

HISTORIC JASPER HALL

Re-imagining the
FORT MOULTRIE OFFICER'S CLUB | SAND DUNES BEACH CLUB

1735 ATLANTIC AVENUE RESIDENCE
TOWNSHIP OF SULLIVAN'S ISLAND | SOUTH CAROLINA



CONCEPTUAL DESIGN REVIEW NOVEMBER 2025

CISSELL DESIGN STUDIO
ATLANTIC AVENUE HOLDINGS
RHODES RESIDENTIAL BUILDERS

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The single-family design concept for Jasper Hall, the former Fort Moultrie Officers Club, and recently the Sand Dunes Beach Club, focuses on creating a clear understanding of the building’s architectural history, and the different layers of change the building has gone through over time. With this understanding, the building can be renovated in a way that highlights the original design intent and creates architectural strategies and details that are compatible with the historic character of not only this building, but the surrounding historic context of Fort Moultrie as well.

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———— 1 ————
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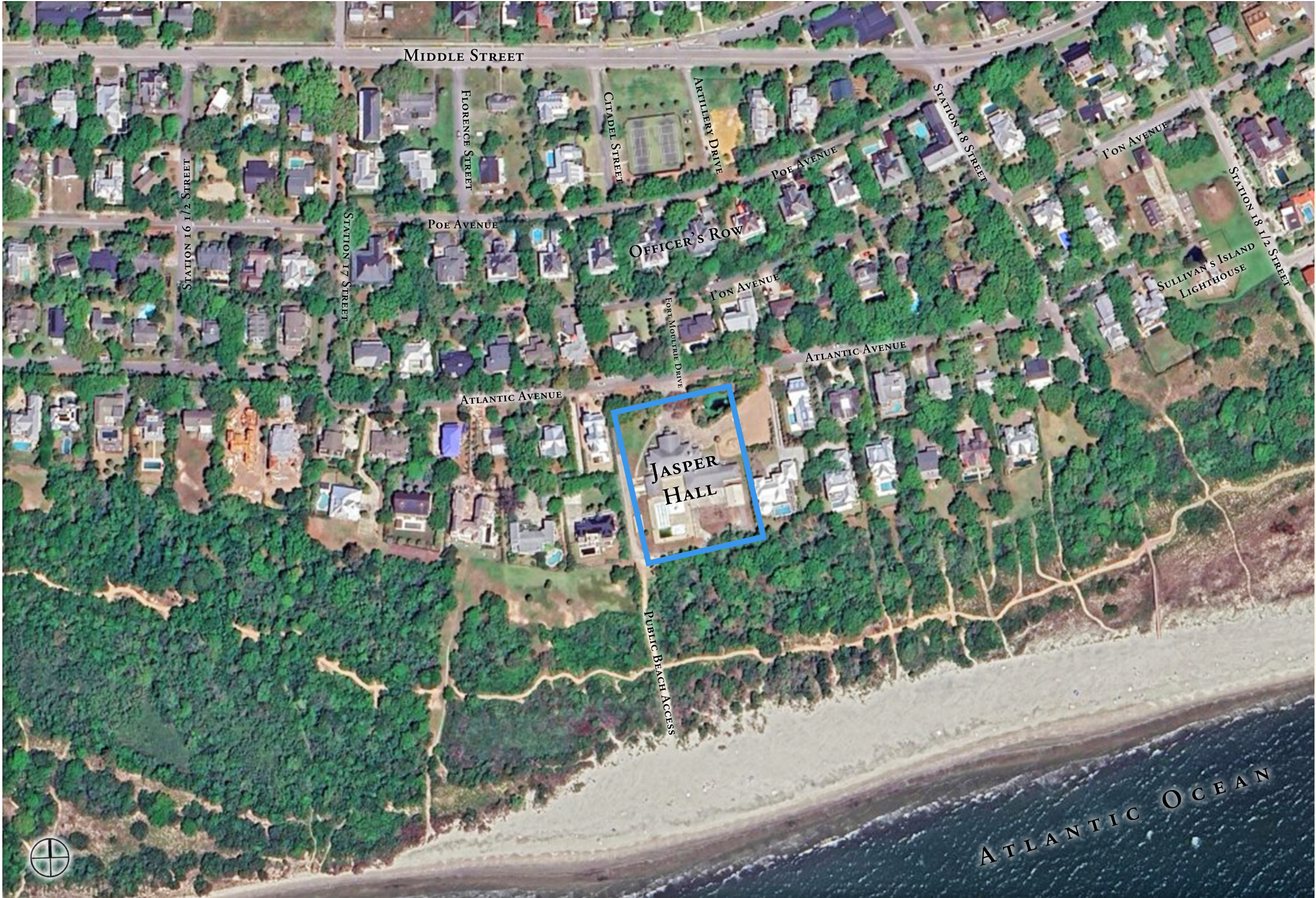
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THE OFFICER’S CLUB

Jasper Hall is located at 1735 Atlantic Avenue at the southern end of Sullivan’s Island. The building was constructed in 1933 as a recreational club for Fort Moultrie’s senior officers, and has had multiple phases of construction on the site since that time. The approximately two acre, oceanfront site is bonded by a very active public beach access to the west, an inactive public beach access (cut off from the street by a retention pond) to the east, a heavily wooded dune on the beach frontage, and Atlantic Avenue to the north.

At the time of its construction, the building sat by itself on the beach, but over time ,since the decommissioning of the fort, the land to either side and across Atlantic Avenue has been subdivided and infilled with single-family residential homes. Jasper Hall itself was sold to SCE&G after the decommissioning, and converted into the Sand Dunes Beach Club, a semi-private establishment for SCE&G employees and local Sullivan’s Island residents. Closure of the beach club and recent zoning actions necessitate that the building convert to a single-family residence, Charting a path for the building’s next phase of life for a new generation of Sullivan’s Island residents.



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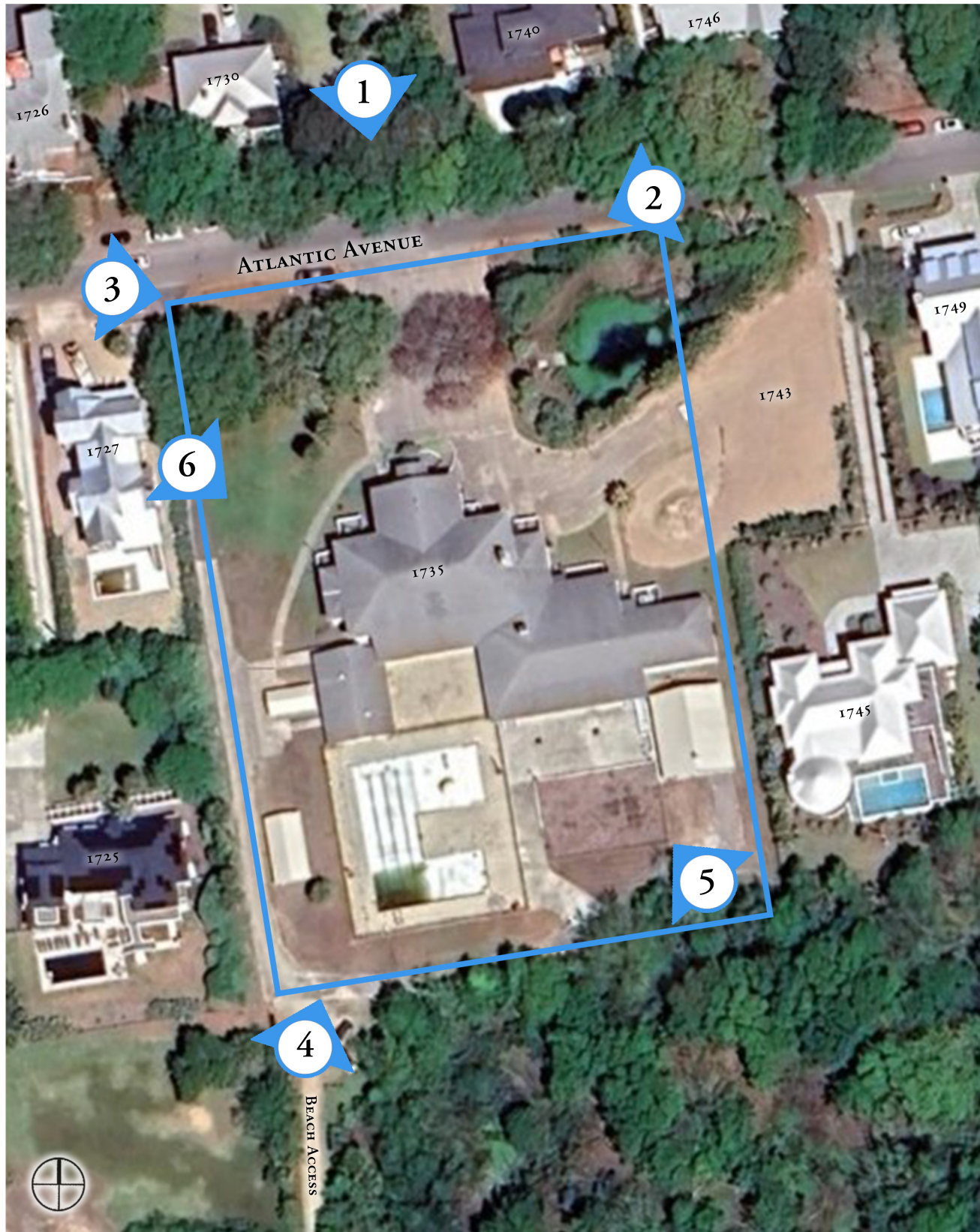
SULLIVAN’S ISLAND CONTEXT

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SITE AND STREET VIEWS

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LEGEND:

- CWF CONCRETE MONUMENT FOUND 4"
- IS 5/8" RBS (REBAR SET)
- IF (IRON FOUND) SIZE/TYPE NOTED
- △ PK NAIL SET
- ▲ PK NAIL FOUND
- ⊗ WATER VALVE
- ⊗ WATER METER
- ⊗ ELECTRICAL TRANSFORMER
- ⊗ ELECTRICAL BOX
- ⊗ TELEPHONE BOX
- ⊕ SPOT ELEVATION
- ⊕ POWER POLE
- SEWER CLEANOUT - SEWER TAP
- GRATE INLET STORM DRAINAGE
- LOT LINE
- E—E— ADJACENT LOT LINE
- FM—FM— UNDERGROUND ELECTRIC
- SS—SS— STORM WATER FORCE MAIN
- S—S— SANITARY SEWR LINE
- SEWER TAP LINE (PAINTED MARKS BT OTHERS)
- ⊗ CED CEDAR
- * PAL PALMETTO
- ⊗ LA O LAUREL OAK
- ⊗ OAK
- ⊗ LO LIVE OAK
- ⊗ PEC PECAN TREE

DATUM:

SOUTH CAROLINA GRID SYSTEM
NAD 1983 (2012 MODEL)
VERTICAL DATUM IS BASED ON
NAVD 1988 / CURRENT FEMA
FLOOD MAP DATUM.

REFERENCE:

- 1) PLAT BOOK K51 AT PAGE 619.
- 2) DC AT PAGE 668.

FLOOD NOTE:

THIS LOT IS SITUATED IN A FLOOD
ZONE AE 9 AND X-SHADED AS PER
SCALING FROM FEMA F.I.R.M. MAP
NUMBER 45019C0538K DATED
REVISED JANUARY 29, 2021.

LOCATION MAP N.T.S.

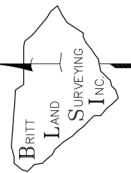
BRITT LAND SURVEYING, INC.

P.O. BOX 80333

CHARLESTON, SC 29416

843-766-2707

BRITTSURVEYING@GMAIL.COM



PLAT OF:

BOUNDARY SURVEY SHOWING

THE SAND DUNES CLUB / LOT 28

LOT 29, LOT 27, LOT 26, AND LOT 14

TOTAL 151,630 SQ-FT. / 3.481 ACRES

PREPARED FOR:

Atlantic Street Holdings, LLC

LOCATED IN THE TOWN OF SULLIVANS ISLAND

CHARLESTON COUNTY - SOUTH CAROLINA



I, Dean L. Britt, a Registered Professional Land Surveyor in the
State of South Carolina, certify to owner(s) shown hereon that this
survey shown hereon was made in accordance with the requirements
of the Minimum Standards Manual for the Practice of Land Surveying
in South Carolina, and meets or exceeds the requirements for a
class survey as specified therein.

Date: / /

DEAN L. BRITT PLS

S.C. REG. NO. 15792

SCALE: 1" = 30'

30' 15' 0 30' 60' 90'

LOCATION: 1735 ATLANTIC AVENUE - 29482

TAX MAP NO.: 523-12-00-020

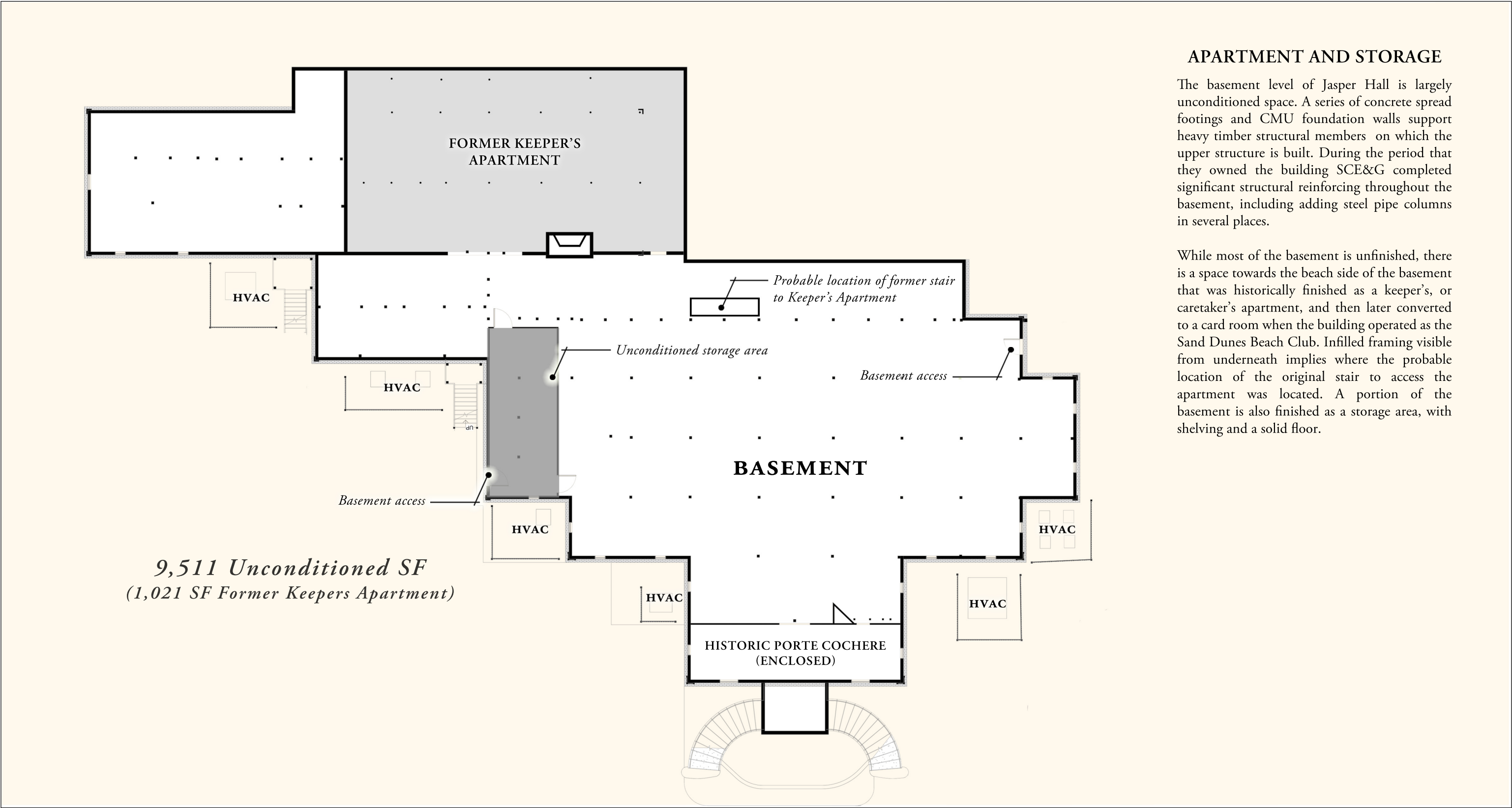
DATE: MAY 09-2022

JOB NO. 223650

COUNTY/STATE CHARLESTON, S.C.

FIELD BY: S. HUFFMAN / E. SNOAK

DRAWN BY: DLB



*9,511 Unconditioned SF
(1,021 SF Former Keepers Apartment)*

APARTMENT AND STORAGE

The basement level of Jasper Hall is largely unconditioned space. A series of concrete spread footings and CMU foundation walls support heavy timber structural members on which the upper structure is built. During the period that they owned the building SCE&G completed significant structural reinforcing throughout the basement, including adding steel pipe columns in several places.

While most of the basement is unfinished, there is a space towards the beach side of the basement that was historically finished as a keeper's, or caretaker's apartment, and then later converted to a card room when the building operated as the Sand Dunes Beach Club. Infilled framing visible from underneath implies where the probable location of the original stair to access the apartment was located. A portion of the basement is also finished as a storage area, with shelving and a solid floor.

NOT TO SCALE

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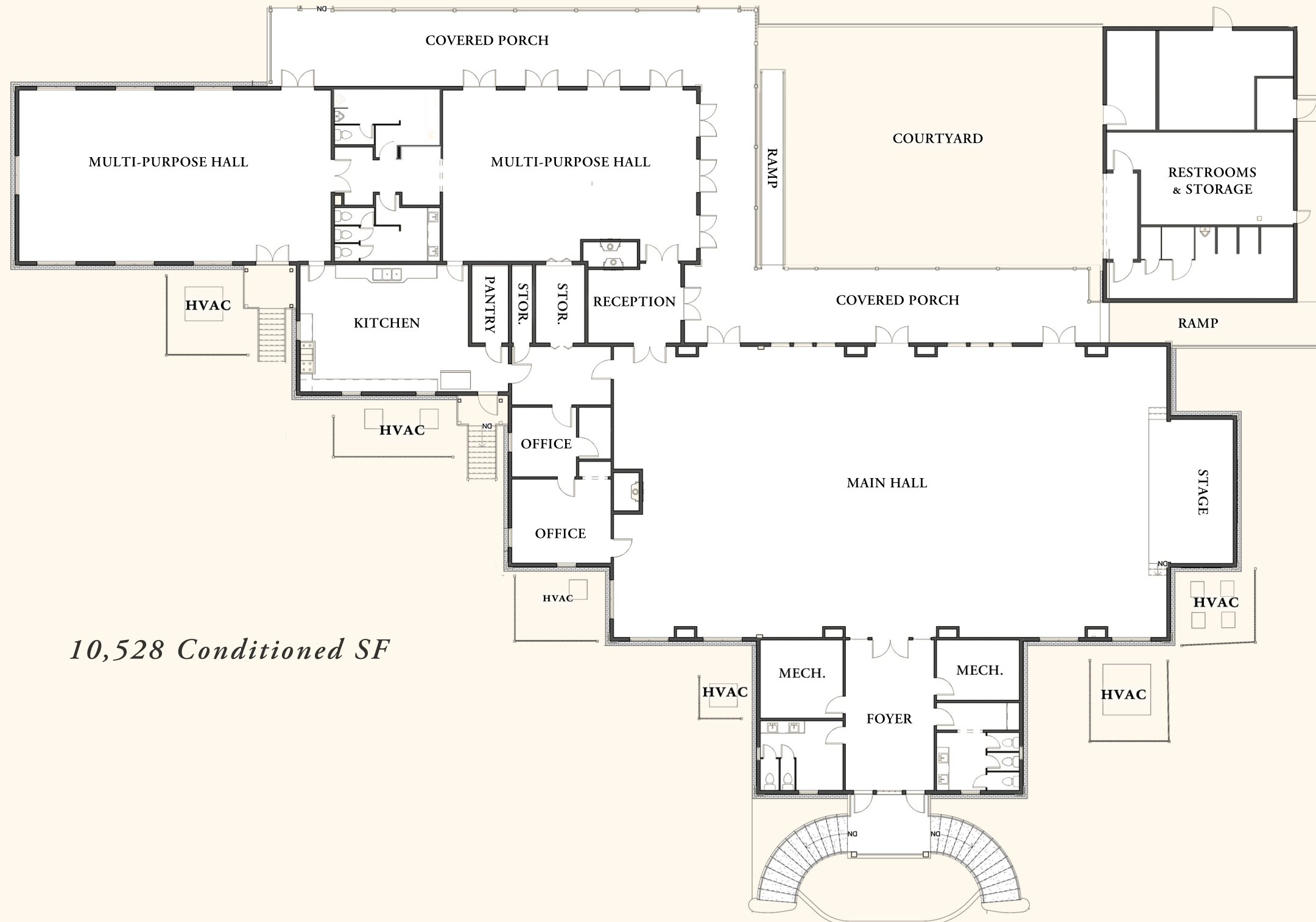
EXISTING BASEMENT LEVEL

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10,528 Conditioned SF

EVENTS AND SERVICES

The main level of Jasper Hall is dedicated to hosting large events. Three event halls, the historic main hall, and two smaller halls, are supported by a nuber of service spaces including a commercial kitchen, serving window, offices, numerous restrooms, storage, and large mechanical rooms. Arrayed around the Atlantic Avenue facades are a series of large elevated HVAC units that obstruct the view of the facades. Covered porches run along the beach side of the building, with a large paved courtyard area between the masses of the building.

NOT TO SCALE

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EXISTING LEVEL ONE

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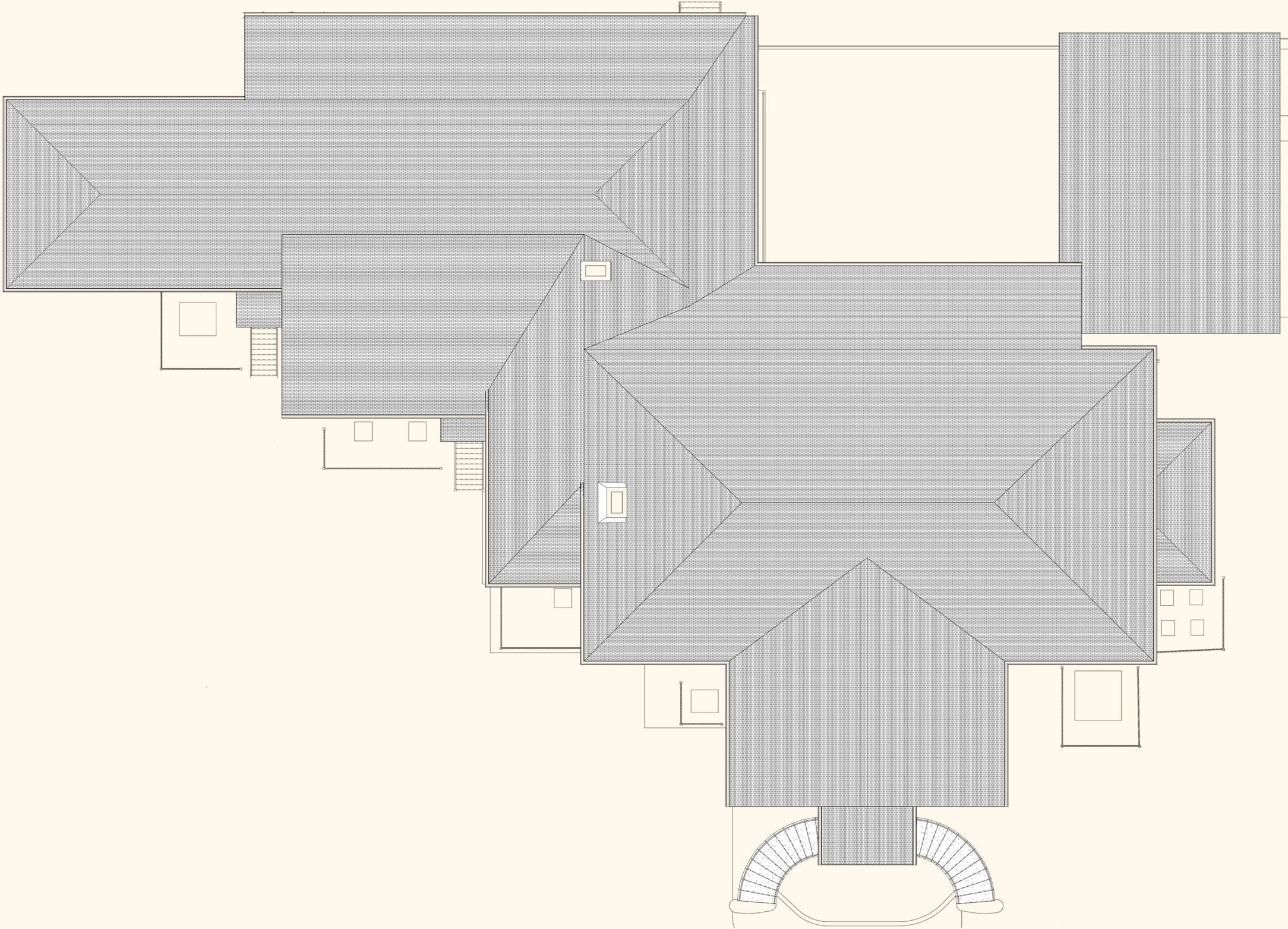
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ROOF STRUCTURE

The roof of the building is a complex collection of hips and gables that appear haphazard in places, due to the multiple additions that have been made to the structure over the years, producing a number of unique roof connections. The porch roofs in particular appear to have been attached in ways that covered many of the architectural details of the building on the beach facing frontage. There is some evidence of water damage in places on the interior, so a careful evaluation of the roof structure will be required.



SCALE: 1"= 20'-0"

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EXISTING ROOF PLAN

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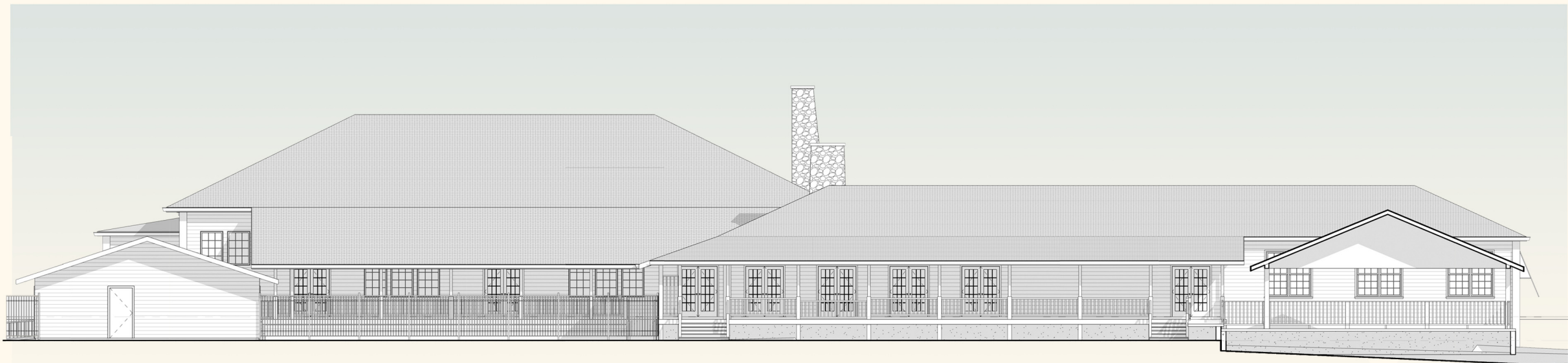
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NORTH ELEVATION
ATLANTIC AVENUE

FIRST FLOOR
0' - 0"
COURTYARD
-3' - 2"
BASEMENT
-8' - 1"



SOUTH ELEVATION
BEACH FRONT

FIRST FLOOR
0' - 0"
COURTYARD
-3' - 2"
BASEMENT
-8' - 1"

NOT TO SCALE

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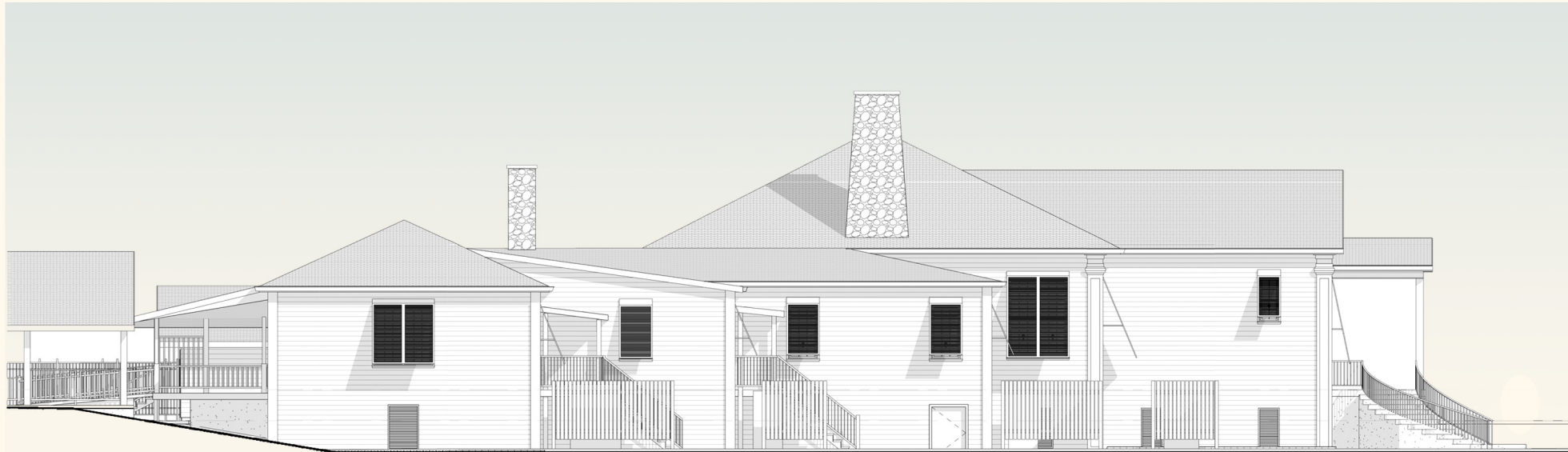
EXISTING ELEVATIONS

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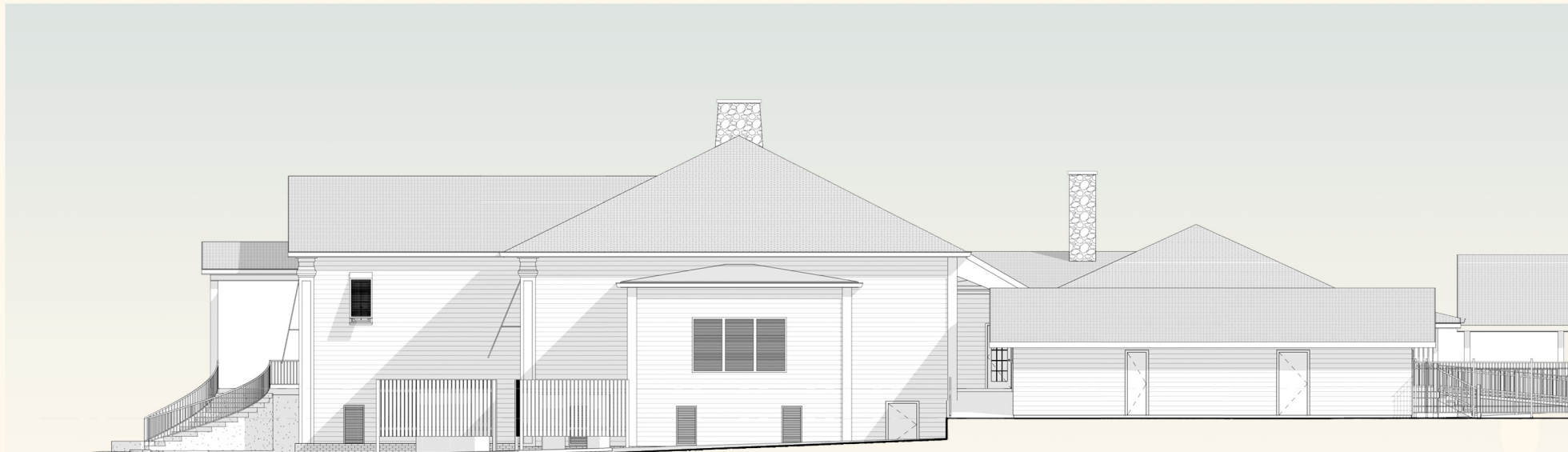
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EAST ELEVATION



WEST ELEVATION

NOT TO SCALE

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EXISTING SIDE ELEVATIONS

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— 2 —
HISTORIC EVOLUTION

JASPER PAVILION

JASPER HALL EVOLUTION

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An aerial view of Sullivan's Island looking northeast, c. 1930, shows the original Jasper Pavilion situated virtually in the surf on the beach.

1926

BEACH RECREATION

In 1926 Jasper Pavilion, the first construction on the site, was built on recently accrued beach in front of the Senior Officers Residences. The Pavilion was intended to be a recreation facility for all ranks of the fort, and included facilities for “surf-bathing”, an open-air movie theater, and a dance hall with a massive stone fireplace. In April of 1932 the facility was destroyed in a fire, with only the stone fireplace left standing. This is the same fireplace around which Jasper Hall would be built in 1933, and still stands in the main hall today.



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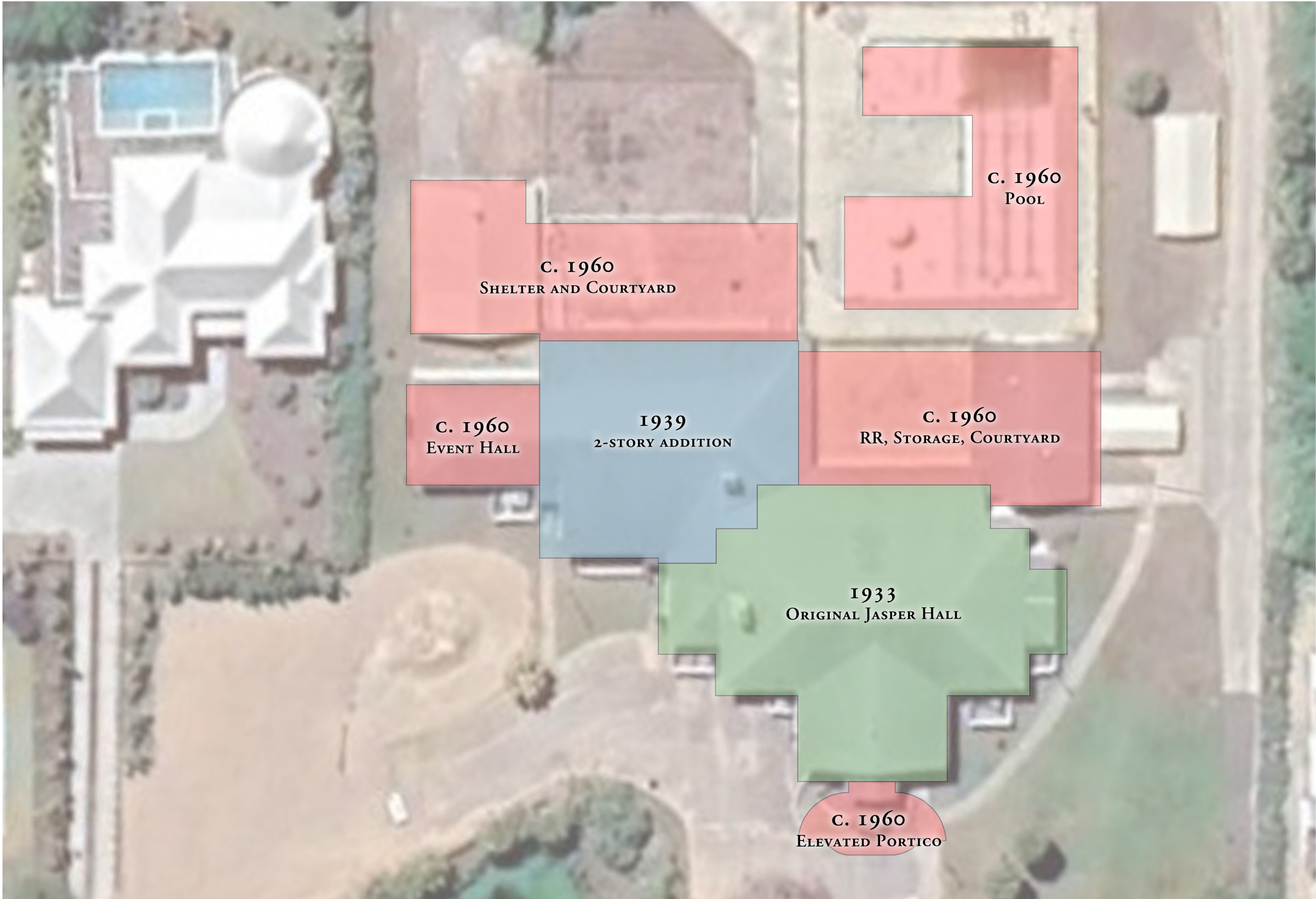
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JASPER PAVILION

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PHASES OF CONSTRUCTION

After the loss of Jasper Pavilion to fire in 1932, the fort leadership moved quickly to rebuild the new larger, more elaborate Jasper Hall in the same location, even using the stone fireplace as a central feature in the new construction. Over the course of it’s lifetime as first the Senior Officers Club, then a general recreation building for the fort, and then a private beach club owned by SCE&G, the building has had distinct phases of new additions and renovations.

1933

The original construction consisted of the main hall , with support spaces at either end of the building. The 1933 construction was highly detailed, and intended as a complimentary structure to the Senior Officers Residences that it was sited in front of, with their distinct Island Beach Cottage architecture.

1939

The fort expanded Jasper Hall with a two-story addition to increase the functionality of the building with a second, smaller, hall, a card room, dressing rooms, a lower level caretaker’s apartment, and additional support spaces.

1947

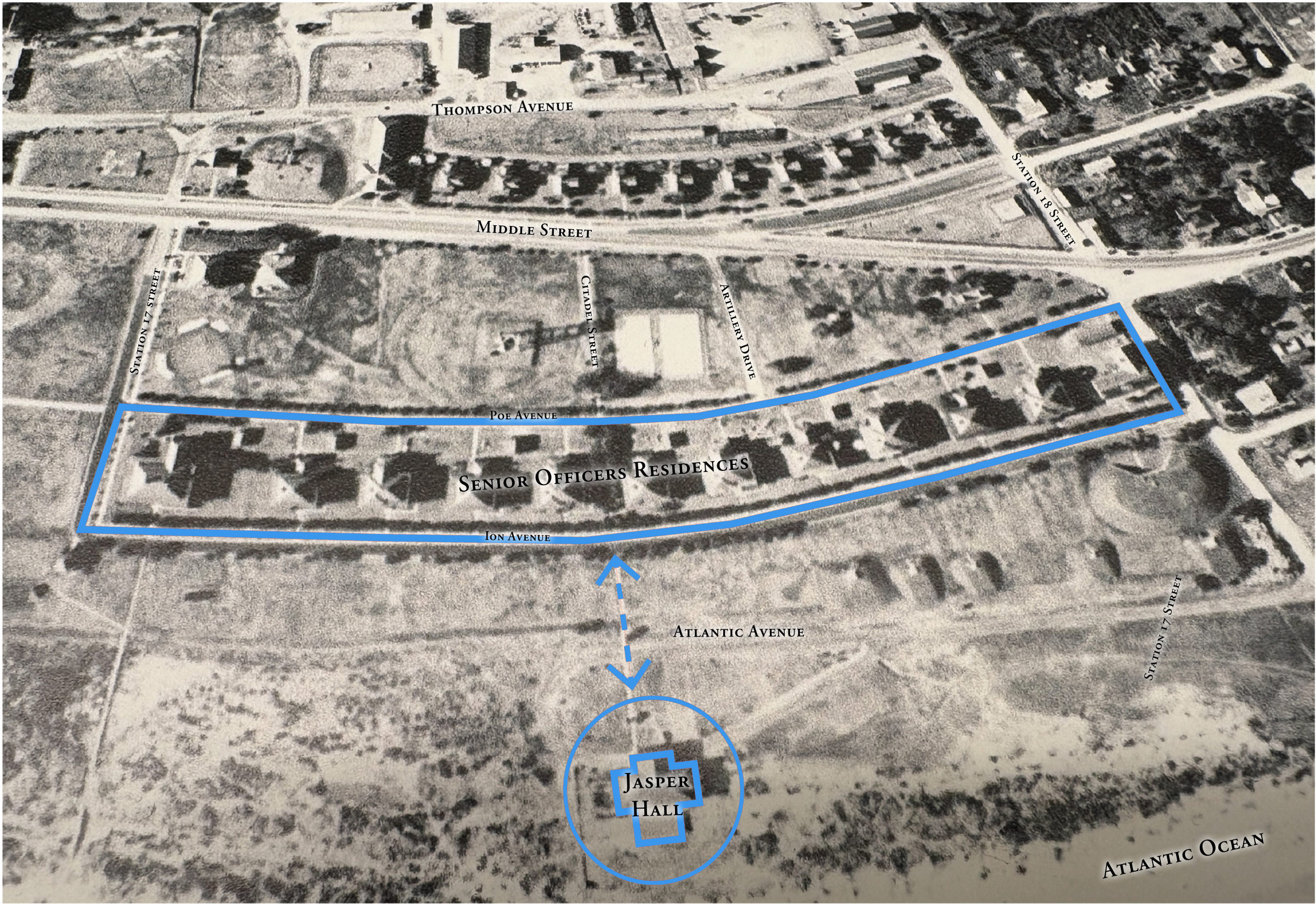
Fort Moultrie is decommissioned.

1950

SCE&G purchases Jasper Hall and begins operating it as a semi-private beach club for SCE&G employees and Sullivan’s Island residents. The building was renamed the Sand Dunes Beach Club at this time. The building operated for approximately 10 years with only minor additions, such as an elevated swimming pool.

c.1960

SCE&G undertook a massive renovation of the building in order to solve some functional needs, such as an elevated entrance (flooding), providing shade on the porches, and minimizing maintenance with new materials such as asbestos siding. Unfortunately the building lost much of its historic architectural character at this time.



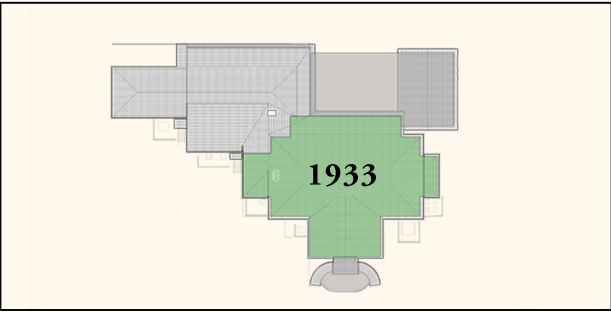
1933

A LANDMARK FACILITY

FMMR’s officer leadership directed that the Post Quartermasters construct a new officer’s club in 1933. Selecting a location that would be secluded from FMMR’s lower ranking soldiers to maintain its military hierarchy, the Post Quartermasters revisited the site of the burned Jasper Pavilion on the beach in front of the senior officer’s quarters. The new building matched the senior officer’s early 20th century classical residential style, which came to be known as Island Beach Cottage architecture. Jasper Hall, the name given to the new officer’s club, became the central entertainment area for the post’s leaders. Due to its importance to FMMR’s officer leadership, Jasper Hall was constructed as one of the post’s most handsome structures. Not constructed from a standard U.S. Army Quartermaster plan, it received more attention to the building materials used and craftsmanship, to create a significant addition to the post’s overall layout.



Service members at Jasper Hall for the Army vs. Navy football game.



A NEW OFFICER’S CLUB

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Fort Moultrie, S. C.		Capacity 300	
Designation of building Jasper Hall Recreation Building		Date completed 3-3-33	
Initial cost, \$ 13,965.27		Foundation Concrete	
Material: Walls Wood		Floors Wood	
Roof Metal		Basement 69 x 105	
Total floor area above basement, square feet 5431		Height of first floor above ground 11'	
Main building 45' x 85'		How lighted Electricity	
Individual heating plant		Water connections Yes	
(How heated) Steam		Sewer connections Yes	
(Type of heat) None		Gas connections No	
(Type of domestic hot water heater)		METERS INSTALLED	
COOKING RANGES INSTALLED		Gas, No. No	
1, No. #3 Army Range		Electric, No. 10-969-374	
, No. No		Oil, No. No	
Electric No. No		Steam, No. No	
No. No		Water, No. No	
Am, No. No			
c. Refrigerator Ice-O-Matic M-17462			
Registration changed fr. Off. Club to		ADDITIONS AND INSTRUCTIONS	
Station Bldg., by order C.G., 4th CA 6-23-1934		chronologically all modifications, additions, in-	



1933

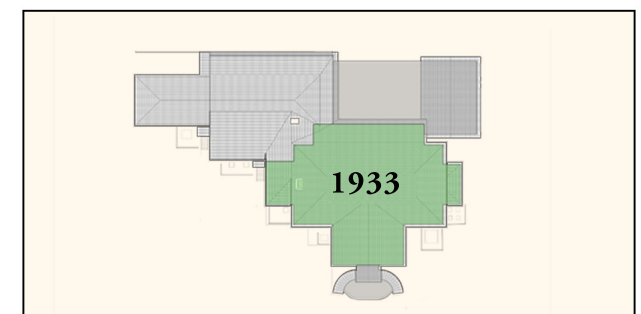
LIGHT AND VIEWS

The new Jasper Hall was designed to take full advantage of its prominent location on the beach. Large windows, reaching a height of 13+ feet let light and air into the building on all sides. Several sets of double doors with large windows above opened onto the open porch that fronted the ocean. Over time this view, a character defining feature of the building, would be lost as the dunescape continued to accrue and vegetation covered much of the area between the building and the water. Today the beach is significantly further from the building than when the building was constructed.

ADDITIONS AND INSTALLATIONS

on Bldg., by order C.G., 4th CA 6-13-1934 (chronologically all modifications, additions, introductions of water, sewer, lights, heating, etc.)

DATE	Installations	COST	DATE	Repairs	COST
1-30-33	Installation wood floor and caretakers room	\$ 36.96	1933 - 1938		\$2101
-31-34	Build hat rack	.44	9-15-1939	Addition of play rm., 40'x34'; 2 bedrooms, 14'8"x8'5" & 9'4"x12'6"; 2 living rooms 9'10"x14'8" and 9'4"x12'6"; 2 bath rooms 6'2"x7'10" and 6'8"x6'3" all in basement; Main floor-card room 22'5"x12'3"; reception 38'92"x25'11"; hall 5'9"x25'11"; dressing-rm. 10'x7'4"; bath 10'x5'1"; ladies dress. rm. 10'x7'4"; bath 10'x5'1"; porch 93'x12'; 22 radiators	\$23,6
-18-34	Installation 1 meter, watt hour #425927 - CV 576-4	9.95			
-25-38	Repairing and extending retaining wall in front of Jasper Hall 160 ft. long 35 ft. wide 4 ft. high	3326.79			
4-10-39	1 Pump, force, double action, 1-1/2" suction and 1-1/2" discharge, brass lined. R-1422-9	13.80			
4-18-39	19 ea. lanterns, #280, Electric. \$2.26 ea.	42.94			
4-19-39	1 ea. Transformer G.C. Type H, Form N, 2200/110/220-volts. S.N. 1923001. R-1600-9	96.00			
4-27-39	1 Mirror, glass, 2'6" x 6'. R-1663-9	23.00			
✓	✓ 2'6" x 3' ✓	12.00			
✓	2 Mirrors, ✓ 2'6" x 4', \$15.00 ea. ✓	30.00			
✓	✓ 2' x 2'6", 8.00 ea. ✓	16.00			
5-2-39	4 Fixtures, #2191. \$5.05 ea. CV-1689-9	20.20			
✓	17 Fixtures, #2194. 4.90 ea. ✓	83.30			
5-5-39	5 Water Closures, complete \$15.50 ea. CV-1725-9	77.50			
✓	3 Lavatories, china. \$31.30 ea. ✓	93.90			
✓	9 Lavatories, china complete \$28.90 ea. ✓	260.10			



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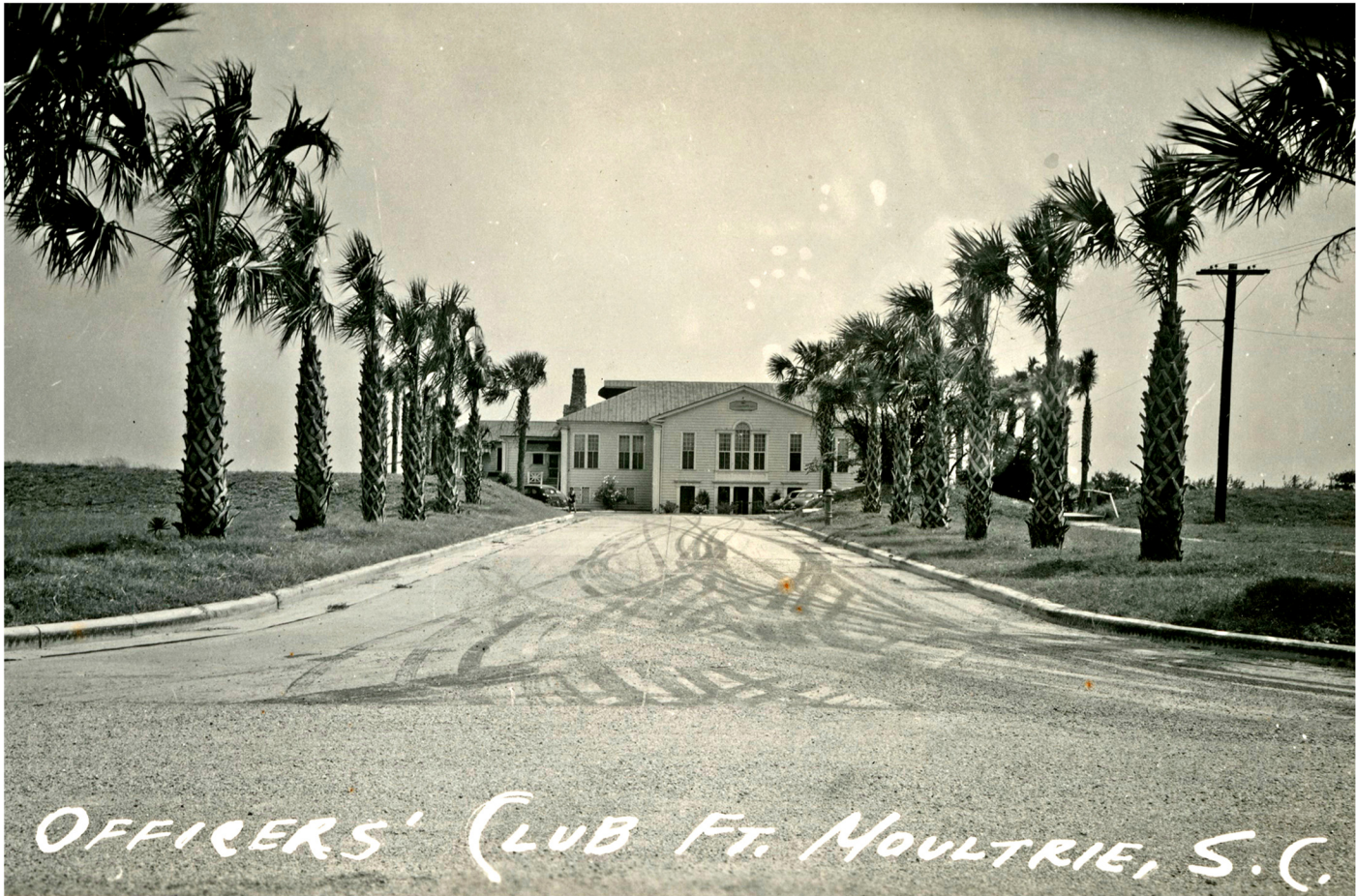
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J A S P E R H A L L R E C R E A T I O N B U I L D I N G

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View down Fort Moultrie Drive, the palm lined drive that led to the officer's club.



New residential infill around the Officers Residences and Jasper Hall.

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ARRIVING AT JASPER HALL

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The original entrance facade of Jasper Hall had a lower level entry with a large Palladian window and classical details.



An early 1930s photo of Jasper Hall shows many of the original windows that have been closed in or covered.

JASPER HALL

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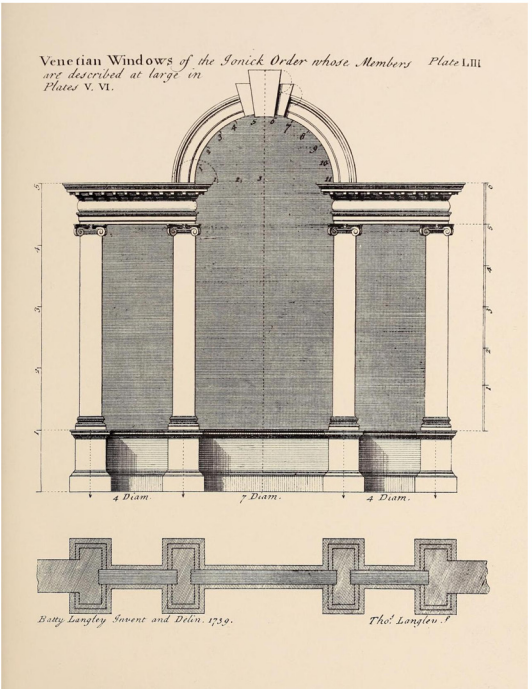
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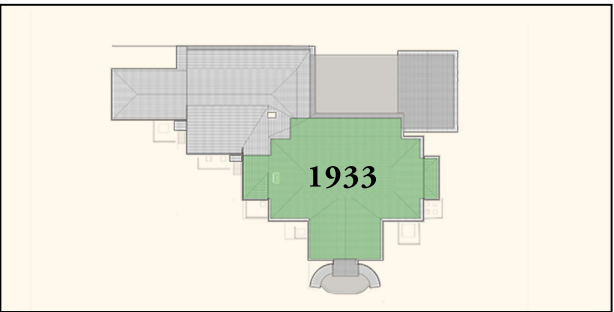
1933

CLASSICAL ROOTS

The original Jasper Hall entrance facade made prominent use of a Palladian (also Venetian or Serlian) window above an open arcade as its primary architectural expression. The use of this motif for a military officers building was likely intentional, as the Palladian design was originally inspired by Roman triumphal arches commonly erected to celebrate military victories. It's use was popularized in the 16th century by Andrea Palladio, and by the 20th century had become a staple of grand classical architecture.



1739 Plate of a Palladian, or Venetian, window.



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Rhodes Residential Builders

HISTORIC PRIMARY FACADE

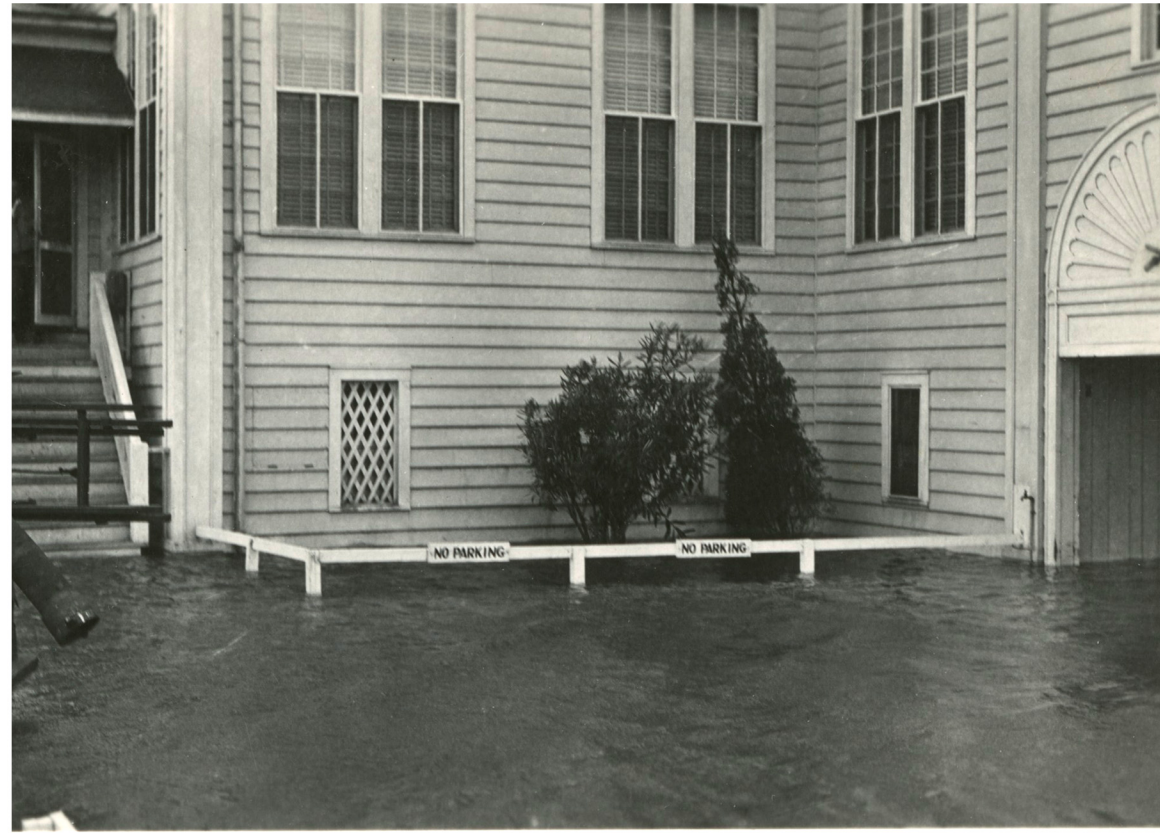
1454 MIDDLE STREET | SULLIVAN'S ISLAND | SOUTH CAROLINA
HISTORIC FORT MOULTRIE POST THEATER

CISSELL DESIGN STUDIO

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The driveway leading into the porte cochere drop-off is clearly visible in this historic aerial photograph.



The historic porte cochere is partially visible in the right side of this historic photo of Jasper Hall during a flood.



A view from inside Jasper Hall's historic drop-off. Screen doors to the right lead into the club lobby.



Inside the lobby, palmetto art and a mirrored niche greeted officers as they made their way upstairs to the club.

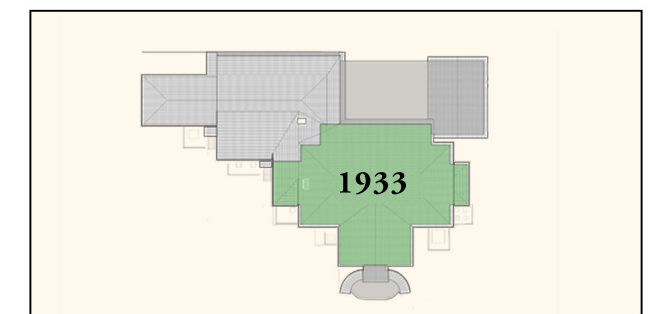
1933

ARRIVING AT JASPER HALL

The original arrival experience at the Officers Club brought visitors into the building through a ground level covered drop-off that led into a lower level lobby. The upscale nature of the building is evident in the historic photos of elaborate wall art and mirrored niches in the entry foyer, which contained a stair that took patrons up to the main club level. The vehicle entrance and exit to the drop-off was adorned with large half-circle scalloped medallions with crossed rifles in their center, the primary insignia for the U.S. Army's Infantry branch. Unfortunately this area was also prone to flooding due to the low grade level, as the historic photos illustrate.



US Army Infantry collar insignia.



JASPER HALL

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HISTORIC PORTE COCHERE

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HISTORIC FORT MOULTRIE POST THEATER



WINDOWS OPENINGS CLOSED IN
c.1960 RENOVATION

Standing seam metal roof

"Union Jack" balustrades

Sea wall

*Historically, the beach facade of Jasper Hall
was much more open, with an uncovered porch
that allwed full light and visibility from the
copious windows around the building.*

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HISTORIC BEACH FACADE

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HISTORIC JASPER HALL

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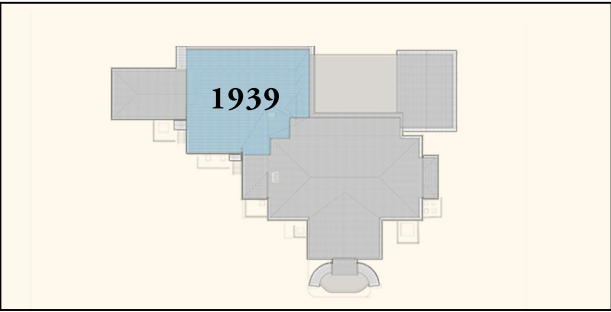
1939

NEW SPACES AND SERVICES

In 1939, the post leadership approved an expansion to Jasper Hall to add additional functionality and to create a caretaker’s apartment in the building, so that the facility had a full-time staff. The two-story addition as added to the east end of the main hall and significantly expanded the capacity of the facility at a time when the base personnel population was expanding rapidly due to the build up prior to World War II.

According to the military’s Property Record Card for Jasper Hall:

“Addition of play rm., 40’ x 34’; 2 bedrooms, 14’ 8” x 8’ 5” & 9’ 4” x 12” 6”; 2 living rooms 9’ 10” x 14’ 8” and 9’ 4” x 12’ 6”; 2 bath rooms 6’ 2” x 7’ 10” and 6’ 8” x 6’ 3” all in basement; Main floor card room 22’ 11”; dressing rm. 10’ x 7’ 4”; bath 10’ x 5’ 1”; ladies dress. rm. 10’ x 7’ 4”; bath 10’ x 5’ 1”; porch 93’ x 12’; 22 radiators.”



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BUILDING EXPANSION

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HISTORIC JASPER HALL

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View of basement area that once housed the caretaker's apartment with its brick fireplace and shower stall still visible.



Ceiling/floor patched to close the former stairway opening.



Brick caretaker's fireplace and more recent structural reinforcing.



One of several decorative murals in the ground level space.

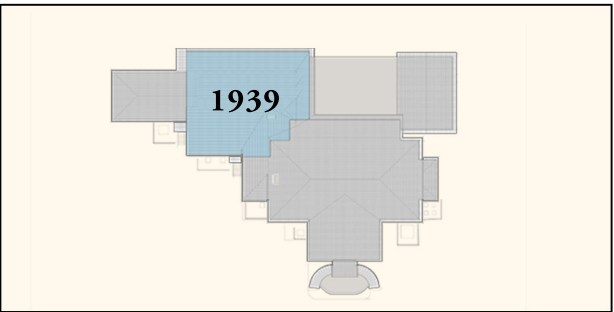


Vestiges of historic trim attached to ceiling structure.

1939

APARTMENT AND CARD ROOM

A unique feature of the 1939 additions was the inclusion of finished lower level spaces. As the base was growing and Jasper Hall was expanding and experiencing more use, full-time management of the facility became necessary. To that end, the addition included living spaces in the ground floor for a caretaker to live on site. Later renovations converted this space to a card room for patrons, and then it was eventually gutted to add structural reinforcing, but the vestiges of its prior use still appear. The apartment's brick fireplace remains, as does fragments of decorative wall trim still attached to the structure's beams and joists. An original shower and plumbing connections are still visible. There is even evidence of where the original stair down to the apartment was closed in the ceiling framing. A series of wall murals give life to the space even today.



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CARETAKER'S APARTMENT

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The new stair and portico solved a functional issue, but used details that were not compatible with the Island Beach Cottage character of the early 20th century Fort Moultrie architecture.



The Palladian facade prior to alteration by SCE&G.



The round palladian window turned into an attic vent for the new portico.



The west end of the building lost all of its original windows.



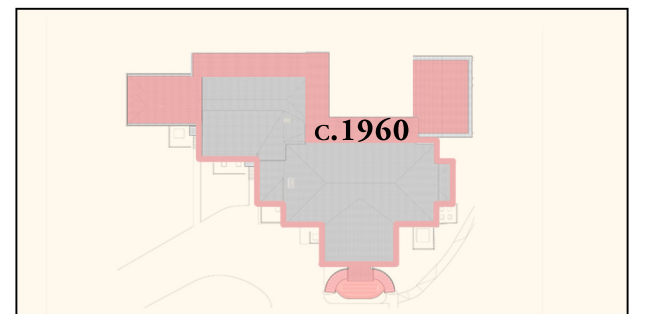
New porch roofs covered most of the architectural detail of the beach facade.

c.1960

DECOMMISSIONING & RENOVATION

After the decommissioning of Fort Moultrie in 1947, Jasper Hall was purchased by SCE&G for use as a amenity for their employees and renamed the Sand Dunes Beach Club. The club operated largely as-is for many years, until circa 1960, when SCE&G undertook a massive re-imaging of the building. This was done primarily for functional reasons: the ground level entrance was prone to flooding, the clapboard wood siding was hard to maintain in the salt environment, the open porches were hot and needed to be shaded, the original single-pane windows were inefficient and made heating and cooling the large interior spaces difficult, and additional service and mechanical spaces were needed in the interior that did not need large windows in them.

Unfortunately, the renovations were not done with an eye towards preserving the architectural detail of the 1933 construction, and much of the historic character of the original Jasper Hall was lost at this time. The entire exterior was stripped and replaced, with the exception of the classical corner pilasters. Asbestos siding and flush nail-flange windows were added, and many windows closed altogether. The new roofs over the porches covered much of the historic cornice and eave, and cut off the upper windows of the main hall from light and views. The primary facade was dramatically altered with a new portico and stair, and the Palladian motif of the facade was lost completely.



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SAND DUNES BEACH CLUB

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HISTORIC JASPER HALL



Mid-century round Colonial columns are not compatible wit the Island Beach Cottage style typical of the area.



New porch roofs covered most of the decorative eave detailing on the beach facade.



Hollow metal columns, “pork chop” eave ends, and a general low level of detail on the new portico.



Mid-century exposed aggregate pebble concrete on stairs treads instead of natural stone.



Asbestos siding and flush windows.



All of the windows above doors were closed in.



Diamond pattern vent grilles were replaced with louvers.



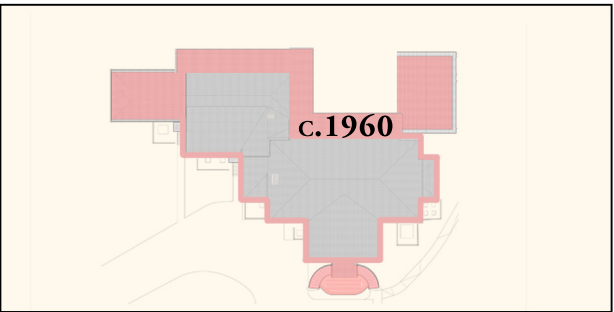
A poorly detailed brick water table was added to the base of the building.

c.1960

ARCHITECTURAL CHARACTER

SCE&G altered the architectural character of Jasper Hall to such a degree that The Town of Sullivan’s Island Historic Resources Report, published in 2024, characterizes the building as ineligible for National Register of Historic Places listing under Criterion C: Design/Construction. While the building is eligible under Criterion A: Event (being a part of the historic context of the events of Fort Moultrie), the alterations done by SCE&G were so extensive that the building has lost the basic architectural integrity of its original design.

Given that the intent of the original design is well known to have been tied to the motivations and preferences of the senior officer leadership of Fort Moultrie, and the desire for the building to be a complement to the officer’s row of homes, an opportunity exists to now restore the architectural character of this landmark structure, while also achieving the functional changes that SCE&G rightly identified as necessary for the successful reuse of the building. By studying the full architectural history of Jasper Hall, and learning from great examples of the Island Beach Cottage architecture, particularly the Senior Officers Residences, we can formulate design strategies and architectural details that are compatible with the building’s history and historic architectural context of the neighborhood.



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— 3 —
CONCEPTUAL DESIGN

CONCEPTUAL MASTER PLAN

LEVEL ONE FLOOR PLAN

LEVEL TWO FLOOR PLAN

ROOF LEVEL PLAN

ATLANTIC AVENUE DESIGN ELEVATION

ATLANTIC AVENUE DETAIL

WEST DESIGN ELEVATION

EAST DESIGN ELEVATION

BEACHFRONT DESIGN ELEVATION

BEACHFRONT DESIGN DETAIL

ACCESSORY STRUCTURES PLANS & ELEVATIONSS

ENTRANCE CONCEPTUAL RENDERING

REAR PORCH CONCEPTUAL RENDERING

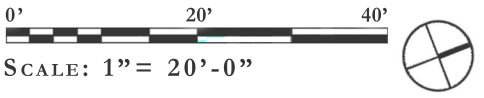
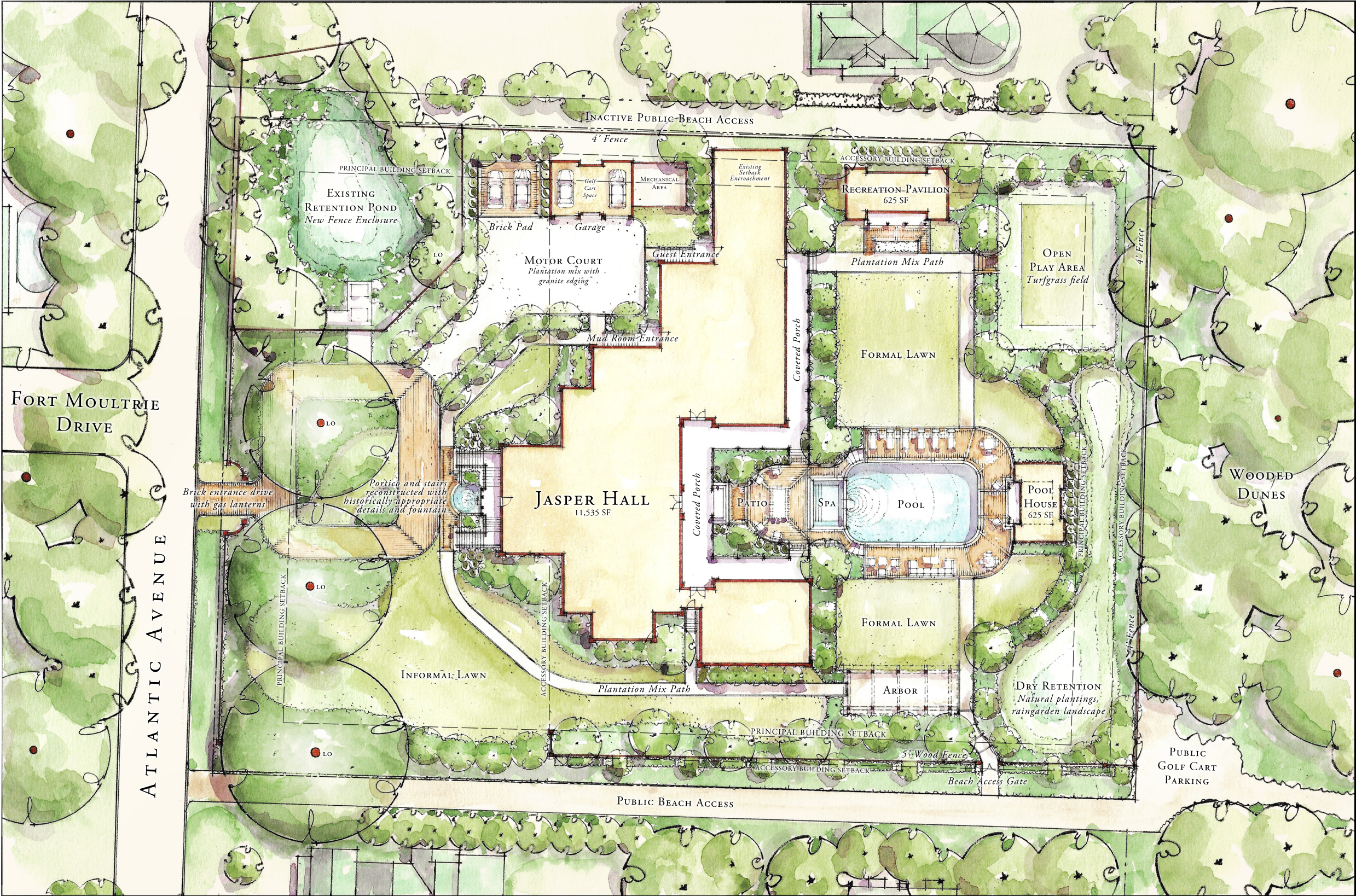
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CONCEPTUAL MASTER PLAN

HISTORIC FORT MOULTRIE OFFICER'S CLUB

RENOVATION MASTER PLAN

The Fort Moultrie Officer's Club, historically Jasper Hall, has been a landmark on Sullivan's Island since the early 1930's. Designed to be a grand building that would rival the recreational facilities at Fort Sumter, the island cottage classicism of the building was a point of pride that deviated from the standard military Quartermaster Plans and was intended to coordinate with the architecture of the nearby Officer's Residences.

Unfortunately, much of this historic character was lost during a mid-century renovation undertaken by SCE&G, who purchased the building to use as a beach club for employees after the fort was decommissioned. The entire exterior of the building, with the exception of the corner pilasters, was replaced, porches were covered with sloped roofs, all of the windows were replaced, and many closed in, a brick water table was added to the base of the building, and a new portico and stair was built that covered the building's historic porte cochere and main palladian window. As a result, the building today bears little resemblance, outside of its general massing, to the historic structure of the 1930s.

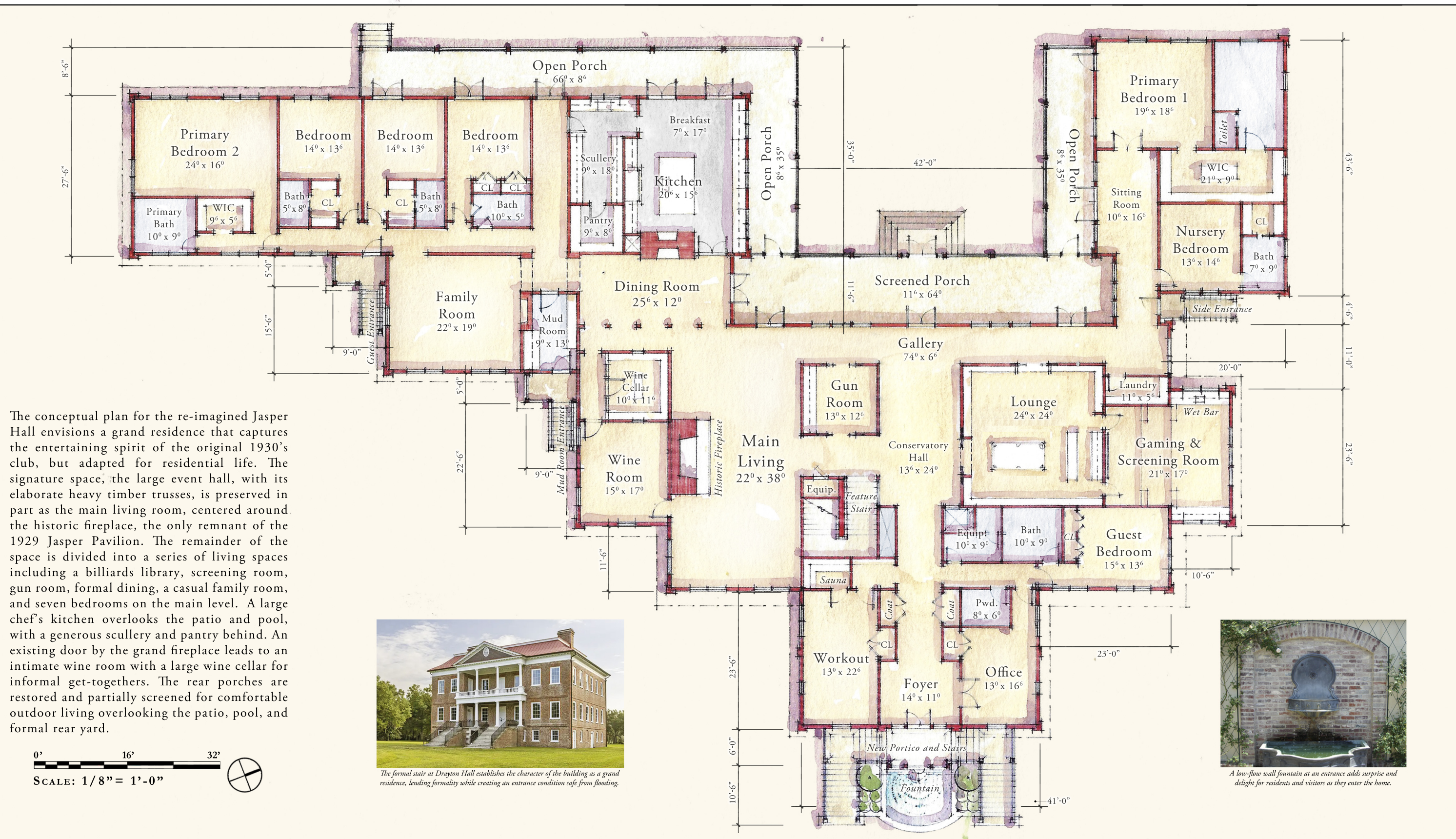
As the building enters its third phase of life, as a grand residence, the opportunity exists to restore the architecture of the original 1930's design to the building, while addressing functional issues that SCE&G got right in their renovation, such as the need for shaded porches and a main entrance that was out of the flood plain. Residential features, such as a new garage, recreation pavilion, and pool house, extend the architecture of the main building into the two-acre site, and frame a terraced site plan that works with the topography and includes a formal pool terrace, open lawns, a turfgrass play area, sitting arbor, and naturalized wet and dry water retention areas, all with convenient access to the beach.

LOT AREA	87,365 SF
PRINCIPAL BLDG. COVERAGE	11,045 SF
PRINCIPAL BLDG. SQ. FEET	11,535 SF
EXISTING IMPERVIOUS AREA	48,715 SF
PROPOSED IMPERVIOUS AREA	24,250 SF
Principal Building	13,985 SF
Recreation Pavilion	625 SF
Pool House	625 SF
Garage (Exempt)	625 SF
Pool Deck, Driveway, Walks	9,015 SF
PROPOSED VEGETATED AREA	55,230 SF
Percentage of Site	63%
ACCESSORY STRUCTURES	2,000 SF
Recreation Pavilion	750 SF
Pool House	625 SF
Garage	625 SF
Percentage of Principal Bldg. SF	17%

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JASPER HALL LEVEL ONE

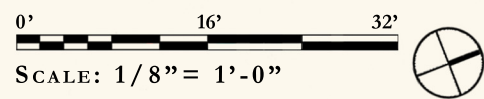
HISTORIC FORT MOULTRIE OFFICER'S CLUB

JASPER HALL

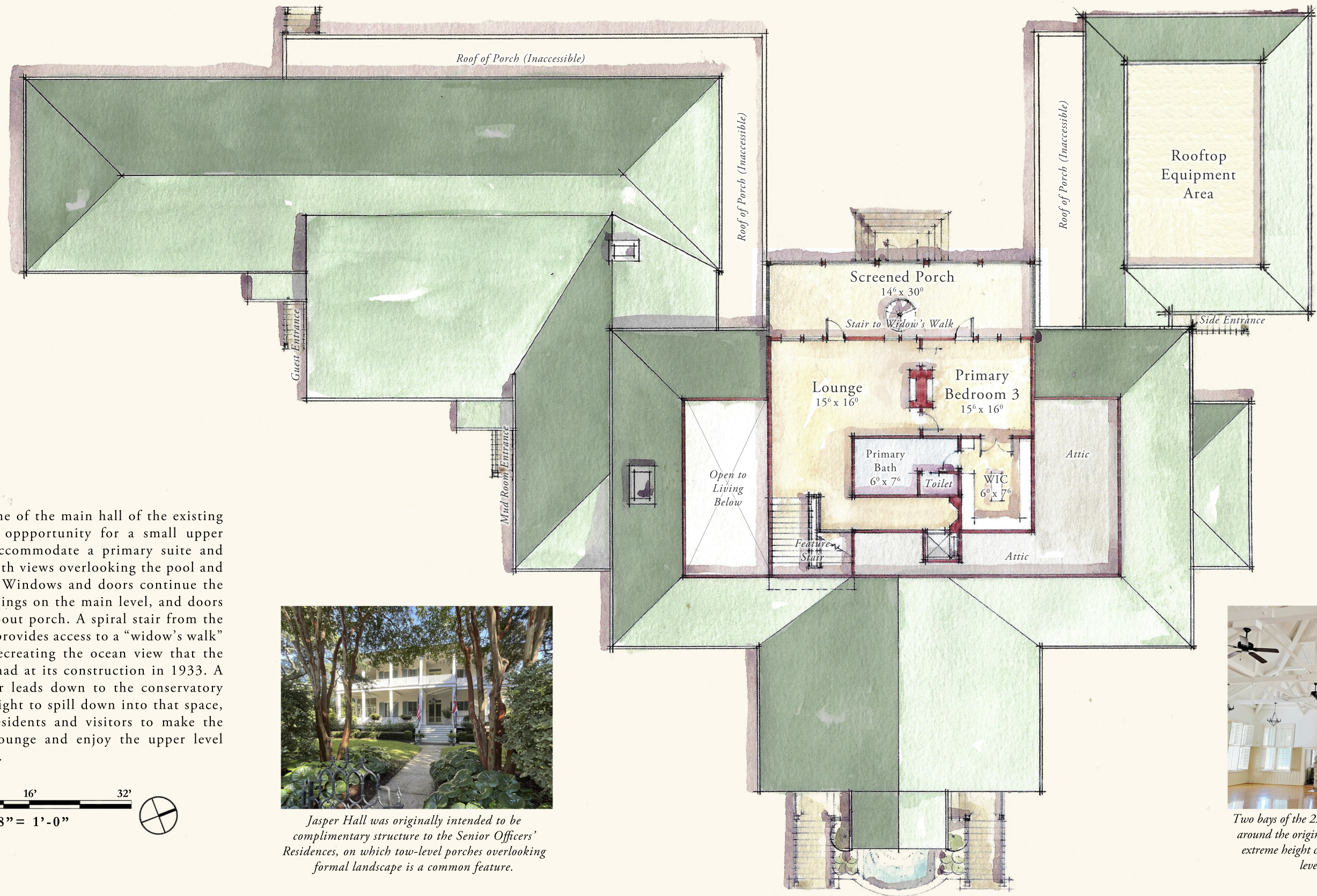
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The large volume of the main hall of the existing building is an opportunity for a small upper level area to accommodate a primary suite and lounge space with views overlooking the pool and the dunescape. Windows and doors continue the pattern of openings on the main level, and doors open to a walk-out porch. A spiral stair from the exterior porch provides access to a “widow’s walk” porch above, recreating the ocean view that the building once had at its construction in 1933. A large open stair leads down to the conservatory hall, allowing light to spill down into that space, and inviting residents and visitors to make the climb to the lounge and enjoy the upper level porch and view.



Jasper Hall was originally intended to be complimentary structure to the Senior Officers’ Residences, on which tow-level porches overlooking formal landscape is a common feature.



Two bays of the 22’ tall main hall will be preserved around the original Jasper Pavilion fireplace. The extreme height creates the opportunity for upper level space within roof.

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JASPER HALL LEVEL TWO

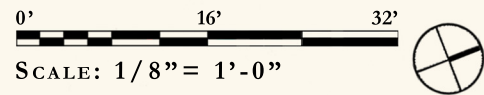
HISTORIC FORT MOULTRIE OFFICER’S CLUB

JASPER HALL

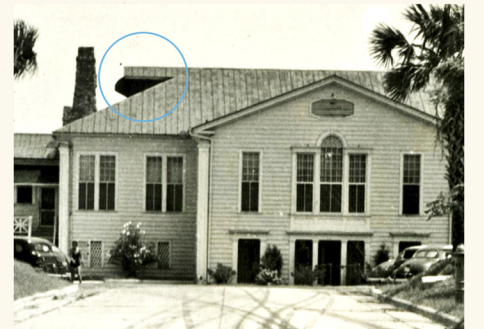
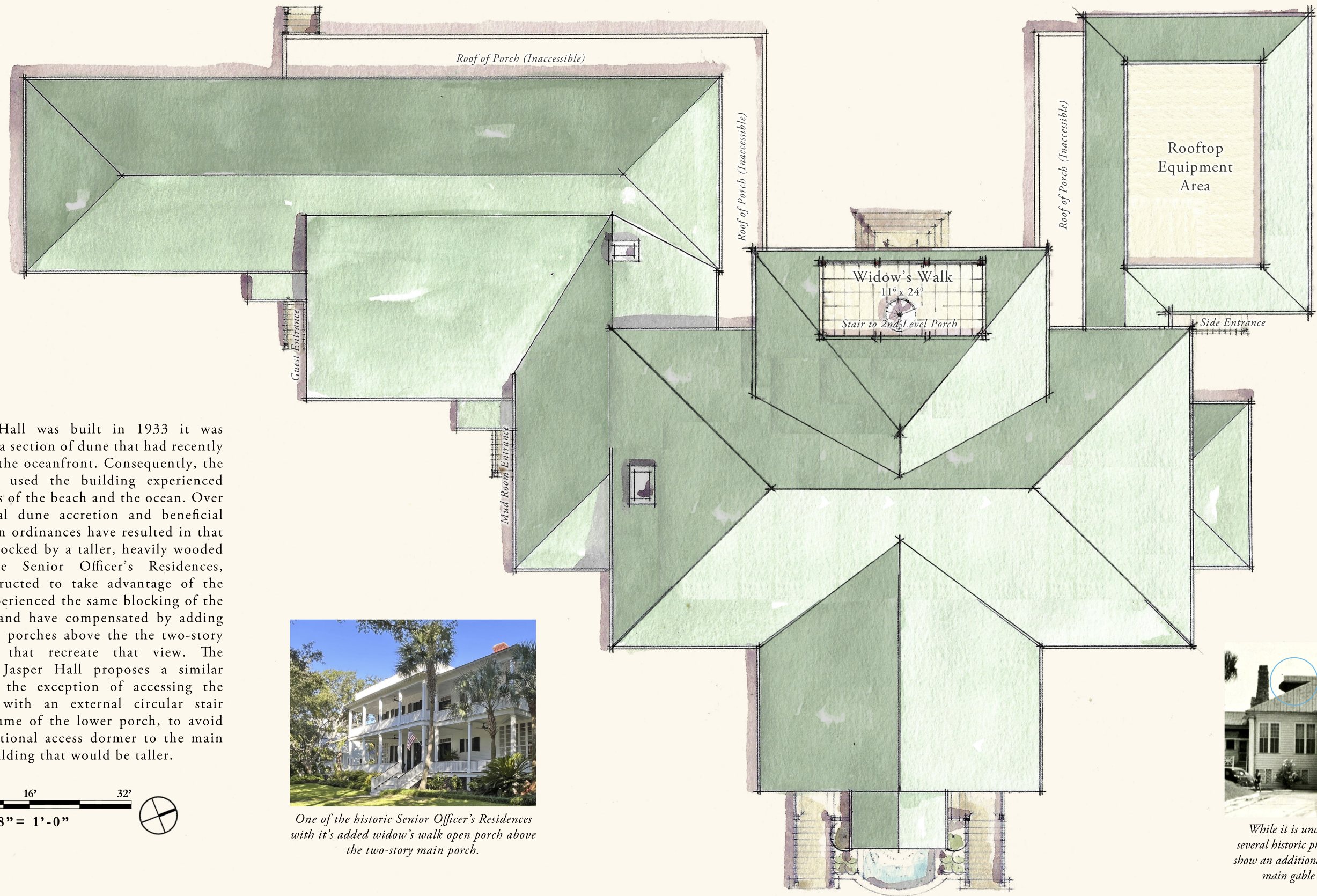
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When Jasper Hall was built in 1933 it was constructed on a section of dune that had recently accreted along the oceanfront. Consequently, the personnel who used the building experienced incredible views of the beach and the ocean. Over time, additional dune accretion and beneficial shore protection ordinances have resulted in that view become blocked by a taller, heavily wooded dunescape. The Senior Officer's Residences, similarly constructed to take advantage of the ocean view, experienced the same blocking of the original view, and have compensated by adding "widow's walk" porches above the the two-story main porches that recreate that view. The renovation of Jasper Hall proposes a similar solution, with the exception of accessing the widow's walk with an external circular stair within the volume of the lower porch, to avoid adding an additional access dormer to the main gable of the building that would be taller.



One of the historic Senior Officer's Residences with it's added widow's walk open porch above the two-story main porch.



While it is unclear what purpose it served, several historic photos of the building appear to show an additional structure on both ends of the main gable that is no longer present.

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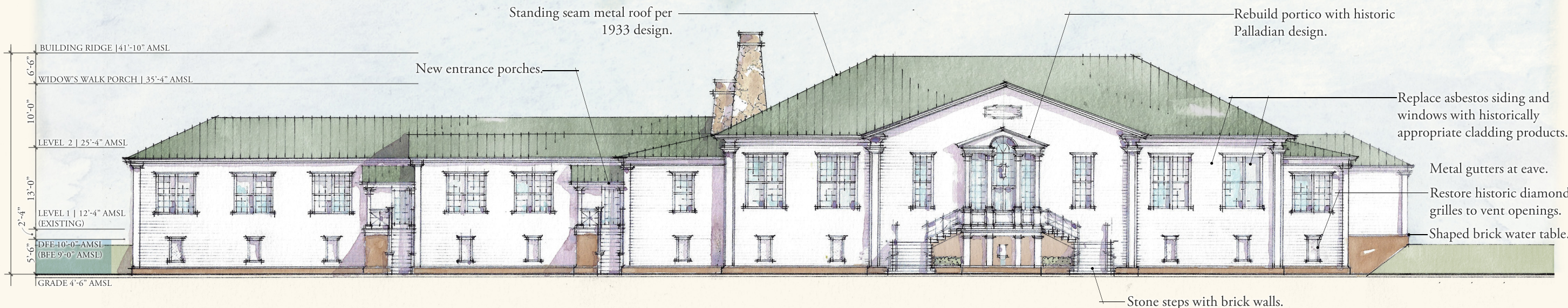
JASPER HALL ROOF LEVEL

HISTORIC FORT MOULTRIE OFFICER'S CLUB

JASPER HALL

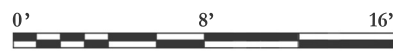
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Proposed Design

The proposed design for the Atlantic Avenue frontage of the building is focused on restoring the 1933 classical formality of the building, while acknowledging the practical nature of many of the SCE&G alterations, such as the external entrance stairs and creating a brick water table for the structure. The exterior of the building will essentially be replaced - asbestos siding and flush nail-flange windows replaced with traditional inset windows and artisan cementitious siding, a new brick watertable with appropriate detailing, and a re-built stair and portico that uses the Island Cottage details native to the Ft. Moultrie architectural tradition and allows the original palladian window motif to be restored to the building and expressed through the portico.



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

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ATLANTIC AVENUE ELEVATION

HISTORIC FORT MOULTRIE OFFICER'S CLUB

JASPER HALL

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Atlantic Avenue Holdings
Rhodes Residential Builders



Proposed Design

“Due to its importance to FMMR’s officer leadership, the Jasper Hall was constructed as one of the post’s most handsome structures, designed to match the island’s beach cottage architecture.”

REMEMBERING THE LEGACY OF COASTAL DEFENSE
Karl Philip Sondermann
Clemson University Theses, 2013



Historic 1933 Design

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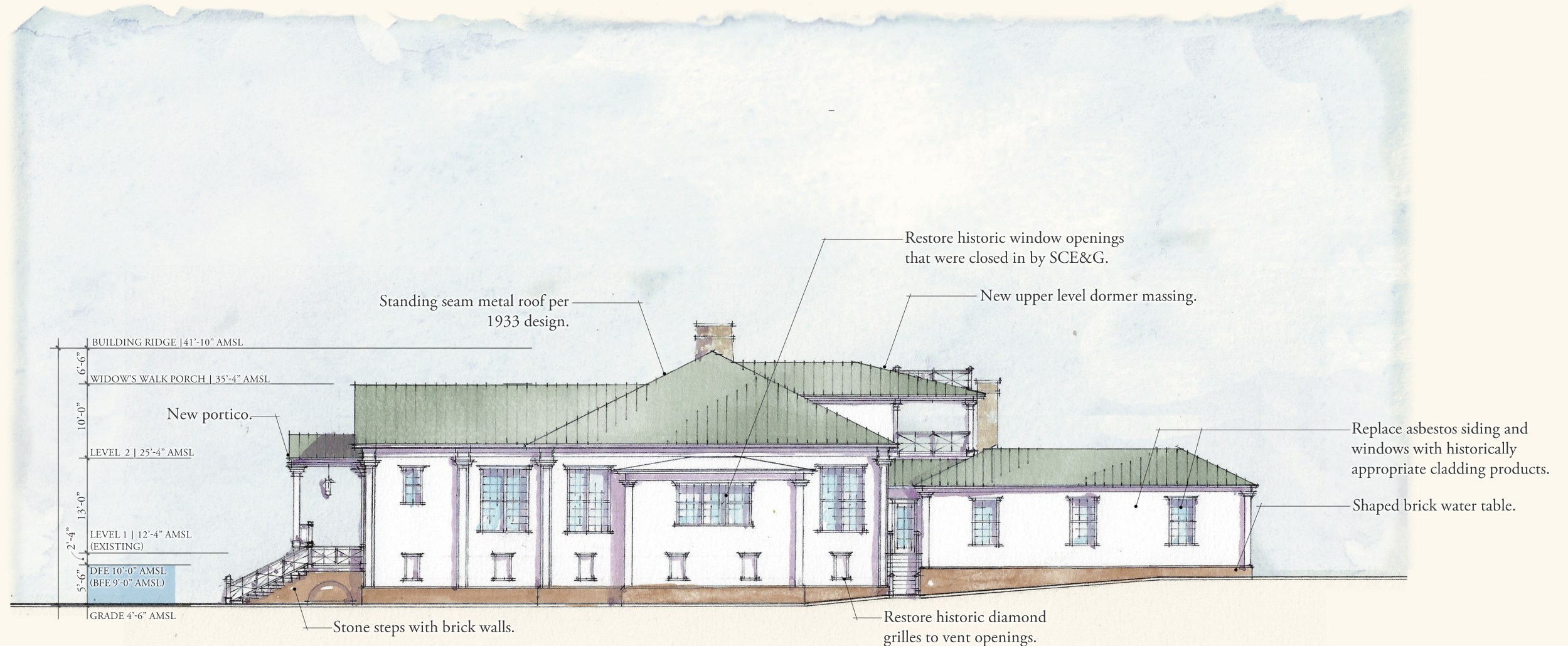
PROPOSED PALLADIAN FACADE

HISTORIC FORT MOULTRIE OFFICER’S CLUB

JASPER HALL

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Proposed Design

The west elevation renovation is focused on restoring a number of historic window openings on this end of the building that were closed during SCE&g's c.1960 renovation, as well as the sustainable re-use of the existing cinder block mass at the rear of the building to be compatible with the rest of the building's architecture. Much of the Atlantic Avenue facade is currently covered with elevated and screened HVAC units. The new roof of this structure will allow that HVAC equipment to be elevated and concealed from view. A new brick watertable creates a solid base for the building and also manages the grade change from the front to rear of the building. In the side of the reconstructed porch, an inset brick arch is a nod to the arched medallion that historically adorned the vehicle porte cochere openings that were covered up due to persistent flooding issues.



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

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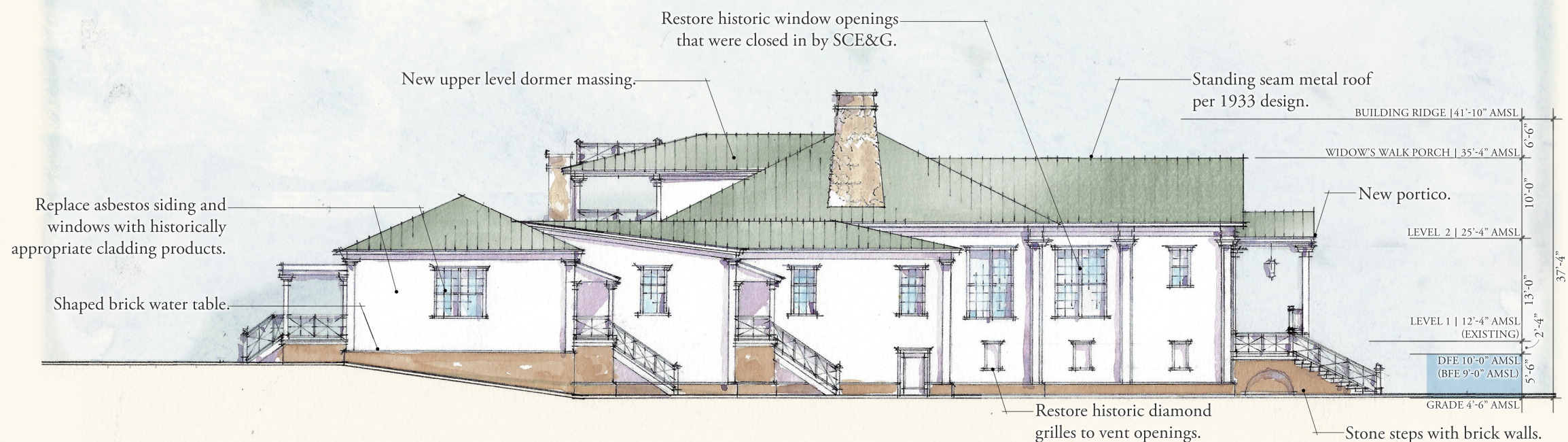
WEST ELEVATION

HISTORIC FORT MOULTRIE OFFICER'S CLUB

JASPER HALL

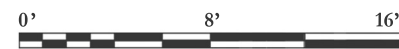
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Proposed Design

On the east facade of the building, the renovation plan is focused on restoring historic window openings that were closed up during the SCE7G renovation, and restoring decorative pilasters that were removed, but evidence of them still remains in the frieze band at the eave of the building. A new brick watertable creates a solid base for the building, and helps to manage the grade transition along the side of the building. Secondary entrance porches for service and guests are added in the corners, where porches historically were located, and an existing metal service door to the basement is replaced with a panel door that can provide access to open air storage for sports equipment and kayaks under the building. Existing elevated HVAC platforms and screens are removed and equipment is relocated to more concealed areas of the building and site.



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

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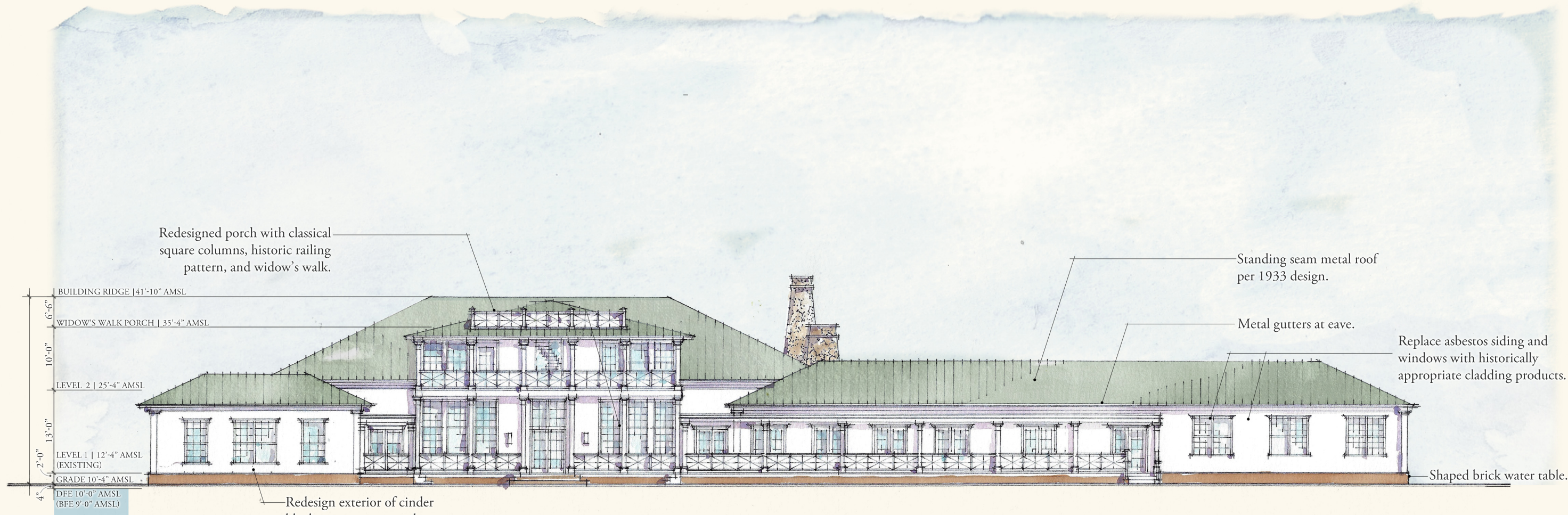
EAST ELEVATION

HISTORIC FORT MOULTRIE OFFICER'S CLUB

JASPER HALL

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SULLIVAN'S ISLAND | SOUTH CAROLINA

Atlantic Avenue Holdings
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Proposed Design

Around 1960, SCE&G expanded and covered the beach-facing porches with sloped roofs. Unfortunately, this had the effect of covering, and in some cases, closing in completely, the tall main hall windows and the decorative eave that were character-defining features of the building. The 1960's era renovation also used a round Colonial, channeled column that was inappropriate for the building's style. The new design proposes to rebuild the covered porches with higher ceilings to uncover the windows, and details that are compatible with the nearby Senior Officer's Residences, which use porch details appropriate to the 1930s, and typical of many of the historic Fort Moultrie structures. Wherever possible, windows that were closed in will be re-established. On the central mass of the building, the porch is expanded with a second level and widow's walk that focuses the view, establishes hierarchy in the architecture, and brings back the sense of grandeur of the original structure.



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

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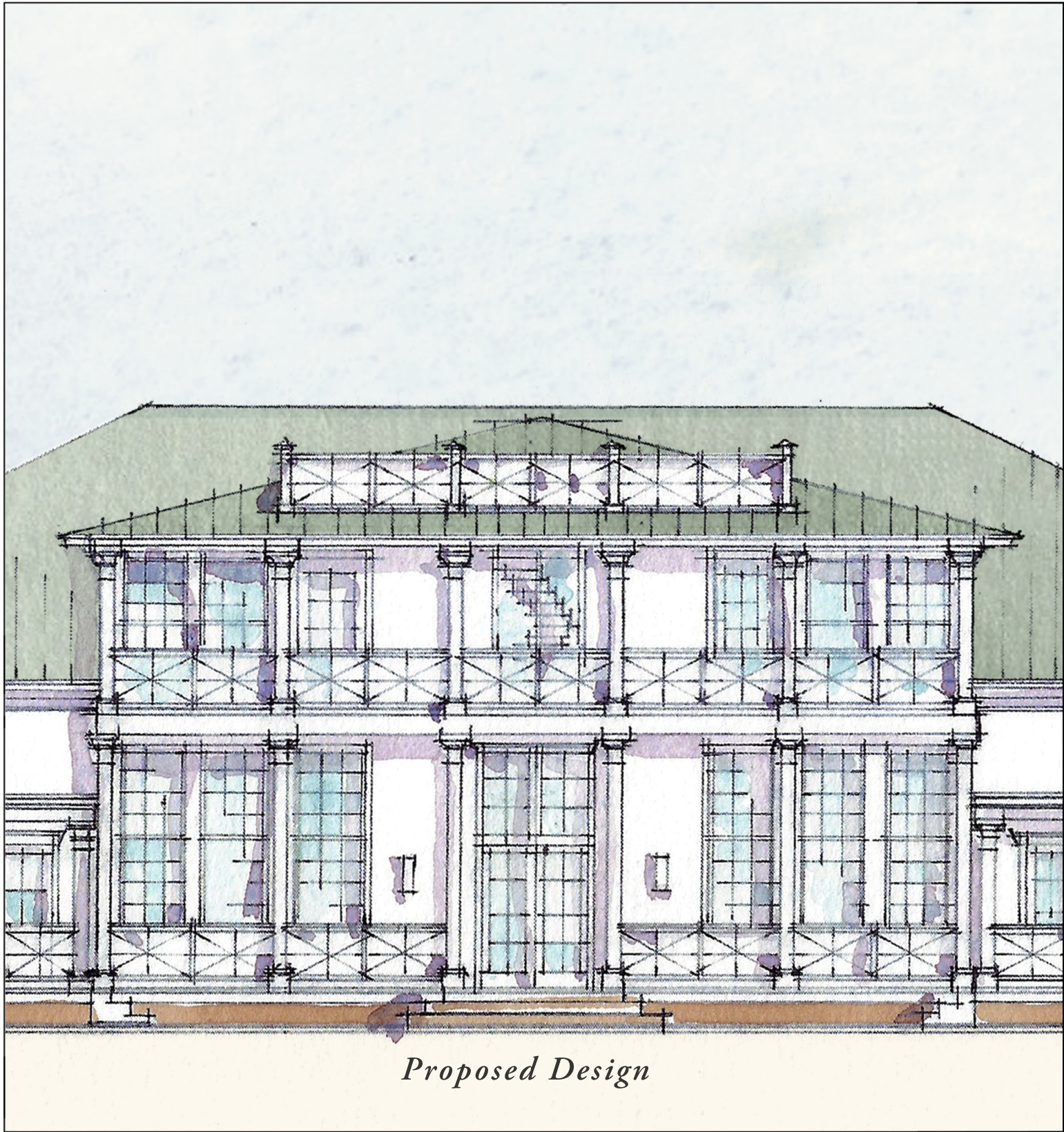
OCEANFRONT ELEVATION

HISTORIC FORT MOULTRIE OFFICER'S CLUB

JASPER HALL

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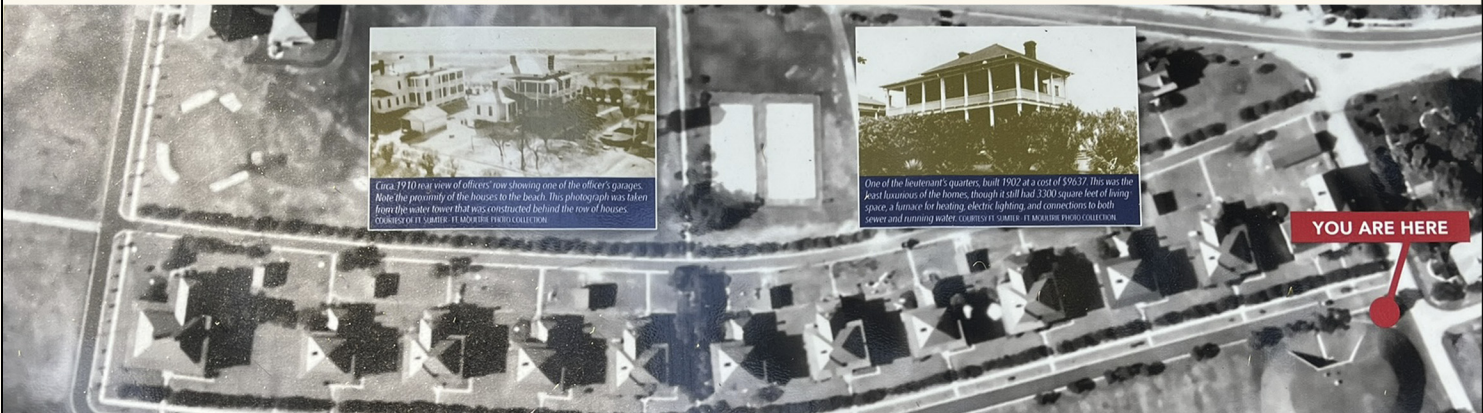
Atlantic Avenue Holdings
Rhodes Residential Builders



Proposed Design



Seven of the twelve homes of the Senior Officers Residences have used widows walk porches in some fashion to reclaim the historic viewshed.



This historic aerial photograph shows that none of the Senior Officers Residences had widows walk porches when they were designed.

Senior Officers Residences Precedent

NOT TO SCALE

CISSELL DESIGN STUDIO

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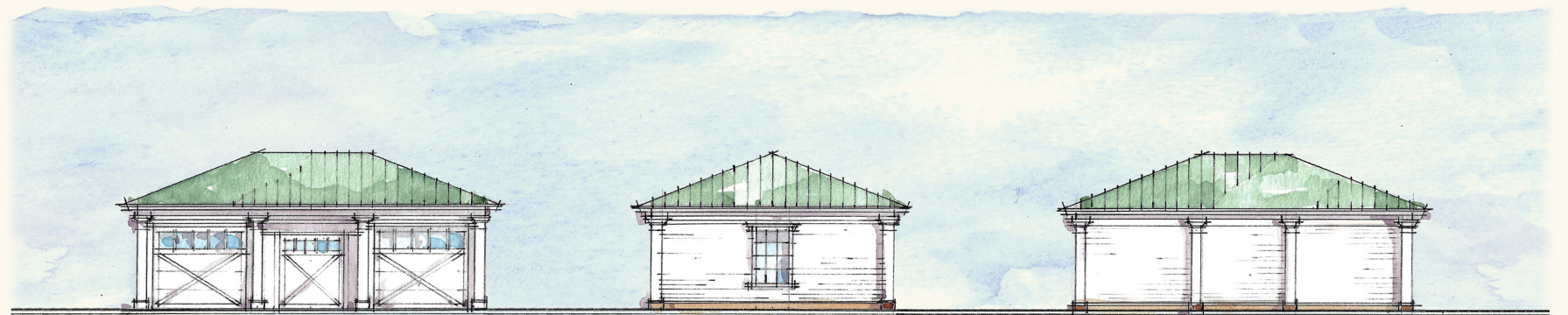
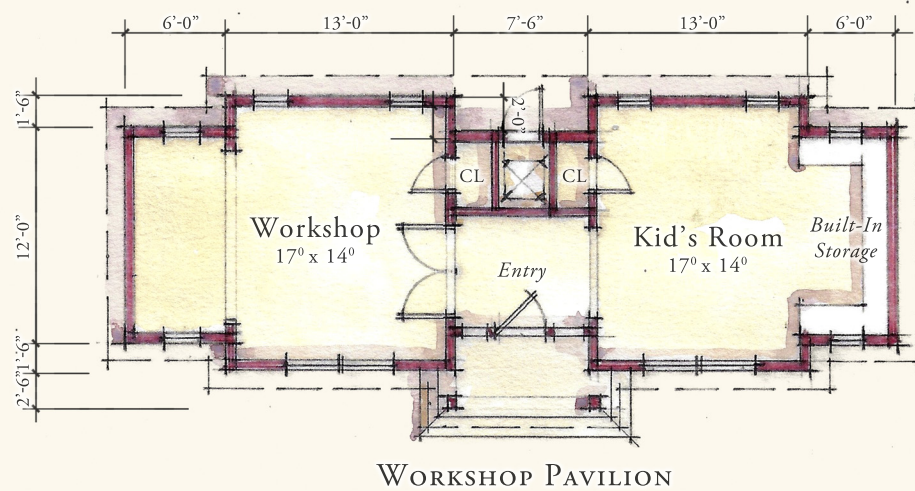
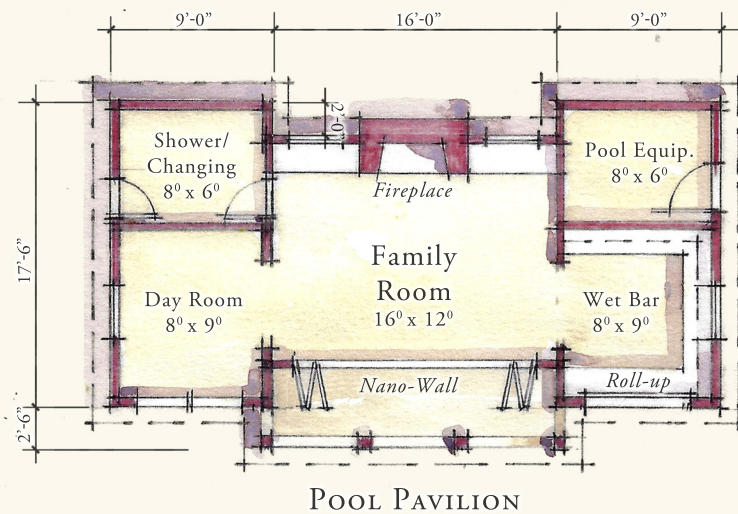
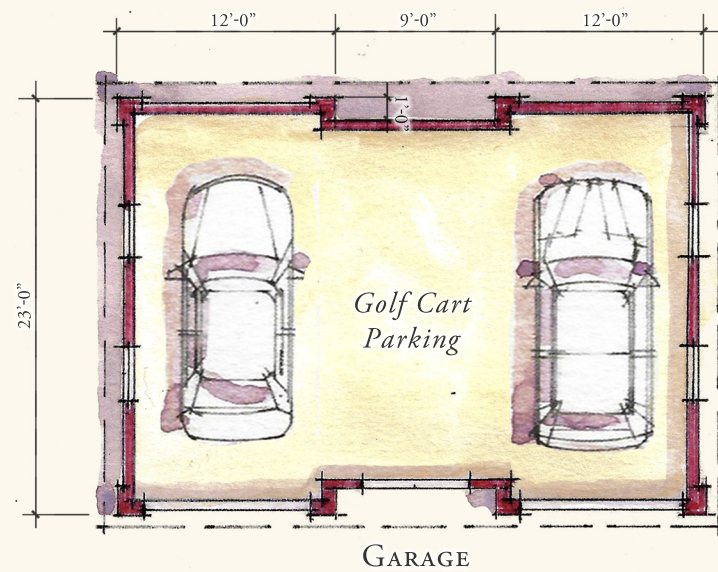
REAR PORCH DETAIL

HISTORIC FORT MOULTRIE OFFICER'S CLUB

JASPER HALL

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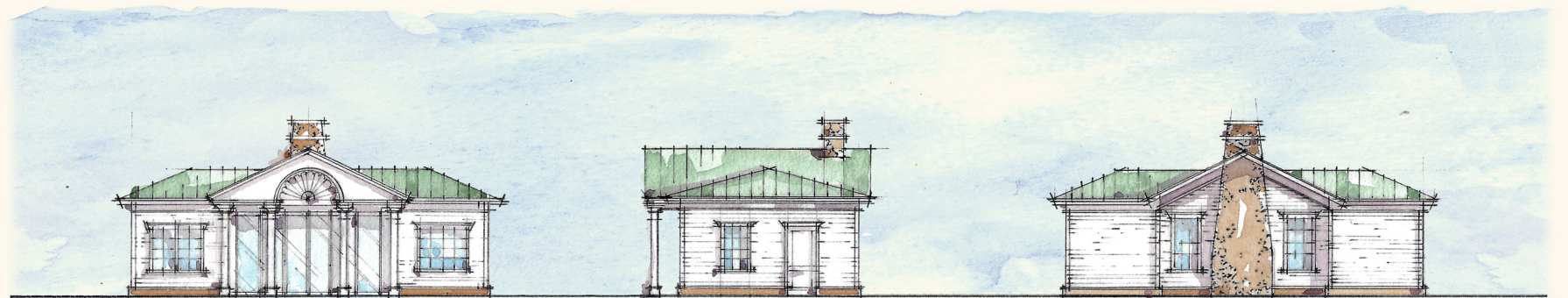
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FRONT ELEVATION

SIDE ELEVATIONS

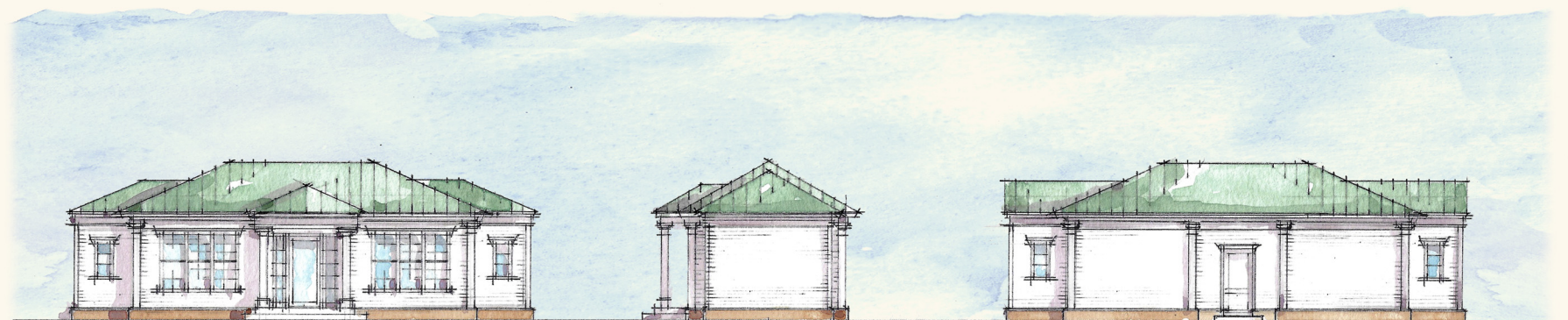
REAR ELEVATION



FRONT ELEVATION

SIDE ELEVATIONS

REAR ELEVATION



FRONT ELEVATION

SIDE ELEVATIONS

REAR ELEVATION

Accessory structures on the site continue the palette of materials from Jasper Hall with brick foundations, horizontal siding, standing seam metal roofing, and a series of pilasters, columns, window details, and decorative elements that are derived from the historic architecture of the 1930's construction.

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ACCESSORY STRUCTURES

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ENTRANCE CONCEPTUAL VIEW

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REAR PORCH CONCEPTUAL VIEW

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