



MEETING AGENDA
The City of Beaufort
HISTORIC DISTRICT REVIEW BOARD

Wednesday, August 14, 2024, 2:00 P.M.
City Hall, Council Chambers, 2nd Floor – 1911 Boundary Street, Beaufort, SC

Please click the link below to access the webinar:

<https://us02web.zoom.us/j/84355210955?pwd=TzGdMIydtXSc62BmXfbNZ9JqGNGoO5.1>

Password: 419408

Meeting ID: 843 5521 0955

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.”

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

I. Call to Order:

II. Review of Minutes:

A. July 10, 2024 Meeting Minutes

III. Applications:

A. 801 Carteret Street, PIN R120 004 000 0443 0000, Renovations
Applicant: Arnie McClure, Coast Architects, Inc.

The applicant is requesting conceptual approval for major renovations including the addition of a larger building entrance on the north façade.

B. 1013 Charles Street, PIN R120 004 000 0193 0000, Mixed-Use Development
Applicant: Lisa Hunnicutt, LTR Enterprises, LLC.

The applicant is requesting preliminary approval for major renovations including the addition of a second story, for an existing commercial structure.

C. 316 Federal Street, PIN R120 004 000 0840 0000, Nomination
Applicant: Lynn King, owner.

The applicant is requesting to place two non-contributing structures on the contributing structures list.

IV. Adjournment



Historic District Review Board Meeting Minutes – July 10, 2024

CALL TO ORDER

0:11

A meeting of the Historic District Review Board was held in-person on Wednesday, July 10, 2024 at 2:00 pm.

ATTENDEES

Members in attendance: Mike Sutton (Chair), Grady Woods, (Vice-Chair), Kimberly Petrella, and Eric Berman.

Member absent: Rita Wilson.

Staff in attendance: Curt Freese (Community Development Director), Jeremy Tate and Maria Short (Meadors Architects).

REVIEW OF MINUTES

0:23

Motion: Mr. Berman made a motion to approve the June 12, 2024 minutes as submitted, seconded by Mr. Woods. Ms. Petrella abstained from voting on the minutes since she is a new board member. 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>.

CONSENT AGENDA

1:13

- A. Henry Chambers Waterfront Park, 120 004 000 0971 0000, Installation of two stone benches**
Applicant: Sons and Daughters of the American Revolution/City of Beaufort

Curt Freese presented his staff report.

Public Comment:

None.

Public comment closed.

Motion: Mr. Woods made a motion to accept the consent agenda item A. Mr. Berman seconded the motion. The motion passed unanimously.

APPLICATIONS

2:04

A. 1608 King Street, PIN R120 003 000 0227 0000, Additions

Applicant: Thomas Henry, Woods Dendy Architects

Mr. Woods recused himself from the project.

The applicant is requesting final approval for a rear addition, summer kitchen and screened-in porch addition to a non-contributing home.

Curt Freese presented his staff report.

Public Comment:

Maxine Lutz, representing the Historic Preservation Committee, said the Committee is very supportive of the project and had one comment and recommendation that the returned hip roof configuration over the brackets be eliminated.

Public comment closed.

Motion: Mr. Berman made a motion to grant final approval with staff's comments:

1. Applicant to provide cutsheets for any new doors/windows.
2. Applicant to provide typical window and door details showing projecting windowsills.
3. It appears that the proposed site plan is overlaid on a scanned image. Applicant to provide a clearer site plan without the imposed image underneath.
4. Applicant to note the materials for the new staircase, posts, railings, and balusters.

Ms. Petrella seconded the motion. The motion passed unanimously.

B. 903 Harrington Street, PIN R120 004 000 272A 0000, New Construction

10:08

Applicant: Ken Davis, Salt Line Construction, LLC, agent for Chad and Michelle Carter

Mr. Woods returned to the meeting at this time.

The applicant is requesting final approval, staff is recommending conceptual/preliminary for the construction of a single-family home, garage/ADU, and pool.

Curt Freese presented his staff report.

Public Comment:

Maxine Lutz, representing the Historic Preservation Committee, said the Committee is in favor of the project.

Public comment closed.

Motion: Mr. Berman made a motion to grant final approval with staff's conditions:

1. Applicant to confirm that the metal fence and gates facing the street do not exceed 4' in height per Section 2.5.6.H.1 of the Beaufort Code.
2. Installation of the 6' fence along the north and south property lines, but not the dog ear fence shown in the photo.
3. Recommends the fence express the vertical posts and that the fence panels are installed between the support posts. The top of the fence boards should be capped with a horizontal trim board to give a finished appearance. The fence boards should have gaps between so that the fence is not completely opaque, as page 302 of the Beaufort Preservation Manual notes, "Opaque wood fencing, is inappropriate in the Beaufort Historic district." The Manual also notes that fences should be painted or stained, as unpainted or unstained fences are not appropriate within the historic district.
4. Applicant clarify the Marvin Elevate windows on the elevation drawings are to be used.
5. Applicant to provide a cutsheet for the garage door.
6. Applicant to provide a cutsheet for the asphalt shingle roofing.

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

C. 316 Federal Street, PIN R120 004 000 0840 0000, Nomination

29:14

Applicant: Lynn King, owner

Mr. Sutton recused himself from this project. Mr. Woods chaired the meeting.

The applicant is requesting to place two non-contributing structures on the contributing structures list.

Curt Freese presented his staff report.

Public Comment:

Maxine Lutz, representing the Historic Preservation Committee said the Committee is in full support of designating these structures as "contributing" and should go through a documentation process since the structures have never been documented. Ms. Lutz listed some details and materials that should be recognized while going through this process.

Lise Sundrla, Historic Beaufort Foundation (HBF) said HBF supports these properties being considered as "contributing" properties but doesn't support that it go forward with the existing Certificate of Appropriateness but instead goes back and follow the criteria from the Seven Integrities and the Secretary of Standards and what our Beaufort Code and Preservation Manual put forward for contributing for contributing properties.

Public comment closed.

After public comment ended, **Cynthia Jenkins with Historic Beaufort Foundation** said HBF had recommended to the Milner individuals when HBF saw their draft that this was one of the properties they had missed and needed to be added back in 2021 or 2022. Ms. Jenkins said, It was City Council that chose not to move forward at that point and review the updated recommendations for additions of contributing buildings because they were working on the zoning ordinance at the time. These structures have been considered contributing for a long time and the State Historic Preservation Office confirmed that they considered them contributing based on the National Register criteria.

Motion: Mr. Berman made a motion to table the project until the next meeting date. Ms. Petrella seconded the motion. The motion passed unanimously.

- D. **1607 Duke Street, PIN R120 003 000 0147 0000**, New Construction
Applicant: Arnie McClure, Coast Architects, LLC

1:14:13

Mr. Sutton returned to the Board at this time.

The applicant is requesting conceptual approval to build two new houses.

Curt Freese presented his staff report.

Public Comment:

Maxine Lutz, representing the Historic Preservation Committee said the Committee likes the project very much and they fit in beautifully with the streetscape, the block, and the neighborhood. The Committee feel it's important not to have shared parking.

Linda Cove, resident of Duke & Adventure Street said these structures are down the street from here and is so glad to see this happening and it's great for the community.

Shermie Weatherford spoke and said she just started with the Freedman's Arts District and is a business owner downtown on Bay Street. She thanked the Board for being cooperative and supportive of this project.

Public comment closed.

Motion: Mr. Berman made a motion to grant conceptual approval with staff's conditions except for item D and for the applicant to restudy the driveway:

- a. The applicant has called out vinyl windows on the drawings, which are not allowed in the historic district per the Beaufort Code and are considered inappropriate for the district per the Beaufort Preservation Manual. Applicant to provide a different window type.
- b. Applicant to confirm that the plans for both structures are the same.
- c. Applicant to reconsider the central access drive, reduce its width, and possibly reconsider whether the cottages should be closer together.
- d. Applicant to consider removing rear balustrades.

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

- E. **301 Carteret Street, PIN R120 004 000 0887 0000**, Addition
Applicant: Matthew McAlhaney, owner/operator

1:43:34

The applicant is requesting final approval for exterior common area improvements.

Curt Freese presented his staff report.

Public Comment:

Lise Sundrla, Historic Beaufort Foundation (HBF) said we are supportive of the project.

Public comment closed.

Motion: Mr. Berman made a motion to grant final approval with staff conditions with the exception of item B and D:

- a. Require applicant to provide an engineer's stamped notes and sketch on the structure. The columns and beam are 4" square steel tube which would be compliant with wind zone and building code requirements.
- b. The applicant must utilize a lighter weight lattice (wood or metal) for the climbing plants within the planters rather than the heavier wood slat panel.

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

Board took a brief break.

1:54:25

- F. **1013 Charles Street, PIN R120 004 000 0193 0000**, Mixed-Use Development
Applicant: Lisa Hunnicutt, LTR Enterprises, LLC

2:00:06

The applicant is requesting conceptual approval for major renovations including the addition of a second story, for an existing commercial structure.

Curt Freese presented his staff report.

Public Comment:

Lise Sundrla, Historic Beaufort Foundation (HBF) said the project has made a good transition. Ms. Sundrla said HBF agrees with staff's comments.

Public comment closed.

Motion: Mr. Woods made a motion to grant conceptual approval with staff's comments:

1. Staff strongly recommends removing the observation deck from the project altogether as it adds unnecessary height (34') to the building which does not exist in the surrounding area.
2. Staff recommends the applicant remove the barrel ceiling canopy and supporting posts at the front of the building (projecting over existing west elevation parapet wall) and replace it with a metal awning (like the ones on the ground floor) below the larger barrel ceiling.

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

G. 1406 Greene Street – Saigon with the Wind II, PIN R120 004 000 0241 0000, Renovations

Applicant: Landon Elliott Poe, owner

2:21:16

The applicant is requesting final approval, staff is recommending conceptual for a renovation of a contributing home.

Curt Freese presented his staff report.

Public Comment:

Lise Sundrla, Historic Beaufort Foundation (HBF) said commented that we are losing our mid-century modern structures within the district. HBF is supportive of the project.

Public comment closed.

Motion: Mr. Woods made a motion to grant conceptual approval per staff's comments as written:

- a. Staff supports the proposed green standing seam metal roof. Applicant to provide a cutsheet showing a specific standing seam profile.
- b. Applicant to provide a cutsheet for the new front and rear doors.
- c. The drawings depict two over one windows, which are different from the existing windows with no vertical muntins. If the applicant is planning to replace all windows, a cutsheet from the window manufacturer must be provided.
- d. Staff believes the new wood columns appear too wide and ornate for the building. Staff recommends reducing the size of the columns and simplifying the column caps. Staff also recommends adding a simple column base.
- e. Staff does not support the use of tabby as a foundation material. Per Chapter 7, page 109 of the Beaufort Preservation Manual, "Faux tabby, consisting of cementitious material with oyster shell fragments pressed or shot into the surface, is both functionally and aesthetically inappropriate and should be avoided in both repairs and new construction." Staff recommends eliminating the tabby finish and doing a smooth stucco finish. Applicant to specify a color for the stucco.
- f. Staff has concerns regarding the new stucco and siding on the left and right (east and west) facades and how it is applied on the existing CMU and terminates 12' from the front plane. Since the CMU wall is one continuous plane, these new materials would be applied directly to the face of the CMU, leaving the edge as an awkward termination

that shows the depth of the siding and cornerboard, skirtboard, and stucco. Staff recommends that if the applicant wishes to add the stucco and siding, this should be added around the entirety of the building or not added at all.

- g. Staff recommends that if the applicant utilizes a new siding material, they should choose either board and batten siding or lap siding, instead of using both and changing the material on each façade. Please note that lap siding is shown on the elevation drawings, but the note calls out board and batten siding.
- h. Applicant to provide typical window head, sill, and jamb details, especially for the windows surrounded by new siding. Staff has concerns that the new casings and sills will be too “flat” on the CMU portions in comparison to the ones in the proposed new siding areas. Staff is concerned with how the applicant will case the windows in the CMU walls and connect to the existing masonry sills. As drawn, these areas appear as picture framed casing which is not allowed per the Beaufort Code. The windows must have a projecting sill.
- i. Applicant appears to be adding Bermuda shutters on two of the left (west) façade windows. Provide a cutsheet for the shutters and note that they must be operable.
- j. Applicant depicts exposed rafters around the building that do not currently exist. Applicant to show a typical wall section that shows the new exposed rafters.
- k. Applicant to label elevations with cardinal directions.

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

H. 101 Scott Street, PIN R120 004 000 0948 0000, New Construction

2:55:17

Applicant: Adam Biery, Beaufort Design Build, agent for Greens Drugstore, LLC.

The applicant is requesting final approval for a new three and two story building.

Curt Freese presented his staff report.

Public Comment:

Lise Sundrla, Historic Beaufort Foundation (HBF) said we are supportive of the project and appreciate the modifications that have been made.

Public comment closed.

Motion: Ms. Petrella made a motion to grant final approval to the project with staff's recommendations:

1. On sheet G102 table 1, Dry Flood proofing has not been marked. Under the National Flood Insurance Program (NFIP), the dry floodproofing of non-residential buildings may be permitted as an alternative to elevating to or above the Base Flood Elevation (BFE) or for certain flood zones, the natural Highest Adjacent Grade (HAG). A dry floodproofing design certification is required for non-residential structures that are dry floodproofed and the dry floodproofed non-residential portions of mixed-use buildings. FEMA Form 206-FY-21-122 NFIP Residential Basement Floodproofing Certificate is required for the residential portions of mixed-use buildings.

2. Provide the elevation showing the height of the dry flood proofing or dry flood proofing is being considered.

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

Mr. Freese reminded board members of the training on 7/19/24 at 9:00 am at the Landing Pad.

Mr. Sutton asked about re-election of the board members since there is a new member. Mr. Freese said we don't need to have a re-election until November.

ADJOURNMENT

1:18:15

Mr. Woods made a motion seconded by Mr. Sutton to adjourn. The meeting ended at 5:17 pm.

DRAFT

801 CARTERET STREET

RENOVATIONS



STAFF REPORT: 801 Carteret Street – Conceptual Approval

DATE: August 14, 2024

GENERAL INFORMATION		
Applicant:	Arnie McClure, Coast Architects, Inc.	
Site Location/Address:	801 Carteret Street; R120-004-000-0433-0000	
Applicant's Request:	The applicant is requesting conceptual approval for major renovations including the addition of a larger building entrance on the north facade.	
Current Zoning:	T4-N	
Contributing/Neighborhood	Non-Contributing	
Flood Zone/Base Flood	Flood Zone X, Elevation: ~17'-18'	
Existing Trees	No tree survey submitted	
ZONING DISTRICT INFORMATION		
	<u>IC</u>	
Minimum Lot Width:	50 ft.	
Max. Impervious Surface Coverage:	65% max.	
Min. Frontage Build Out	N/A	
Front Setback	10' min/Max setback shall not exceed average max. setback on same side of block, build-to line of adjacent T-zone shall also be considered	
Side Setback	Side Setback (Corner): 5' min., max. setback shall not exceed average setback on same side of block; build-to line of adjacent T-zone shall also be considered Side Setback (Interior): 10 ft. min., 25 ft. min. when abutting T3 districts	
Rear Setback	25' min.	
Building Height:	4 stories max	
SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS		
<u>Adjacent Zoning</u>	<u>Adjacent Land Uses</u>	<u>Setbacks for Adjacent Zoning /Buffer required if rezoned</u>
North: IC	2-story Educational Building	N/A
South: T4-HN/T4-N	Historic Homes	N/A
East: T4-HN	Historic Homes	N/A
West: T4-N	Historic Homes	N/A

Background: The applicant is requesting conceptual approval for major renovations to the existing one-story building located behind the old Beaufort College building. The original 9,000 SF building was built

in 1965, with the first addition constructed in 1977 (7,500 SF) and the second addition in 1998 (6,500 SF). The applicant is proposing to move the HVAC equipment from the roof to a mechanical yard facing New Street, install a new roof, repair an//d repaint exterior walls, replace exterior doors, repair and paint existing windows, potentially add solar panels, and partially demolish a portion of the circa 1998 north addition to construct a larger building entrance off Washington Street. The existing roof height is 11'-2 ½", and a height for the new building entrance has not been provided at this time. The applicant has attended an HTRC meeting with notes provided below.

HTRC 07/09/2024 Comments:

- ✓ Overall, staff is supportive of the proposed changes to the existing structure.
- ✓ Provide a detail of the existing windows with the new solid panel (in lieu of the existing louvers which are to be removed). Will these solid panels be metal? Wood?
- ✓ Provide a paint color for existing windows.
- ✓ Provide a paint color for masonry walls (or will they be repainted to match existing?)
- ✓ Provide cutsheets for new storefront windows and doors.
- ✓ Provide a cutsheet for new wall-mounted exterior light fixtures.
- ✓ Provide a section through the new clerestory area and show the height of this new area.
- ✓ Provide cutsheets for new metal standing seam roof
- ✓ Pictures are needed of all sides. The Carteret Street façade alterations are difficult to determine without pictures.
- ✓ Provide pictures of the relocated pre-cast panels and illustrate how they will be mounted – exposed fasteners?
- ✓ Provide a cutsheet for new solar shade awnings.
- ✓ Provide more information on the solar panels that are to be mounted on the roof.
- ✓ The new entry way and cornice on pilasters need further study. They seem at odds with the rest of the building as nowhere else does the decorative cornice touch the roof.

Exterior Materials

	Material	Color
Exterior Cladding	Painted masonry	To be provided

Doors:	Glass Storefront	To be provided
Windows:	Existing Metal Windows New Storefront Windows	To be provided
Awning/Parapet	Will retain existing parapet roof form, add metal awning on front shopfront and second story porch	To be provided
Roof	Metal deck/SBS roofing on existing building Standing seam metal roof over new building entrance	To be provided
Existing Trees on Site:	Tree survey is required.	
Flood Ordinance:	All structures are well above the 13' flood requirement.	

Tree Removal Proposed:

No trees are proposed to be removed.

Surrounding Area:

This property is located in the Point neighborhood. The buildings on the block and surrounding area are made up of historic residences and other educational buildings for the University of South Carolina-Beaufort. The buildings vary in size and scale from one- and two-story historic frame dwellings to newer two- to three-story collegiate masonry buildings.

Findings for New Historic Infill

Section 4.7 of the Development sets the standards the HRB must use in considering an infill project in the historic district. Section 4.7 states, “The District is the Resource, Not Only Its Individual Parts: Beaufort is comprised of a number of individually significant buildings. Additionally, Beaufort’s historic areas are significant as a collective whole, and shall be considered as such and protected in their entirety. This is the primary, overarching principle.” To this end, seven integrity standards found in Section 4.7.2 — why,

where and when a property is important — were created to be upheld in all new construction and rehabilitation projects. Guidelines for determining integrity, and staff analysis of each are found below:

<u>4.7.2 Integrity Guidelines</u>	<u>Rationale</u> <u>Present</u> <u>(yes/no)</u>	<u>Staff Analysis of Rationale</u>
1. Location: This is the relationship between the property and its historical context.	Yes	<ul style="list-style-type: none"> ✓ The structure currently exists on the lot with alterations proposed. The building complex surrounds the Old Beaufort College building.
2. Design: This is the combination of elements that create the feeling of a district or structure. These elements include building patterns, streetscapes, site elements, building size, mass and scale, spatial relationships, and specific architectural elements and details	Yes	<ul style="list-style-type: none"> ▪ The addition is sensitive to the original size, mass and scale of the building while establishing a new building entrance that clearly announces the entrance to the public.
3. Setting: This is the physical environment of a property and should be evaluated on its context as well as on the historical role the property has played and continues to play. Important features include topography, vegetation, man-made features, and relationships between existing structures and their surroundings.	Yes	<ul style="list-style-type: none"> ✓ The surrounding properties are mostly residential, with educational buildings to the immediate north and west. The subject building is one part of the educational buildings on the USCB complex.
4. Materials: These are the physical elements that make up a property or district.	Yes	<ul style="list-style-type: none"> ✓ The building has architectural details and materials that are typical for commercial buildings in the historic district constructed around the same time. Alterations and additions are sensitive to and consistent with the materials found within the existing building.

<p>5. Workmanship: This is the physical evidence of the crafts of a particular culture or time period. This particularly applies to rehabilitation projects, but for new infill projects, workmanship of surrounding structures should be considered and respected. Retaining the details of the original craft and craftsman (i.e., wood, masonry, tabby etc.) of the original building ensures the historic fabric is retained and serves as an important component of the integrity and the patina of age of individual structures and the district as a whole.</p>	<p>Yes</p>	<p>✓ The building shares common architectural details and materials found in several other commercial buildings in Beaufort, such as the painted masonry walls. The alterations are sensitive to and consistent with the details and materials found within the existing building.</p>
<p>6. Feeling: This is the property's expression of the aesthetic or historic sense of a particular period of time. This particularly applies to rehabilitation projects, but for new infill projects, the feeling of surrounding structures should be considered and respected.</p>	<p>Yes</p>	<p>✓ This is a wide interior lot on the block, next to two-story homes.</p>
<p>7. Association: This is the direct link between an important historic event or person and a property. This particularly applies to rehabilitation projects, but for new infill projects, association of particular sites and neighborhoods should be considered.</p>	<p>N/A</p>	<p>✓ Staff has not found any relevant history or persons directly linked to this specific property.</p>

FINDINGS AND RECOMMENDATIONS

Staff Recommendation:

Staff recommends Conceptual approval of the proposed alterations and additions to the existing structure, in that it satisfies the intent of the Beaufort Preservation Manual and requirements of the Beaufort Code, with the following conditions:

- 1) Staff is supportive of the proposed alterations and addition and believes they are sensitive**

to the existing building.

- 2) Applicant to provide an overall height for the new building entrance, as well as sections through the addition.**
- 3) Applicant to provide cutsheets for any decorative exterior lights.**
- 4) Applicant to provide cutsheets and color selections for all exterior materials for the next submission. Applicant to clarify if the masonry walls and existing metal windows will be painted to match existing.**
- 5) Applicant to provide typical window and door details for any new windows/doors.**

✓ 7/30 Sent to Maria



DEVELOPMENT REVIEW PROCESS HISTORIC REVIEW BOARD APPLICATION

Community Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
Email: development@cityofbeaufort.org / website: www.cityofbeaufort.org

\$ PAID 8/11/24
 Staff Review
 Board Review
\$ 250
Application Fee:
see attached schedule

OFFICE USE ONLY: Date Filed: 7/26 Application #: 27332 Zoning District: IC
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://cityofbeaufort.org/372/Historic-District-Review-Board>

Submittal Requirements: All forms and information shall be submitted digitally + 5 hardcopies of all documents. In addition to a complete application form, applicants shall submit the required items according to the checklists on the subsequent page. **Submittals are due by 12:00 noon on the 2nd Friday before the meeting you want to attend.**

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: ARNIE MCCLURE, COAST ARCHITECTS, INC.

Applicant Address: 671 SAINT ANDREWS BLVD., CHARLESTON, SC 29407

Applicant E-mail: ARNIE@COASTARCHITECTS.NET Applicant Phone Number: 843.693.2656

Applicant Title: Homeowner Tenant Architect Engineer Developer

Owner (if other than the Applicant): THE UNIVERSITY OF SOUTH CAROLINA

Owner Address: CO JOHN THOMAS, 1206 FLORA ST., COLUMBIA, SC 29208

Project Name: USCB SANDSTONE BUILDING RENOVATION

Property Address: 801 CARTERET ST.

Property Identification Number (Tax Map & Parcel Number): R120 004 000 0433 0000

Date Submitted: 07.10.2024

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

Applicant's Signature: [Signature] Date: 07.10.2024

Owner's Signature: [Signature] Date: 7/3/2024

(The owner's signature is required if the applicant is not the owner.)
See Section 9.10 of the Beaufort Code for complete information about Certificates of Appropriateness and Section 10.7 for complete information about the Historic Review Board | This form is also available online at www.cityofbeaufort.org | updated Dec. 18, 2023)



DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW BOARD APPLICATION

Community Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
Email: development@cityofbeaufort.org / website: www.cityofbeaufort.org

- Staff Review
Board Review

Application Fee:
see attached schedule

Required Project Information

Project Name: R120 004 000 0433 0000

Property Size in Acres: 1.0 Proposed Building Use: EDUCATIONAL

Nature of Work (check all that apply):

- New Construction, Primary Structure
Demolition*
Relocation*
New Construction, Primary Structure
Alterations / Additions
*Demolition and Relocation requires a public hearing

Building Square Footage (if multiple buildings, please list each one and their square footage by floor):
22,700 SQ. FT.

Is this project a redevelopment project? [X] Y [] N
Are there existing buildings on the site? [X] Y [] N if yes, will they remain? [X] Y [] N

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

RENOVATION OF EXISTING ONE-STORY BUILDING LOCATED BEHIND THE OLD BEAUFORT COLLEGE BUILDING. THE BUILDING WAS CONSTRUCTED IN 3 PHASES. THE ORIGINAL CONSTRUCTION, BUILT AROUND 1965, CONSISTS OF APPROXIMATELY 9,000 SQ. FT. AND RUNS ALONG NEW STREET ON THE EAST SIDE OF THE SITE. A 7,500 SQ. FT. WING ON THE SOUTH SIDE OF THE SITE ALONG DUKE STREET WAS ADDED AROUND 1977. A 2ND WING OF APPROXIMATELY 6,200 SQ. FT. WAS ADDED AROUND 1998 ON THE NORTH SIDE OF THE SITE ALONG WASHINGTON STREET. THE PROJECT INCLUDES A COMPLETE INTERIOR RENOVATIONS TO PROVIDE STUDENT COLLABORATION SPACES, CLASSROOMS, MEDIA CENTER, LABORATORIES, AND FACULTY OFFICES. THE EXTERIOR WORK INCLUDES REMOVAL OF HVAC ROOFTOP EQUIPMENT, NEW ROOFING, POSSIBLE SOLAR PANELS, EXTERIOR WALL REPAIRS AND PAINTING, DOOR REPLACEMENT, WINDOW REPAIRS AND PAINTING, AND PARTIAL DEMOLITION OF A SECTION OF THE 1998 BUILDING AND THE ADDITION OF A NEW BUILDING ENTRANCE ALONG WASHINGTON STREET TO CREATE A PROMINENT BUILDING ENTRANCE AND MORE DIRECTLY ADDRESS STUDENT ACCESS FROM THE ADJACENT CENTER FOR THE ARTS. ALL HVAC WILL BE GROUND MOUNTED IN EXIST. MECHANICAL YARD ON NEW STREET (NOT ON ROOF).

CONTACT INFORMATION:

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

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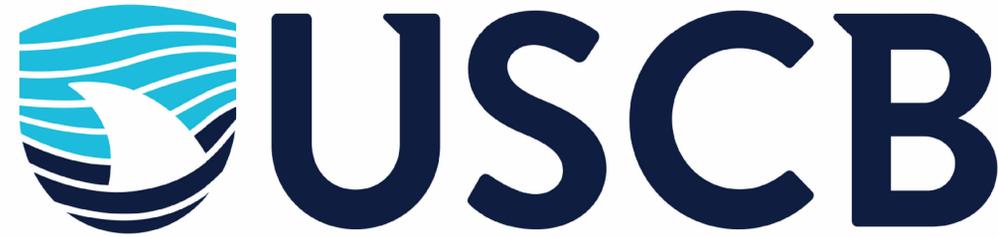
ABBREVIATIONS

ACT	ACOUSTICAL CEILING TILE
ADA	AMERICAN WITH DISABILITIES ACT
A.F.F.	ABOVE FINISH FLOOR
ALUM.	ALUMINUM
ANOD.	ANODIZED
ASF	ALUMINUM STOREFRONT
ARCH.	ARCHITECTURAL/ARCHITECT
@	AT
BRG.	BEARING
BTM.	BOTTOM
BLDG.	BUILDING
(C)	CAULK
CAB.	CABINET
C.F.C.I.	CONTRACTOR FURNISHED, CONTRACTOR INSTALLED
C.F.O.I.	CONTRACTOR FURNISHED, OWNER INSTALLED
CLG.	CEILING
CPT	CARPET
CTR.	CENTER
CLOS.	CLOSET
COL.	COLUMN
CONC.	CONCRETE
C.J.	CONTROL JOINT
DTL.	DETAIL
DIA.	DIAMETER
DIM.	DIMENSION
DN	DOWN
DWG.	DRAWING
EA.	EACH
ELEC.	ELECTRIC/ELECTRICAL
E.W.C.	ELECTRIC WATER COOLER
ELEV.	ELEVATION-GRADE OR B.L.G.
E.Z.E.J.	EXPANSION JOINT
EPS	EXTRUDED POLYSTYRENE
EQ.	EQUAL
EQUIP.	EQUIPMENT
E.F.	EXHAUST FAN
EXIST. (E)	EXISTING
EXT.	EXTERIOR
FT.	FEET
FIN.	FINISH
F.E.	FIRE EXTINGUISHER ON BRACKET
F.E.C.	FIRE EXTINGUISHER CABINET
FLR.	FLOOR
FRT	FIRE RETARDANT TREATED
F.D.	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
GALV.	GALVANIZED
GA	GAUGE
GWB	GYPSUM WALLBOARD
GYP.BD.	GYPSUM BOARD
HC	HANDICAP ACCESSABLE
HDWR.	HARDWARE
HT.	HEIGHT
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
INSUL.	INSULATION
INT.	INTERIOR
JAN.	JANITOR
JT.	JOINT
K.S.	KNEE SPACE
LAM.	LAMINATE
LAV.	LAVATORY
LVT	LUXURY VINYL TILE
MFR.	MANUFACTURER
M.O.	MASONRY OPENING
MATL.	MATERIAL
MAX.	MAXIMUM
MECH.	MECHANICAL
MTL.	METAL
(N)	NEW
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O.F.C.I.	OWNER FURNISHED, CONTRACTOR INSTALLED
OPNG.	OPENING
O.H.	OPPOSITE HAND
O.R.D.	OVERFLOW ROOF DRAIN
(P)	PAINT
PL	PLASTIC LAMINATE
PLYWD	PLYWOOD
PR	PAIR
PREF.	PREFINISHED
PREFAB.	PREFABRICATED
P.T.	PRESSURE TREATED
RAD., R.	RADIUS
RE.	REFERENCE
REINF.	REINFORCE/REINFORCING
REQD.	REQUIRED
R.D. (L)	ROUGH OPENING
R.O.	ROUGH OPENING
SHT.	SHEET
SIM.	SIMILAR
SPECS.	SPECIFICATIONS
S.S.	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
STRUCT.	STRUCTURAL
TEL.	TELEPHONE
TR.	TREATED
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
(V)	VERIFY
VCT	VINYL COMPOSITE TILE
VERT.	VERTICAL
VTR	VENT THROUGH ROOF
WC	WATER CLOSET
WD.	WOOD



SANDSTONE BUILDING RENOVATION

801 CARTERET STREET
BEAUFORT, SOUTH CAROLINA



UNIVERSITY OF SOUTH CAROLINA BEAUFORT

coast
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671 St. Andrews Blvd., Charleston, SC 29407
Phone: 843.763.7064 Fax: 843.763.7061
www.coastarchitects.net

07.26.2024

OWNER	LOCATOR MAP	DRAWING INDEX
<p>UNIVERSITY OF SOUTH CAROLINA 1206 FLORA STREET COLUMBIA, SC 29201</p>		<p>G001 TITLE SHEET, DRAWING INDEX & LOCATOR MAP</p>
<p>ARCHITECTURAL</p> <p>COAST ARCHITECTS, INC. 671 SAINT ANDREWS BLVD. CHARLESTON, SC 29407 843.763.7064</p>		<p>PH001 EXSITING BUILDING PHOTOGRAPHS PH002 EXISTING BUILDING PHOTOGRAPHS PH003 EXISTING BUILDING & CONTEXT PHOTOGRAPHS PH003 CONTEXT PHOTOGRAPHS</p>
<p>STRUCTURAL ENGINEERING</p> <p>FORTRESS ENGINEERING PO BOX 963 HOLLYWOOD, SC 29449-0963 843.670.4167</p>		<p>S001 EXISTING SITE CONDITIONS</p>
<p>PLUMB/MECH/FIRE PROT. ENGINEERING</p> <p>MECA, INC. 2330 MAIN STREET COLUMBIA, SC 29201 803.765.9421</p>		<p>D101 DEMOLITION FLOOR PLAN D102 DEMOLITION REFLECTED CEILING PLAN D103 DEMOLITION ROOF PLAN D201 DEMOLITION EXTERIOR ELEVATIONS</p>
<p>ELECTRICAL ENGINEERING</p> <p>GWA, INC. 168 LAURELHURST AVENUE COLUMBIA, SC 29210 803.252.6919</p>		<p>A100 BUILDING CHRONOLOGY PLAN A101 RENOVATION FLOOR PLAN A102 RENOVATION REFLECTED CEILING PLAN A103 RENOVATION ROOF PLAN A201 RENOVATION EXTERIOR ELEVATIONS A202 RENOVATION EXTERIOR ELEVATIONS A701 PERSPECTIVE A702 PERSPECTIVE A703 PERSPECTIVE A704 PERSPECTIVE A705 PERSPECTIVE A706 PERSPECTIVE A707 PERSPECTIVE A708 PERSPECTIVE</p>

USCB SANDSTONE BUILDING RENOVATION (H36-9521-ML) 801 CARTERET STREET - BEAUFORT, SC

Revisions	
Rev. No.	Rev. Date

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CHECKED BY: XXX
DATE: 07.26.2024
COAST PROJECT NO.: 2335.00

TITLE SHEET & DRAWING INDEX

G001

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OVERALL VIEW OF SANDSTONE BUILDING BEHIND OLD BEAUFORT COLLEGE BUILDING FROM CARTERET ST. LOOKING EAST



WEST ELEVATION OF NORTH WING



SOUTH ELEVATION OF WEST WING



WEST ELEVATION OF CENTER SECTION



NORTH END OF HISTORY MURAL WALL FROM COURTYARD LOOKING SE



SOUTH END OF HISTORY MURAL WALL LOOKING EAST



NORTH ELEVATION OF SOUTH WING FROM COURTYARD

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EXISTING
BUILDING
PHOTOGRAPHS

PH001

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12:04:21 PM

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WEST ELEVATION OF SOUTH WING



SOUTH ELEVATION OF SOUTH WING



SOUTHEAST CORNER OF BUILDING (NEW AND DUKE ST. INTERSECTION)



EAST ELEVATION OF CENTER SECTION (DUKE STREET)



EAST ELEVATION OF CENTER SECTION (DUKE STREET)



EAST ELEVATION OF CENTER SECTION (DUKE STREET)



EAST ELEVATION OF CENTER SECTION (DUKE STREET)



EAST ELEVATION OF CENTER SECTION (DUKE STREET)

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EXISTING
BUILDING
PHOTOGRAPHS

PH002

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NORTHEAST CORNER OF BUILDING (NEW AND WASHINGTON INTERSECTION)



NORTH ELEVATION OF NORTH WING (WASHINGTON ST)



DUKE STREET LOOKING EAST FROM CARTERET STREET



DUKE STREET LOOKING SOUTHWEST



DUKE STREET LOOKING SOUTHEAST



DUKE AND NEW STREET INTERSECTION LOOKING EAST



DUKE AND NEW STREET INTERSECTION LOOKING NORTH



NEW AND WASHINGTON INTERSECTION LOOKING SOUTH



NEW AND WASHINGTON INTERSECTION LOOKING NORTH

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**EXIST. BUILDING &
CONTEXT
PHOTOGRAPHS**

PH003

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NORTHEAST CORNER OF BUILDING (NEW AND WASHINGTON INTERSECTION)



NORTH ELEVATION OF NORTH WING (WASHINGTON ST)



DUKE STREET LOOKING EAST FROM CARTERET STREET



VIEW OF WASHINGTON STREET CROSSWALK AND NORTH ELEVATION OF SANDSTONE BUILDING FROM CENTER FOR THE ARTS LOOKING SOUTH

1 2 3 4 5 6 7 8 9 10

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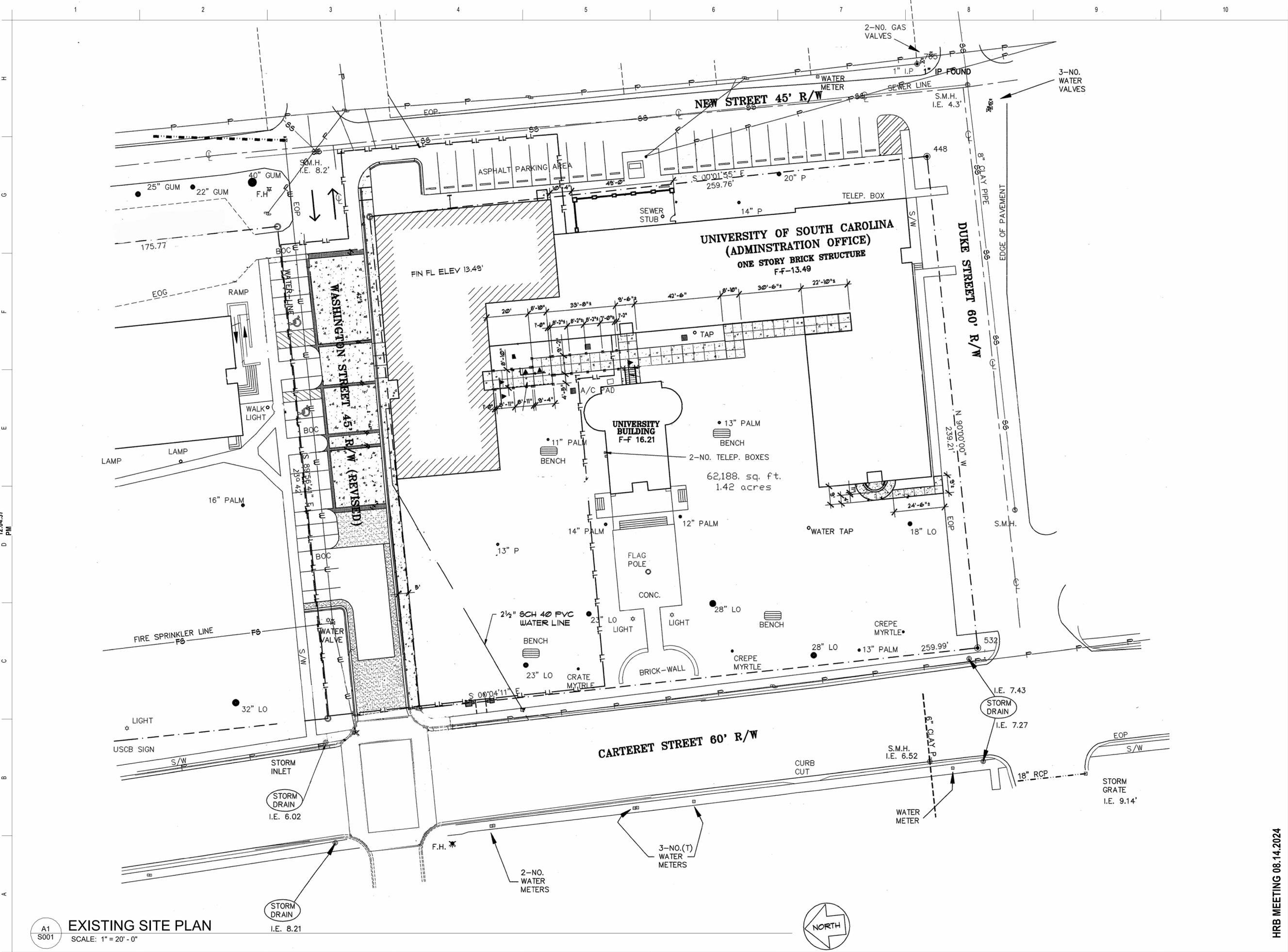
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CONTEXT
PHOTOGRAPHS

PH004

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A1
S001
EXISTING SITE PLAN
SCALE: 1" = 20' - 0"

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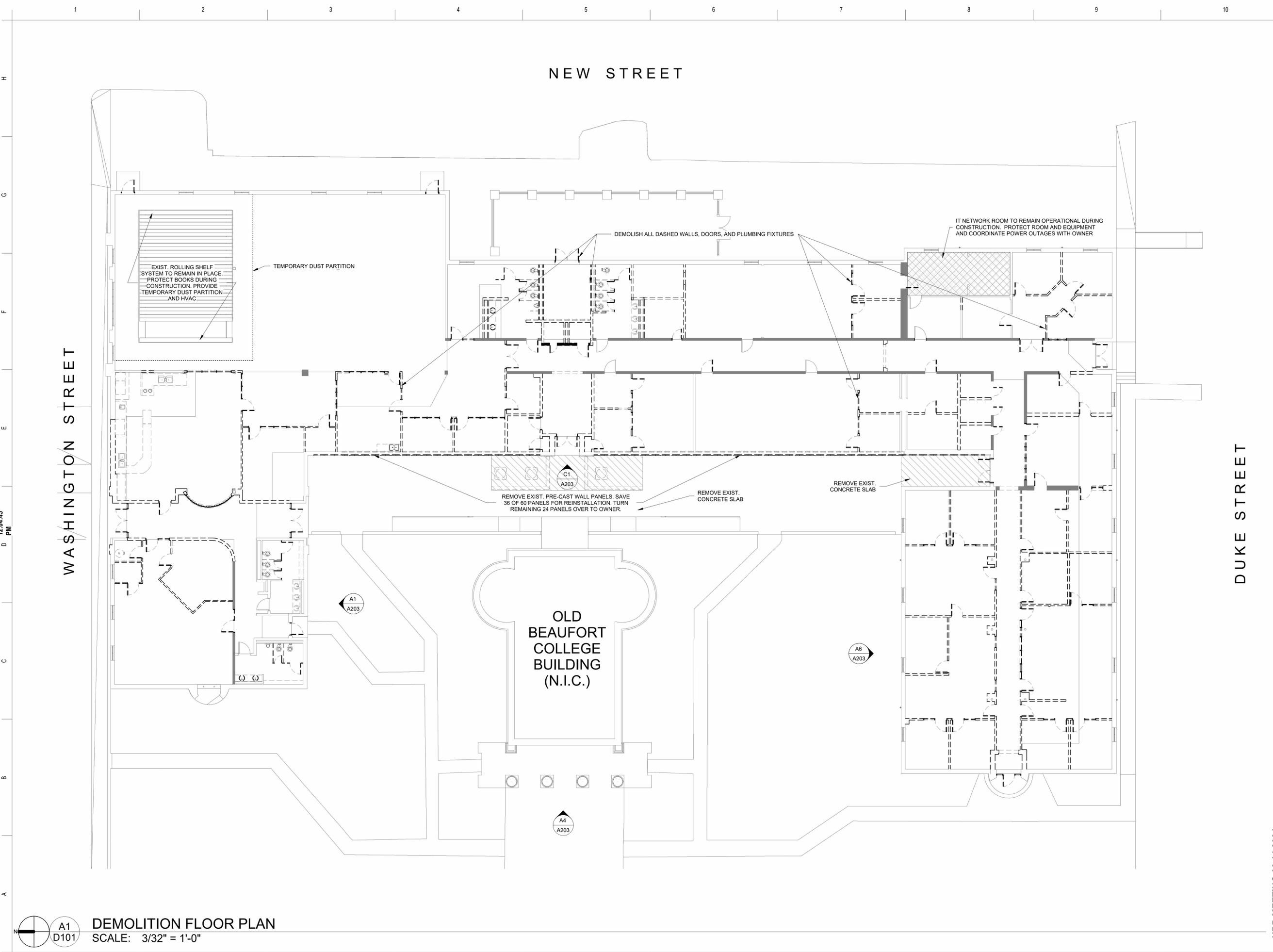
**EXISTING SITE
CONDITIONS**

S001

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12:04:45 PM



DEMOLITION FLOOR PLAN
SCALE: 3/32" = 1'-0"

NEW STREET

WASHINGTON STREET

DUKE STREET

OLD
BEAUFORT
COLLEGE
BUILDING
(N.I.C.)

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**DEMOLITION
FLOOR PLAN**

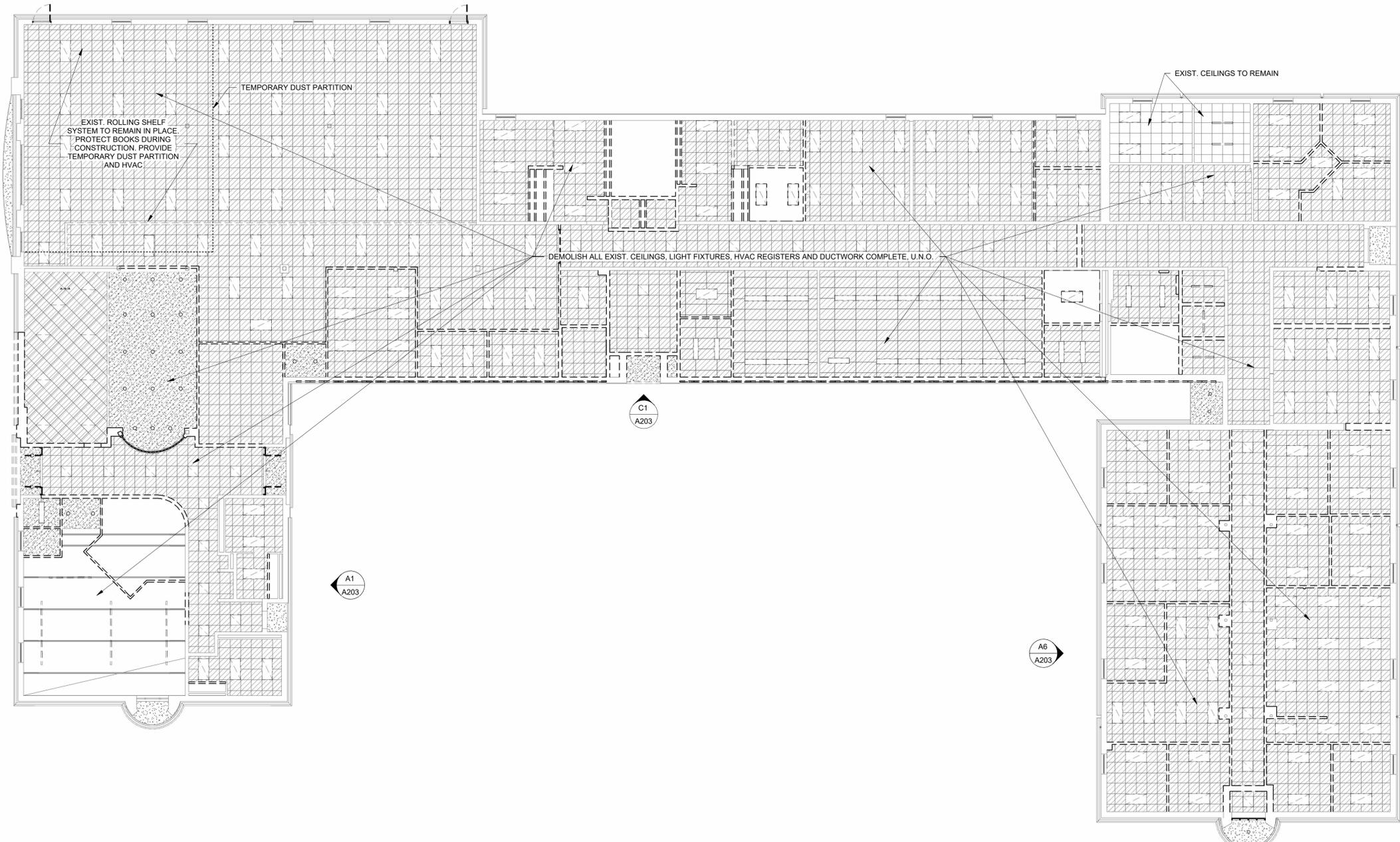
D101

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E1
A201
C1
D201

12:05:09
PM

A1
D102

DEMOLITION REFLECTED CEILING PLAN

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

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DEMOLITION REFLECTED CEILING PLAN

D102

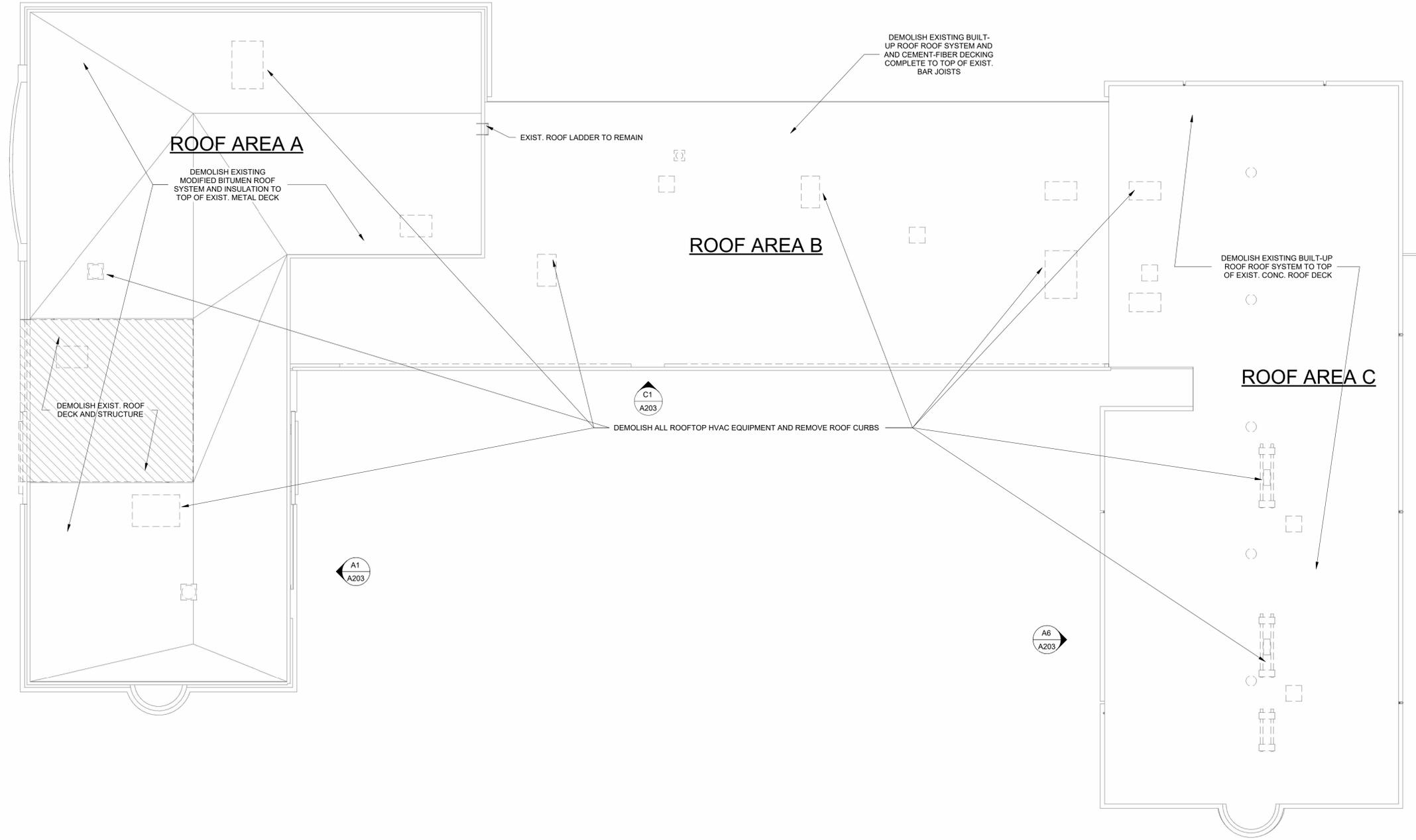
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H G F E D C B A



A1
D103 **DEMOLITION ROOF PLAN**
SCALE: 3/32" = 1'-0"

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RENOVATION (H36-9521-ML)**
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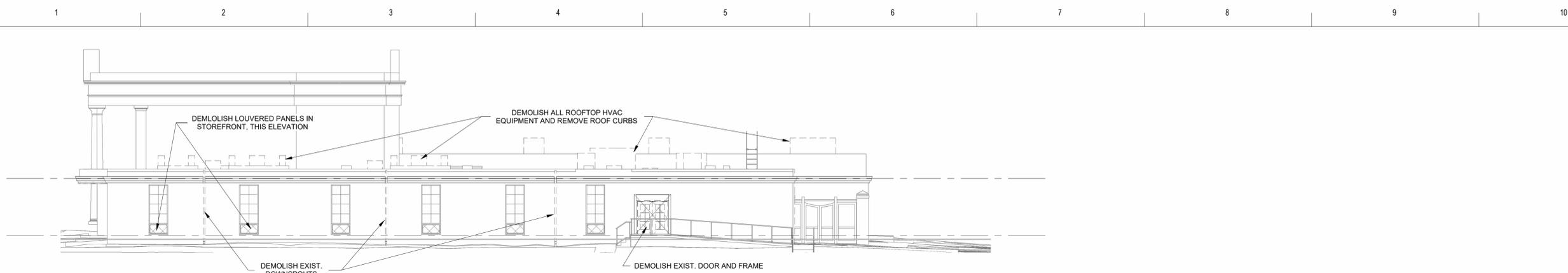
**DEMOLITION
ROOF PLAN**

D103

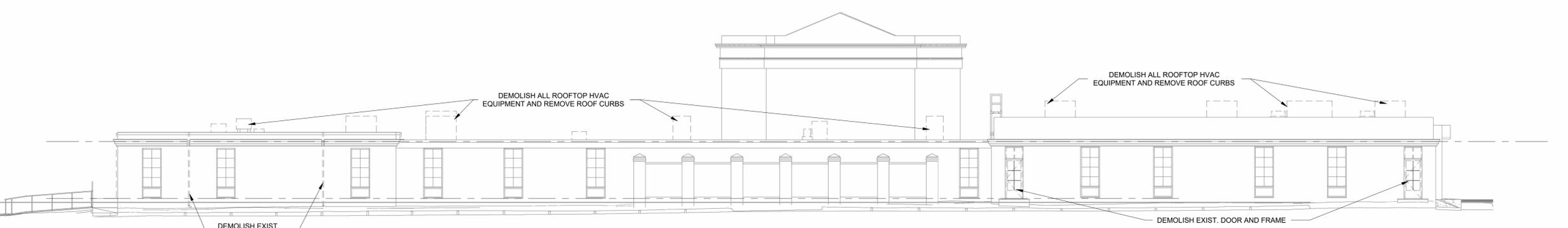
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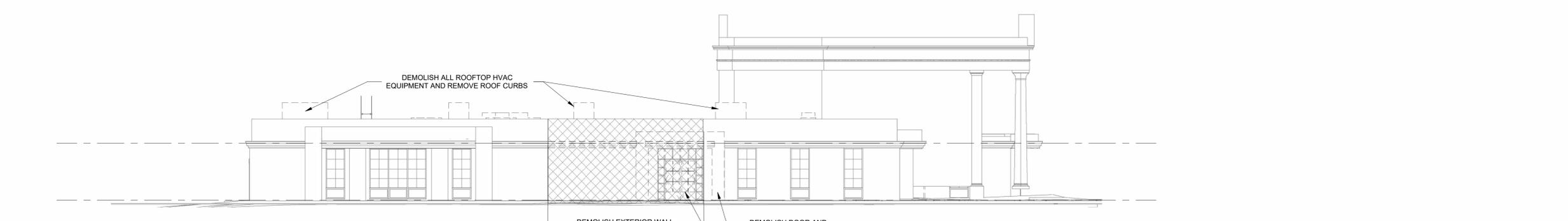
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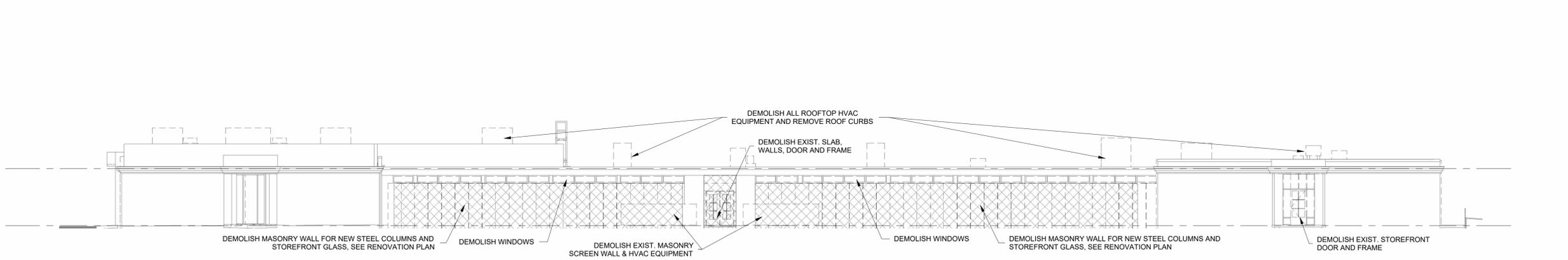
G1
D201 **DEMOLITION SOUTH ELEVATION (DUKE STREET)**
SCALE: 3/32" = 1'-0"



E1
D201 **DEMOLITION EAST ELEVATION (NEW STREET)**
SCALE: 3/32" = 1'-0"



C1
D201 **DEMOLITION NORTH ELEVATION (WASHINGTON ST.)**
SCALE: 3/32" = 1'-0"



A1
D201 **DEMOLITION WEST ELEVATION (CARTERET STREET)**
SCALE: 3/32" = 1'-0"

1 2 3 4 5 6 7 8 9 10

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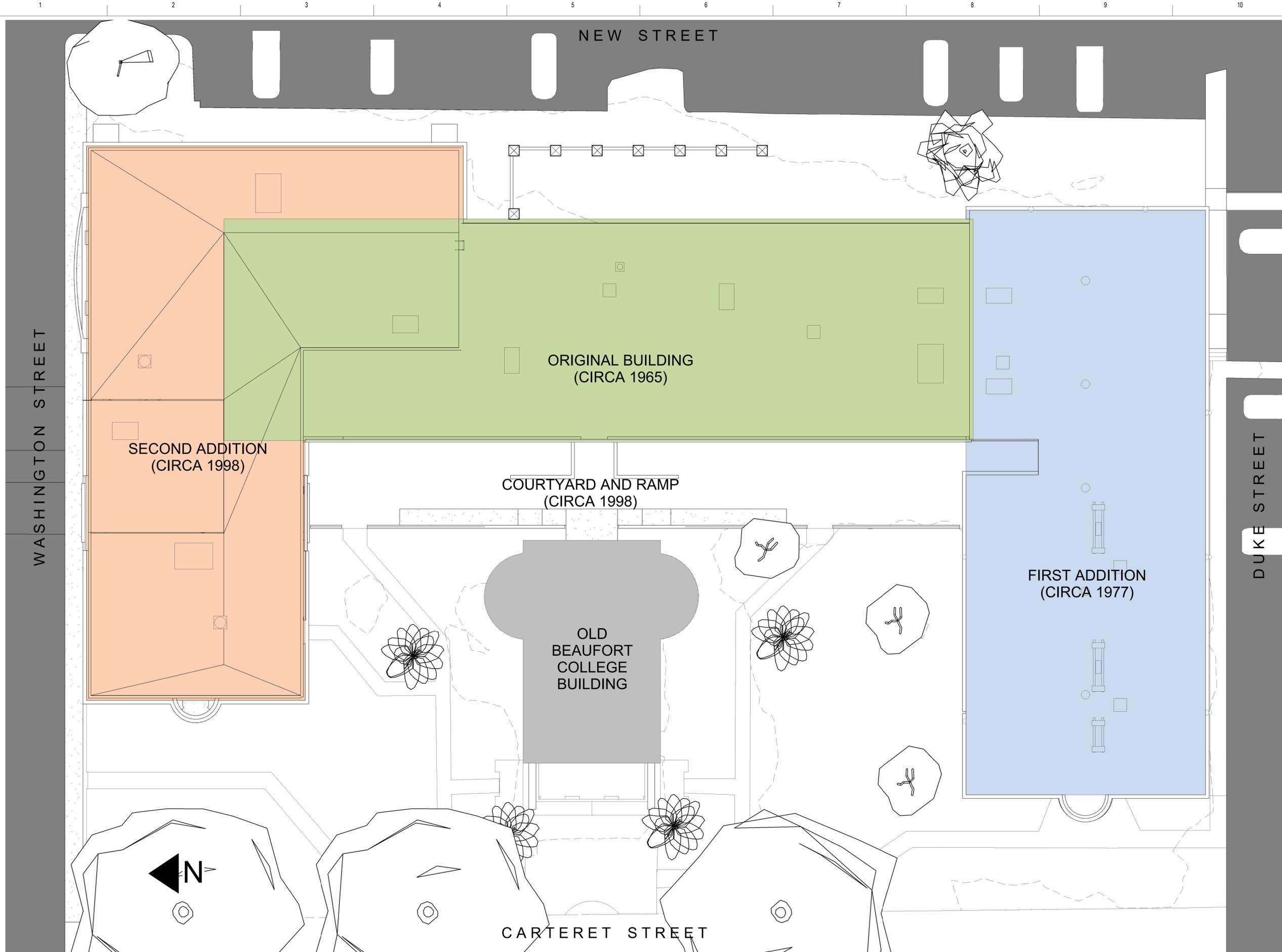
**DEMOLITION
EXTERIOR
ELEVATIONS**

D201

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12:06:44 PM



A1 BUILDING CHRONOLOGY PLAN
A-100 SCALE: 1" = 10'-0"

NEW STREET

WASHINGTON STREET

DUKE STREET

CARTERET STREET

ORIGINAL BUILDING
(CIRCA 1965)

SECOND ADDITION
(CIRCA 1998)

COURTYARD AND RAMP
(CIRCA 1998)

OLD
BEAUFORT
COLLEGE
BUILDING

FIRST ADDITION
(CIRCA 1977)

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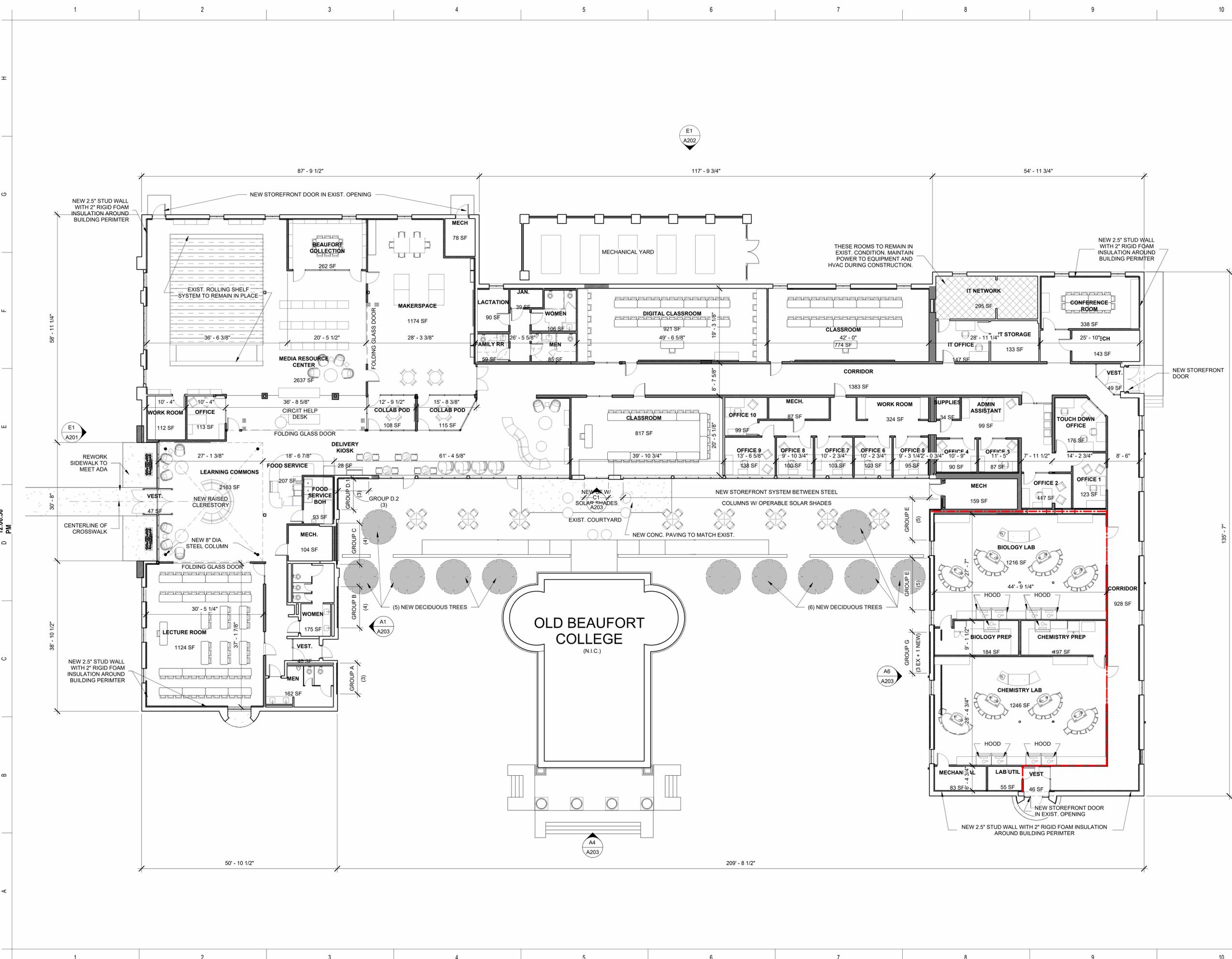
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**BUILDING
CHRONOLOGY
PLAN**

A-100

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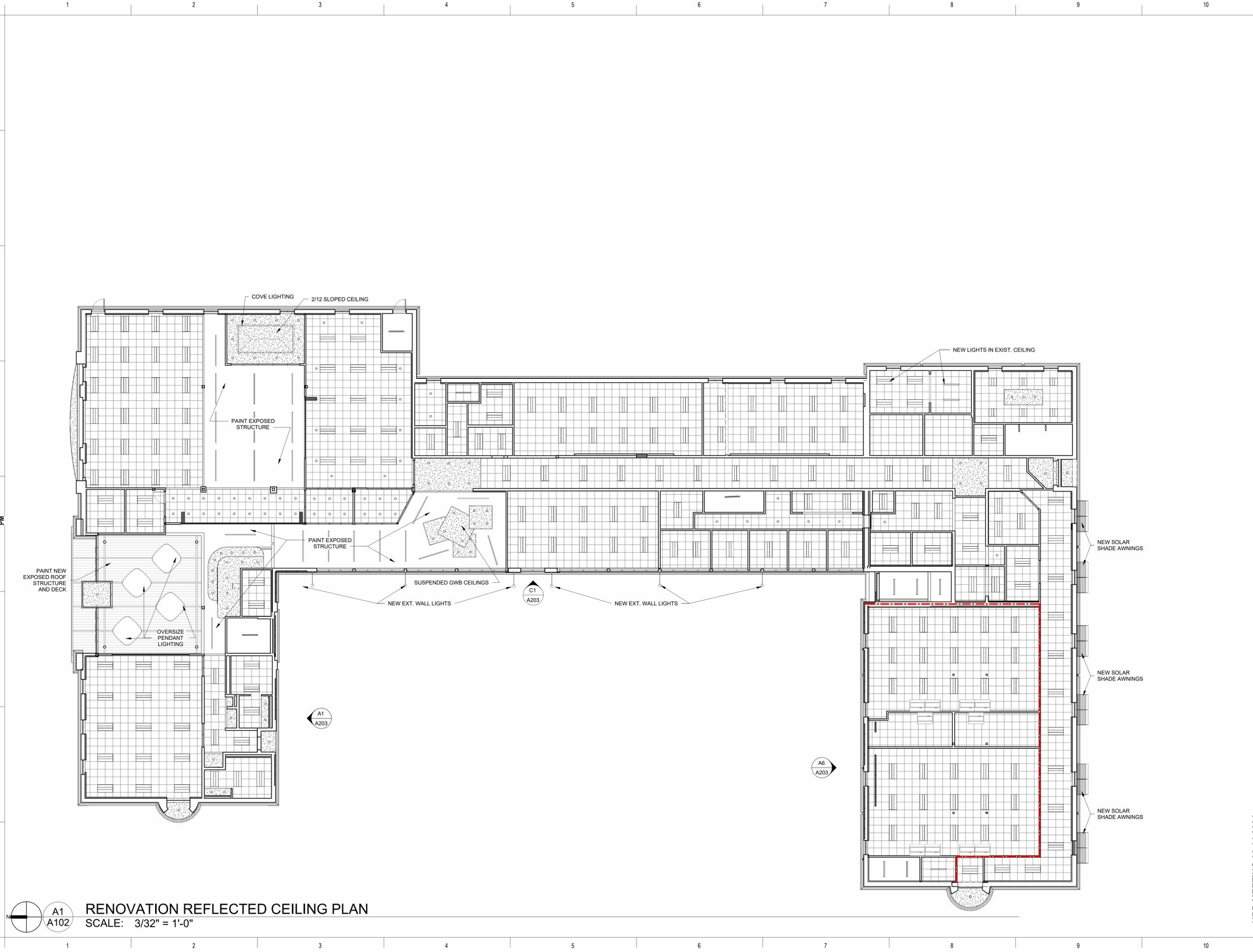
**RENOVATION
FLOOR PLAN**

A101

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12:07:21 PM



RENOVATION REFLECTED CEILING PLAN
SCALE: 3/32" = 1'-0"

07.26.2024

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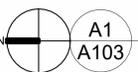
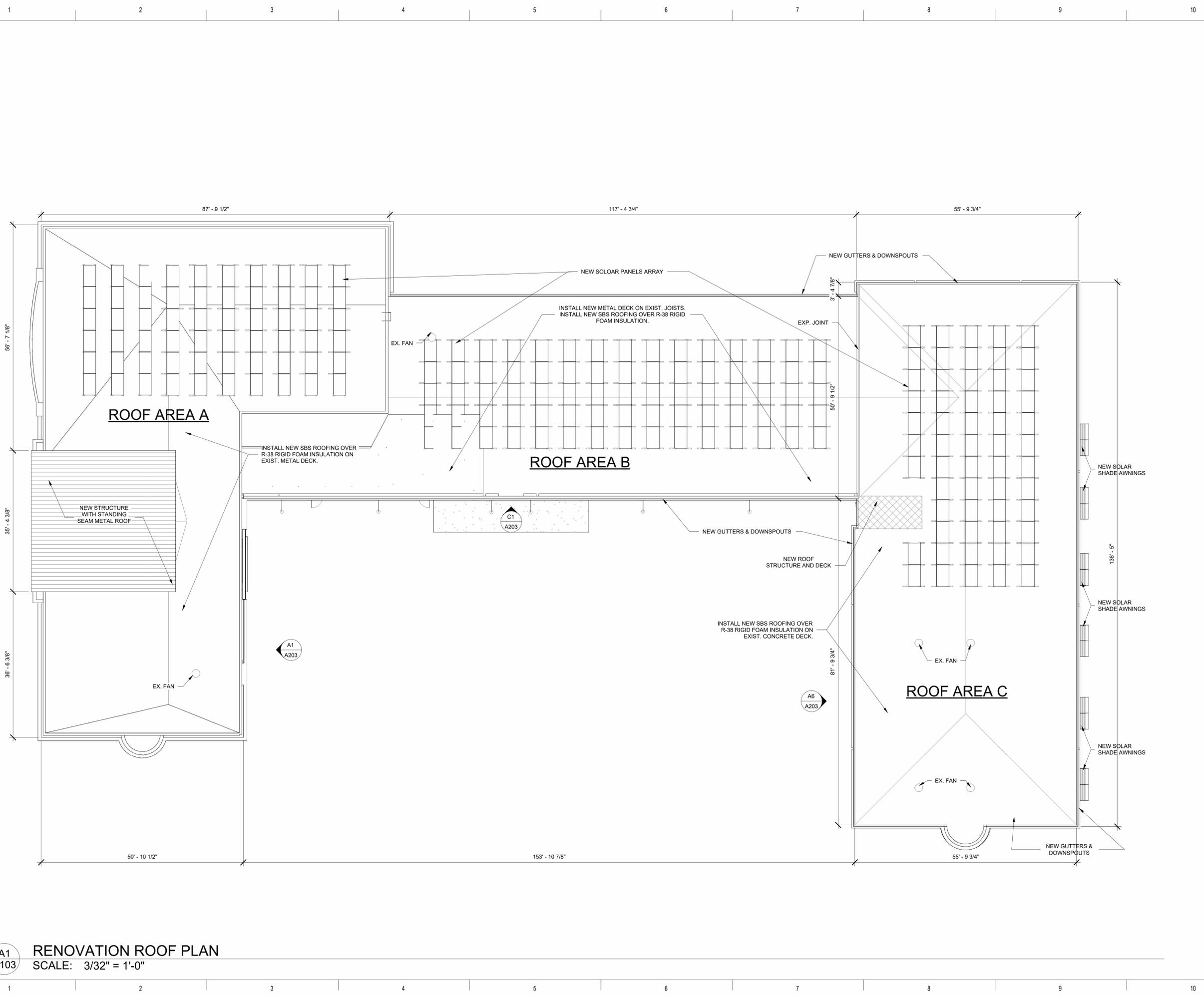
**RENOVATION
REFLECTED
CEILING PLAN**

A102

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12:08:02 PM



RENOVATION ROOF PLAN
 SCALE: 3/32" = 1'-0"

07.26.2024

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RENOVATION ROOF PLAN

A103

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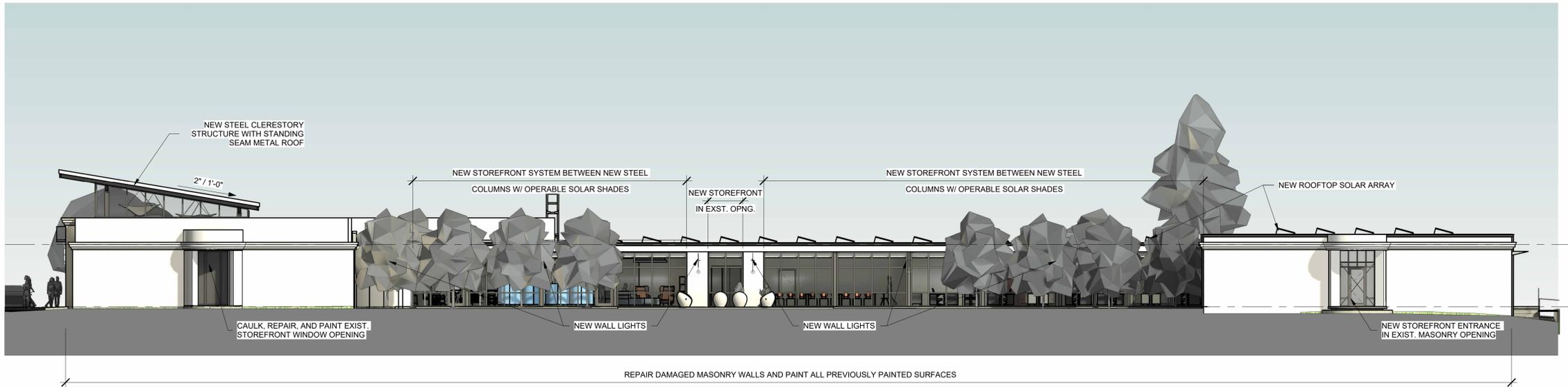
12:09:23 PM



G1
A201 **RENOVATION COURTYARD SOUTH ELEVATION**
SCALE: 3/32" = 1'-0"



E1
A201 **RENOVATION NORTH ELEVATION (WASHINGTON ST.)**
SCALE: 3/32" = 1'-0"



A1
A201 **RENOVATION WEST ELEVATION (CARTERET STREET)**
SCALE: 3/32" = 1'-0"

07.26.2024

**USCB SANDSTONE BUILDING
RENOVATION (H36-9521-ML)**
801 CARTERET STREET - BEAUFORT, SC

Revisions	
Rev. No.	Rev. Date

DRAWN BY: **FAM**
CHECKED BY: **Designer**
DATE: **07.26.2024**

COAST PROJECT NO: **2335.00**

**RENOVATION
EXTERIOR
ELEVATIONS**

A201

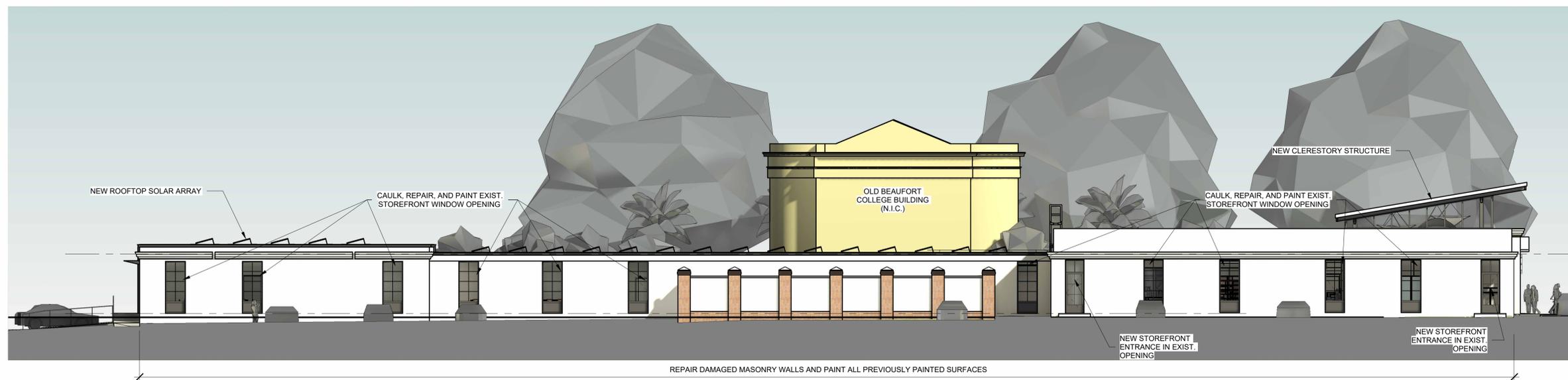
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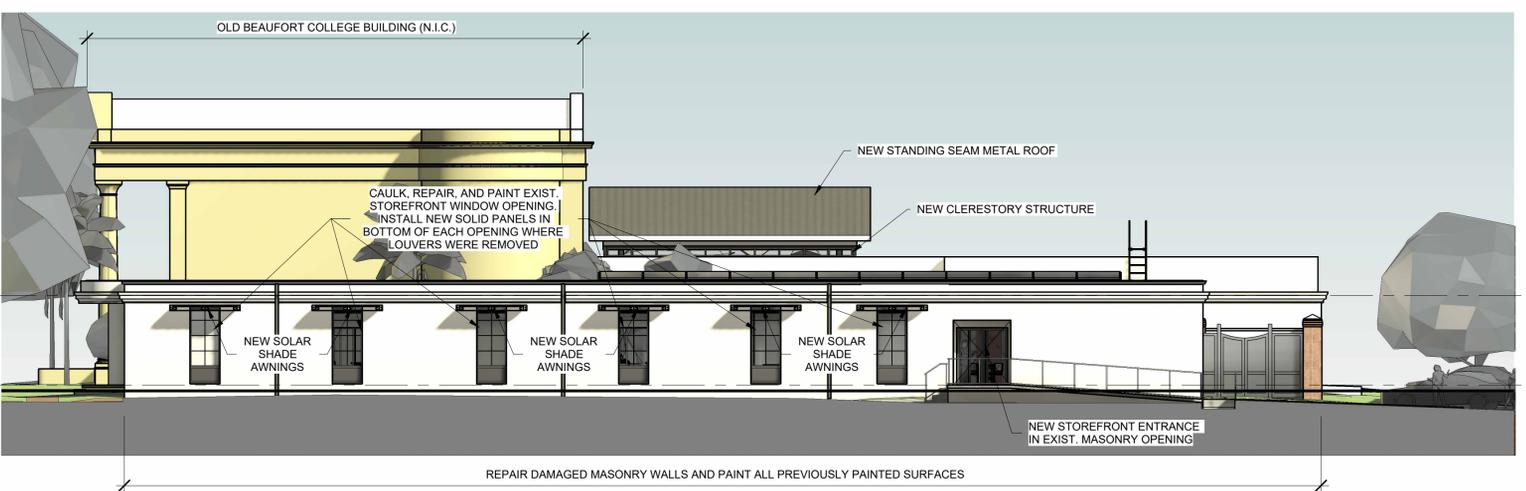
1 2 3 4 5 6 7 8 9 10



G1
A202 **RENOVATION COURTYARD NORTH ELEVATION**
SCALE: 3/32" = 1'-0"



E1
A202 **RENOVATION EAST ELEVATION (NEW STREET)**
SCALE: 3/32" = 1'-0"



A1
A202 **RENOVATION SOUTH ELEVATION (DUKE STREET)**
SCALE: 3/32" = 1'-0"

1 2 3 4 5 6 7 8 9 10

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07.26.2024

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**RENOVATION
EXTERIOR
ELEVATIONS**

A202

HRB MEETING 08.14.2024

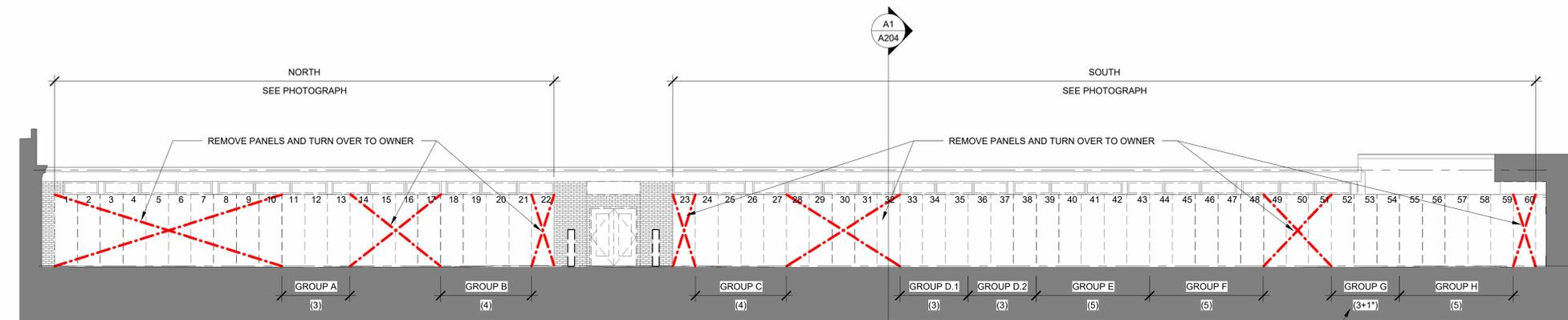
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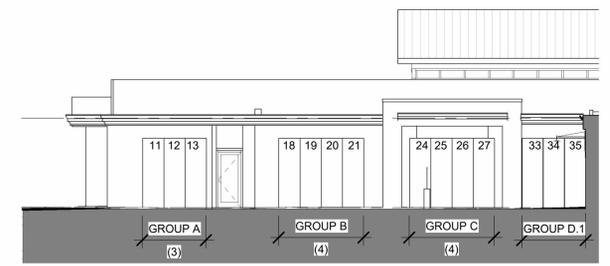
G1 A203 EXISTING WALL PANEL PHOTOGRAPH (NORTH)



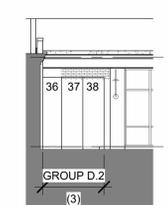
F1 A203 EXISTING WALL PANEL PHOTOGRAPH (SOUTH)



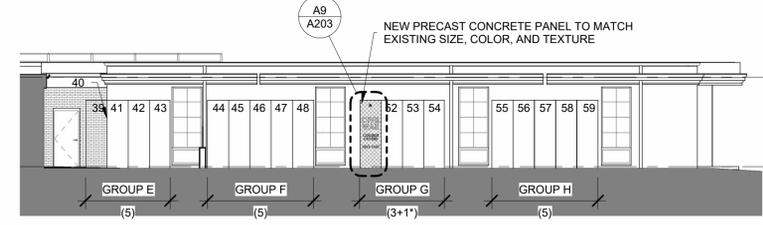
C1 A203 WALL PANELS-EXISTING LAYOUT ON WEST WALL
SCALE: 1/8" = 1'-0"



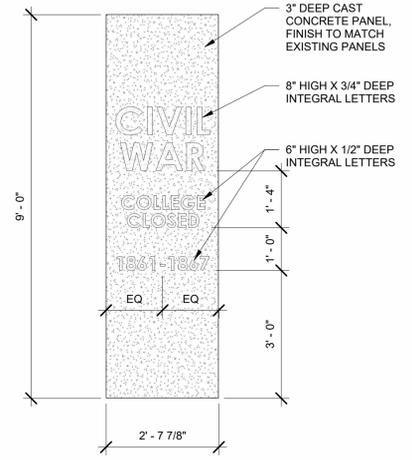
A1 A203 WALL PANELS-NEW LAYOUT NORTH WALL
SCALE: 3/32" = 1'-0"



A4 A203 WALL PANELS-NEW LAYOUT WEST WALL
SCALE: 3/32" = 1'-0"



A6 A203 WALL PANELS-NEW LAYOUT SOUTH WALL
SCALE: 3/32" = 1'-0"



A9 A203 NEW WALL PANEL
SCALE: 1/2" = 1'-0"

07.26.2024

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RENOVATION (H36-9521-ML)**
801 CARTERET STREET - BEAUFORT, SC

Revisions	
Rev. No.	Rev. Date

DRAWN BY: Author
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DATE: 07.26.2024

COAST PROJECT NO: 2335.00

**HISTORY WALL
PANEL
RELOCATION**

A203

HRB MEETING 08.14.2024

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VIEW FROM WASHINGTON STREET LOOKING SOUTHEAST

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801 CARTERET STREET - BEAUFORT, SC

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COAST PROJECT NO.: 2335.00

PERSPPECTIVE

A701

HRB MEETING 08.14.2024

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VIEW FROM WASHINGTON STREET CROSSWALK LOOKING SOUTH

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801 CARTERET STREET - BEAUFORT, SC

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COAST PROJECT NO.: 2335.00

PERSPPECTIVE

A702

HRB MEETING 08.14.2024

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VIEW FROM OF STUDENT COMMON FROM LECTURE ROOM LOOKING EAST

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COAST PROJECT NO.: 2335.00

PERSPPECTIVE

A703

HRB MEETING 08.14.2024

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VIEW FROM OF STUDENT COMMON CAFE LOOKING SOUTH

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A704

HRB MEETING 08.14.2024

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A B C D E F G H



VIEW FROM OF MEDIA CENTER/IT HELP DESK FROM STUDENT COMMONS LOOKING EAST

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COAST PROJECT NO.: 2335.00

PERSPPECTIVE

A705

HRB MEETING 08.14.2024

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VIEW OF STUDENT COMMONS LOOKING SOUTH

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COAST PROJECT NO.: 2335.00

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A706

HRB MEETING 08.14.2024

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VIEW OF STUDENT COMMONS AND COLLABORATION POD/MAKERSPACE LOOKING SOUTHEAST

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07.26.2024

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DATE: 07.26.2024

COAST PROJECT NO.: 2335.00

PERSPPECTIVE

A707

HRB MEETING 08.14.2024

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VIEW OF COURTYARD LOOKING SOUTHEAST

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801 CARTERET STREET - BEAUFORT, SC

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DATE: 07.26.2024

COAST PROJECT NO.: 2335.00

PERSPPECTIVE

A708

HRB MEETING 08.14.2024

1013 CHARLES STREET

MIXED-USE DEVELOPMENT



STAFF REPORT: 1013 Congress Street – Preliminary Approval

DATE: August 13, 2024

GENERAL INFORMATION		
Applicant:	Lisa Hunnicutt, LRT Enterprises LLC	
Site Location/Address:	1013 Congress Street; R120-004-000-0193-0000	
Applicant's Request:	The applicant is requesting preliminary approval for major renovations including the addition of a second story for an existing commercial structure.	
Current Zoning:	T4-N	
Contributing/Neighborhood	Non-Contributing	
Flood Zone/Base Flood	Flood Zone X, Elevation: ~17'-18'	
Existing Trees	No tree survey submitted	
ZONING DISTRICT INFORMATION		
	<u>T4-N</u>	
Lot Width at Setback:	N/A	
Max Lot Coverage:	70% of lot area	
Min. Frontage Build Out	60% min, 85% max.	
Front Setback	0' min/15' max.	
Side Setback	0' min, 10' max. alley	
Rear Setback	10' min.	
Building Height:	2 stories max	
SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS		
<u>Adjacent Zoning</u>	<u>Adjacent Land Uses</u>	<u>Setbacks for Adjacent Zoning /Buffer required if rezoned</u>
North: T4-N	1-story commercial building	N/A
South: T4-N	Historic Homes/Vacant Lot	N/A
East: T4-HN	Historic Homes/Vacant Lot	N/A
West: T4-N	Historic Homes/Vacant Lot	N/A

Background: The applicant is requesting preliminary approval for major renovations including the construction of a new floor, an existing non-contributing commercial building on a ~5,500 SF lot. The applicant also owns the ~9,100 SF lot to the south. The applicant is proposing to structurally reinforce the ~4,275 SF first floor, which they intend to make into a café/retail/art studio. The proposed new

second floor of 4000 SF would include three residential apartments with a lightwell above the central hallway; a height for the lightwell was not provided, but it is shorter than the observation deck that was part of the conceptual design. The height of the barrel roof is at ~23'-4". The applicant has attended two HTRC meetings with notes for each provided below. The project was granted a conceptual approval at the July 2024 HRB meeting, and the following recommendations included in the staff report are listed below.

HTRC 5/29/24 Comments:

- It is the applicant's desire to keep the existing structure and alter and add to it.
- While the structure is a non-contributing structure in the historic district, it does represent a typical commercial mid-century structure.
- The current proposal's mass and scale is not consistent with the immediate context.
- The current proposal is very aggressive and appears to conquer the existing structure.
- The existing structure and proposed modifications do not comply with section 4.6.3.C related to percentage of fenestration for first and second floors.
- It is recommended the applicant consider a low-slope roof system which is consistent with commercial mid-century structures.
- It is recommended the applicant consider maintaining the existing masonry finish or cladding in stucco.
- It is recommended that the addition be extended vertically on the north side to visually hold the same line as the existing north wall. Cladding of the second-floor should compliment the structure as a whole but does not need to match.
- The second floor addition height should be as minimal to support floor, wall, and roof structure with the goal to minimally protrude above the front (west) parapet wall.
- The building should wholistically tie together visually but yet still slightly discern the original structure. The design should not tell a false narrative of the building's history.
- The applicant shall review section 4.7 of the Beaufort Code which covers historic district infill design guidelines. It is recommended that the applicant provide a narrative to how the design complies with this section of the code.
- The applicant should provide a site plan noting location and diameters of trees existing on site and note any required removal/trimming of any landmark or specimen tree.
- The applicant should include parking layouts on the site plan.
- The applicant to note that the project may require compliance with the Southern Lowcountry Stormwater Design Manual (SoLoCo).

- The residential component above the commercial space will require a fire sprinkler system.

HTRC 6/12/24 Comments:

- ✓ Staff believes the new design is more sensitive to the existing structure and better reflects the simplicity of the existing building.
- ✓ Staff prefers the barrel roof option
- ✓ Staff supports the removal of the front awning.
- ✓ Applicant to clarify if the building will have a roof deck and provide a roof plan in future submissions.
- ✓ Staff recommends replacing the arched windows with simple rectangular windows and removing the keystones.
- ✓ Staff could be supportive of balconies on the second floor, but these are difficult to see in these drawings. Please provide floor plans of all floors and section drawings through the building. Provide a second-floor height and note how far above the parapet wall the flat roof will extend.
- ✓ 3D views north and south on Charles Street are recommended for HRB consideration.

July 2024 HRB Meeting – Staff Comments:

1. In general, staff believes the proposed design enhances the existing façade and that the new addition is sensitive to the existing structure.
2. Staff strongly recommends removing the observation deck from the project altogether as it adds unnecessary height (34’) to the building which does not exist in the surrounding area.
3. Staff recommends the applicant remove the barrel ceiling canopy and supporting beams and posts at the front of the building (projecting over existing west elevation parapet wall) and replace it with a metal awning (like the ones on the ground floor) below the larger barrel ceiling.

Exterior Materials

	Material	Color
Exterior Cladding	Stucco first floor; Brick veneer new addition	To be provided
Doors:	Glass Storefront	To be provided

Windows:	3 over 4, 2 over 4, on first and second floor - storefront	To be provided
Awning/Parapet	Will retain existing parapet roof form, add metal awning on front shopfront and second story porch	To be provided
Roof	Standing seam metal roof/barrel roof design	Match house
Existing Trees on Site:	Tree survey is required. An existing 30" pecan tree and 9" Carolina laurel tree are shown on the landscape plan.	
Flood Ordinance:	All structures are well above the 13' flood requirement.	

Tree Removal Proposed:

No trees are proposed to be removed. Two existing trees (30" pecan tree – (broadleaf overstory) & 9" Carolina laurel tree) are to remain.

Surrounding Area:

This property is located in the Northwest Quadrant. The buildings on the block and surrounding area are made up of historic structures, several of which have been converted into commercial spaces. Most of the buildings are one story in height, with a few two-story buildings throughout. The lot to the immediate north is vacant.

Findings for New Historic Infill

Section 4.7 of the Development sets the standards the HRB must use in considering an infill project in the historic district. Section 4.7 states, "The District is the Resource, Not Only Its Individual Parts: Beaufort is comprised of a number of individually significant buildings. Additionally, Beaufort's historic areas are significant as a collective whole, and shall be considered as such and protected in their entirety. This is the primary, overarching principle." To this end, seven integrity standards found in Section 4.7.2 — why,

where and when a property is important — were created to be upheld in all new construction and rehabilitation projects. Guidelines for determining integrity, and staff analysis of each are found below:

<u>4.7.2 Integrity Guidelines</u>	<u>Rationale</u> <u>Present</u> <u>(yes/no)</u>	<u>Staff Analysis of Rationale</u>
1. Location: This is the relationship between the property and its historical context.	Yes	✓ The structure currently exists on the lot and is original to the property.
2. Design: This is the combination of elements that create the feeling of a district or structure. These elements include building patterns, streetscapes, site elements, building size, mass and scale, spatial relationships, and specific architectural elements and details	Yes	<ul style="list-style-type: none"> ▪ While the proposed barrel roof is not typical of the Beaufort style, it is sensitive to the building’s original features such as the parapet wall on the front façade. It also softens the height, scale, and mass of the overall structure.
3. Setting: This is the physical environment of a property and should be evaluated on its context as well as on the historical role the property has played and continues to play. Important features include topography, vegetation, man-made features, and relationships between existing structures and their surroundings.	Yes	✓ The surrounding properties are a mix of residential and commercial spaces. The combination of retail/commercial space and residential space above fits with the surrounding program in the area.
4. Materials: These are the physical elements that make up a property or district.	Yes	✓ The building has typical Beaufort architectural details and materials that are seen in other commercial buildings in the historic district constructed around the same time.
5. Workmanship: This is the physical evidence of the crafts of a particular culture or time period. This particularly applies to rehabilitation projects, but for new infill projects, workmanship of surrounding	Yes	✓ The building shares common architectural details and materials found in several other commercial buildings in Beaufort, such as the

<p>structures should be considered and respected. Retaining the details of the original craft and craftsman (i.e., wood, masonry, tabby etc.) of the original building ensures the historic fabric is retained and serves as an important component of the integrity and the patina of age of individual structures and the district as a whole.</p>		<p>front parapet wall, painted masonry walls, and horizontal fenestration .</p>
<p>6. Feeling: This is the property's expression of the aesthetic or historic sense of a particular period of time. This particularly applies to rehabilitation projects, but for new infill projects, the feeling of surrounding structures should be considered and respected.</p>	<p>Yes</p>	<p>✓ This is a wide interior lot on the block, next to two story homes.</p>
<p>7. Association: This is the direct link between an important historic event or person and a property. This particularly applies to rehabilitation projects, but for new infill projects, association of particular sites and neighborhoods should be considered.</p>	<p>N/A</p>	<p>✓ Staff has not found any relevant history or persons directly linked to this specific property.</p>

FINDINGS AND RECOMMENDATIONS

Staff Recommendation:

Staff recommends Preliminary approval of the proposed alterations and additions to the existing structure, in that it satisfies the intent of the Beaufort Preservation Manual and requirements of the Beaufort Code, with the following conditions:

- 1) The observation deck has been converted to a lightwell that is shorter than the originally proposed deck height; staff is supportive of this change. Applicant to note the height of the lightwell for the next submission.
- 2) Staff supports the addition of the barrel-vaulted metal awning on the second floor behind the parapet wall.

-
-
- 3) Applicant to provide cutsheets for any decorative exterior lights or exterior ceiling fans.**
 - 4) Applicant to provide cutsheets and color selections for all exterior materials for the next submission.**
 - 5) Applicant to provide typical window and door details.**



DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW BOARD APPLICATION

Community Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
Email: development@cityofbeaufort.org / website: www.cityofbeaufort.org

Staff Review
 Board Review *pd. 64*

Application Fee:
see attached schedule

OFFICE USE ONLY: Date Filed: 8/1 Application #: 27325 Zoning District: 74-14A
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://cityofbeaufort.org/372/Historic-District-Review-Board>

Submittal Requirements: All forms and information shall be submitted digitally + 5 hardcopies of all documents. In addition to a complete application form, applicants shall submit the required items according to the checklists on the subsequent page. **Submittals are due by 12:00 noon on the 2nd Friday before the meeting you want to attend.**

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: LET ENTERPRISES LLC / LISA HUNNICUTT

LOCAL
Applicant Address: 92 BATTERY CREEK CLUB DR, BEAUFORT SC 29902

Applicant E-mail: lisa@aquadnbequia.com Applicant Phone Number: 303.775.6535

Applicant Title: Homeowner Tenant Architect Engineer Developer

Owner (if other than the Applicant): SAME

ALTERNATE
Owner Address: PO BOX 597, KREMMLING, CO 80459

(TEMP)
Project Name: ART BOX STUDIO

Property Address: 1013 CHARLES ST, BEAUFORT, SC 29901

Property Identification Number (Tax Map & Parcel Number): R120 004 0000 193

Date Submitted: AUG 2, 2024

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

Applicant's Signature: [Signature] Date: 8/2/24

Owner's Signature: _____ Date: _____

(The owner's signature is required if the applicant is not the owner.)
See Section 9.10 of the Beaufort Code for complete information about Certificates of Appropriateness and Section 10.7 for complete information about the Historic Review Board | This form is also available online at www.cityofbeaufort.org | updated Dec. 18, 2023)



DEVELOPMENT REVIEW PROCESS
HISTORIC REVIEW BOARD APPLICATION

Community Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
Email: development@cityofbeaufort.org / website: www.cityofbeaufort.org

- Staff Review
Board Review

Application Fee:
see attached schedule

Required Project Information

Project Name: ART BOX STUDIO

Property Size in Acres: .127 Proposed Building Use: MIXED USE

Nature of Work (check all that apply):

- New Construction, Primary Structure
Demolition*
Relocation*
New Construction, Primary Structure
Alterations / Additions
*Demolition and Relocation requires a public hearing

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

4247 SF (E) GROUND LEVEL / +/- 4000 SF 2ND FLOOR ADDITION

Is this project a redevelopment project? [X] Y [] N

Are there existing buildings on the site? [X] Y [] N if yes, will they remain? [X] Y [] N

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

STRUCTURAL REINFORCEMENT OF EXISTING BUILDING TO ALLOW DEVELOPMENT OF 2ND LEVEL RESIDENCES. FIRST LEVEL WILL OFFER RETAIL, GALLERY, OFFICE, ART COOP, COFFEE CAFE.

CONTACT INFORMATION:

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

City of Beaufort Certificate of Appropriateness Checklists

Submission Requirements for New Construction and Alterations or Additions

Please submit DIGITAL FILES ONLY via email to: development@cityofbeaufort.org

*Initial submittals should show existing and proposed conditions. For all subsequent submittals, architectural drawings should show and clearly label existing conditions, the previous proposal, and the current proposed. Each version of the same drawing should be adjacent to the others in the application for easy review.

***This Application Requirements Checklist MUST be included in applications, with submitted items checked.**

Conceptual Review

- Existing Context:** Color photographs of the existing structure and the adjacent structures.
- Plat:** A plat indicating the tax map and parcel number, existing structure(s), setbacks, existing trees, and proposed construction footprint.
- Site Plan:** A site plan, to scale, indicating the location of the existing structure on the lot, proposed new structure, any site modifications (parking, paths, landscaping, tree removal, etc...), any new or existing mechanical equipment and screening area, and percentage of the total impervious paving. The plan should also include any connections to the public right of way (street and/or sidewalk), and grade elevations of the street and/or sidewalk and the proposed construction at the first floor.
- Design:** One or more drawings that convey the intent of the proposal. This may include: floor plans, elevations, and building sections. They should display massing and scale of new construction and how it relates to the existing structure or surrounding context. For new construction and additions, this drawing should include a street elevation and/or a street section showing height and width relationships to existing adjacent buildings.
- 3-D Rendering:** A 3-D rendering, or physical scale model, showing the height, mass and scale of the proposed building in its context is required for all structures except single-family and 2-3 unit residential buildings.
- Pre-Application Conference:** A Pre-application conference is required for all commercial new construction and substantial commercial renovation projects. The requirement for an Archeological Impact Assessment will be determined at this meeting.

Preliminary Review All the documents required for Conceptual Review, PLUS:

- Floor Plans:** Proposed floor plans of all levels of the building, including square footage. For Alterations or Additions, existing conditions drawings of the floor plan are also required, showing the area and square footage affected by the addition.
- Elevations:** Elevation drawings of all sides of the building, including heights – height above grade, floor-to-floor heights, eave height and ridge height (if applicable). For Alterations or Additions, existing conditions drawings of all four elevations are also required.
- Color Rendering:** A colored version of at least one elevation, noting proposed materials and colors.
- Additional on-site representation, such as a height story pole, and corner staking of the foundation, may be required.
- A Certified Arborist report may be required if grand trees are affected by the project. **N/A**

Final Review: All the documents required for Preliminary Review, PLUS:

- Details:** A typical wall section(s), window details, door details, eave details, porch details, and any other details characteristic to the building are required.
- Material Samples and Cut Sheets:** Applicant to submit cut sheets for all exterior building materials, to include roof and typical roof details, doors, windows, dryer vents, exterior lighting, etc. Samples of windows, lighting and building materials may be required at Staff's discretion.
- Final Materials List:** A final list, including colors, is required.
- Landscaping Plan:** A landscaping plan is required for commercial projects. It shall include a schedule detailing materials and colors of all plants and landscape materials, all existing trees, with the trees to be removed noted, existing and proposed grading, and any exterior lighting proposed.

1013 CHARLES STREET

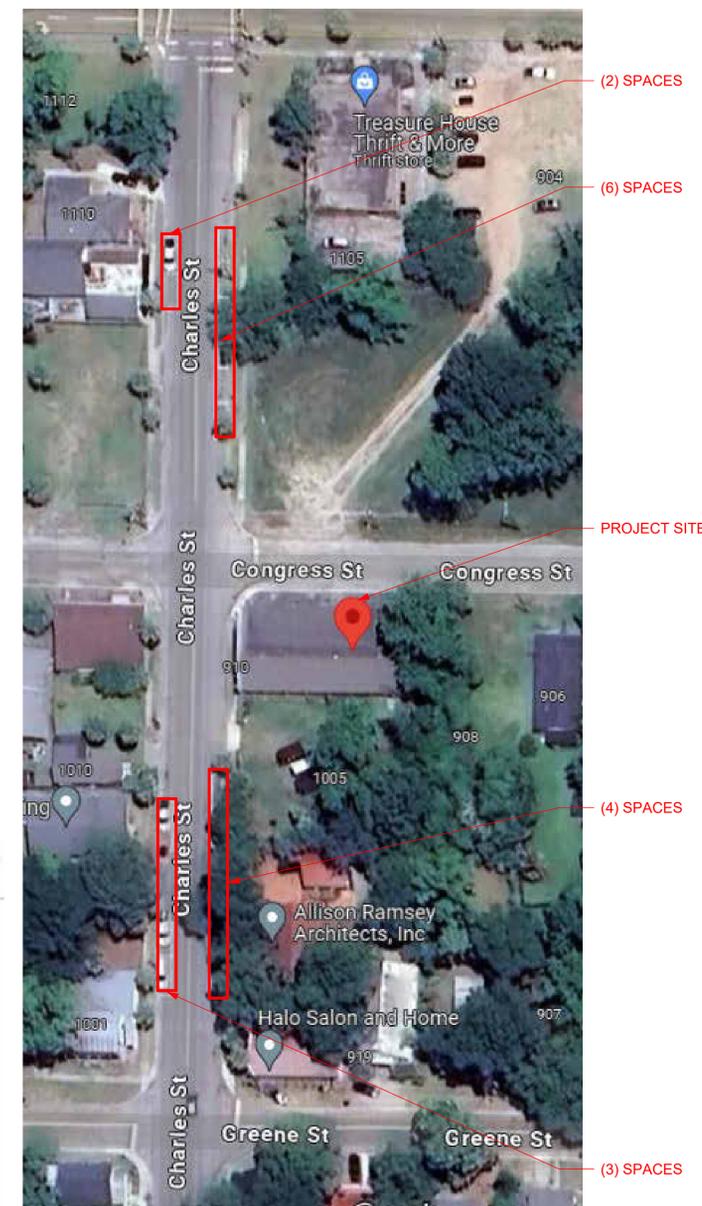
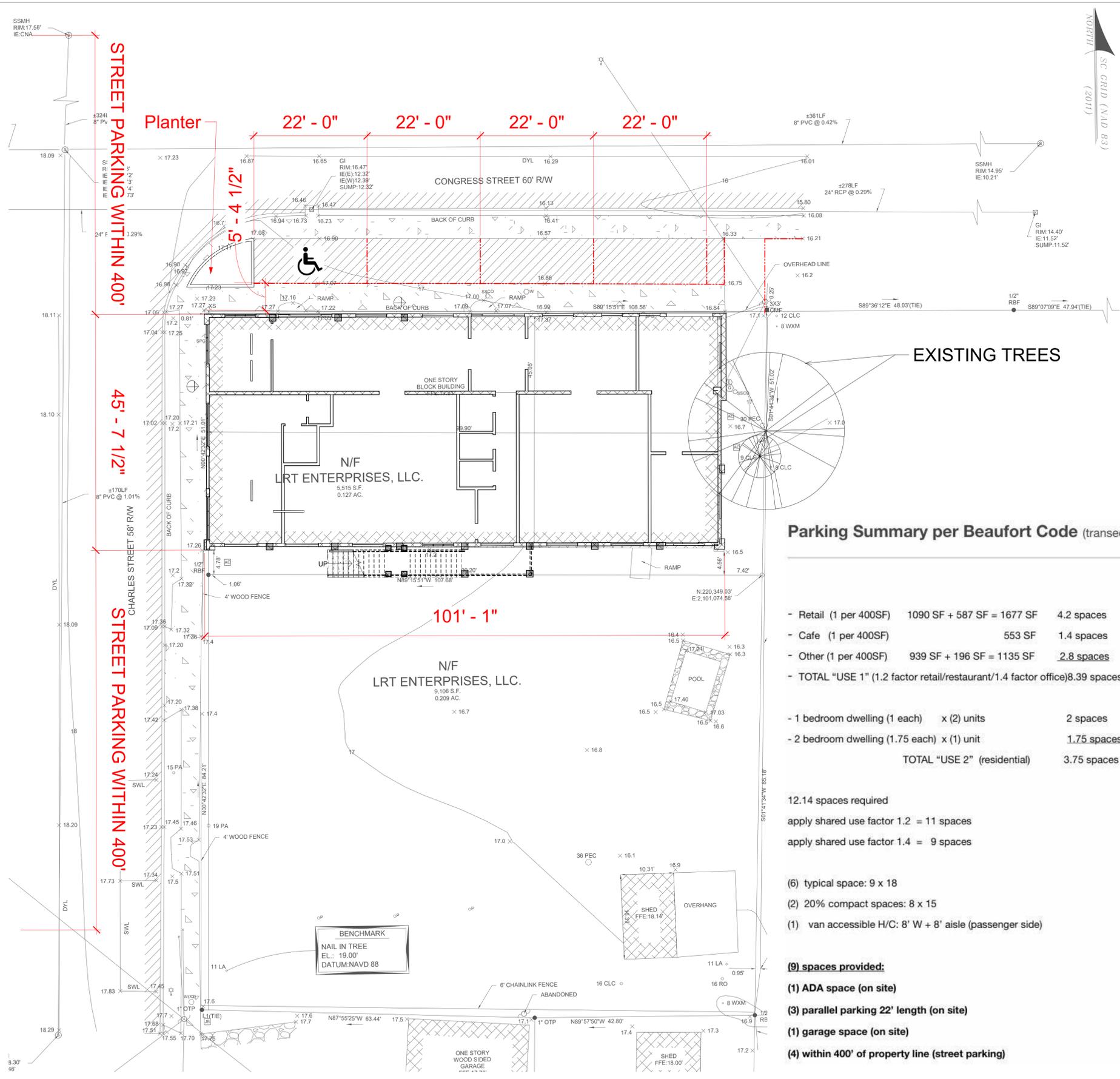
ART BOX STUDIO
LRT Enterprises LLC



EXISTING CONTEXT

HRB Preliminary Review - August 14, 2024

- A1 SITE PLAN - PARKING
- A2 LANDSCAPE PLAN
- A3 (E) EXISTING GROUND FLOOR PLAN
- A3 PROPOSED GROUND FLOOR PLAN
- A4 PROPOSED SECOND FLOOR PLAN
- A5 PROPOSED ROOF PLAN
- A6 PRELIMINARY BUILDING SECTIONS
- A7 (E) EXISTING ELEVATIONS
- A7 PROPOSED N&S ELEVATIONS
- A8 PROPOSED E & W ELEVATIONS
- A9 COLOR RENDERINGS



EXISTING STREET PARKING WITHIN 400 FEET OF PROJECT SITE

Parking Summary per Beaufort Code (transect based T4)

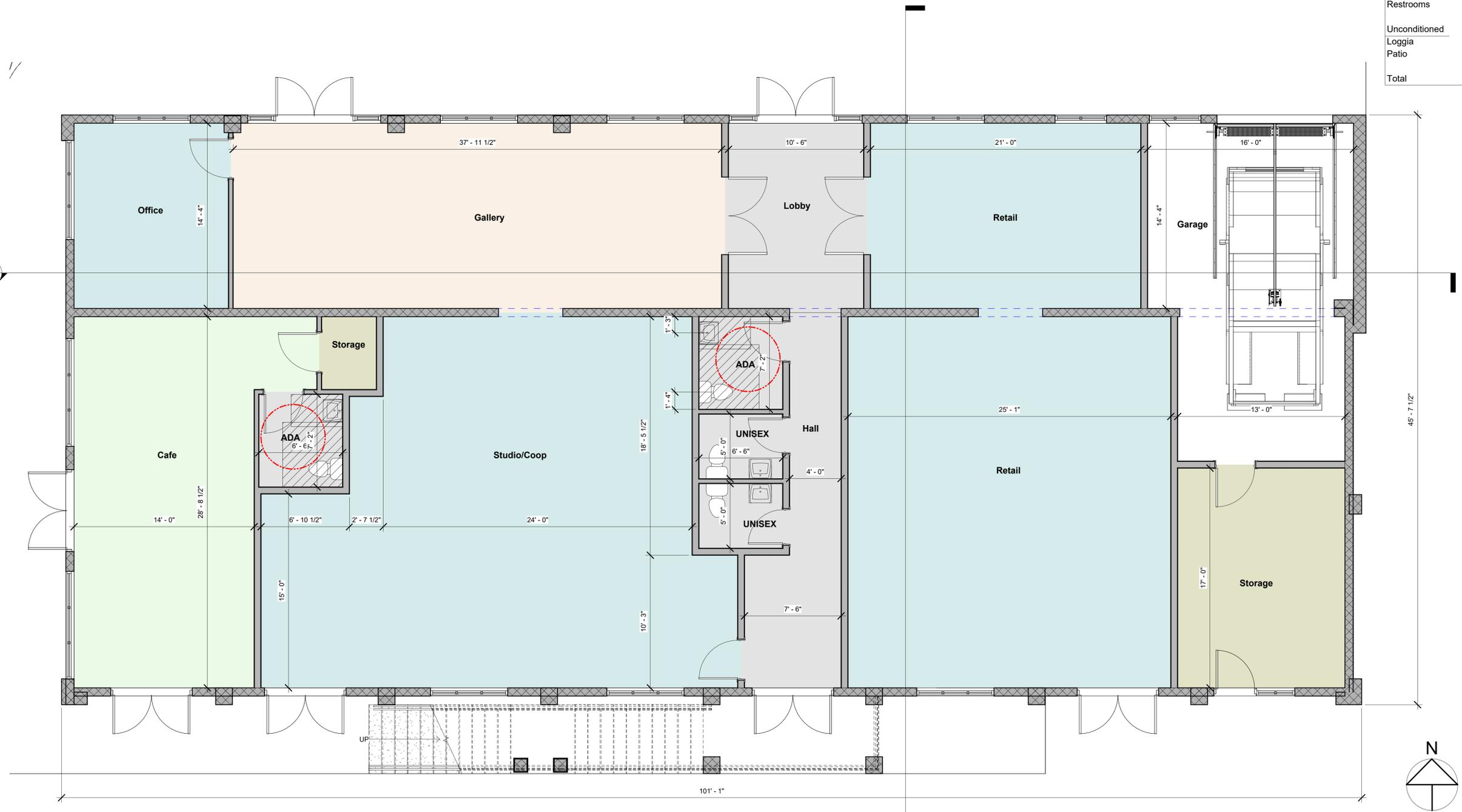
- Retail (1 per 400SF)	1090 SF + 587 SF = 1677 SF	4.2 spaces
- Cafe (1 per 400SF)	553 SF	1.4 spaces
- Other (1 per 400SF)	939 SF + 196 SF = 1135 SF	2.8 spaces
- TOTAL "USE 1" (1.2 factor retail/restaurant/1.4 factor office)		8.39 spaces
- 1 bedroom dwelling (1 each)	x (2) units	2 spaces
- 2 bedroom dwelling (1.75 each)	x (1) unit	1.75 spaces
- TOTAL "USE 2" (residential)		3.75 spaces

12.14 spaces required
 apply shared use factor 1.2 = 11 spaces
 apply shared use factor 1.4 = 9 spaces

- (6) typical space: 9 x 18
- (2) 20% compact spaces: 8 x 15
- (1) van accessible H/C: 8' W + 8' aisle (passenger side)

- (9) spaces provided:**
- (1) ADA space (on site)
 - (3) parallel parking 22' length (on site)
 - (1) garage space (on site)
 - (4) within 400' of property line (street parking)

Area Schedule	
Conditioned	
Retail	1090 SF
Hall	343 SF
Studio/Coop	939 SF
Gallery	587 SF
Cafe	553 SF
Office	196 SF
Storage	249 SF
Garage	412 SF
Apartment C	872 SF
Apartment B	873 SF
Apartment A	1677 SF
Restrooms	130 SF
	7921 SF
Unconditioned	
Loggia	580 SF
Patio	499 SF
	1079 SF
Total	9000 SF



① Ground Floor
1/4" = 1'-0"

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ART BOX STUDIO
LRT Enterprises, LLC

Date 07.31.2024

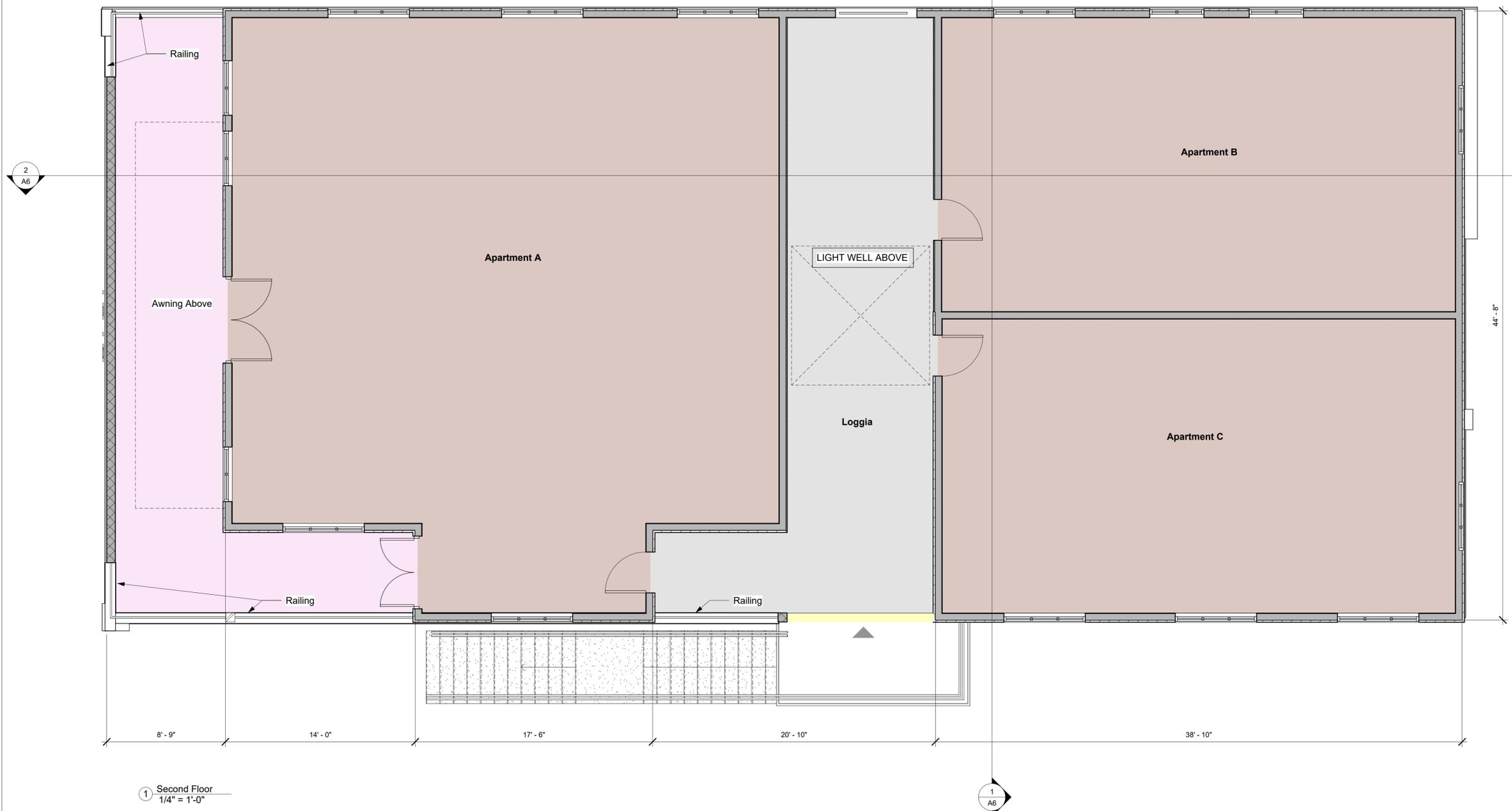
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Ground Floor

A3

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Area Schedule	
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Retail	1090 SF
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Total	9000 SF



1013 Charles Street
ART BOX STUDIO
LRT Enterprises, LLC

Date 07.31.2024
Scale 1/4" = 1'-0"

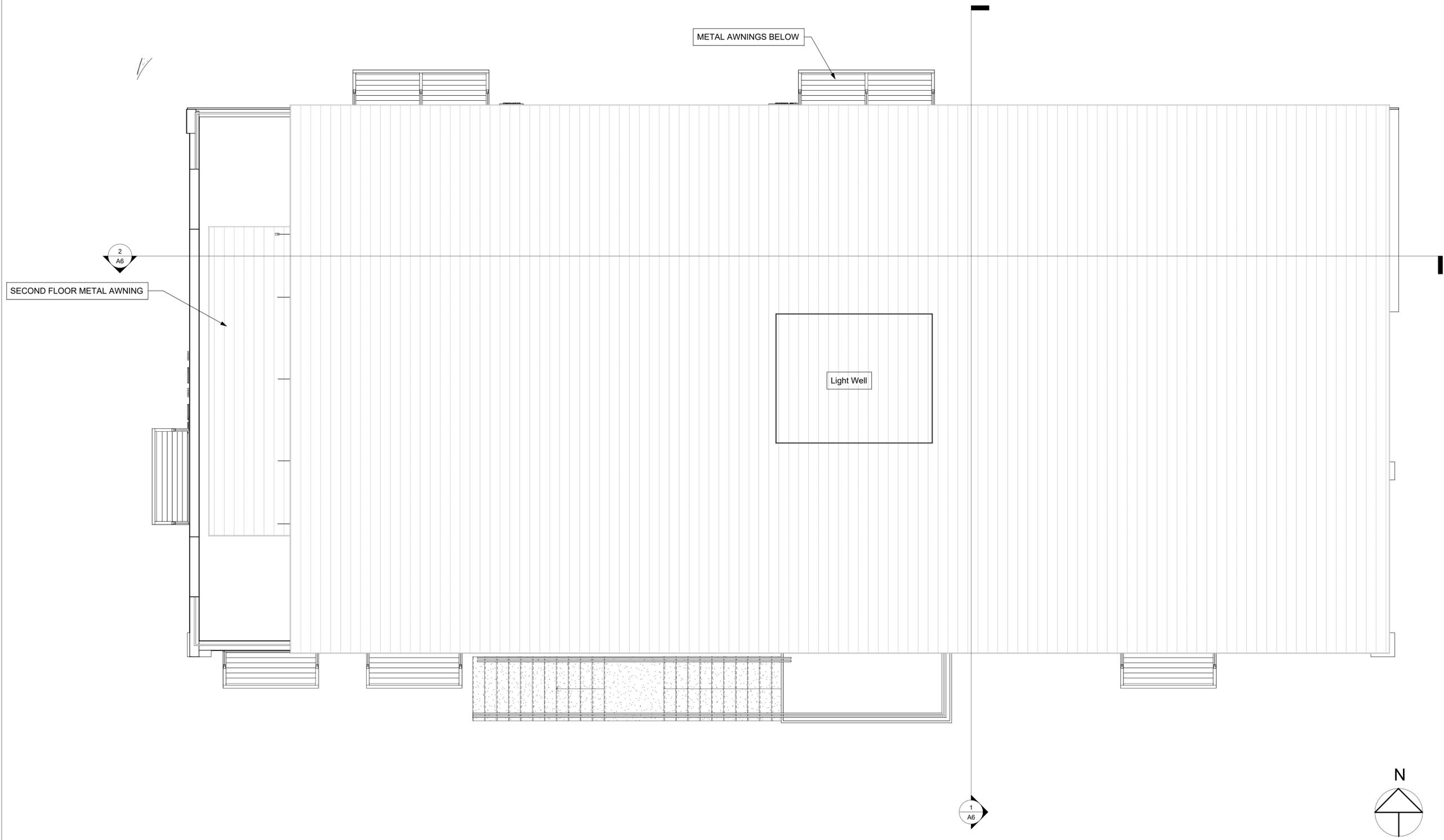
Second Floor

A4

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1 Second Floor
1/4" = 1'-0"



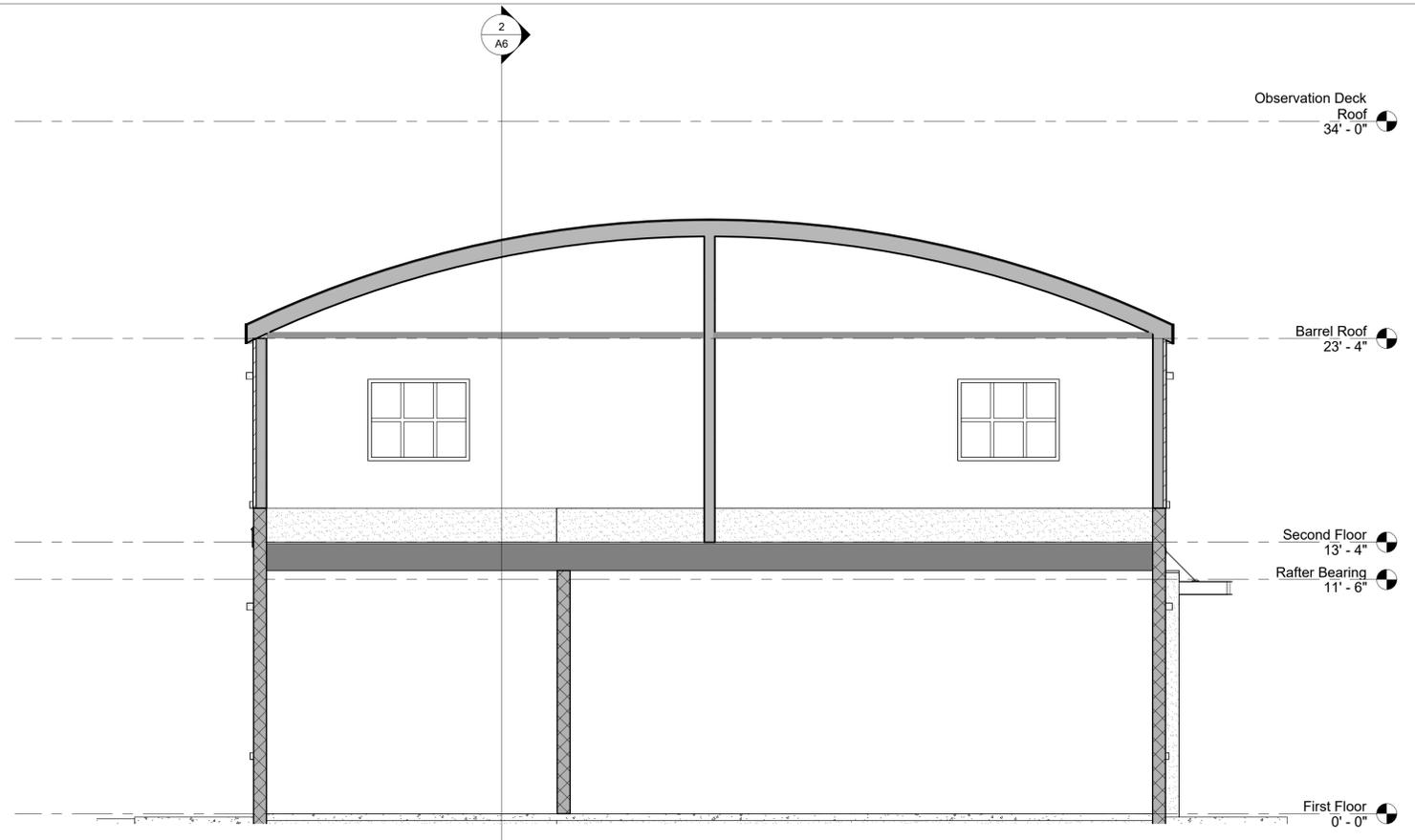
1013 Charles Street
ART BOX STUDIO
LRT Enterprises, llc

Date 07.31.2024
Scale 1/4" = 1'-0"

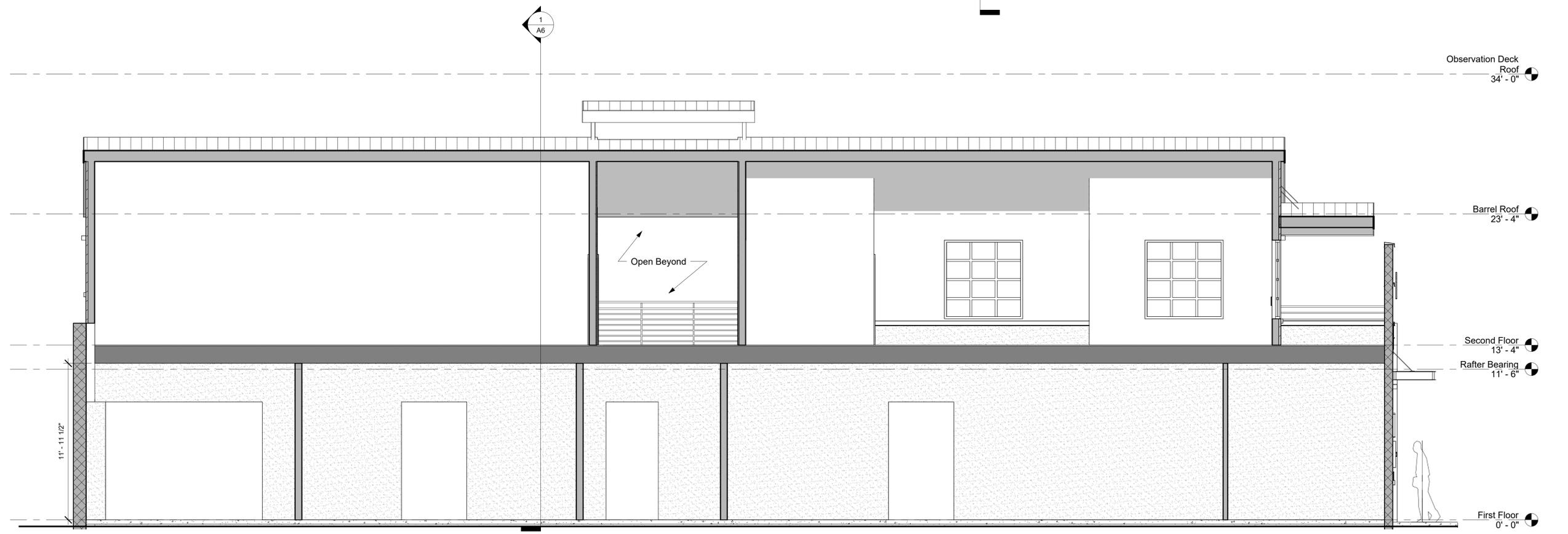
Roof Plan
A5

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① Section North-South
1/4" = 1'-0"



② Section East-West
1/4" = 1'-0"

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① North Elevation
1/4" = 1'-0"



② South Elevation
1/4" = 1'-0"

1013 Charles Street
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Date 07.31.2024

Scale 1/4" = 1'-0"

Elevations

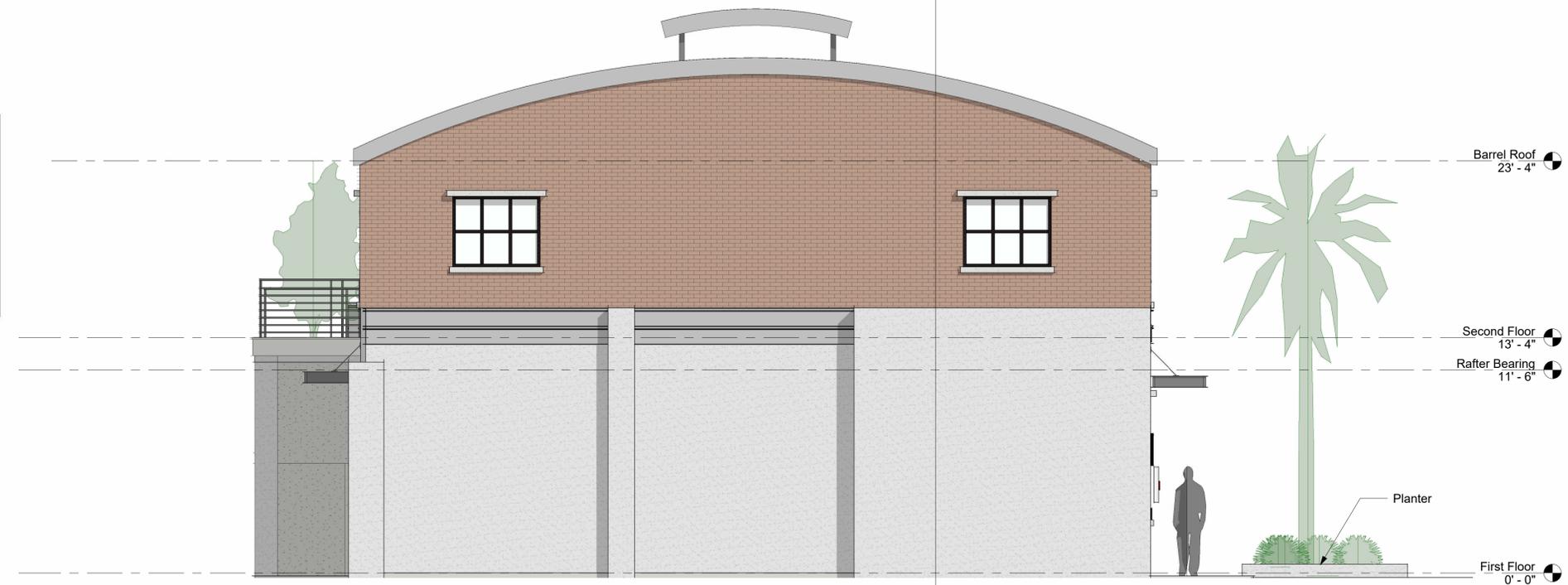
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① West Elevation
1/4" = 1'-0"



② East Elevation
1/4" = 1'-0"

FENESTRATION SUMMARY - GROUND FLOOR

GROUND FLOOR REQUIRES 40%	(wall surface)	(fenestration) 40%	(fenestration)
elevation	elevation area	required area	actual area
north	1166 SF	466 SF	519 SF
south	1166 SF	466 SF	443 SF
east	525 SF	210 SF	0 SF
west	525 SF	210 SF	234 SF

FENESTRATION SUMMARY - SECOND FLOOR

SECOND FLOOR REQUIRES 20%	(wall surface)	(fenestration) 20%	(fenestration)
elevation	elevation area	required area	actual area
north	1062 SF	212 SF	228 SF
south	935 SF	187 SF	204 SF
east	674 SF	134 SF	40 SF
west	674 SF	134 SF	166 SF

1013 Charles Street
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Date 07.31.2024

Scale 1/4" = 1'-0"

Elevations

A8

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Date 07.31.2024

Scale

3D Elevations

A9