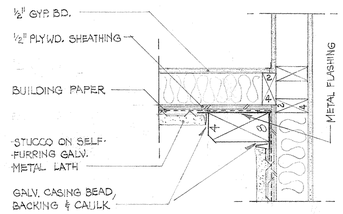
PLAN: SECOND FLOOR
¼" = 1'-0"



FLOOR & SILL 9
1½" = 1'-0"

NOTE:
REFER ALSO TO DETAIL 2/A-3 FOR TYP. MAT. DIM.'S, ETC.

COLUMN/WALL DETAIL 10
1½" = 1'-0"



COLUMN/WALL DETAIL 11
1½" = 1'-0"

STATE OF SOUTH CAROLINA
James G. Thomas, Jr.
BEAUFORT
1554
REGISTERED ARCHITECT

THOMAS & DENZINGER,
ARCHITECTS
920 BAY STREET BEAUFORT, SC 29902 803/524-6361

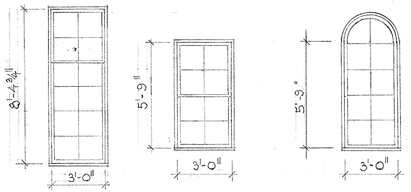
"WONDERS"
A NEW BUILDING FOR THE WONDERS STORE
501 CARTERET STREET
BEAUFORT, SOUTH CAROLINA

SECOND FLOOR PLAN
SCALE: AS NOTED DATE: 6-29-84

A-4

NOTES:

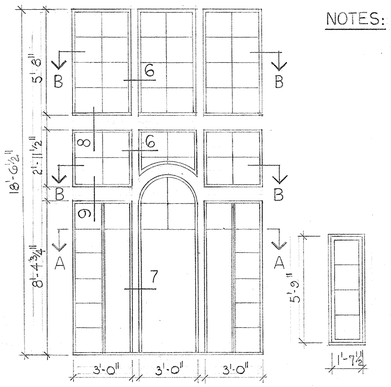
- DIMENSIONS GIVEN ARE SASH OPENINGS
- ALL LITES SHALL BE OF INSULATED GLASS (3/8") WITH FACTORY-SEALED AIR SPACE SEPARATING TWO LAYERS OF CLEAR, FLOAT GLASS.
- ALL UNITS SHALL BE FABRICATED WITH TRUE DIVIDED LITES.
- MATERIALS: PRIMED WOOD (PINE OR MFR'S STANDARD)
- FIXED UNITS: MFR. PROVIDE SASH UNITS ONLY. GENERAL CONTRACTOR WILL SECURE UNITS TO STRUCTURE WITH WOOD STOPS PER DETAILS THIS SHEET.



(W1) 10 REQUIRED — DOUBLE-HUNG OPERABLE SASHES

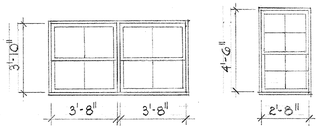
(W2) 15 REQ. — DBL. HG. OP. SASH (PROVIDE SCREENS FOR 11 W-2 WINDOWS)

(W3) 2 REQ. — FIXED SASH * MFR. TO PROVIDE SASH ONLY



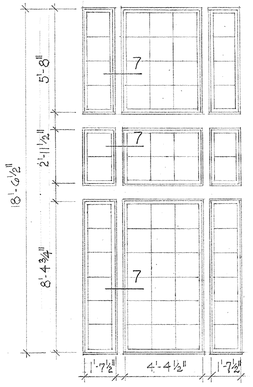
(W4) 1 REQ. — FIXED GLASS

(W5) 6 REQ. — FIXED SASH



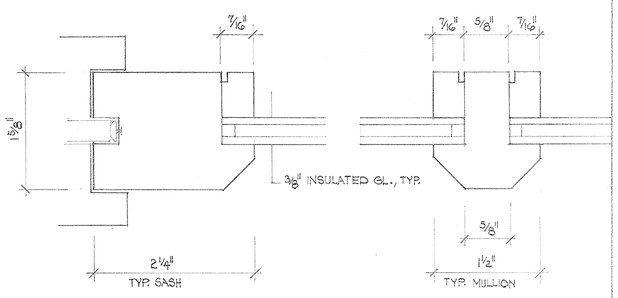
(W6) 3 REQ. — SINGLE HG. OP. SASH

(W7) 2 REQ. — DBL. HG. OP. SASH



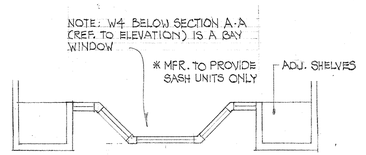
(W8) 1 REQ. — FIXED GLASS

NOTE: W8 IS A BAY WINDOW
* MFR. TO PROVIDE SASH UNITS ONLY

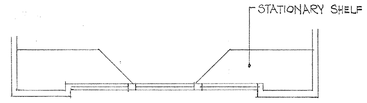


WINDOW SASH DETAILS
1½" = 1'-0"

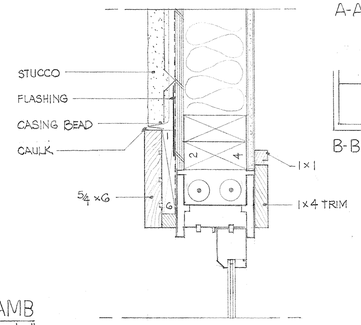
NOTE: W4 BELOW SECTION A-A (REF. TO ELEVATION) IS A BAY WINDOW



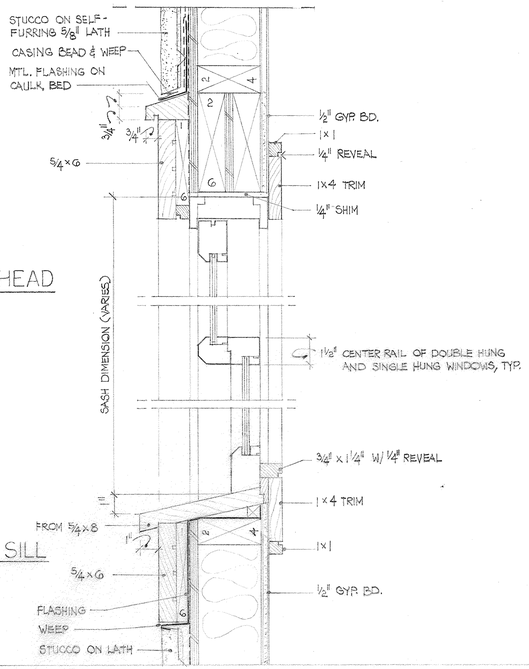
A-A



B-B

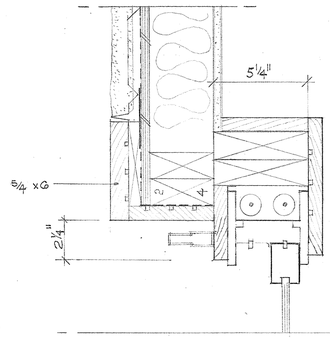


1 JAMB
3" = 1'-0"

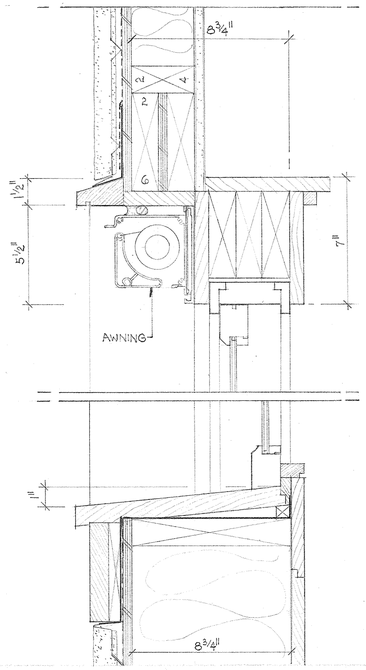


2 HEAD

3 SILL

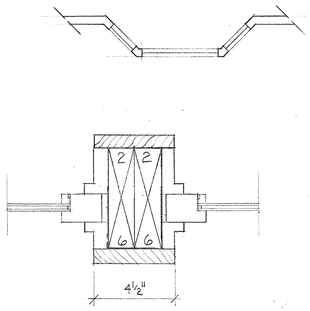


4 JAMB
3" = 1'-0"
REVISED: 1|23|85

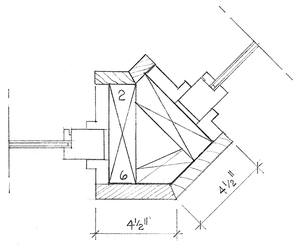


5 HEAD

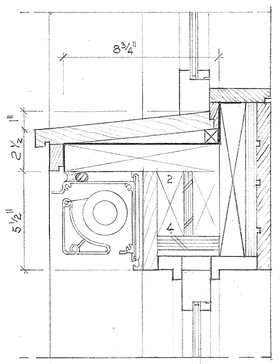
6 SILL



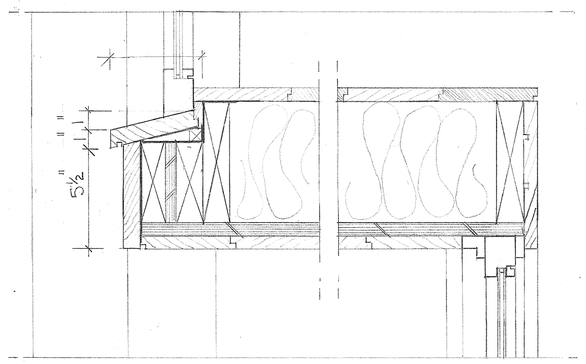
6 JAMB NOTE: FIXED SASH ONLY
3" = 1'-0"
REVISED: 1|23|85



7 JAMB NOTE: FIXED SASH ONLY
3" = 1'-0"
REVISED: 1|23|85



8 SILL/HEAD NOTE: FIXED SASH ONLY @ W-4
REVISED: 1|23|85



9 SILL/HEAD NOTE: FIXED SASH W-4 ONLY
REVISED: 1|23|85

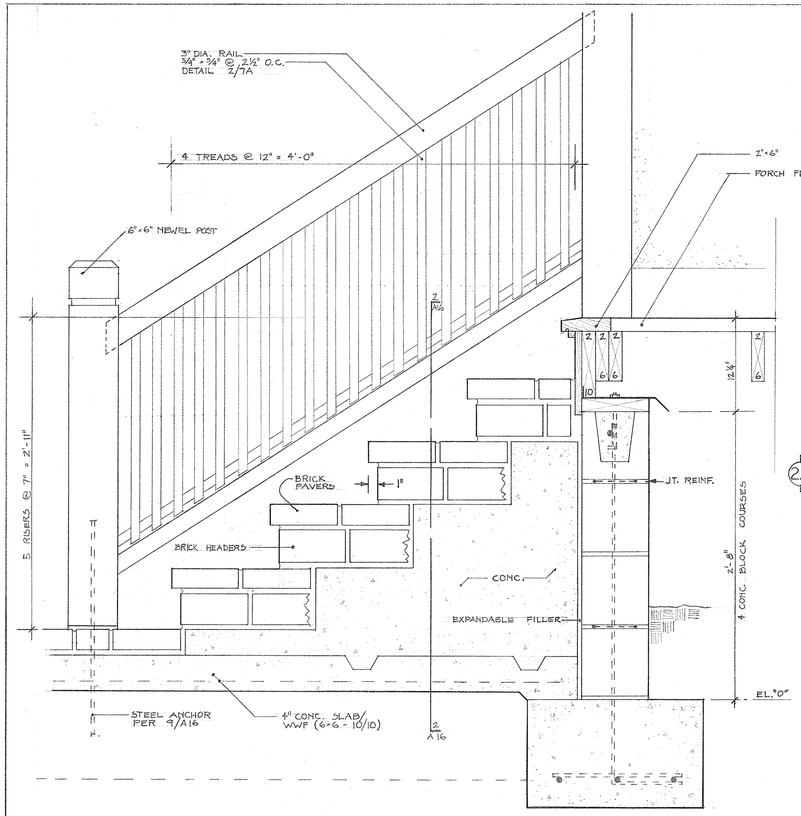
STATE OF SOUTH CAROLINA
James G. Thomas, Jr.
BEAUFORT
1554
REGISTERED ARCHITECT

THOMAS & DENZINGER,
ARCHITECTS
920 BAY STREET BEAUFORT, SC 29902 803/524-6361

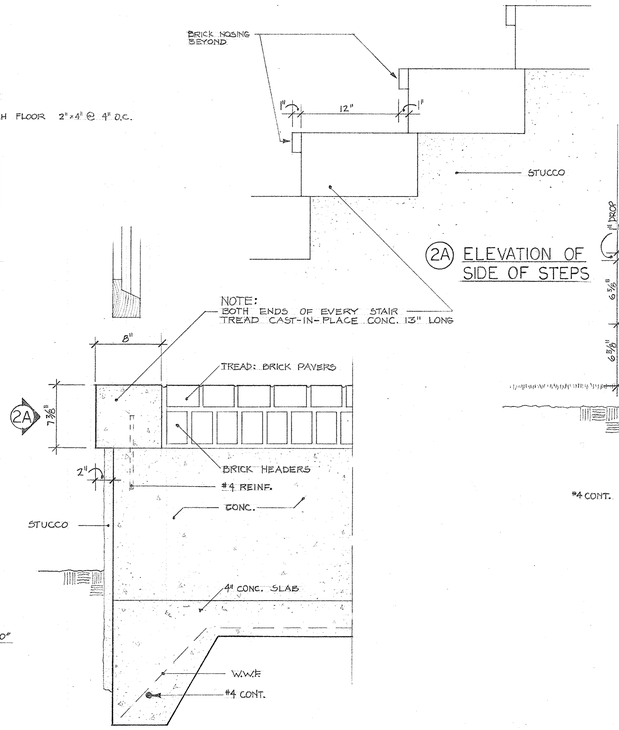
WINDOW SCHEDULES & DETAILS
SCALE: AS NOTED DATE: 6-23-84

"WONDERS"
A NEW BUILDING FOR THE WONDERS STORE
501 CARTERET STREET
BEAUFORT, SOUTH CAROLINA

A-8

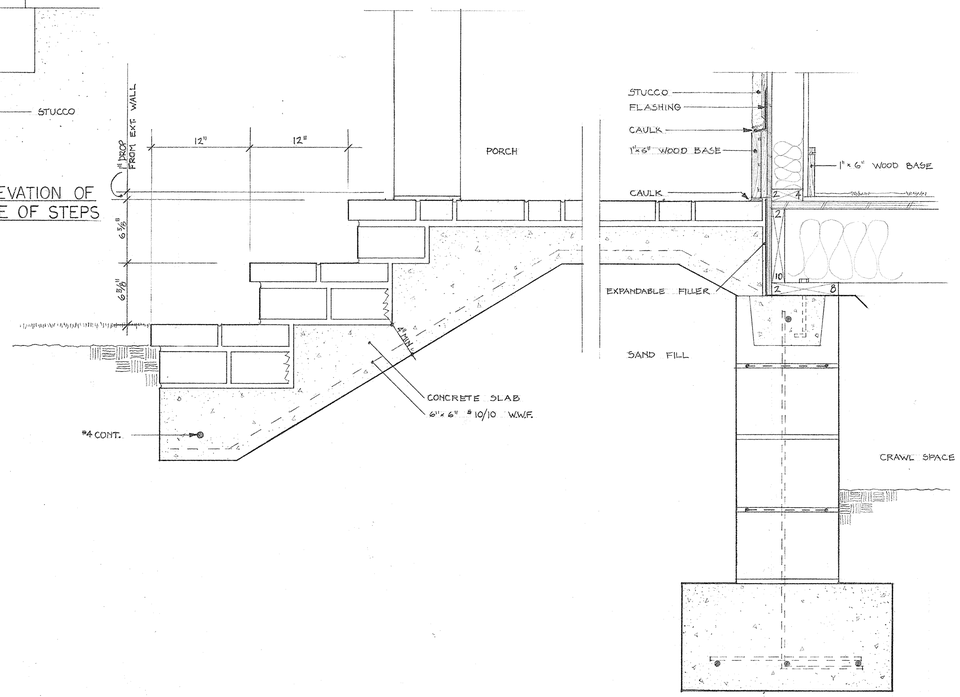


① WEST STAIR SECTION

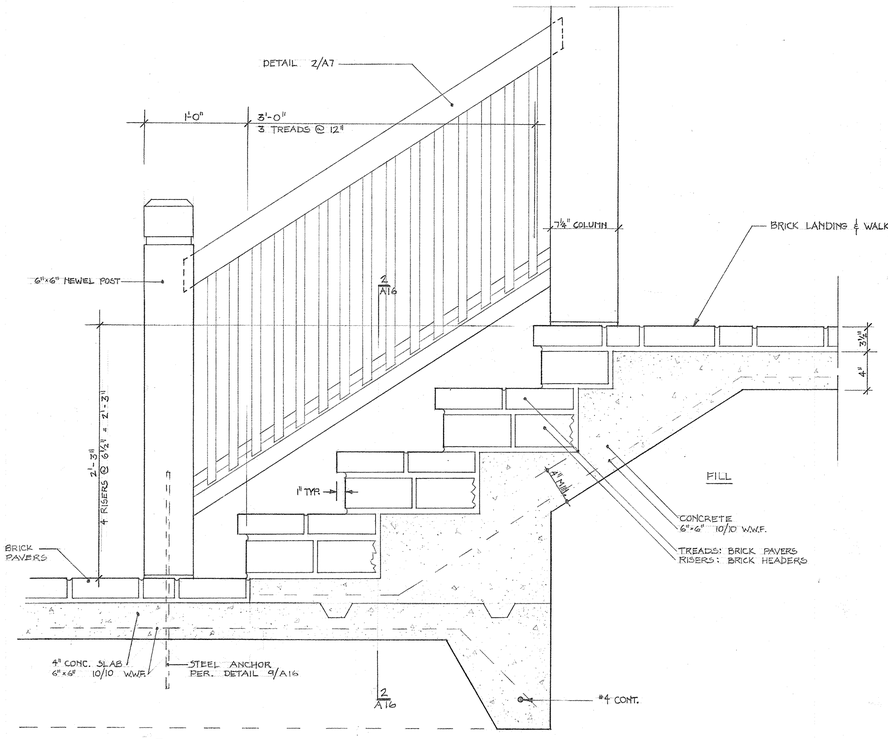


2A ELEVATION OF SIDE OF STEPS

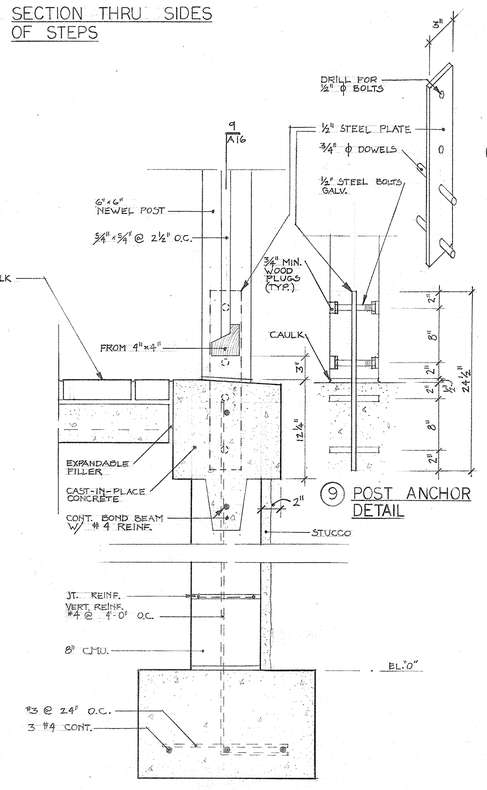
② SECTION THRU SIDES OF STEPS



③ COURTYARD STAIR SECTION



④ EAST STAIR SECTION

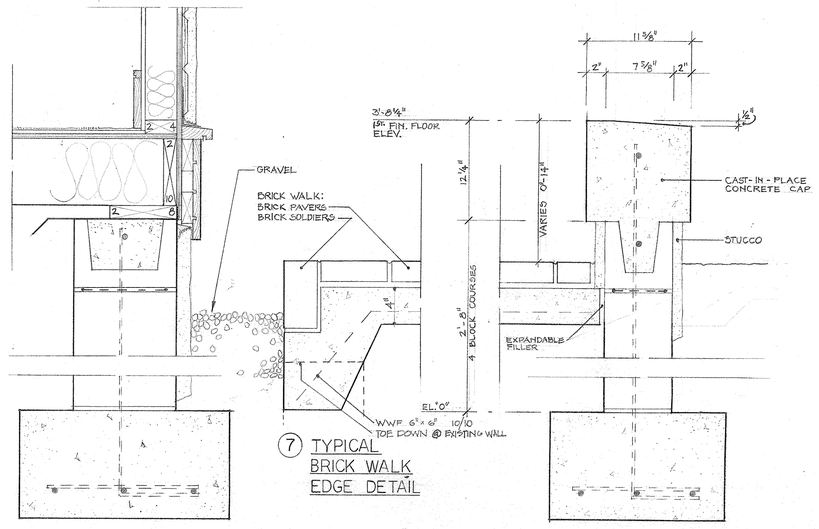


⑨ POST ANCHOR DETAIL

⑤ EAST STAIR SECTION

⑩ ISOMETRC VIEW STEEL ANCHOR PLATE

NOTE:
TYPICAL ALL NEWEL POSTS, RAIL STANTIONS, ETC. ON EXTERIOR



⑦ TYPICAL BRICK WALK EDGE DETAIL

⑥ RAMP SECTION AT BLDG.

⑧ RAMP SECTION AT EDGE

STATE OF SOUTH CAROLINA
James G. Thomas, Jr.
BEAUFORT
1554
REGISTERED ARCHITECT

THOMAS & DENZINGER,
ARCHITECTS
920 BAY STREET BEAUFORT, SC 29902
803/524-6361

EXTERIOR STEPS AND RAMP DETAILS
SCALE: 1½"=1'-0" DATE: 6-29-84

"WONDERS"
A NEW BUILDING FOR THE WONDERS STORE
501 CARTERET STREET
BEAUFORT, SOUTH CAROLINA

A-16

THOMAS &
DENZINGER
ARCHITECTS

June 18, 2020

City of Beaufort
Historic Review Board

This information is in response to the email message to Joel Newman on Thursday, June 18, 2020 in reference to the project at 501 Carteret Street.

Site Plan item 1: *Applicant should show percentage of total impervious paving.*

The impervious brick paving covers 6.3% of the property. See sheet 4.04 for the (3) brick paving areas.

Site Plan item 2: *Applicant should illustrate the number of parking spaces and show compliance with ordinance requirements for parking*

There are 4 parking spaces available on the west side of the building and another 14 in the existing lot behind the Chocolate Tree. This large lot is under the same ownership as the hotel project. According to the city code, this T4-N district requires 1 parking space for every 2 rooms for lodging. This hotel has 12 guest rooms. See Parking Plan 2.4.

Site Plan item 3: *If no HVAC units are being added, applicant should make a note that HVAC units will all fit on the roof and will be properly screened by existing parapet wall.*

All HVAC units will fit on the roof where the existing units are installed. See attached mechanical plan M4.0.

Landscaping Plan item 1: *If any trees are to be removed, applicant should identify them or state that none will be removed.*

There are (2) trees we wish to remove: a Sycamore near the entrance on North St. and a small Maple in a parking peninsula on the West side of the building. The Sycamore has a significant percentage of dead limbs, and the landscape plan has (3) Crape Myrtles planned to replace it. The small maple behind the building is not a strong specimen and the peninsula it occupies will be re-landscaped to provide a much more inviting main guest entry. See sheet 2.3, the annotated Landscape Plan, and tree photographs.

920 Bay street, beaufort, sc 29902 TELEPHONE: (843) 524-6361

THOMAS &
DENZINGER
ARCHITECTS

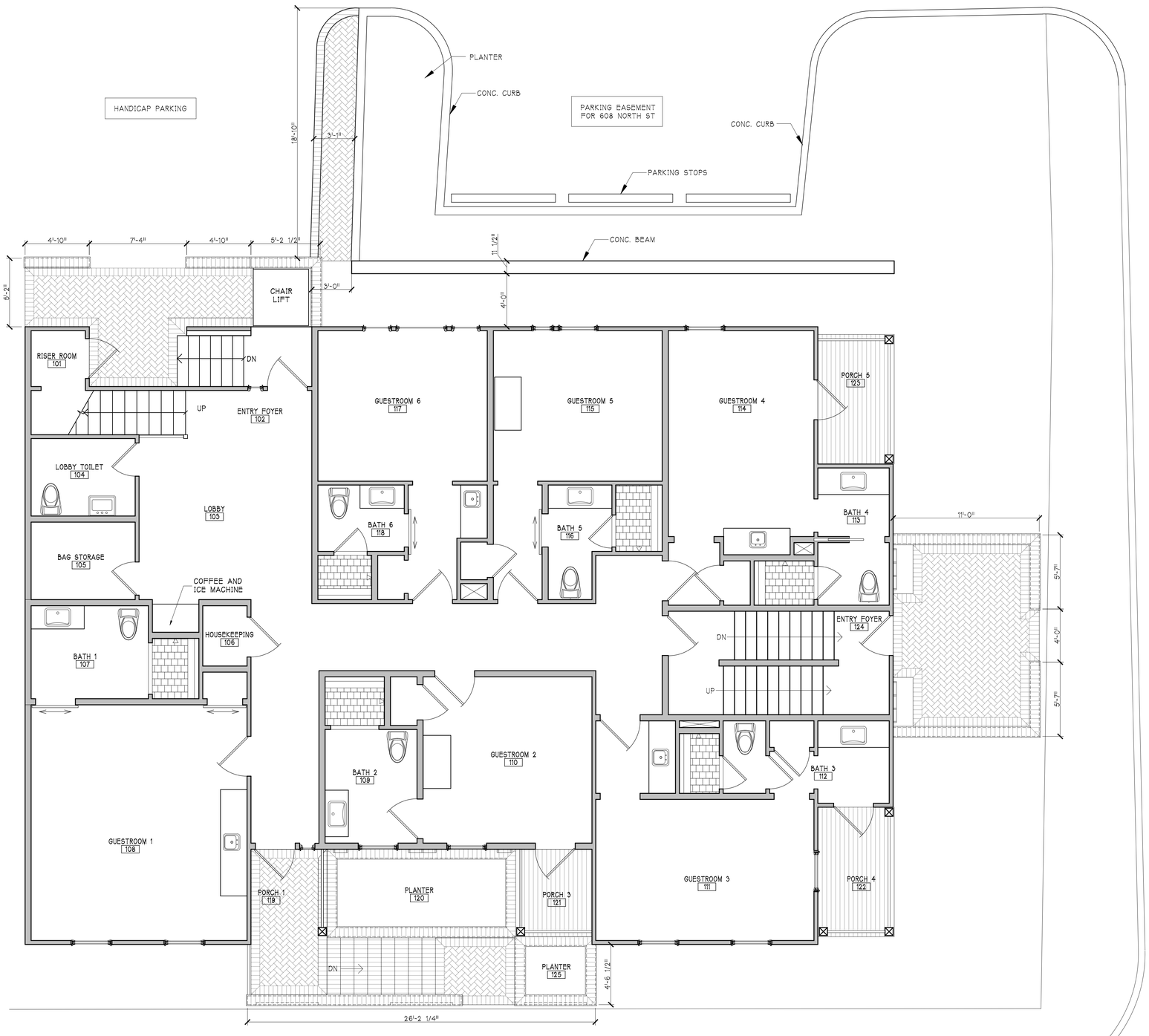
Landscaping Plan item 1a: *Please indicate if existing decorative lighting is to remain or if new fixtures will be added.*

Any existing exterior fixtures will be removed, and new fixtures will be installed at the 3 building entrances and guest room porches. There will also be step lights added for safety at each entry. See Electrical plan 16.0 and 16.1.

Best regards,

Kevin Spicer
Thomas and Denzinger Architects

920 Bay street, beaufort, sc 29902 TELEPHONE: (843) 524-6361



HARDSCAPING PLAN

1/4"=1'-0"

PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

THOMAS & DENZINGER ARCHITECTS

920 Bay Street, Beaufort, South Carolina 29902
Telephone 843 524 6361

138 St. Philip Street, Suite 200, Charleston, South Carolina 29403 Telephone 843 723 6651

73 1/2 State Street, Charleston, South Carolina 29402 Telephone 843 577 5373

Mk	Description	Date

Revised

Project Title

RENOVATIONS TO
INN AT 501 CARTERET ST
501 CARTERET STREET
BEAUFORT
SOUTH CAROLINA

Drawing Title

FIRST FLOOR PLAN WITH HARDSCAPING

Date

MAY 2020

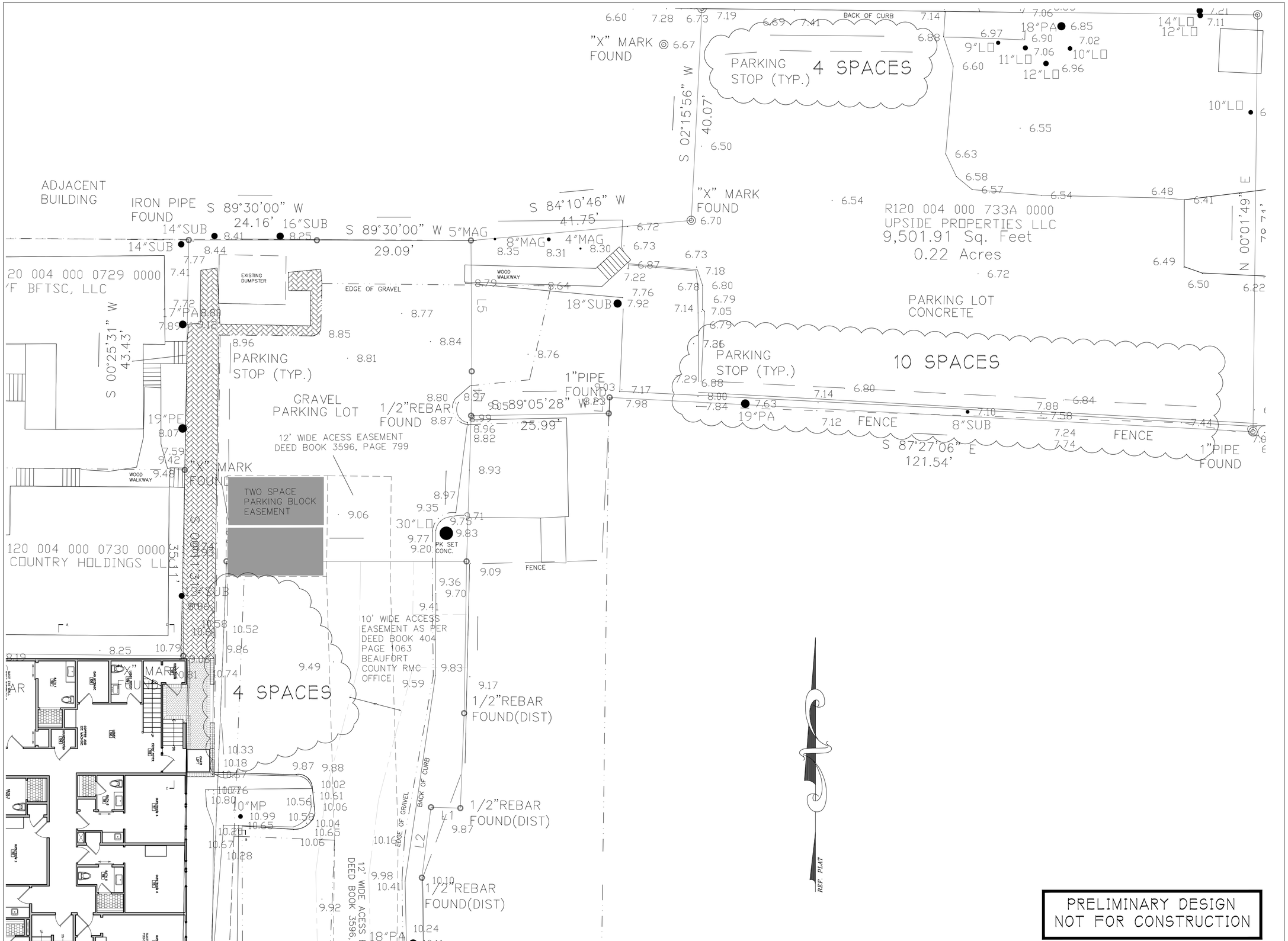
Scale

1/4" = 1'-0"

Drawing No.

4.04

PLOT DATE: 6/19/2020 8:48 AM



THOMAS & DENZINGER ARCHITECTS

920 Bay Street, Beaufort, South Carolina 29902
Telephone 843 524 6361

138 St. Philip Street, Suite 200, Charleston, South Carolina 29403 Telephone 843 723 6651

73 1/2 State Street, Charleston, South Carolina 29402 Telephone 843 577 5373

Mk	Description	Date
Revised		

Project Title

RENOVATIONS TO
INN AT 501 CARTERET ST
501 CARTERET STREET
BEAUFORT
SOUTH CAROLINA

Drawing Title

PARKING DIAGRAM

Date

JUNE 2020

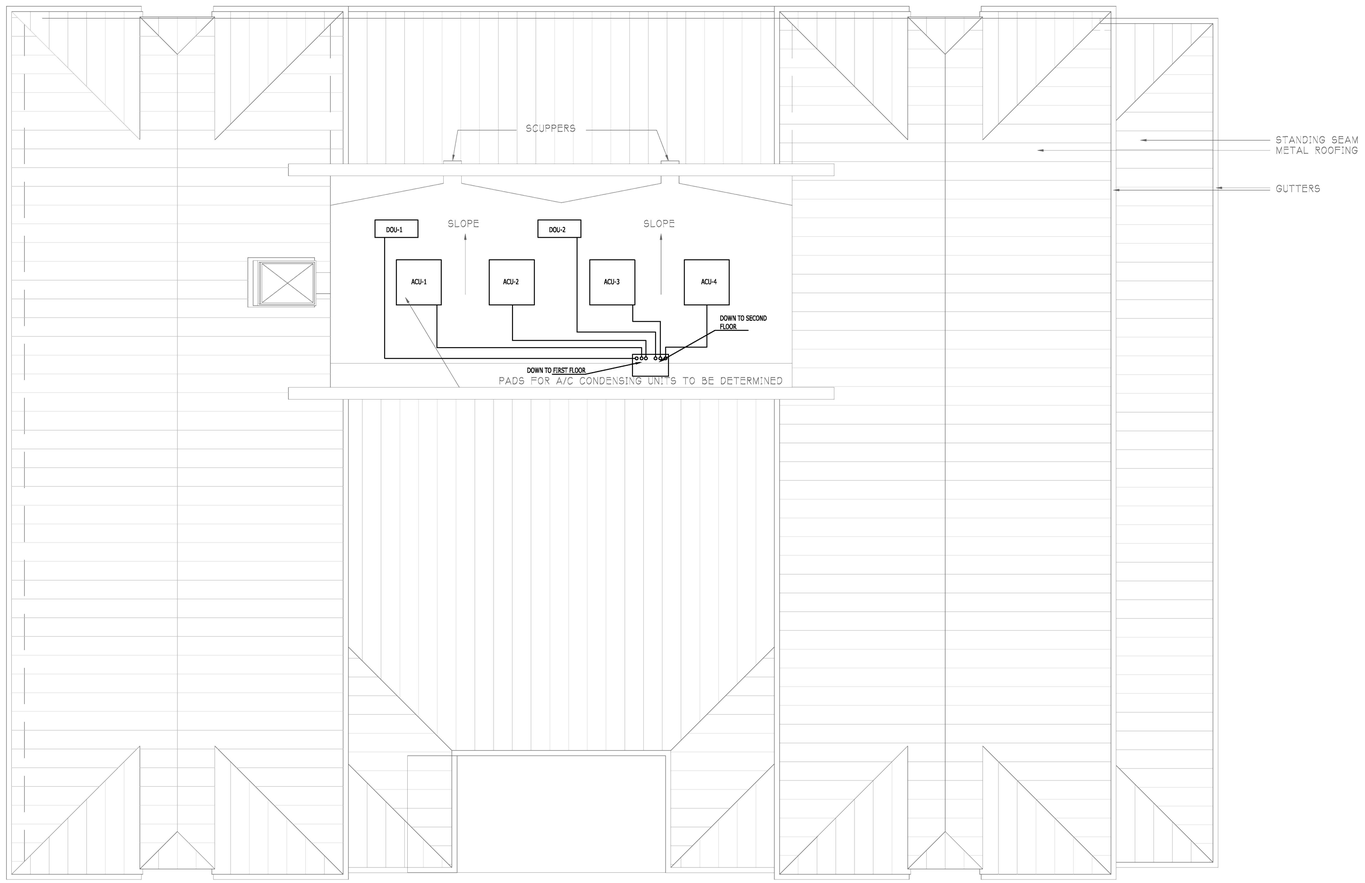
Scale

1" = 20' - 0"

Drawing No.

24
1

PLOT DATE: 6/19/2020 9:49 AM



ROOF MECHANICAL PLAN
1/4"=1'-0"

THOMAS & DENZINGER ARCHITECTS

920 Bay Street, Beaufort, South Carolina 29902
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South Carolina 29403 Telephone 843 723 6651

73 1/2 State Street, Charleston, South Carolina
29402 Telephone 843 577 5373

Mk	Description	Date

Revised

Project Title

RENOVATIONS TO
INN AT 501 CARTERET ST
501 CARTERET STREET
BEAUFORT
SOUTH CAROLINA

Drawing Title

ROOF MECHANICAL PLAN

Date

MAY 2020

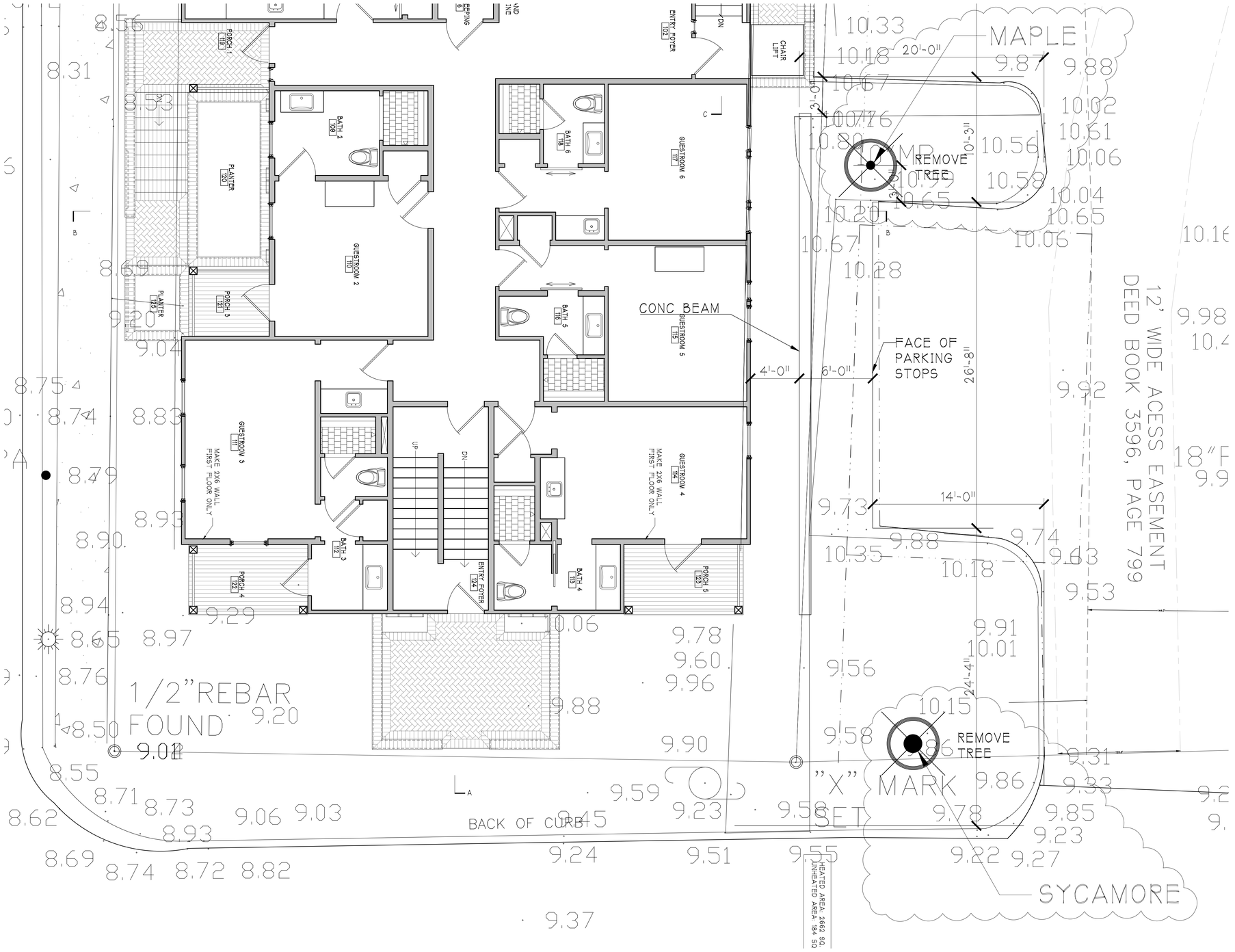
Scale

1/4" = 1'-0"

Drawing No.

M4.0

PLOT DATE: 5/31/2020 10:56 AM



PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

THOMAS & DENZINGER ARCHITECTS

920 Bay Street, Beaufort, South Carolina 29902
Telephone 843 524 6361

138 St. Philip Street, Suite 200, Charleston, South Carolina 29403 Telephone 843 723 6651

73 1/2 State Street, Charleston, South Carolina 29402 Telephone 843 577 5373

Mk	Description	Date

Revised

Project Title

RENOVATIONS TO
INN AT 501 CARTERET ST
501 CARTERET STREET
BEAUFORT
SOUTH CAROLINA

Drawing Title

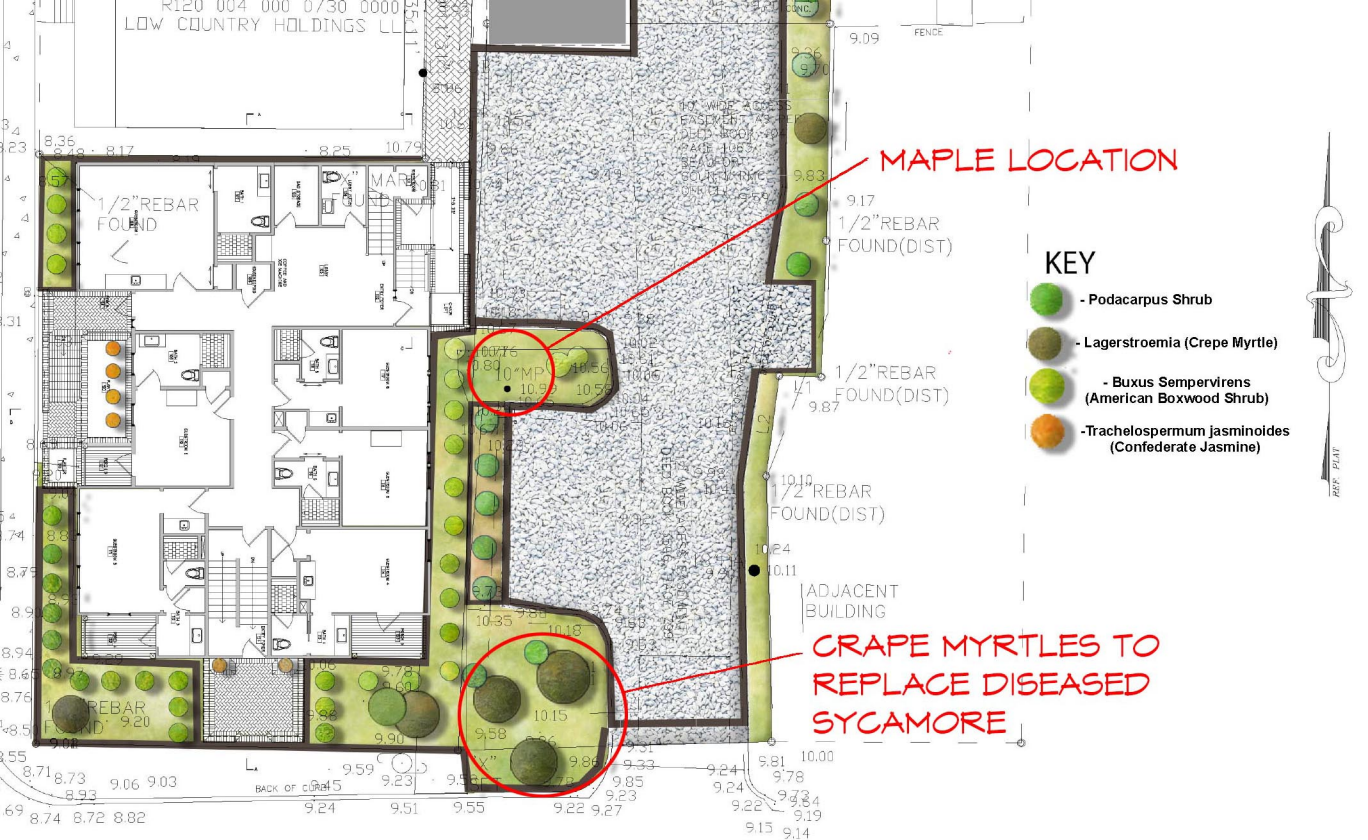
TREE REMOVAL DIAGRAM

Date
JUNE 2020

Scale
1" = 20' - 0"

Drawing No.
2.3

PLOT DATE: 6/19/2020 9:50 AM


MAPLE LOCATION
KEY
- Podacarpus Shrub
- Lagerstroemia (Crepe Myrtle)
- Buxus Sempervirens (American Boxwood Shrub)
-Trachelospermum jasminoides (Confederate Jasmine)
CRAPE MYRTLES TO REPLACE DISEASED SYCAMORE
ADJACENT BUILDING
1/2"REBAR FOUND
1/2"REBAR FOUND(DIST)
FENCE
BACK OF CURB





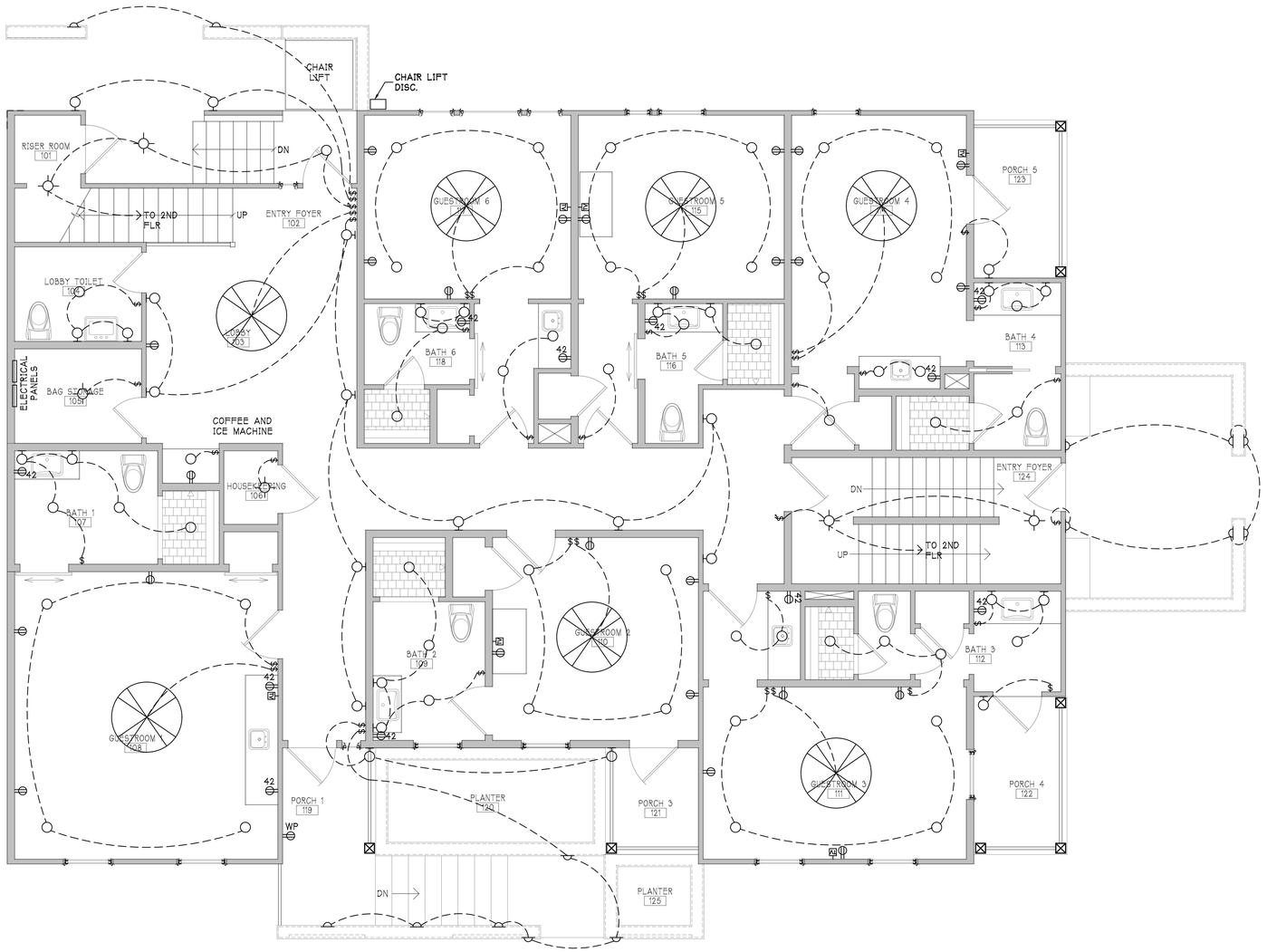


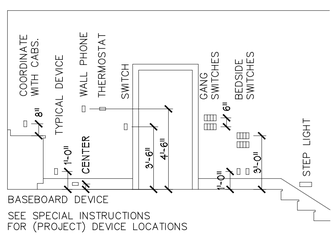
A 16.0 ELECTRICAL SYMBOL KEY
1/4" = 1'-0"

DUPLEX RECEPTACLE	SWITCH SINGLE POLE
DUPLEX SPLIT WIRED	SWITCH 3 WAY
DUPLEX WATERPROOF (WP)	SWITCH 4 WAY
QUAD RECEPTACLE	SWITCH DIMMER
FLOOR RECEPTACLE TO BE LOCATED BY OWNER	SWITCH LIGHTED TOGGLE
FLOOR RECEPT. SPLIT WIRED	SWITCH PILOT LIGHT
DUPLEX 220 VOLT (220V)	SWITCH WATERPROOF
	RECESSED STEP LIGHT
RECESSED LIGHT	
SURFACE MTD. LIGHT	VENT FAN V= VENT L= LIGHT H= HEAT
WALL MTD. LIGHT	THERMOSTAT
UNDER CABINET LIGHT	PUSH BUTTON
SURFACE MTD. FLUORESCENT	DOOR CHIME
STRIP FLUORESCENT	PHONE JACK TYPICAL
WHOLE HOUSE FAN (WHF)	PHONE JACK WALL
	PHONE JACK FLOOR
CEILING FAN (WITHOUT LIGHT)	TELEVISION
	METER BASE
MASTER STEREO LOCATION (MSL)	LOAD CENTER
VOLUMN CONTROL (VC)	RECESSED UP LIGHT MOUNTED IN CROWN SHELF
SPEAKER (SP)	WALL MOUNTED EXTENDED ARM FIXTURE
SMOKE DETECTOR (SD)	HALOGEN PUCK
GARAGE DOOR OPENER (GDO)	SERVICE YARD LIGHT
SECURITY	LIGHTED MAKEUP MIRROR
MOTION DETECTOR	

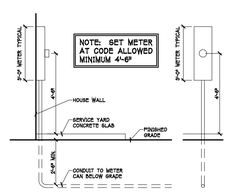
GENERAL ELECTRICAL NOTES:

1. REFER TO SPECIFICATIONS FOR ALLOWANCES, ELECTRICAL SPECS , FIXTURE SCHEDULE AND ADDITIONAL FIXTURE INFORMATION.
2. REFER TO SITE PLAN, FOUNDATION PLAN(S), AND ANY PARTIAL PLAN(S) FOR ADDITIONAL ELECTRICAL INFORMATION.
3. SEE EQUIPT. AND PLUMBING SCHEDULES FOR ADDITIONAL ELECTRICAL CONNECTIONS. MAKE CONNECTIONS ACCORDING TO MANUFACTURERS REQUIREMENTS.
4. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE PLACEMENT OF ELECTRICAL FIXTURES WITH FRAMING, SIDING AND TRIM, PLUMBING ROUGH-IN, HVAC DUCTING, AND EQUIPTMENT.
5. CONFIRM MOUNTING LOCATION FOR ALL "01" FIXTURES, AND FLOOR OUTLETS UNLESS NOTED ON DRAWINGS.
6. GENERAL CONTRACTOR TO PROVIDE FLUSH SURFACE FOR EXTERIOR ELECTRICAL DEVICE AND FIXTURE MOUNTING (CONDITION VARIES WITH SIDING AND TRIM). SEE DETAILS.
7. ALL DEVICES TO BE MOUNTED ACCORDING TO DEVICE LOCATION DETAIL UNLESS NOTED OTHERWISE ON PLAN. MOUNTING HEIGHTS ARE TO CENTER ABOVE FINISHED FLOOR. CHECK SPECIAL INSTRUCTIONS BELOW FOR PROJECT SPECIFIC REQUIREMENTS.





B 16.0 ELECTRICAL DEVICE LOCATIONS
1/4" = 1'-0"



D 16.0 SERVICE YARD METER DETAIL
1/2" = 1'-0"

PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

THOMAS & DENZINGER ARCHITECTS
920 Bay Street, Beaufort, South Carolina 29902
Telephone 843 524 6361
138 St. Philip Street, Suite 200, Charleston, South Carolina 29403 Telephone 843 723 6651
73 1/2 State Street, Charleston, South Carolina 29402 Telephone 843 577 5373

Mk	Description	Date
Revised		

Project Title
RENOVATIONS TO
INN AT 501 CARTERET ST
501 CARTERET ST
BEAUFORT
SOUTH CAROLINA

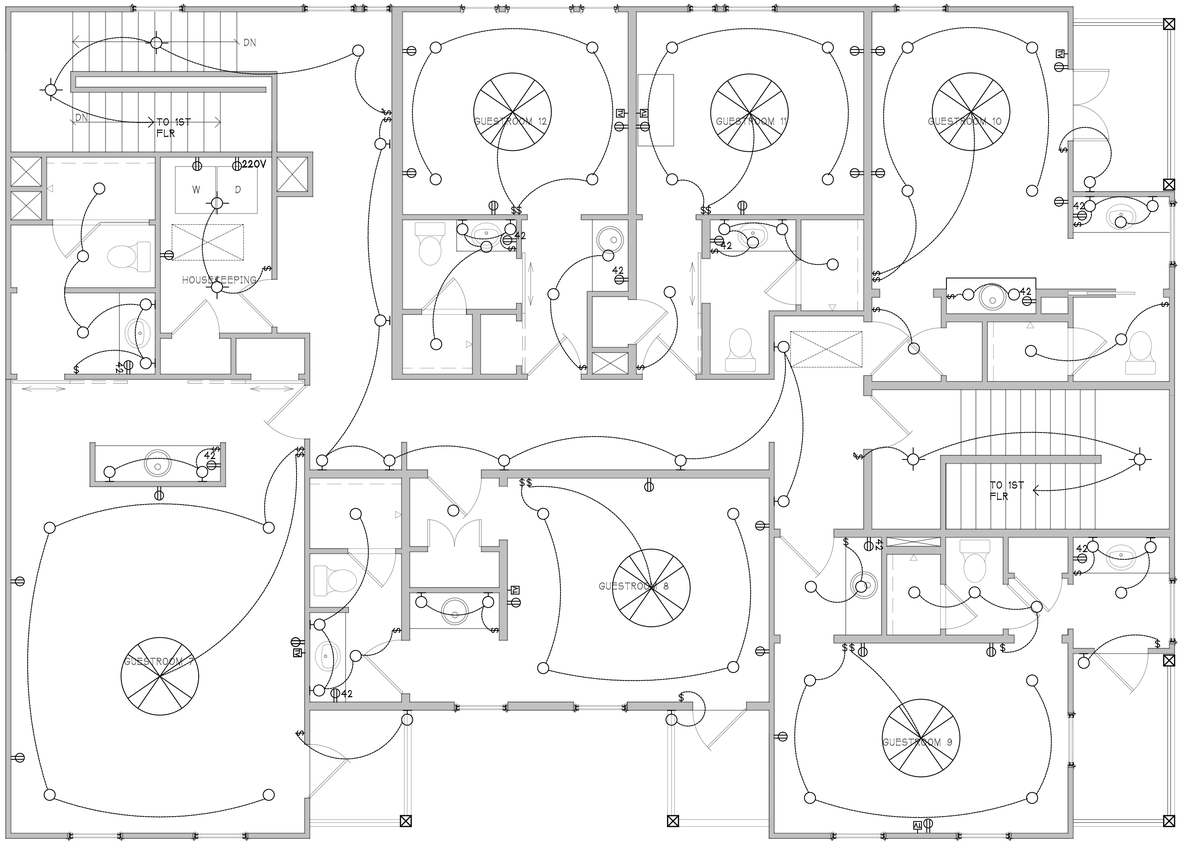
Drawing Title
FIRST FLOOR ELECTRICAL PLAN

Date
MAY 2020

Scale
1/4" = 1'-0"

Drawing No.
16.0
1

PLOT DATE: 6/19/2020 10:04 AM



PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

THOMAS & DENZINGER ARCHITECTS

920 Bay Street, Beaufort, South Carolina 29902
Telephone 843 524 6361

138 St. Philip Street, Suite 200, Charleston,
South Carolina 29403 Telephone 843 723 6651

73 1/2 State Street, Charleston, South Carolina
29402 Telephone 843 577 5373

Mk | Description | Date
Revised

Project Title

RENOVATIONS TO
INN AT 501 CARTERET ST
501 CARTERET ST
BEAUFORT
SOUTH CAROLINA

Drawing Title

SECOND FLOOR ELECTRICAL PLAN

Date
MAY 2020

Scale
1/4" = 1'-0"

Drawing No.
16.2

PLOT DATE: 6/19/2020 10:05 AM

521 New Street
PIN R120 004 000 0737 0000
Alterations, Additions
Applicant: Johan Niemand (20-22 HRB.1)

Historic Review Board Staff Report

Department of Community and Economic Development

8 July 2020

PROVISO: THE STAFF REPORT IS SHARED IN ADVANCE OF THE MEETING TO PROVIDE BOARD MEMBERS, THE APPLICANT, AND THE PUBLIC THE STAFF'S ASSESSMENT AHEAD OF THE MEETING. THE STAFF REPORT IS SUBMITTED ONLY AFTER CONSULTATIONS HAVE BEEN COMPLETED. IT SHOULD BE UNDERSTOOD THAT ANY SUBEQUENT CHANGES TO THE APPLICATION PRIOR TO THE HRB MEETING WILL NOT HAVE THE BENEFIT OF STAFF REVIEW AND WILL ONLY BE CONSIDERED AT THE DISCRETION OF THE BOARD BY VOTE.

1 SUMMARY OF REQUEST

The applicant, Johan Niemand (JHN-Residential Building Design), on behalf of James and Eileen White, is requesting preliminary and final approval of an alteration to a non-contributing, single-family structure in the Historic District – Preservation Neighborhood.

2 FACTS

Property Address:	521 New Street
Parcel ID:	R120 004 000 0737 0000
Case Number:	20-22 HRB.1
Applicant:	**Johan Niemand, JHN-Residential Building Design**
Type of Request:	Alterations
Zoning:	T4-HN
Use:	Residential

District Development Standards for T4-HN:

- **Setback requirements – Primary Structure:**
  - *Front – average prevailing setback on the block*
  - *Rear setback – 15' minimum*
  - *Side Interior – 6' min*
  - *Side Corner/Alley – 5' min., no max.*
- **Frontage Build out:** 75% max**.**
- **Impervious Surface Coverage***:* 55% maximum for rooftops, additional 10% allowed

References

City of Beaufort Strategic Plan 2019 - 2021

Civic Master Plan, adopted 2014

The Beaufort Code, rev. 2018

Beaufort Preservation Manual and Supplement 1979, 1990

3 STAFF COMMENTS

1. The addition of the window involves a minimal change to the building façade, which is a positive approach.
2. However the window appears to be out of proportion with the rest of the building. The window should have more of a 2:1 ratio. The 9 over 1 pattern is an attempt to be consistent with existing windows. However, the proposed window size creates a muntin layout that is more horizontal than vertical. By going with a 2:1 ratio, the muntin proportions will be more aligned with the existing muntins.
3. The sill extension, drip cap, casing, etc., should match those on existing windows. The applicant should provide statements that these details and associated finishes will match existing.

4 STAFF RECOMMENDATION

Final approval with conditions noted.

Complete

$ PAID 6/2/2020

DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW BOARD APPLICATION
Community & Economic Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
www.cityofbeaufort.org

Application Fee:
see attached schedule

20-22 HRB 1

Application was not complete until paid 06.02.20

OFFICE USE ONLY: **Date Filed:** 5/6/20 **Application #:** 20551 **Zoning District:** T4-HN
BCAGHS Survey: ☐ Yes ☒ No

Schedule: The Historic Review Board (HRB) typically meets the 2nd Wednesday of each month at 2pm. The complete schedule, along with the list of deadlines, may be found here - http://www.cityofbeaufort.org/historic-review-board.aspx

Submittal Requirements: All forms and information shall be submitted digitally. In addition to a complete application form, applicants shall submit the required items according to the checklists on the subsequent page.

Review Request: ☐ Conceptual ■ Preliminary ■ Final ☐ Bailey Bill Approval* ☐ Change After Certification
**Requires a Bailey Bill – Part A Preliminary Review Application Form*

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

Applicant, Property, and Project Information

Applicant Name: Johan Niemand, JHN-Residential Building Design

Applicant Address: 73 Sams Point Road, Beaufort, SC 29907

Applicant E-mail: info@jhn-residential.com Applicant Phone Number: (843) 605-6168

Applicant Title: ☐ Homeowner ☐ Tenant ■ ~~Architect~~ Building Designer ☐ Engineer ☐ Developer

Owner (if other than the Applicant): James and Eileen White

Owner Address: 521 New Street, Beaufort, S.C. 29902

Project Name: Addition and Remodel to existing White Residence

Property Address: 521 New Street, Beaufort, S.C. 29902

Property Identification Number *(Tax Map & Parcel Number)*: R120 004 000 0737 0000

Date Submitted: May 06, 2020

Certification of Correctness: I/we certify that the information in this application is correct.

Applicant's Signature: _____ Date: May 06, 2020

Owner's Signature: _____ Date: _____

DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW BOARD APPLICATION

Community & Economic Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
www.cityofbeaufort.org

(The owner's signature is required if the applicant is not the owner.)

Required Project Information

Project Name: Addition and Remodel to existing White Residence

Property Size in Acres: 0.051 Proposed Building Use: Single family residence

Nature of Work (check all that apply):

☐ New Construction, Primary Structure ☐ New Construction, Primary Structure ■ Alterations / Additions

☐ Demolition* ☐ Relocation* **Demolition and Relocation requires a public hearing*

Building Square Footage (if multiple buildings, please list each one and their square footage by floor):

Is this project a redevelopment project: ☐ Y ☑ N

Are there existing buildings on the site? ☑ Y ☐ N if yes, will they remain? ☑ Y ☐ N

Provide a brief Project Narrative (if requesting Bailey Bill Approval, this section may be left blank):

1. Screen in existing Side covered Porch (South side) & existing Rear covered porch (East side)
2. Add new open grilling deck off the Rear covered porch (East side) and relocate rear steps.
3. Add new lower deck at grade for stair landing.
4. Add new window to gable at the front (Western side) of the building for new office.

CONTACT INFORMATION –

Attention: Julie A. Bachety, Administrative Assistant II
City of Beaufort Department of Planning & Development Services
1911 Boundary Street, Beaufort, South Carolina 29902
E-Mail: jbachety@cityofbeaufort.org: | Phone: (843) 525-7011 | Fax: (843) 986-5606

CHRISTENSEN ~ KHALIL SURVEYORS, INC.

3 FACULTY DRIVE, BEAUFORT SC. 29907
(843) 524-4148

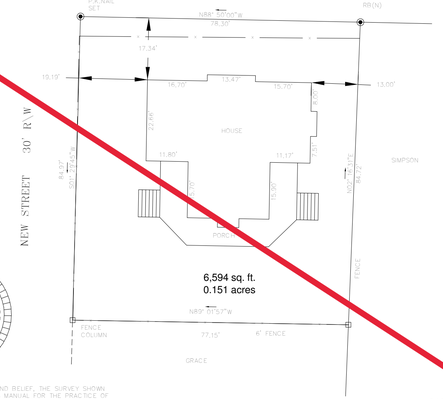
S-9869

GRAPHIC SCALE

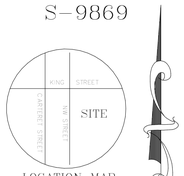
20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

KING STREET 30' R\W



6,594 sq. ft.
0.151 acres



LOCATION MAP
NTS

MAGNOLIA

LEGEND

CM(O) = CONCRETE MONUMENT OLD
CM(N) = CONCRETE MONUMENT NEW
RB(O) = 1/2" REBAR FOUND
RB(N) = 1/2" REBAR SET
OHP = OVERHEAD POWER LINES

GENERAL NOTES:

1.) PRESENT OWNER OF PROPERTY SHOWN HEREON:
RUBY HRYHARROW
2.) TMN # 120-04-737
3.) THE BEARINGS SHOWN HEREON ARE MAGNETIC AND AS SUCH SUBJECT TO LOCAL ATTRACTION.
4.) PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "A-11" ELEVATION (13.00) - PER FEMA PANEL # 450026-0005-D DATED: SEPT. 29, 1986.

REFERENCE PLATS & DEEDS

1.) DEED 1084/1572
2.) PLAT BK. 96/148

CERTIFICATE OF AUTHORIZATION C-00518

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 THE STATE OF SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" AS SPECIFIED THEREIN.

ZYAD A. KHALIL RLS
S.C. REG. NO. 15176 [THIS SURVEY IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL]

PLAT SHOWING
R120 004 000 0737 0000
A PORTION OF BLOCK 25
PREPARED FOR:
JAMES K. & KATHLEEN BARREDO WHITE
CITY OF BEAUFORT
BEAUFORT COUNTY, SOUTH CAROLINA
DATED: AUG. 2019
SCALE: 1" = 20'

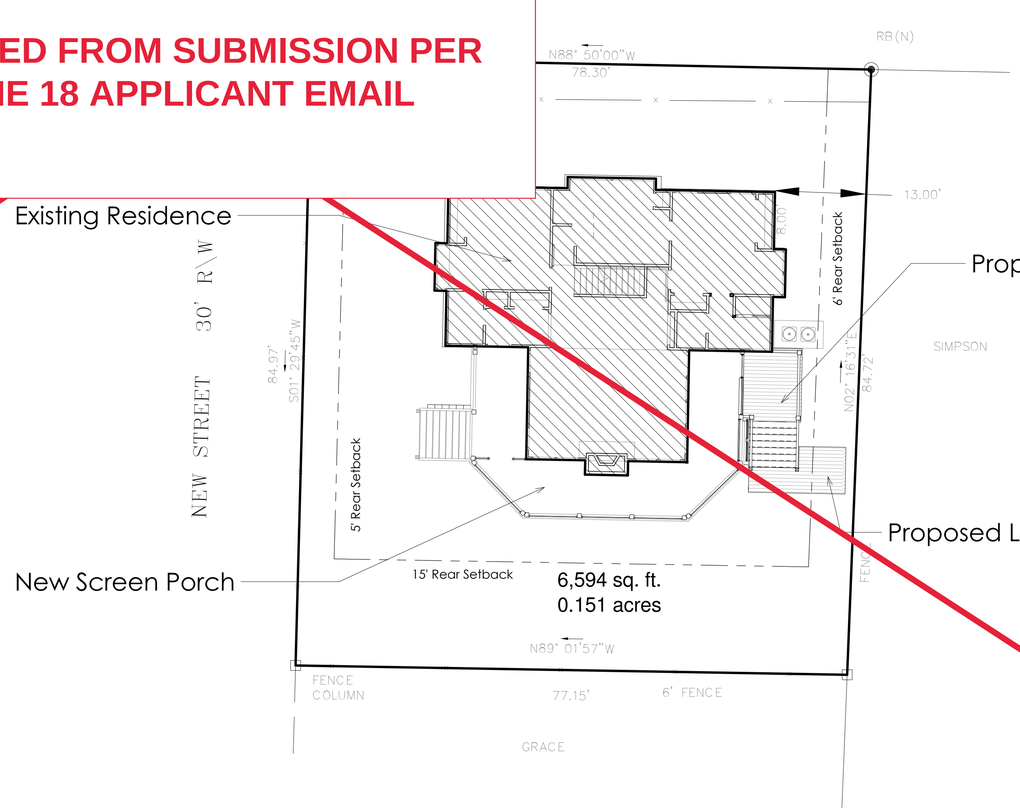
A **As Built Survey**
C101 SCALE : 1" = 20'-0"

IMPERVIOUS AREA CALCULATIONS

521 New Street, Beaufort, S.C. 29902

District:	= T4-HN		
Site Area:	= 6,594	SQ. Feet	
Max. Impervious Area Allowed (70%)	= 4,615.8	SQ. Feet	
Proposed New Impervious:			
Existing House			
- First Floor heated	=	1514	SQ. Feet
- Entry Porch	=	119	SQ. Feet
- Ex. Porch to New Screen Porch	=	373	SQ. Feet
Total Impervious Area	=	**1906**	**SQ. Feet**
	=	(28.91%)	
Proposed Impervious not included (not under roof):			
New Deck	=	77	SQ. Feet
New Lower Deck	=	60	SQ. Feet

REMOVED FROM SUBMISSION PER JUNE 18 APPLICANT EMAIL



B **Site Plan**
C101 SCALE : 1" = 10'-0"

Preliminary Not For Permit - Review Board Set

5/6/2020 8:32:00 AM

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JHN-Residential Building Design
JHN-Residential LLC
73 Sams Point Road, Beaufort, SC 29907
Tel: 843.605.6168
jhn-residential.com
info@jhn-residential.com

Copyright: JHN-Residential LLC, All rights Reserved

All plan & elevation dimensions to be site verified before construction commences.

Revision No.	Description	Date

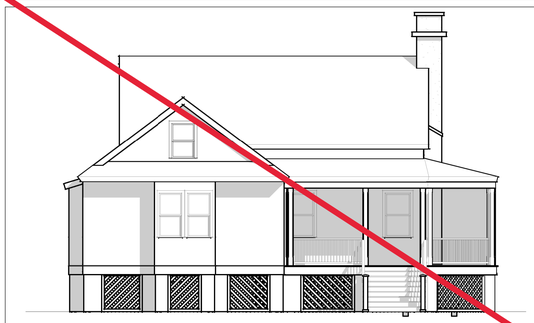
Proposed Addition to
the existing White Residence
521 New Street, Beaufort, S.C. 29902

Scale: As indicated | Date: May 06, 2020

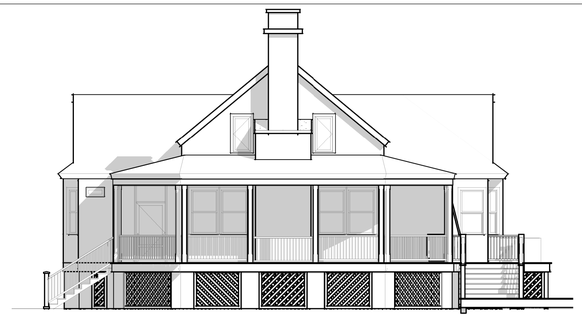
Site Plan

C101

Disclaimer: All drawings were prepared and provided with express understanding that structural integrity would be checked by third party, either lumber supplier or structural engineer.



C **West Elevation**
SD101 SCALE : 1/8" = 1'-0"



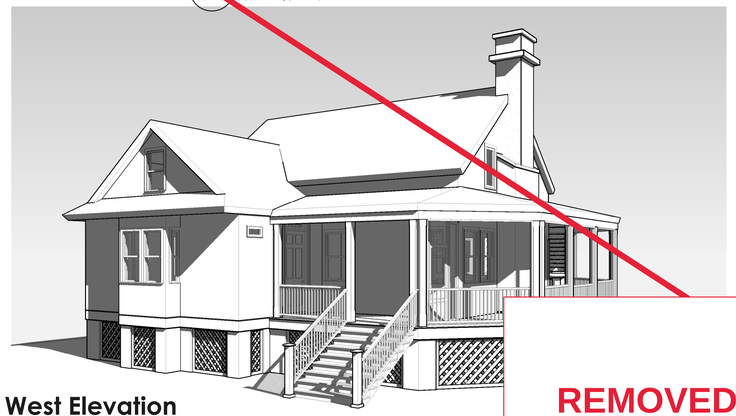
D **South Elevation**
SD101 SCALE : 1/8" = 1'-0"



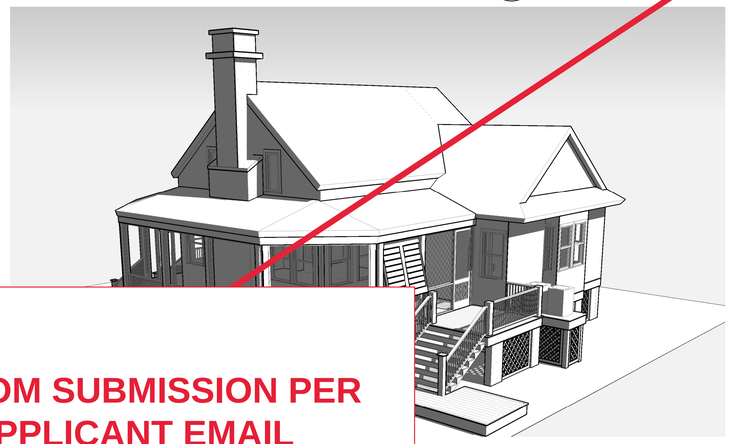
E **East Elevation**
SD101 SCALE : 1/8" = 1'-0"



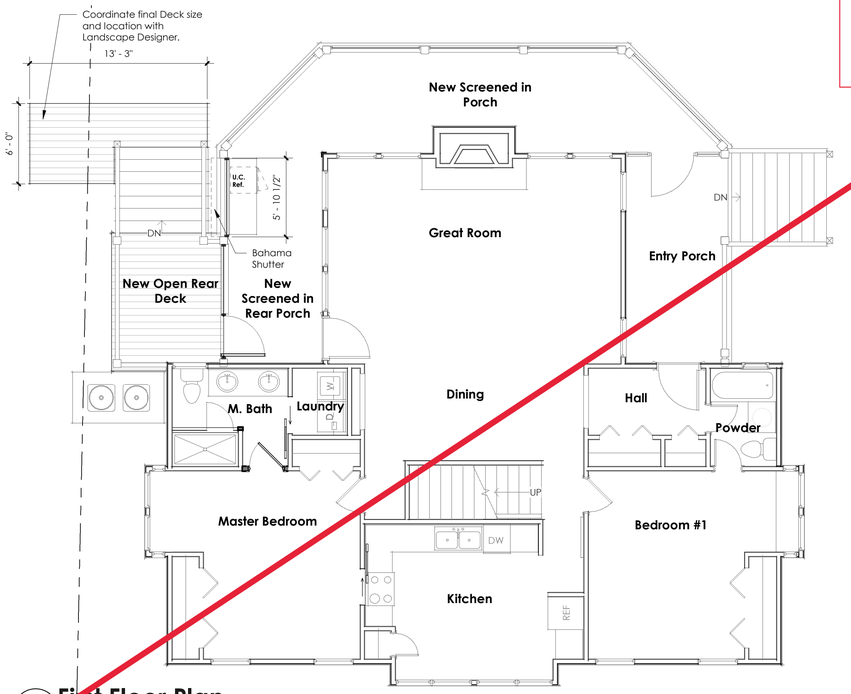
F **North Elevation**
SD101 SCALE : 1/8" = 1'-0"



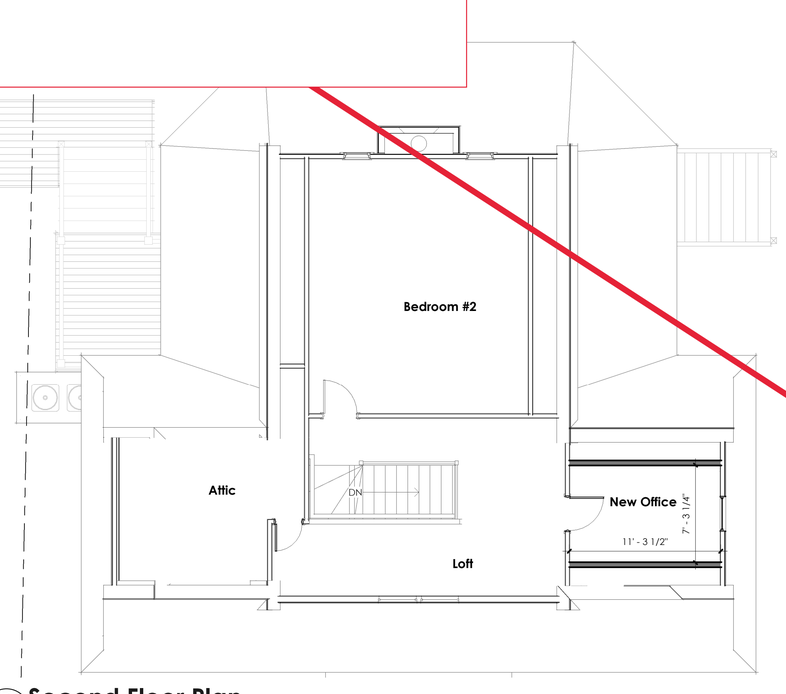
G **South West Elevation**
SD101 SCALE :



REMOVED FROM SUBMISSION PER JUNE 18 APPLICANT EMAIL



A **First Floor Plan**
SD101 SCALE : 3/16" = 1'-0"



B **Second Floor Plan**
SD101 SCALE : 3/16" = 1'-0"

Area Schedule	
Heated	
Ex. 1st Floor Heated	1414 SF
Ex. 2nd Floor Heated	582 SF
New 2nd Floor Heated	91 SF
	2087 SF
Unheated	
Screen Porch	373 SF
Ex. Entry Porch	119 SF
New Deck	77 SF
New Lower Deck	60 SF
	629 SF

Preliminary Not For Permit - Review Board Set
5/6/2020 9:04:43 AM

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JHN-Residential LLC
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Tel: 843.605.6168
jhn-residential.com
info@jhn-residential.com

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Revision No.	Description	Date

Proposed Addition to
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521 New Street, Beaufort, S.C. 29902

Scale: As indicated
Date: May 06, 2020

Sketch Design

SD101

Disclaimer: All drawings were prepared and provided with express understanding that structural integrity would be checked by third party, either lumber supplier or structural engineer.

Meredith Jacobs

From: Jeremy Tate
Sent: Thursday, June 18, 2020 1:42 PM
To: Meredith Jacobs
Subject: Fwd: 521 New Street – Preliminary - MISSING ITEMS
Attachments: A100 -White - Addition and remodel - 06-18-2020.pdf; C101 -White - Addition and remodel - 06-18-2020.pdf; A101 -White - Addition and remodel - 06-18-2020.pdf; A201 -White - Addition and remodel - 06-18-2020.pdf

See below and attached.

Jeremy Tate, AIA
Meadors Inc.
Architecture Workshop
2811 Azalea Drive
Charleston, SC 29405
Cell: 843-270-5589
Office: 843-723-8585
Fax: 843-577-3107
www.meadorsinc.com

From: Heather Spade <hspade@cityofbeaufort.org>
Sent: Thursday, June 18, 2020 1:40:12 PM
To: Jeremy Tate <jeremy@meadorsinc.com>; David Prichard <dprichard@cityofbeaufort.org>; Julie Bachety <jbachety@cityofbeaufort.org>
Subject: FW: 521 New Street – Preliminary - MISSING ITEMS

City of Beaufort buildings are open to the public, however due to the increasing numbers of COVID-19 cases, we encourage the continued use of the City's online services and scheduling of appointments. Please call or visit us online at cityofbeaufort.org to contact our departments for questions and appointments.
ALL VISITIORS ARE REQUIRED TO WEAR A FACE MASK WHEN ENTERING CITY BUILDINGS.

Jeremy: please let me know if the missing information below is still needed due to the change in scope of work?

Thank you
Heather Spade
Planning Tech
City of Beaufort
(843)470-3507
hspade@cityofbeaufort.org

From: Johan Niemand <info@jhn-residential.com>
Sent: Thursday, June 18, 2020 12:04 PM
To: Heather Spade <hspade@cityofbeaufort.org>
Subject: Re: 521 New Street – Preliminary - MISSING ITEMS

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning Heather,

The scope of work for this project has changed. The client has decided to only move forward with the window added in the Gable end and do interior remodeling.

Let me know if you need any further information.

Regards

Johan Niemand

JHN - Residential Building Design
JHN - Residential LLC
73 Sams Point Road
Beaufort, SC 29907
843.605.6168
www.jhn-residential.com

On 6/18/2020 8:54 AM, Heather Spade wrote:

> City of Beaufort buildings are open to the public, however due to the increasing numbers of COVID-19 cases, we encourage the continued use of the City's online services and scheduling of appointments. Please call or visit us online at cityofbeaufort.org to contact our departments for questions and appointments.
> **ALL VISITIORS ARE REQUIRED TO WEAR A FACE MASK WHEN ENTERING CITY BUILDINGS.**
>
> Good Morning:
>
> We did a quick review of your project based only on information provided checked against the submittal checklist. We created the list below of missing information. Please provide the missing information by close of business Friday, June 19th. If this deadline is unable to be met your project will be moved to the August meeting.
>
> Please address the following items:
>
> - Existing Context: applicant should provide color photographs of the existing structure and the adjacent structures.
> - Site plan:
> - Elevations: Typically, for alterations or additions, existing conditions drawings of all four elevations are also required. However, due to the scope of this project, photographs noted above should be sufficient.
>
> Thank You
>
> *Heather Spade*
> Planning Tech
> City of Beaufort
> (843)470-3507
> hspade@cityofbeaufort.org

Proposed Addition to

The Existing White Residence

521 New Street, Beaufort, S.C. 29902



Sheet List	
A100	Cover Sheet
C101	Site Plan
A101	Floor Plans
A201	East Elevation & Schedules

Preliminary Not For Permit - Review Board Set

6/18/2020 12:00:19 PM

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JHN-Residential LLC
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Beaufort, SC 29907
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Revision No.	Description	Date

Proposed Addition to
The Existing White Residence
521 New Street, Beaufort, S.C. 29902

Scale

Date June 17, 2020

Cover Sheet

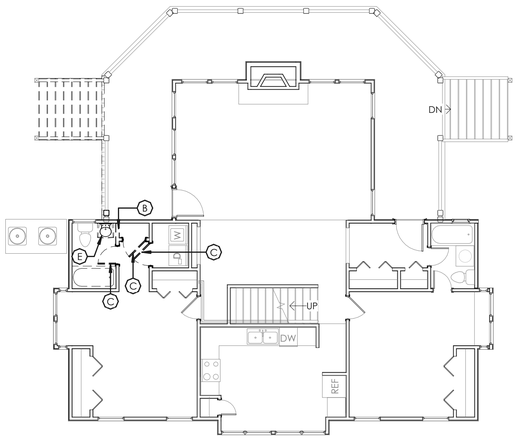
A100

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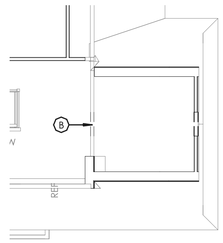
Disclaimer: All drawings were prepared and provided with express understanding that structural integrity would be checked by third party, either lumber supplier or structural engineer.

Demo Legend	
B	Demolish existing Walls
C	Demolish existing Doors
E	Demolish existing Plumbing fixtures



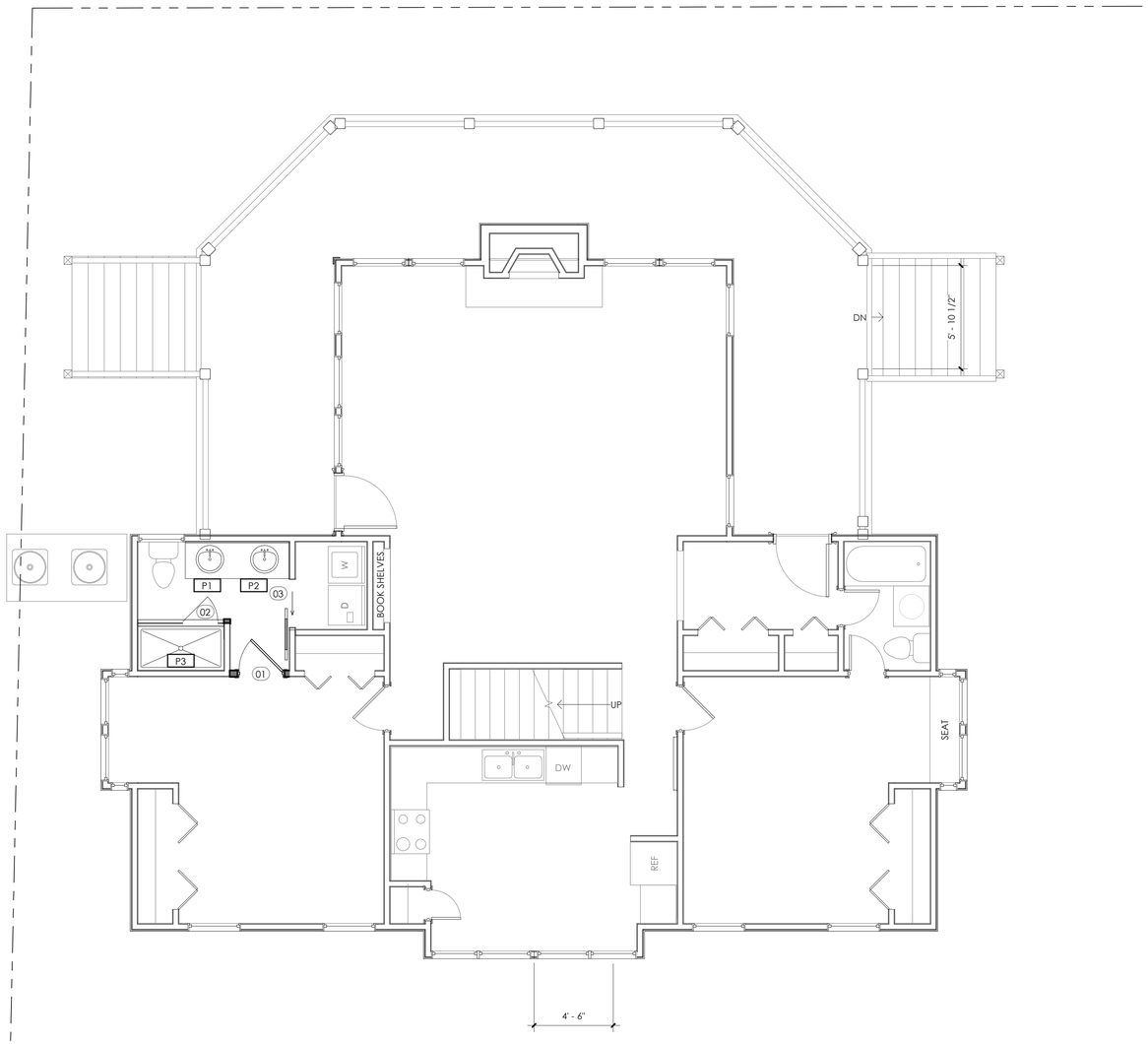
B A101 First Floor Demolition Plan

SCALE : 1/8" = 1'-0"



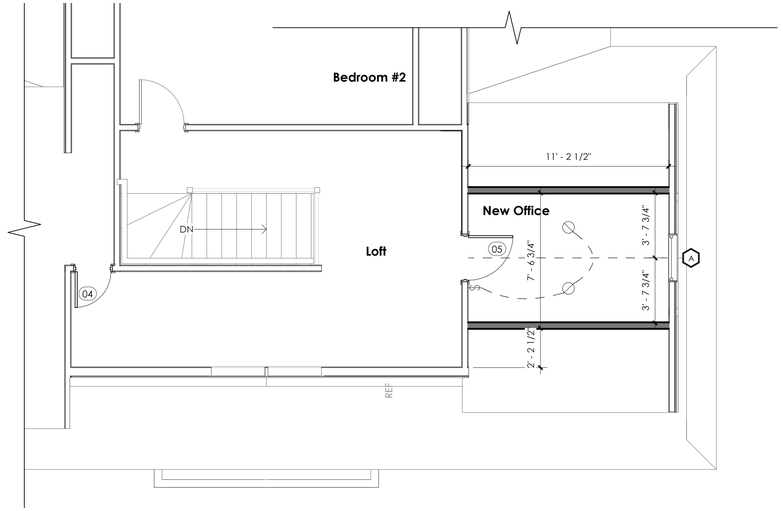
C A101 Second Floor Demoliton Plan

SCALE : 1/8" = 1'-0"



A A101 First Floor Plan

SCALE : 1/4" = 1'-0"



D A101 Second Floor Office Addtion

SCALE : 1/4" = 1'-0"

Area Schedule	
Heated	
Ex. 1st Floor Heated	1414 SF
Ex. 2nd Floor Heated	582 SF
New 2nd Floor Heated	91 SF
	2087 SF
Unheated	
Ex. Entry Porch	492 SF
	492 SF

Preliminary Not For Permit - Review Board Set

6/18/2020 12:01:44 PM

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JHN-Residential Building Design

JHN-Residential LLC

73 Sams Point Road, Beaufort, SC 29907

Tel: 843.605.6168

jhn-residential.com

info@jhn-residential.com

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Revision No.	Description	Date

Proposed Addition to

The Existing White Residence

521 New Street, Beaufort, S.C. 29902

Scale: As indicated

Date: June 17, 2020

Floor Plans

A101

Window Schedule				
Mark	Width	Height	Description	Comments
A	2' - 8"	4' - 0"	Double Hung	To match existing windows.

Door Schedule			
Mark	Width	Height	Comments
01	2' - 6"	6' - 8"	Bathroom Door
02	2' - 0"	7' - 0"	Glass Shower Door
03	2' - 9"	7' - 0"	Pocket Door
04	2' - 0"	3' - 0"	Attic Access Door
05	2' - 6"	6' - 0"	New Office Door

Plumbing Fixture Schedule	
Mark	Description
P1	Sink - Vanity
P2	Sink - Vanity
P3	Walk-In Shower



A201 — **East Elevation**
SCALE : 1/4" = 1'-0"

Preliminary Not For Permit - Review Board Set

6/18/2020 12:02:14 PM

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jhn-residential.com
info@jhn-residential.com

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Revision No.	Description	Date

Proposed Addition to
The Existing White Residence
521 New Street, Beaufort, S.C. 29902

Scale 1/4" = 1'-0" | Date June 17, 2020

East Elevation & Schedules

A201

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CHRISTENSEN ~ KHALIL SURVEYORS, INC.

3 FACULTY DRIVE, BEAUFORT SC. 29907
(843) 524-4148

S-9869

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND

CM(O) = CONCRETE MONUMENT OLD
CM(N) = CONCRETE MONUMENT NEW
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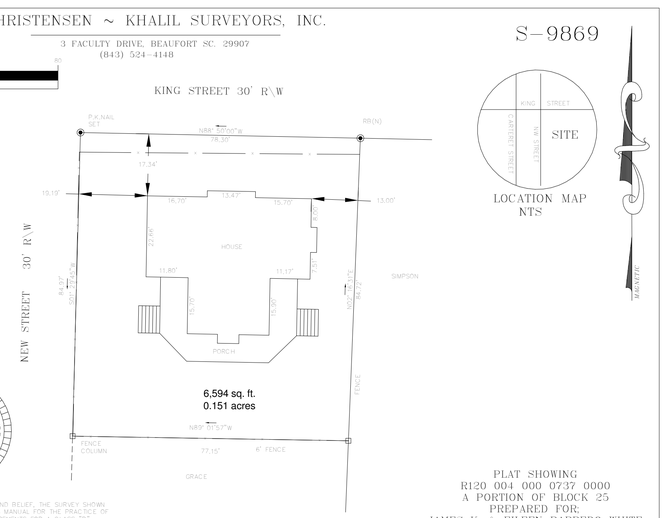
1.) DEED 1084/1572
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SOUTH CAROLINA LLC. CERTIFICATE OF AUTHORIZATION C-00515

CERTIFICATION:

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ZYAD A. KHALIL RLS
S.C. REG. NO. 15176 [THIS SURVEY IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL]



LOCATION MAP
NTS

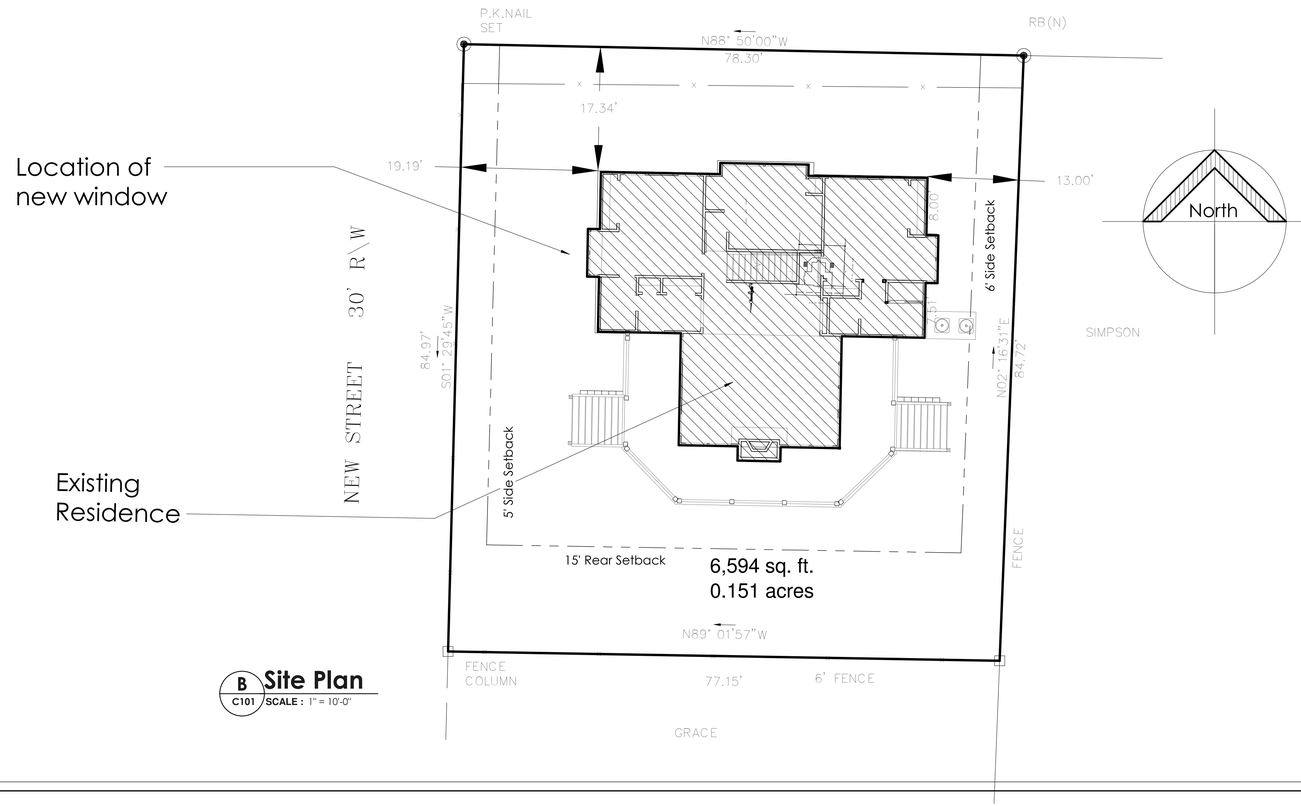
PLAT SHOWING
R120 004 000 0737 0000
A PORTION OF BLOCK 25
PREPARED FOR:
JAMES K. & EILEEN BARREDO WHITE
CITY OD BEAUFORT
BEAUFORT COUNTY, SOUTH CAROLINA
DATED: AUG. 6, 2019
SCALE: 1"=20'

A C101 As Built Survey
SCALE : 1" = 20'-0"

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		=	(28.91%)
Proposed Impervious not included (not under roof):			
New Deck	=	77	SQ. Feet
New Lower Deck	=	60	SQ. Feet



B C101 Site Plan
SCALE : 1" = 10'-0"

Preliminary Not For Permit - Review Board Set

6/18/2020 11:58:20 AM

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jhn-residential.com
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Revision No.	Description	Date

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Scale As indicated | Date June 17, 2020

Site Plan

C101

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Meredith Jacobs

From: Heather Spade <hspade@cityofbeaufort.org>
Sent: Monday, June 22, 2020 8:21 AM
To: Meredith Jacobs; Jeremy Tate
Subject: FW: FW: 521 New Street – Preliminary - MISSING ITEMS
Attachments: A100 - Cover Sheet.pdf; A201 East Elevation & Schedules.pdf

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Received this Friday afternoon.

Thank You
Heather Spade
Planning Tech
City of Beaufort
(843)470-3507
hspade@cityofbeaufort.org

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Cc: Jeremy Tate <jeremy@meadorsinc.com>; Meredith Jacobs <meredith@meadorsinc.com>; Julie Bachety <jbachety@cityofbeaufort.org>
Subject: Re: FW: 521 New Street – Preliminary - MISSING ITEMS

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Good afternoon Heather,

I have attached our revised Elevation sheet to reflect the existing elevation as well as the Photograph from that end.

Let me know if you need any further information.

Regards

Johan Niemand

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On 6/18/2020 3:22 PM, Heather Spade wrote:

> City of Beaufort buildings are open to the public, however due to the increasing numbers of COVID-19 cases, we encourage the continued use of the City's online services and scheduling of appointments. Please call or visit us online at cityofbeaufort.org to contact our departments for questions and appointments.
> **ALL VISITIORS ARE REQUIRED TO WEAR A FACE MASK WHEN ENTERING CITY BUILDINGS.**

Johan,

Please see the response below, please submit the following by close of business Friday, June 19, 2020 in order to stay on the August meeting.

- Color photographs of the existing structure and surrounding context.
- A drawing of the existing East Elevation in addition to the proposed.

Thank You
Heather Spade
Planning Tech
City of Beaufort
(843)470-3507
hspade@cityofbeaufort.org

From: Meredith Jacobs <meredith@meadorsinc.com>
Sent: Thursday, June 18, 2020 1:55 PM
To: Heather Spade <hspade@cityofbeaufort.org>
Cc: Jeremy Tate <jeremy@meadorsinc.com>
Subject: RE: 521 New Street – Preliminary - MISSING ITEMS

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Heather,

Jeremy and I have reviewed, and we wanted to note that since the applicant has only reduced scope, we do think it is fine to keep this project on the agenda for the July meeting. We will still need the following by Friday in order to review:

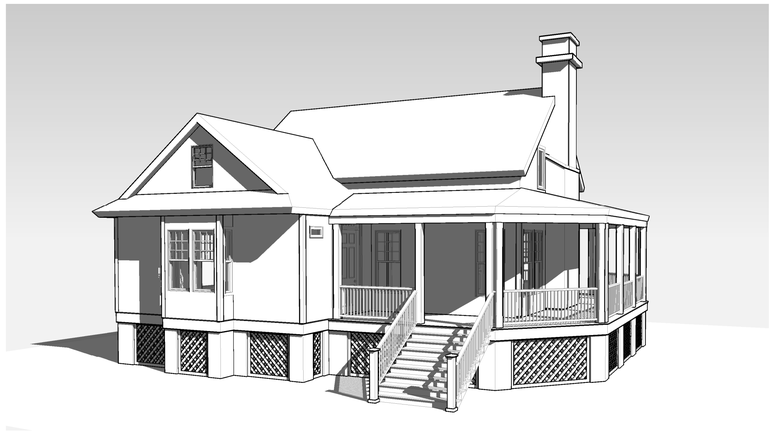
- Color photographs of the existing structure and surrounding context.
- A drawing of the existing East Elevation in addition to the proposed.

Thank you,

Proposed Addition to

The Existing White Residence

521 New Street, Beaufort, S.C. 29902



Sheet List	
A100	Cover Sheet
C101	Site Plan
A101	Floor Plans
A201	East Elevation & Schedules

Preliminary Not For Permit - Review Board Set

6/19/2020 3:28:54 PM

MEMBER
AIBD
AMERICAN INSTITUTE of BUILDING DESIGN

JHN-Residential Building Design
JHN-Residential LLC
73 Sams Point Road,
Beaufort, SC 29907
jhn-residential.com
Tel: 843.605.6168
info@jhn-residential.com

Copyright: JHN-Residential LLC, All rights Reserved

All plan & elevation dimensions to be site verified before construction commences.

Disclaimer: All drawings were prepared and provided with express understanding that structural integrity would be checked by third party, either lumber supplier or structural engineer.

Revision

No.	Description	Date

Proposed Addition to
The Existing White Residence
521 New Street, Beaufort, S.C. 29902

Scale

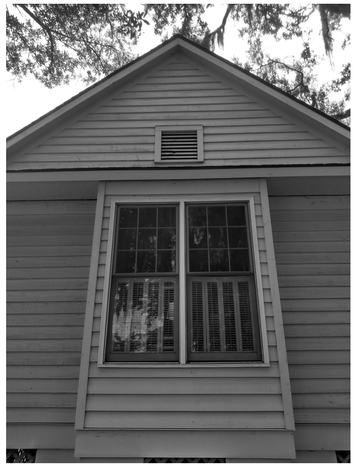
Date June 19, 2020

Cover Sheet

A100







C A201 **Site Photos**
SCALE : 1" = 20'-0"

Window Schedule				
Mark	Width	Height	Description	Comments
A	2' - 7 1/2"	3' - 11 3/4"	3248 DBHG	To match existing windows.

Door Schedule			
Mark	Width	Height	Comments
01	2' - 6"	6' - 8"	Bathroom Door
02	2' - 0"	7' - 0"	Glass Shower Door
03	2' - 9"	7' - 0"	Pocket Door
04	2' - 0"	3' - 0"	Attic Access Door
05	2' - 6"	6' - 0"	New Office Door

Plumbing Fixture Schedule	
Mark	Description
P1	Sink - Vanity
P2	Sink - Vanity
P3	Walk-In Shower



B A201 **East Elevation**
SCALE : 1/4" = 1'-0"



A A201 **Existing East Facade**
SCALE : 1/4" = 1'-0"

Preliminary Not For Permit - Review Board Set

6/19/2020 3:39:54 PM

MEMBER
AIBD
AMERICAN INSTITUTE of BUILDING DESIGN

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Revision No.	Description	Date

Proposed Addition to
The Existing White Residence
521 New Street, Beaufort, S.C. 29902

Scale: As indicated
Date: June 19, 2020

East Elevation & Schedules

A201

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