



Rosalyn Browne
Katrina Epps
Natalie Hefter
Kathryn Mixon
Sally Murphy
Cheryl Steele

HISTORIC PRESERVATION REVIEW BOARD

Thursday, July 18, 2019

1:30 p.m.

Executive Conference Room 170

Beaufort County Administration Building

100 Ribaut Road, Beaufort, SC 29902

Phone: (843) 255-2140

AGENDA

1. **CALL TO ORDER:**
2. **PUBLIC COMMENT** on non-agenda items
3. **APPOINTMENT OF CHAIRMAN AND VICE CHAIRMAN**
4. **MINUTES:** Approval of the minutes of the January 18, 2018 meeting ([backup](#))
5. **NEW BUSINESS:** Penn Center Sesquicentennial Memorial Fountain ([backup](#))
6. **OLD BUSINESS:** None
7. **OTHER BUSINESS:** None
8. **ADJOURNMENT:**

Minutes
Historic Preservation Review Board
January 18, 2018
Executive Conference Room - County Administration Building

CALL TO ORDER:

Mr. Webb called the meeting to order at 1:30 p.m.

MEMBERS PRESENT:

Beekman Webb, Chairman
Katrina Epps
Sally Murphy
Natalie Hefter

MEMBERS ABSENT:

Rosalyn Browne

STAFF PRESENT:

Robert Merchant, Beaufort County Planning Department

PUBLIC COMMENT:

There were no public comments.

NEW BUSINESS: Penn Center Fence, St. Helena Island, SC

Dr. Rodell Lawrence presented for the applicant. He said that there are a lot of things going on at Penn Center, including the completion of a muscadine grape farm and an aquaponics greenhouse. Dr. Lawrence said that the Penn Center Board approached him about putting up a fence for safety reasons. He said that there were 170 kids at Penn Center for the summer program for 2017, and that they hope to have 200 kids the summer of 2018. Penn Center wants the fence on both sides of the road. The current portion of the proposed fence would be on the west side of the road. The fence would start at Frisell Hall to pick up where the existing fence comes perpendicular to the road. The fence would extend down to the southern property line. There will be two gates - one in the middle at Penn Center Circle West and at the National Monument. Eventually there will be four gates and two long fences on both sides of the road. The fence will be approximately 20 feet from the road. The fence will be behind the large live oaks along Martin Luther King Jr. Drive. No trees will be removed. A gate is also needed on Ballpark Road entrance. Ms. Murphy asked if the applicant may want to consider the fence with a straight bar on the top. She is worried about the deer getting impaled on the finials. Mr. Webb said that it would make it easier for a human to climb.

Ms. Murphy motioned to accept the fence as presented. Ms. Epps seconded. Ms. Hefter asked if we wanted to specify a style. Ms. Murphy wanted to leave it up to what is best for Penn Center. Ms. Murphy amended her motion to allow for either style. Ms. Epps seconded. Motion carried.

ADJOURNMENT:

There being no further business, Mr. Webb adjourned the meeting at 2:09 p.m.

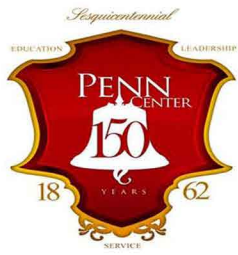
Penn Center – Sesquicentennial Memorial Fountain

Owner: Penn Center
Architect: Anish Shah, AIA, AAG Architects, LLC
Location: Located on St, Helena Island on the west side of Martin Luther King Jr. Drive at the main entrance behind the existing three flagpoles.
Zoning Designation: T2 Rural

The proposed project consists of a memorial wall and future fountain at the main entrance to Penn Center on St. Helena Island. Pending the permitting of the project by the County, Penn Center is ready to have a masonry contractor commence on the first phase, which would be pouring footings for this memorial wall. It should be noted that this occurs in an open field in front of the campus where the flag poles exist with no alteration to existing roadways or parking or circulation loops.

Due to limited funding the project will be constructed in phases. Future phases include a walkway and fountain located behind the memorial wall. The applicant has provided drawings, photos and renderings for the proposed project. In the drawing set, Sheet AS1.1 in the drawing set shows the location of the fountain on an aerial map.

Staff Comment: Staff would like more clarification on what improvements are proposed for phase one. There is a wall that appears in the elevations that does not appear in the plan drawings.



CONCEPTUAL VIEW OF THE 1862 MEMORIAL FOUNTAIN

SESQUICENTENNIAL MEMORIAL FOUNTAIN

THE PENN CENTER

16 PENN CENTER CIRCLE EAST,
ST HELENA ISLAND, SC 29920



PLANNING - ARCHITECTURE - PROGRAM MANAGEMENT
525 EAST BAY STREET, SUITE #203
CHARLESTON, SC 29403 P: (834) 314-1840

DRAWING INDEX



GENERAL

A0.1 COVER SHEET

ARCHITECTURAL

AS1.1 LOCATION MAP & FOUNTAIN FOOTPRINT
A1.1 FLOOR PLAN & WALL SECTIONS

STRUCTURAL

S0.0 GENERAL NOTES
S1.0 FLOOR PLAN & WALL SECTION



**SESQUICENTENNIAL
MEMORIAL FOUNTAIN**
 THE PENN CENTER

DATE: 05/14/2019

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CHECKED BY: ANS

COMMISSION NO. -

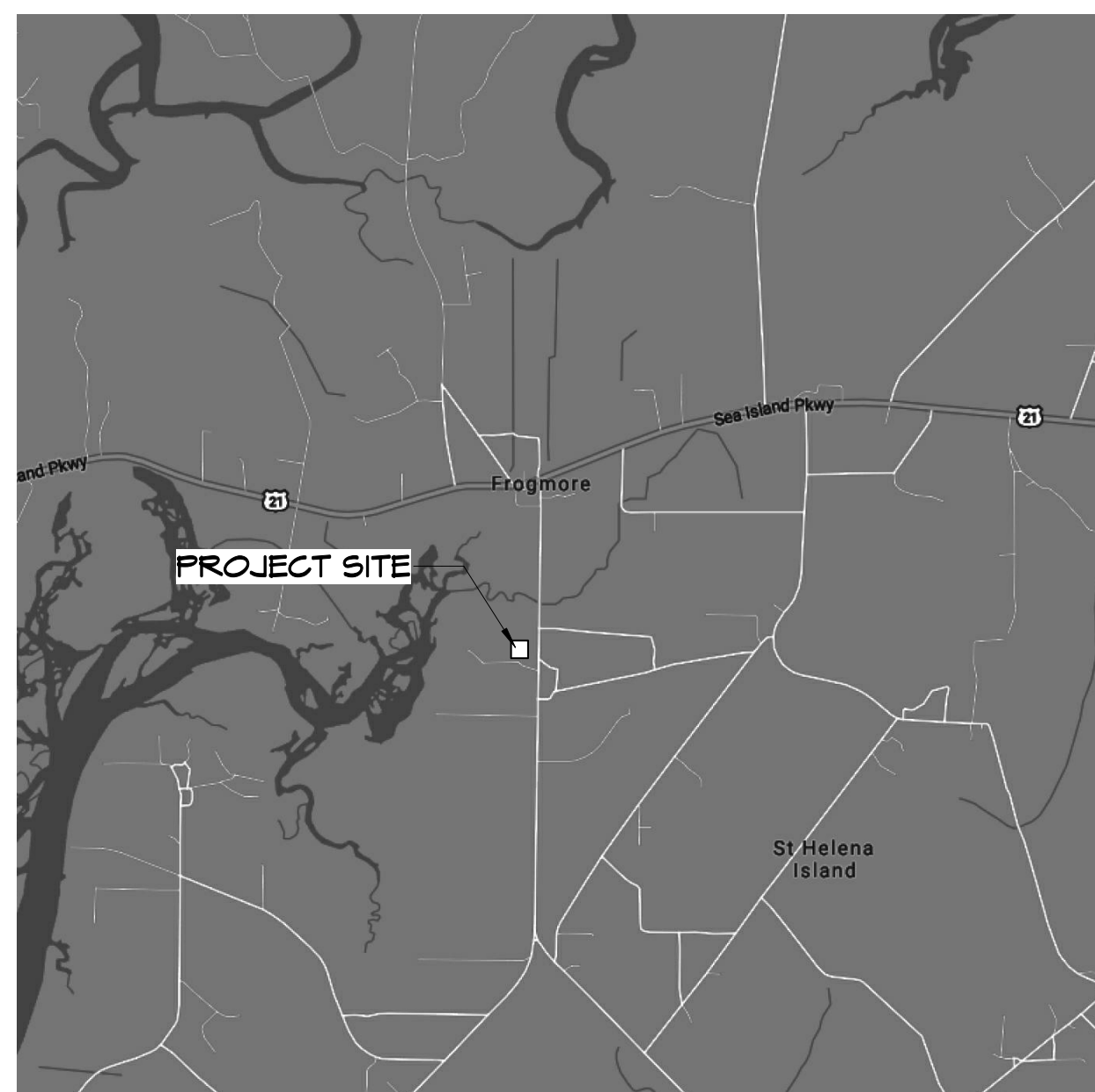
REVISIONS:

NO.	DESCRIPTION

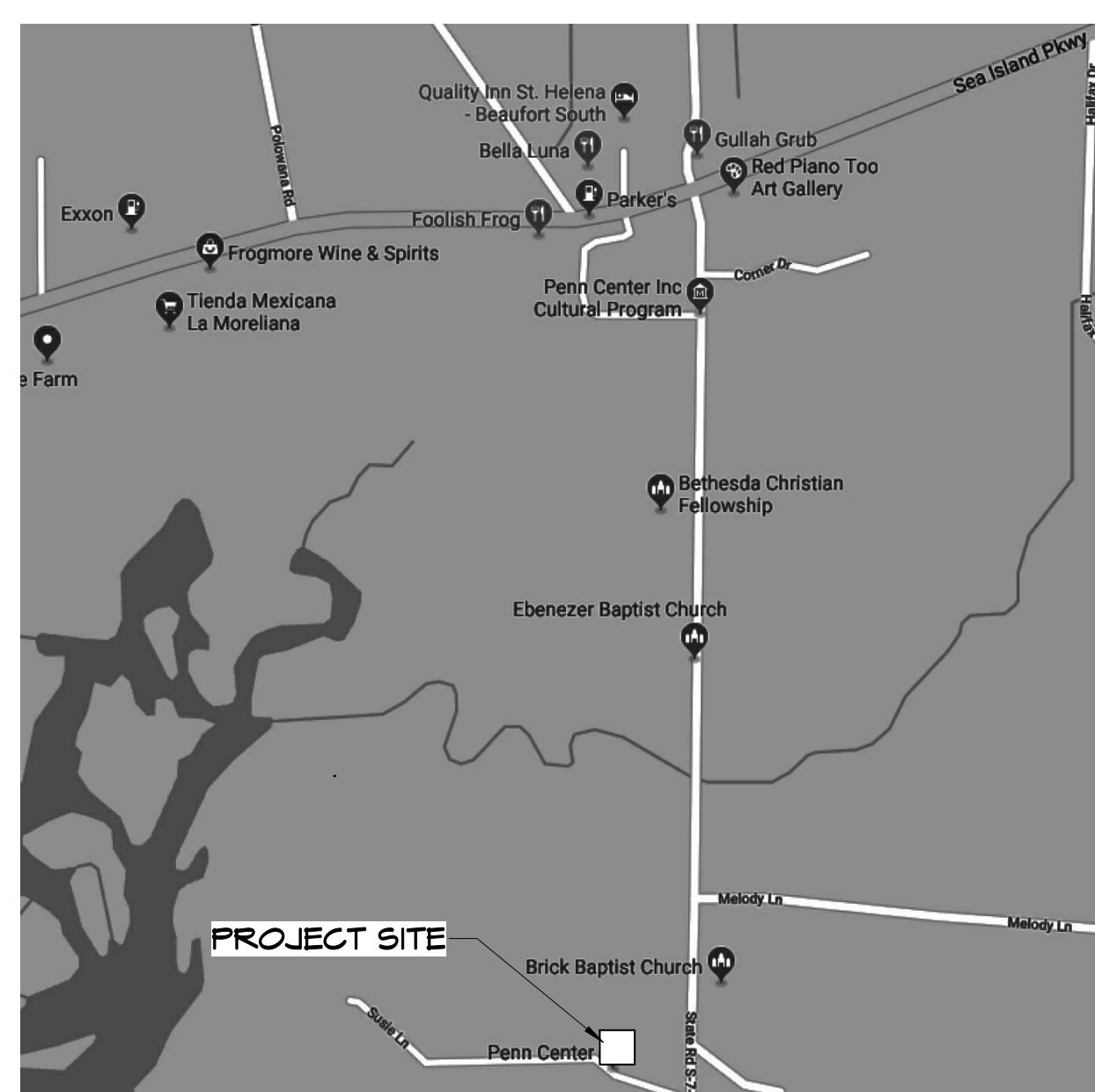
COVER SHEET

A0.1

VICINITY MAP



LOCATION MAP



DIRECTORY

OWNER:
THE PENN CENTER
16 PENN CENTER CIRCLE
ST HELENA ISLAND, SC
P: (843) 838-8552

ARCHITECT:
AAG Architects, LLC
525 East Bay Street, Suite #203
Charleston, SC 29403
P: (843) 314-1840

STRUCTURAL ENGINEER:
CRANSTON ENGINEERING
525 East Bay Street, Suite #203
Charleston, SC 29403
P: (843) 779-1965



SESQUICENTENNIAL MEMORIAL FOUNTAIN THE PENN CENTER

DATE: 05/14/2019

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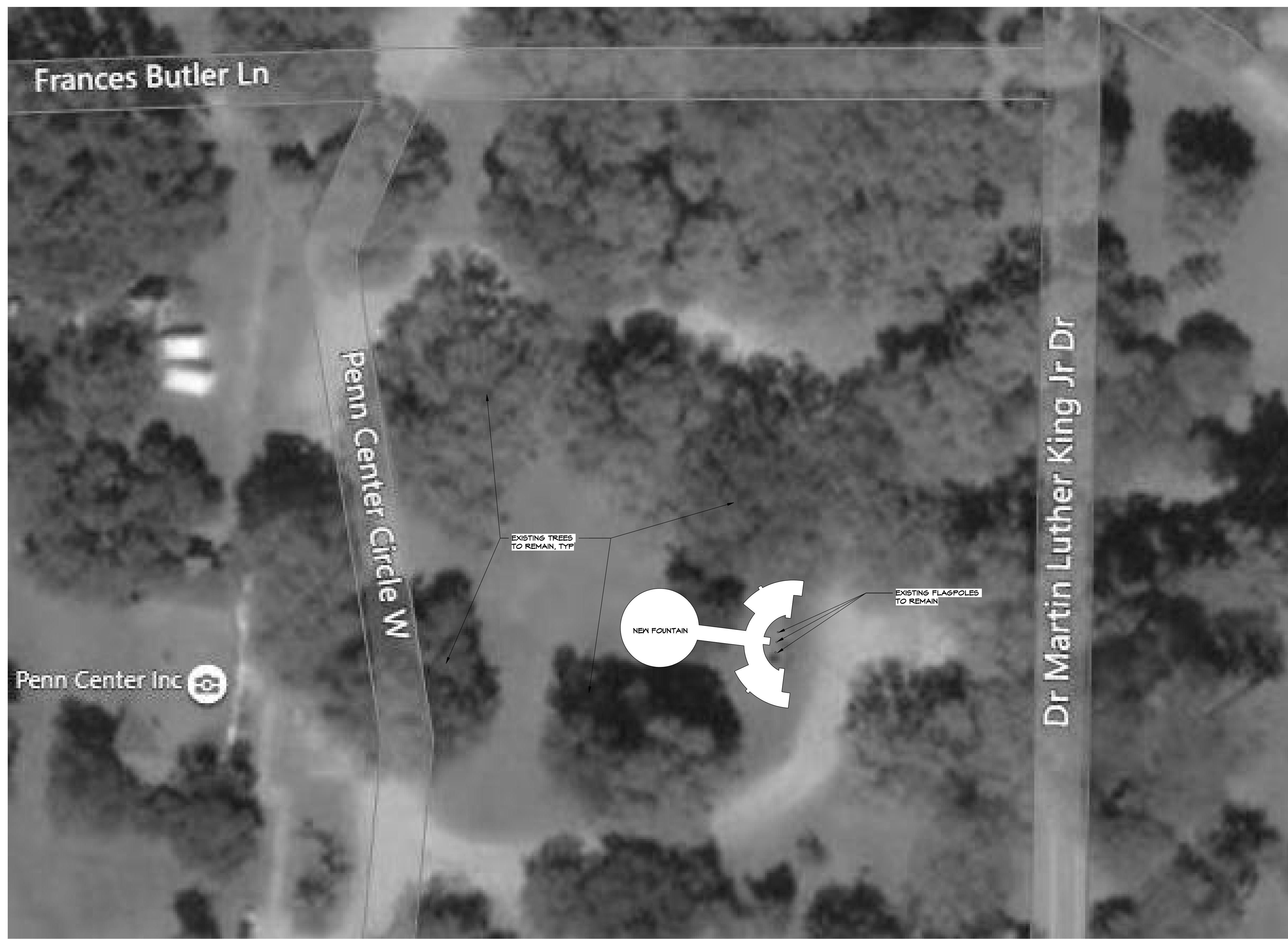
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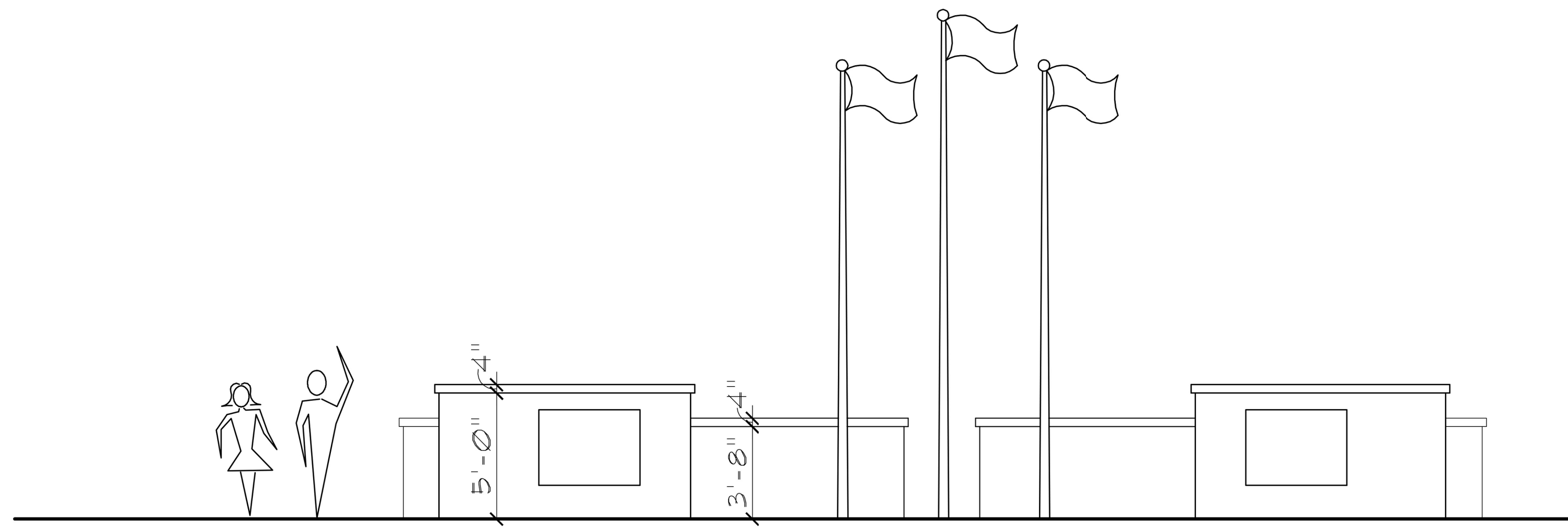
REVISIONS:

LOCATION MAP &
FOUNTAIN FOOT
PRINT

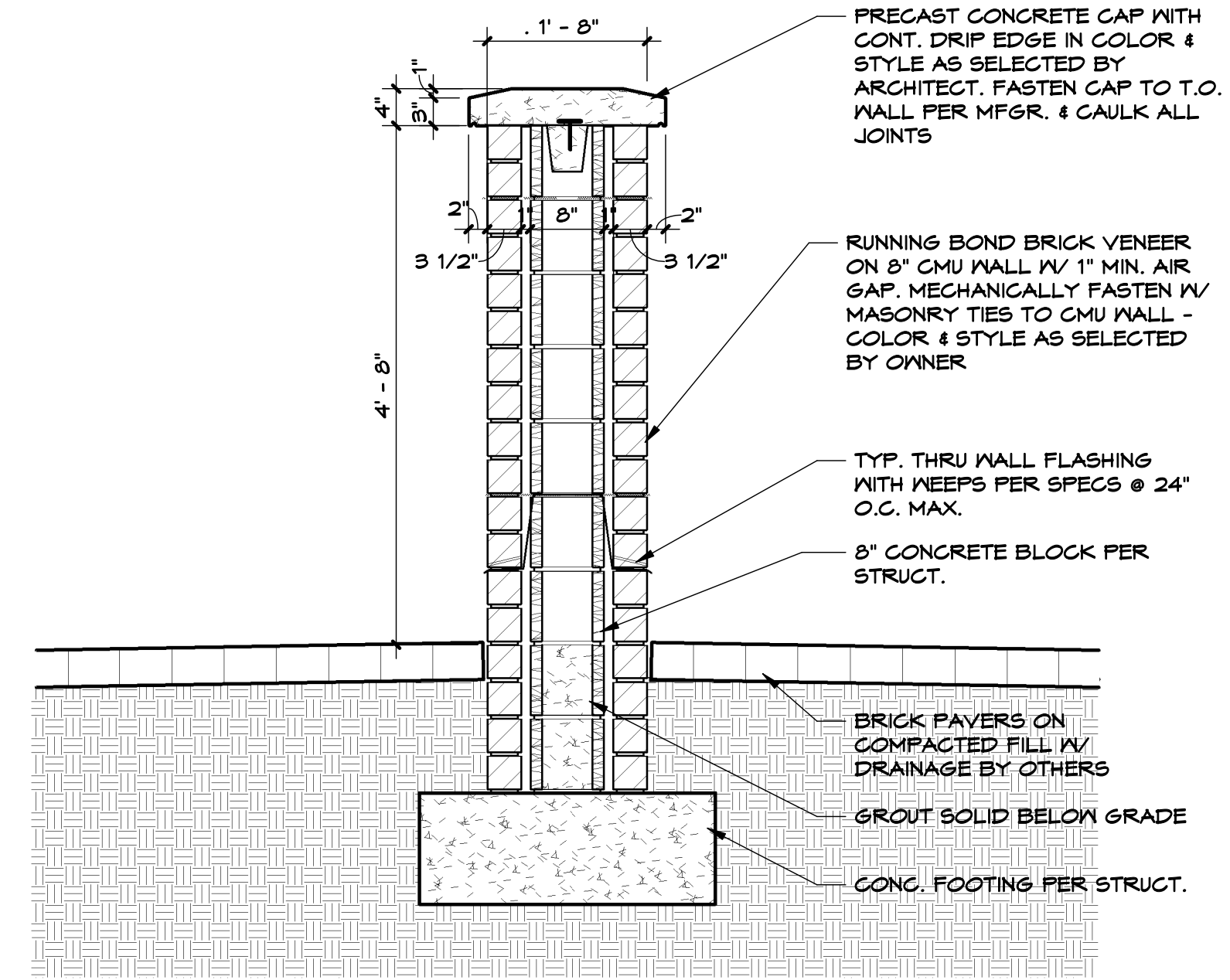
AS1.1



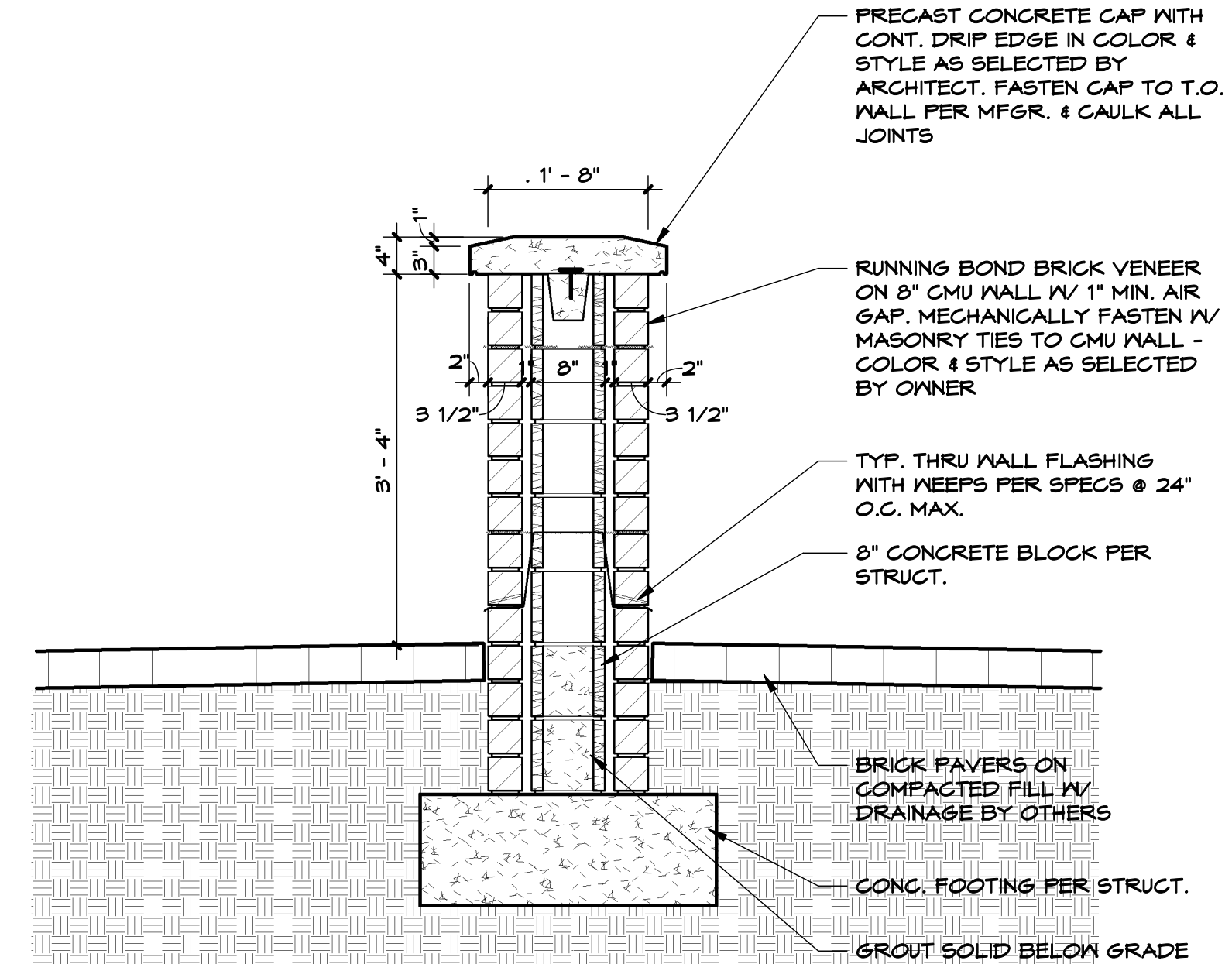
1 LOCATION MAP & FOUNTAIN FOOT PRINT
SCALE: 1" = 20'-0"



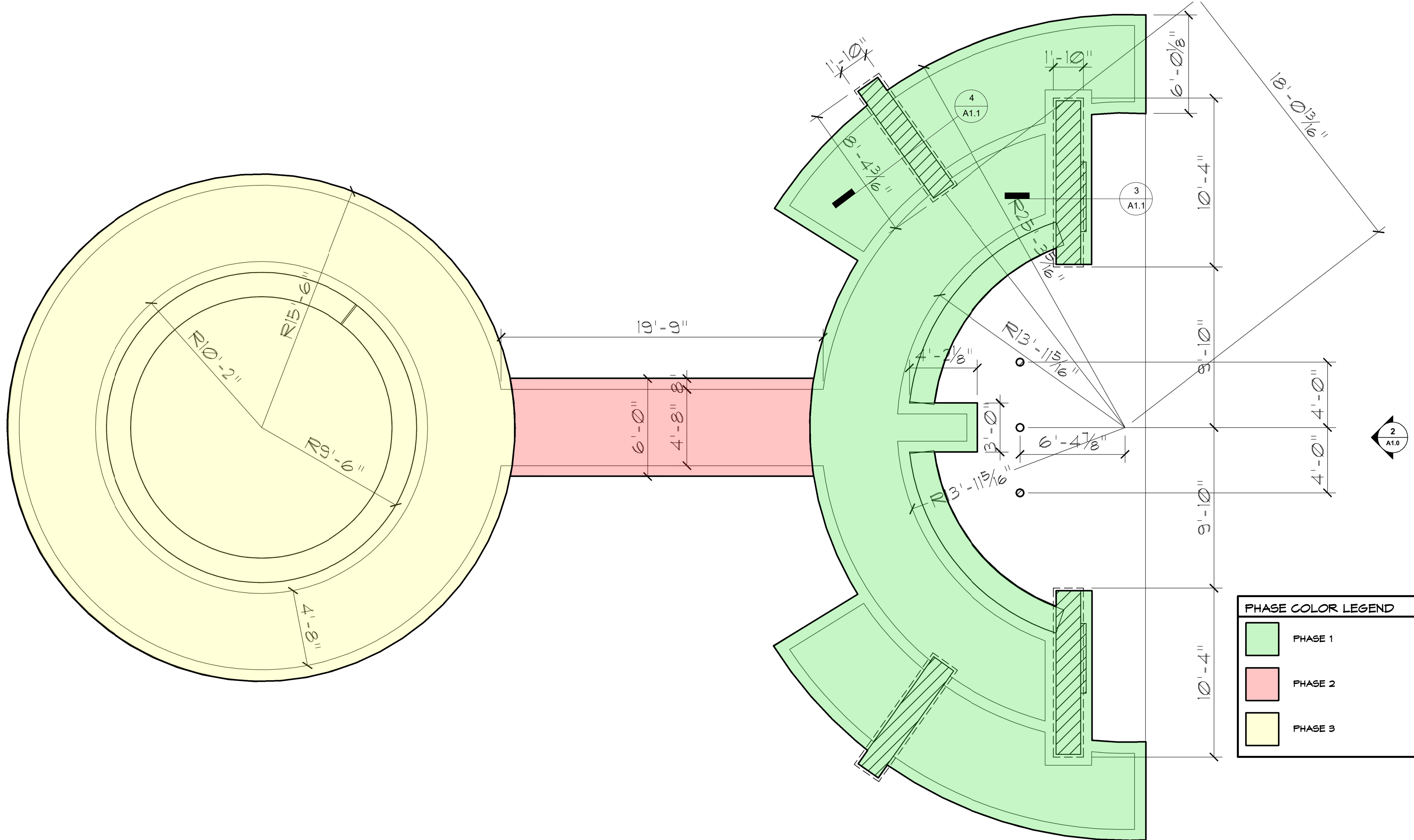
2 SCHEMATIC ELEVATION @ THE FOUNTAIN
SCALE: 1/4" = 1'-0"



3 SECTION @ WALL 1
SCALE: 3/4" = 1'-0"



4 SECTION @ WALL 2
SCALE: 3/4" = 1'-0"



1 SCHEMATIC PLAN @ THE FOUNTAIN
SCALE: 1/4" = 1'-0"

GENERAL REQUIREMENTS

- WHERE A SECTION OR DETAIL IS SHOWN FOR ONE CONDITION, IT SHALL APPLY TO ALL SIMILAR CONDITIONS.
- THE DESIGN ADEQUACY AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC. SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- DO NOT SCALE DRAWINGS. FOLLOW DIMENSIONS SHOWN ON PLANS.
- CONTRACTOR SHALL COORDINATE AND VERIFY ALL DIMENSIONS AND ELEVATIONS SHOWN HEREIN WITH ARCHITECTURAL PLANS, SECTIONS, DETAILS, AND EXISTING CONDITIONS PRIOR TO CONSTRUCTION OR MATERIAL PURCHASE AND SHALL NOTIFY ARCHITECT OR ENGINEER IN WRITING OF DISCREPANCIES. SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS AND ELEVATIONS NOT SHOWN HEREIN.
- DIMENSIONS INDICATED RELATIVE TO EXISTING STRUCTURE ARE APPROXIMATE AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION OR MATERIALS PURCHASE. CONTRACTOR SHALL NOTIFY ARCHITECT OR ENGINEER IN WRITING OF DISCREPANCIES.

SUBMITTAL AND NOTIFICATION REQUIREMENTS

- SUBMITTALS:
 - SUBMITTALS REQUIRED FOR BORROW MATERIALS, CONCRETE MIX DESIGNS, SHOP DRAWINGS FOR CONCRETE REINFORCING, EMBEDDED ITEMS, ACCESSORIES, AND PRODUCT DATA, ETC.
 - ALL DATA AND DRAWINGS SHALL BE SUBMITTED "CONTRACTOR APPROVED".

SUBGRADE PREPARATION

- CONTRACTOR SHALL STRIP AND REMOVE ALL VEGETATION, TOPSOIL, ROOTS, AND ORGANIC SOILS FROM THE CONSTRUCTION AREA FOR A DISTANCE OF AT LEAST 10' BEYOND THE EXTENT OF BUILDING FOUNDATION LIMITS. THE DEPTH OF STRIPPING SHALL BE THAT REQUIRED TO REMOVE SIGNIFICANT ROOT ZONES, SMALL TREE STUMPS, AND OTHER UNACCEPTABLE MATERIALS, BUT IN NO CASE SHALL IT BE LESS THAN 12".
- AFTER TOPSOILS, ETC. WITHIN AND TO A POINT 10' OUTSIDE THE BUILDING CONSTRUCTION AREA HAVE BEEN REMOVED FROM THE SITE, THE UPPER 24" OF EXPOSED SOILS SHALL BE COMPACTED TO A MINIMUM DENSITY OF 95% STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D-698) BY PROOFROLLING WITH A FULLY LOADED PNEUMATIC TIRE TANDER AXLE DUMP TRUCK CAPABLE OF TRANSFERRING A LOAD OF 10 TO 20 TONS BY OVERLAPPING PASSES. A MINIMUM OF 8 COMPLETE PASSES SHALL BE MADE WITHIN THE BUILDING AREA.
- PROOFROLLING SHALL BE PERFORMED UNDER THE OBSERVATION OF AN APPROVED TESTING LABORATORY SUPERVISED BY A GEOTECHNICAL ENGINEER. UNDERCUT, BACKFILL, AND COMPACT AREAS WHICH PUMP, DEFLECT, OR RUT EXCESSIVELY OR WHICH DO NOT STABILIZE AFTER SUCCESSIVE PASSES OF PROOFROLLING EQUIPMENT.
- AFTER COMPLETION OF DENSIFICATION OF EXISTING SOILS, PLACE STRUCTURAL FILL FOR BUILDING AREA IN THIN (6" TO 8") LIFTS COMPACTED TO A MINIMUM DENSITY AS SPECIFIED FOR FOUNDATIONS. MATERIAL USED AS STRUCTURAL FILL SHALL BE NON-PLASTIC GRANULAR MATERIAL CONTAINING LESS THAN 15% FINES PASSING THROUGH THE NO. 200 SIEVE AND FREE OF ORGANICS, BOULDERS, OR OTHER DELETERIOUS MATERIALS.

FOUNDATIONS

- TYPICAL FOUNDATION DESIGNED FOR 1500 PSF MAXIMUM ALLOWABLE SOIL BEARING PRESSURE (ASSUMED).
- ALL FOUNDATION FILL SUBGRADE SOILS SHALL BE COMPACTED AS FOLLOWS. (REF. ASTM D-698)
 - 95% STANDARD PROCTOR FOR GREATER THAN 18" BELOW FINAL FILL.
 - 98% STANDARD PROCTOR FOR THE UPPER 18" BENEATH BUILDINGS AND PAVEMENTS.
- SOILS TESTING LABORATORY SHALL CONDUCT COMPACTION TESTS IN ACCORDANCE WITH ASTM D-698. RATE OF COMPACTION SHALL BE AS FOLLOWS:
 - ONE TEST FOR EACH SPREAD FOOTING;
 - ONE TEST FOR EACH 50 LINEAR FEET OF CONTINUOUS FOOTING;
 - ONE TEST FOR EACH 1000 S.F. OF SLAB.
- REMOVE ALL WATER SOFTENED SOILS FROM FOOTING EXCAVATIONS PRIOR TO PLACING CONCRETE. FILL REMAINING VOIDS WITH ADDITIONAL CONCRETE.
- SUPPORT ALL BOTTOM REINFORCEMENT IN FOUNDATION WITH WHOLE CONCRETE BRICKS AT 48" O.C. MAX.
- ALL FOOTING, PIER, AND OTHER FOUNDATION REINFORCING SHALL BE TIED IN PLACE PRIOR TO POURING CONCRETE.
- WHERE FINISHED GRADES DIFFER ON OPPOSITE SIDES OF FOUNDATION WALLS, PROVIDE TEMPORARY BRACING. PREVENT LATERAL MOVEMENT UNTIL ALL ADJACENT FILLING, COMPACTION, FLOOR SLABS, AND FRAMING AT NEXT LEVEL OVER HAS BEEN COMPLETED.
- UNLESS INDICATED ON FOUNDATION PLAN, VERTICAL STEPS IN FOOTINGS TO BE MAXIMUM 2'-0" VERTICAL SPACED NO LESS THAN 4'-0" O.C. HORIZONTALLY TO MAINTAIN MINIMUM 12" COVER BELOW FINISHED EARTH GRADE.
- WHERE GRAVITY PLUMBING LINES OCCUR BELOW TOP OF WALL FOOTING, STEP FOOTING DOWN TO PROVIDE CLEARANCES INDICATED ON DETAIL "WALL FOOTING DETAILS - INTERFERENCE OFFSET AT GRAVITY SEWER" UNLESS OTHERWISE SPECIFIED. COORDINATE WITH PLUMBING DRAWINGS FOR LOCATIONS, SIZES, AND INVERTS.
- CONSTRUCTION JOINTS IN CONTINUOUS FOOTINGS TO BE FORMED VERTICALLY WITH MIN. 1'-6" LAPS IN HORIZONTAL REINFORCING.
- PROVIDE 1/2" P.E.J. FILLER AROUND PERIMETER OF SLABS WHERE THEY ABUT VERTICAL SURFACES AND AT COLUMN ISOLATION JOINTS AS DETAILED.
- CONSTRUCTION JOINTS IN CONTINUOUS FOOTINGS TO BE FORMED VERTICALLY IN ACCORDANCE WITH FOUNDATION DETAILS IN PLANS.
- PROVIDE 1/2" EXPANSION JOINT FILLER AROUND PERIMETER OF SLABS WHERE THEY ABUT VERTICAL SURFACES AND AT COLUMN ISOLATION JOINTS AS DETAILED.

CAST-IN-PLACE REINFORCED CONCRETE

- THE FOLLOWING ACI STANDARDS (LATEST EDITION) APPLY:
 - ACI 318 - CODE
 - ACI 315 - DETAILING
 - ACI 301 - SPECIFICATIONS
 - ACI 304 - PLACING
 - ACI 347 - FORMWORK
 - ACI 211.1 - MIX PROPORTIONING
 - ACI 305 - HOT WEATHER CONCRETING
 - ACI 306 - COLD WEATHER CONCRETING
- ALL CONCRETE SHALL BE NORMAL WEIGHT CONCRETE (145 PCF) WITH MIXES DESIGN THE FOLLOWING CRITERIA:

STRUCTURAL ELEMENT	28 DAY COMPRESSIVE STRENGTH
FOOTINGS	3,000 PSI

REINFORCING STEEL

- ALL REINFORCING STEEL SHALL BE ASTM A 615, GRADE 60, UNLESS NOTED OTHERWISE.
- ALL WELDED WIRE FABRIC SHALL BE ASTM A1064, 70 KSI MINIMUM YIELD STRENGTH.
- ADDITIONAL REINFORCING AND THAT QUANTITY OF REINFORCING OCCURRING AT OPENINGS SHALL BE PLACED EQUALLY EACH SIDE OF OPENINGS AS DETAILED.
- HOOKS IN REINFORCING ARE IN ADDITION TO LENGTH SHOWN.
- REINFORCING IS TO BE SUPPORTED IN FORMS AND SPACED WITH WIRE BAR SUPPORTS ACCORDING TO CRSI "PLACING REINFORCING BARS" UNLESS NOTED OTHERWISE.
- WHERE REINFORCING BARS ARE NOTED AS CONTINUOUS, THE FOLLOWING REQUIREMENTS APPLY:
 - THE TERMINATION OF ALL CONTINUOUS REINFORCING BAR RUNS SHALL BE A STANDARD HOOK UNLESS NOTED OTHERWISE.
 - SPLICES IN CONTINUOUS TOP BARS SHALL OCCUR OVER PARALLEL CMU WALLS OR AT THE CENTER OF THE CLEAR SPAN.
 - SPLICES IN CONTINUOUS BOTTOM BARS SHALL OCCUR OVER PERPENDICULAR CMU WALLS OR CENTERED OVER COLUMNS.
- MINIMUM REINFORCING STEEL CLEAR COVERS ARE AS FOLLOWS:
 - CONCRETE CAST DIRECTLY AGAINST EARTH.....3"
 - INTERIOR SLABS.....1"
 - INTERIOR BEAMS AND COLUMNS.....1 1/2"
 - EXTERIOR BEAMS AND COLUMNS.....2"
 - EXTERIOR SLABS.....1 1/2"
- ALL REINFORCING LAP SPLICES SHALL FOLLOW THE TABLES PROVIDED BELOW:

REQUIRED LAP SPLICE LENGTH FOR 3000 PSI CONCRETE	
BAR SIZE	LAP LENGTH
#4	30"
#5	36"
#6	44"
#7	94"
#8	108"
#9	122"
#10	136"
#11	152"

REQUIRED LAP SPLICE LENGTH IN MASONRY WALLS		
BAR SIZE	8" CMU	12" CMU
#4	24"	18"
#5	30"	20"
#6	54"	30"

CONCRETE MASONRY

- APPLICABLE MASONRY CODES:
 - ACI 530-13/ASCE 5-13/TMS 402-13 **BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES.**
 - ACI 530.1-13/ASCE 6-13/TMS 602-13 **SPECIFICATIONS FOR MASONRY STRUCTURES.**
- CONCRETE MASONRY UNITS SHALL BE LOAD BEARING TYPE CONFORMING TO ASTM C-90 HAVING A MINIMUM COMPRESSIVE STRENGTH OF 1900 PSI.
- ALL CELLS BELOW GRADE SHALL BE FILLED SOLID WITH GROUT OR CONCRETE.
- MORTAR SHALL CONFORM TO ASTM C-270 TYPE S.
- REINFORCED WALLS, STIFFENERS, PIERS, ETC. SHALL BE FILLED IN MAXIMUM OF 4'-0" LIFTS. FILL SHALL BE MECHANICALLY MIXED (ASTM C476 COURSE) GROUT OR REGULAR WEIGHT CONCRETE (ASTM C94) WITH MAX 1/2" COARSE AGGREGATE HAVING NOT LESS THAN 3,000 PSI (MIN.) 28 DAY STRENGTH. SEE SPECIFICATIONS.
- PLAIN END TWO CELL UNITS SHALL BE USED FOR BLOCKS THAT ARE TO HAVE CELLS REINFORCED OR FILLED. WEB SHELLS ADJACENT TO CELLS THAT ARE TO BE FILLED ARE TO BE BEDDED IN MORTAR.
- FILL CELLS AS NOTED ON DRAWINGS WITH 3000 PSI GROUT CONFORMING TO ASTM C-476 SPECIFICALLY DESIGNED FOR FILLING CELLS.
- VERTICAL REINFORCING TO BE LAPPED AS NOTED IN SCHEDULE AT DOWELS AND SPLICES (U.N.O.).
- HORIZONTAL JOINT REINFORCING TO BE CONTINUOUS THROUGH REINFORCED CELLS.
- PROVIDE 9 GA. GALVANIZED WIRE TRUSS OR LADDER TYPE HORIZONTAL JOINT REINFORCING CONFORMING TO ASTM A82 AT 16" O.C. OR AS INDICATED ON DRAWINGS.
- SEE ARCHITECTURAL DRAWINGS FOR THE EXTENT AND EXACT LOCATION OF MASONRY WALLS.
- UNLESS NOTED OTHERWISE, PROVIDE CONTINUOUS 8" DEEP INTERMEDIATE BOND BEAMS AT MAXIMUM 4'-0" O.C. VERTICALLY. REINFORCE WITH (2) #4 CONTINUOUS BARS OR AS NOTED ON THE PLANS. INTERRUPT AT VERTICAL CONTROL JOINTS. PROVIDE BOND BEAM AT TOP OF ALL CMU WALLS.
- ALL MASONRY WALLS SHOWN ON THESE STRUCTURAL DRAWINGS HAVE BEEN DESIGNED TO RESIST THE REQUIRED VERTICAL AND LATERAL FORCES IN THE FINAL CONFIGURATION ONLY. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO ADEQUATELY BRACE THE WALLS FOR VERTICAL AND LATERAL LOADS THAT COULD POSSIBLY BE APPLIED PRIOR TO COMPLETION OF LATERAL SUPPORT BY CONNECTIONS AT FLOOR OR ROOF FRAMING LOCATIONS.

STRUCTURAL DESIGN CRITERIA

- BUILDING CODE: 2015 INTERNATIONAL BUILDING CODE
- GRAVITY LOADS (IBC 2015/ASCE 7-10): WALL SELFWEIGHT
- WIND LOADS (IBC 2015/ASCE 7-10):
 - BASIC WIND SPEED (3 SEC GUST) = 143 MPH
 - RISK CATEGORY = II
 - EXPOSURE CATEGORY = C
 - SOLID FREESTANDING WALLS
 - Cf = VARIES: 1.4 - 2.25
- SEISMIC CRITERIA (IBC 2015/ASCE 7-10):
 - RISK CATEGORY = II
 - IMPORTANCE FACTOR = 1.0
 - DESIGN CATEGORY = D
 - SITE CLASS = D
 - S_s = 0.569 g S₁ = 0.190 g
 - S_{DS} = 0.510 g S_{D1} = 0.258 g
 - SEISMIC FORCE RESISTING SYSTEM = NONBUILDING STRUCTURES - ALL OTHER SELF-SUPPORTING STRUCTURES: RESPONSE MODIFICATION FACTOR, R = 1.25
 - ANALYSIS PROCEDURE = EQUIVALENT LATERAL FORCE
 - SEISMIC BASE SHEAR = C_wW WHERE W=WEIGHT OF STRUCTURE

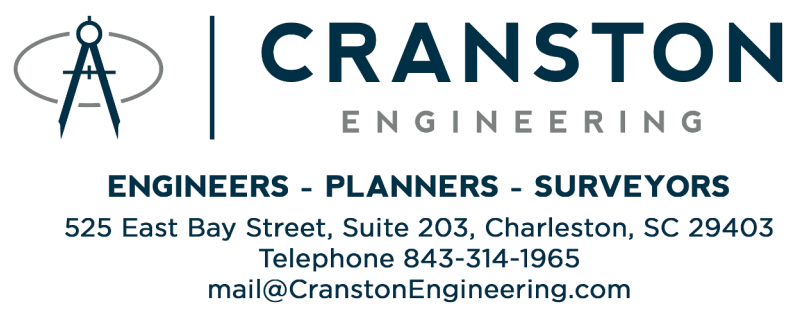


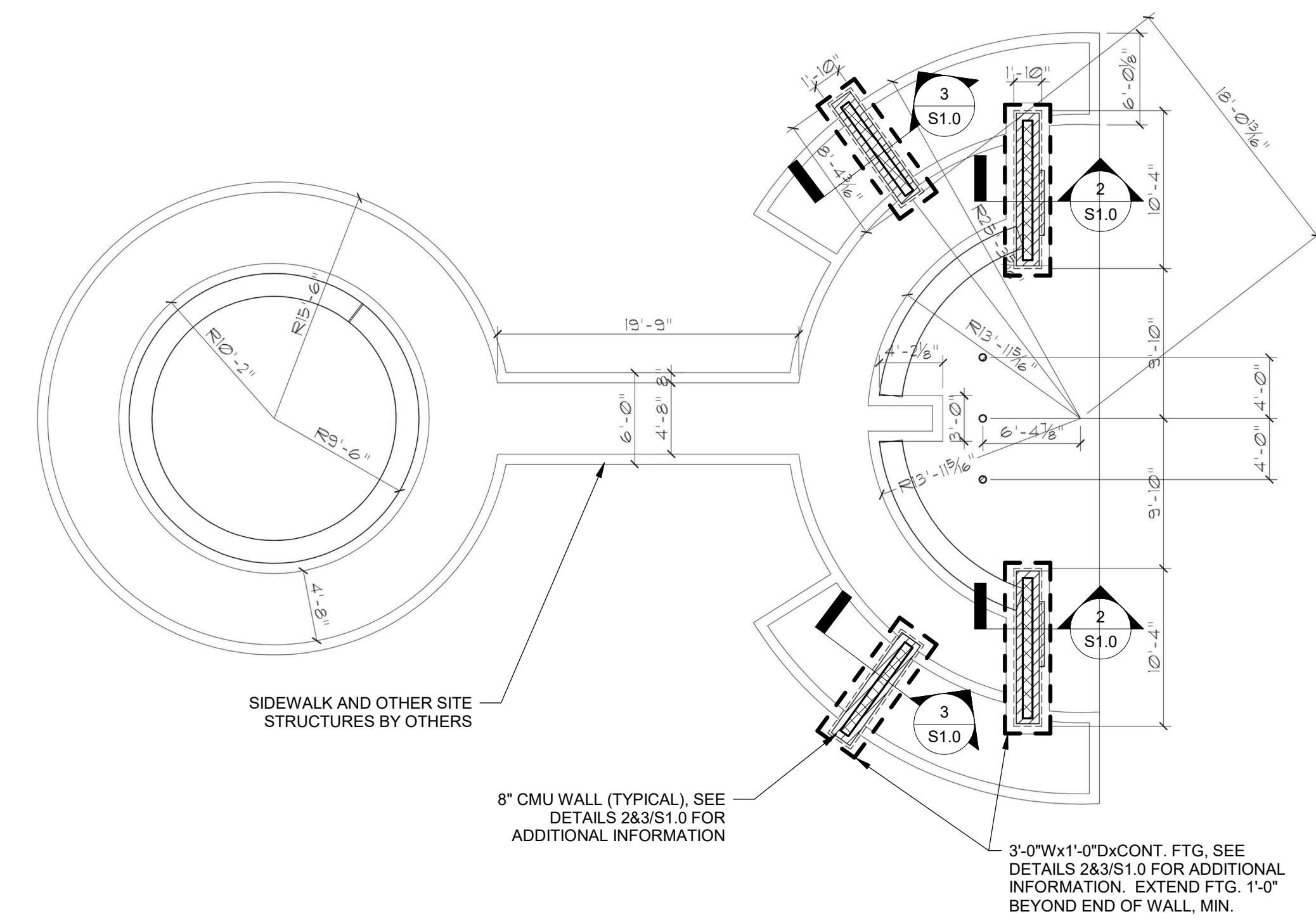
SESQUICENTENNIAL MEMORIAL
 FOUNTAIN AT THE PENN CENTER

DATE:	05/14/2019
DRAWN BY:	TCC
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COMMISSION NO.:	-
REVISIONS:	

GENERAL NOTES

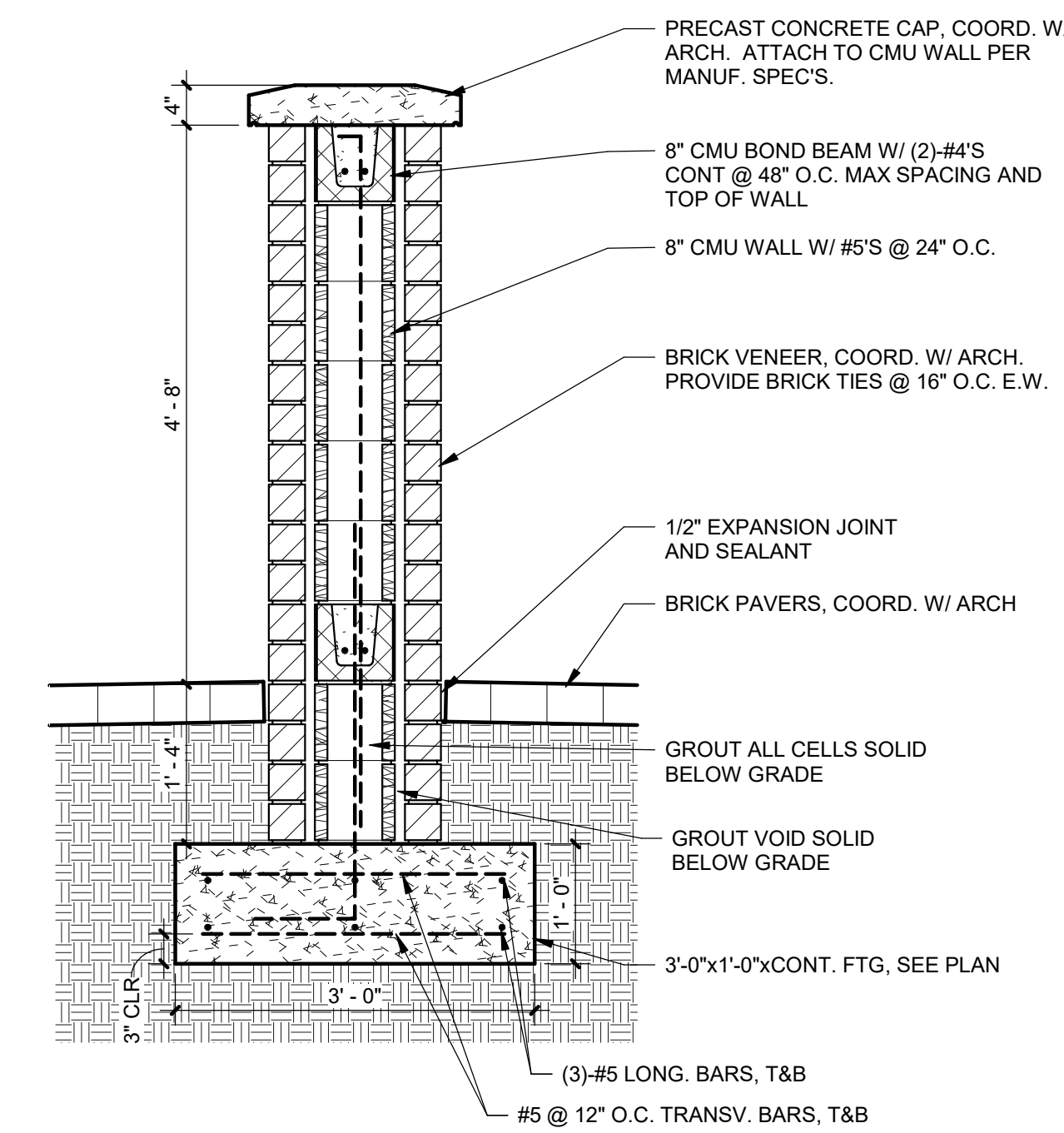
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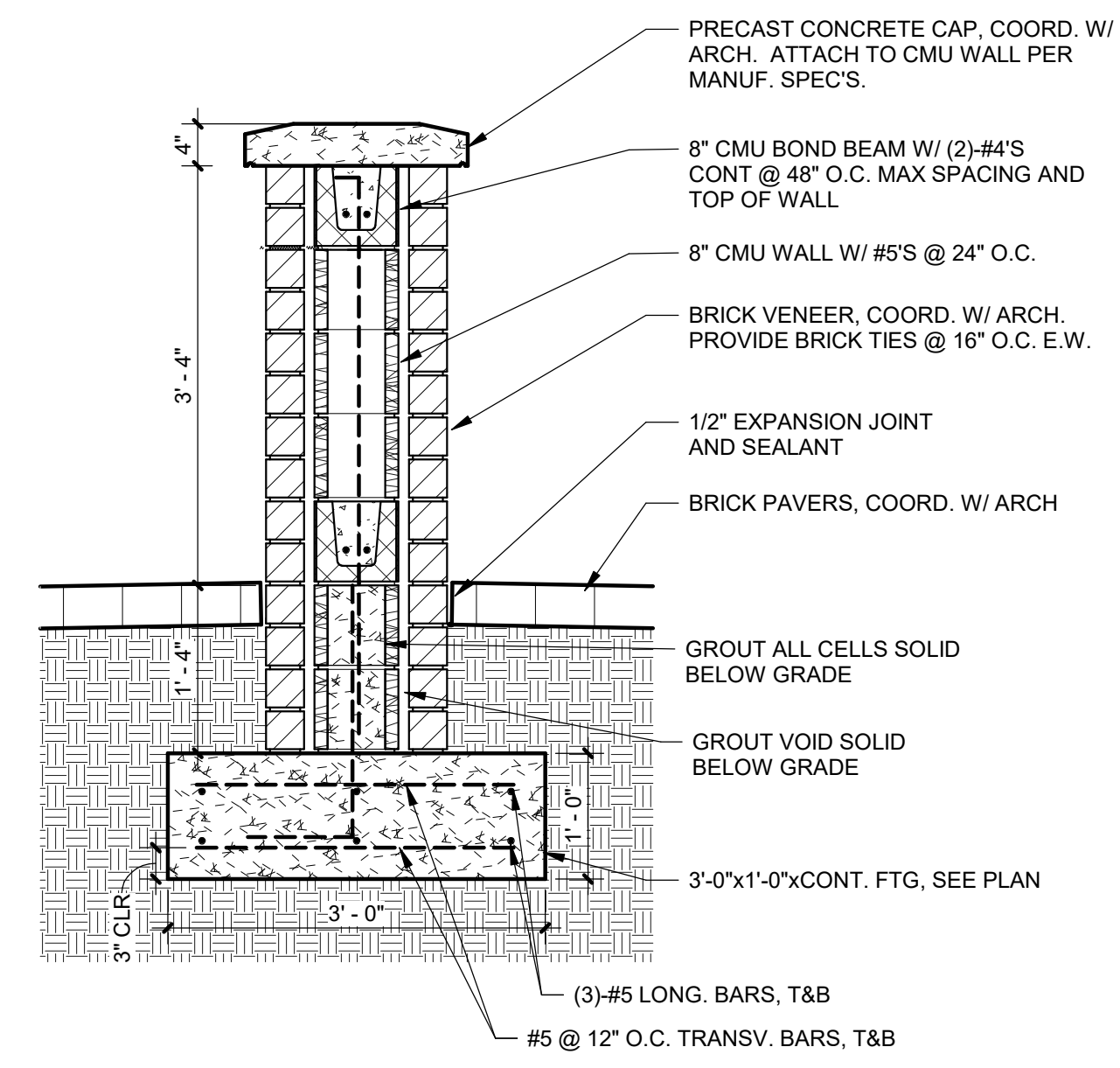


GENERAL NOTES:
 1. COORDINATE W/ ARCH. FOR WALL HEIGHTS AND LOCATIONS.
 2. CRANSTON ENGINEERING'S SCOPE OF WORK IS FOR CMU WALL AND FOUNDATION DESIGN ONLY. COORDINATE W/ ARCH. FOR ALL OTHER INFORMATION.

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



2 SECTION @ 4'-8" (AFF) WALL
 SCALE: 3/4" = 1'-0"



3 SECTION @ 3'-4" (AFF) WALL
 SCALE: 3/4" = 1'-0"

**SESQUICENTENNIAL
 MEMORIAL
 FOUNTAIN AT THE PENN CENTER**

DATE: 05/14/2019

DRAWN BY: TCC

CHECKED BY: TCC

COMMISSION NO. -

REVISIONS:

FLOOR PLAN &
 WALL SECTIONS

S1.0

CRANSTON
 ENGINEERING
 ENGINEERS - PLANNERS - SURVEYORS
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 mail@CranstonEngineering.com



PINE GROVE COTTAGE
DANFORTH HALL
WOODS
BUS PARKING

FRANKLIN COUNTY COLLEGE
LAWRENCE
PROFESSIONAL CENTER
PROFESSIONAL CENTER
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PENN CENTER
ENTRANCE