BOARD OF ARCHITECTURAL REVIEW - SMALL

Virtual Meeting of JANUARY 28, 2021
4:30 PM

https://us02web.zoom.us/j/84739934864

DEPARTMENT OF PLANNING, PRESERVATION & SUSTAINABILITY

www.charleston-sc.gov/bar
To participate in the Virtual Board Meeting please refer to the following instructions:

MEETING LINK: https://us02web.zoom.us/j/84739934864
To access via phone, dial 1 (312) 626-6799  Webinar ID# 847 3993 4864.

Information on each application, including documents submitted by the applicant, and results after the meeting, will be available online at www.charleston-sc.gov/bar

Public Comment Instructions:
Please use one of the following methods to request to speak at the meeting or provide comments for the Board. Requests to speak at the meeting and comments must be received by 12:00 p.m., Thursday.
1. Sign-up to speak or leave comments for the Board of Architectural Review - Small by completing the form at http://innovate.charleston-sc.gov/comments/;
2. Request to speak or leave a comment via email to Boards@charleston-sc.gov.
3. Request to speak or leave a comment via phone at 843-724-3765.
4. Mail comments to: Department of Planning, Preservation and Sustainability, 2 George Street, 3rd floor, Charleston, SC 29401.
MEETING PROTOCOL

- Staff will control the PowerPoint presentation that includes everything submitted by the applicant by the deadline, in accordance with the Submittal Requirements. Applicants simply need to ask staff to advance to the next slide during your presentation.

- Applicants, staff and Board members are required to give their name whenever speaking.

- Video and microphone has been disabled for all attendees. Attendees (not Board members or staff) will only be given the capabilities to speak when they are called on during the public comment period.

- Chat and the Q & A functions have been disabled for everyone.

- Public Comment:
  - The applicants (all team members) and the public have been required to register, indicate the project they wish to comment on, and submit any documents in advance of the meeting.
  - Just as in an in-person meeting, all applications heard today are part of a public meeting format. If you have registered and will speak during the public comment portion of the meeting you will need to state your name and address for the record.
  - Those members of the public that have registered will be called in order by project.
  - Members of the public that speak are encouraged to remain in the meeting for the completion of the item they have commented on.
  - Staff will call on the registered members of the public to speak for each project. Unregistered members of the public who raise their hand will not be called on.
Board:

- Board members will be polled by the chair for comments and for their vote on a motion. Each member, when voting, should respond “Yea, in favor” or “Nay, not in favor”. The Chairman shall re-read the motion verbatim and the Board member making the motion should correct the Chairman if he has not re-read the motion accurately.

- If a Board member needs to recuse, he will be temporarily removed from the meeting and placed back in the meeting at the start of the next agenda item.

- If the Board needs to go into Executive Session, they will call into a separate conference line and all video and audio on Zoom will be temporarily turned off until they are ready to return to the regular meeting.

• Results and staff comments will be posted on the City website at www.charleston-sc.gov/bar.

• These proceedings are being recorded.
Agenda Item #1

Appointment of Chairperson.
Agenda Item #2

5 CEDAR STREET
TMS # 460-01-01-061

Requesting conceptual approval for additional height. (2.5 story height district)

Not Rated (East Central) New Construction
Historic Materials Demo District
CHAMBERLAIN CHESNUT

5 CEDAR STREET (LOT 73)
CHARLESTON, SC 29403

CUSTOM 2 STORY HOME 3 B.R. / 2.5 BATH (RAISED CONSTRUCTION - 2 CAR GARAGE WITH REAR OPEN DECK)
CRAWLSPACE VENTILATION SHALL COMPLY WITH THE 2006 IRC.
FLOOR SPACE. VENTS SHALL BE CAST INTO THE CONCRETE STEM WALLS AND COVERED WITH MANUFACTURER OR EQUAL QUALITY OR PERFORMANCE.

2. Apply primer plus 1 coat to all six sides, including field cuts, of new wood and composite.

A. Handrail maximum height

D. Copper or CPVC for supply piping and PVC for drain and waste piping.

4. External project is to be documented with material and finish samples shown on the plans and within the color samples.

B. Handrail maximum height

H. The building and be equipped with a back draft damper.

C. Exterior project is to be documented with material and finish samples shown on the plans and within the color samples.

5. Each hose bibb shall be equipped with a back flow prevention device.

D. Handrail maximum height

O. The building shall be equipped with a back draft damper.

6. Sprayed foam insulation is used in attic to have attic inside thermal envelope.

E. Exterior project is to be documented with material and finish samples shown on the plans and within the color samples.

F. Insulation values for foam insulation shall be R-15 or greater (minimum).

G. Insulation values for foam insulation shall be R-15 or greater (minimum).

H. Handrail maximum height

I. Exterior project is to be documented with material and finish samples shown on the plans and within the color samples.

J. The building shall be equipped with a back draft damper.

K. Exterior project is to be documented with material and finish samples shown on the plans and within the color samples.

L. The building shall be equipped with a back draft damper.

M. Exterior project is to be documented with material and finish samples shown on the plans and within the color samples.

N. The building shall be equipped with a back draft damper.

O. Exterior project is to be documented with material and finish samples shown on the plans and within the color samples.

P. Handrail maximum height

Q. Exterior project is to be documented with material and finish samples shown on the plans and within the color samples.
GENERAL PROPERTY SURVEY
LOT 73, COOL BLOW VILLAGE
ALSO KNOW AS SETTLEMENT TRACT
TMS 459-01-01-061
5 CEDAR STREET
CITY OF CHARLESTON
CHARLESTON COUNTY, SC

PROPERTY OF
HATTIE J. SQUIRE

DATE: SEPTEMBER 25, 2018 SCALE: 1" = 20'

LOT COVERAGE CALCULATIONS:
BUILDING FOOTPRINT & PORCH
800 sf

DRIVEWAYS
553 sf

TOTAL COVERED AREA
1,353 sf

LOT HIGH GROUND AREA (.06 Acre)
2,760 sf

PERCENT OF LOT COVERAGE
49.02 %

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS UN EXCEED THE REQUIREMENTS OF ANY CLASS A SURVEY AS SPECIFIED THEREIN, ALTHOUGH THERE ARE NO VISIBLE EUCOGRACAMENTS OR PROJECTIONS OTHER THAN SHOWN.

NOTES & REFERENCES:
1. REFERENCE PLAT BY J. BARBOT, CEE RECORDED IN THE CHARLESTON CO. R.D. OFFICE IN PLA Book C AT PAGE 44.
2. THIS SURVEY DOES NOT REFLECT A TITLE SEARCH AND IS BASED EXCLUSIVELY ON THE ABOVE REFERENCED DOCUMENT(S). ANY EASEMENTS OR ENCUMBRANCES OF RECORD NOT SHOWN ON THE REFERENCE PLAT MAY NOT BE SHOWN ON THIS SURVEY.
3. CERTIFICATION IS TO THE PARTY/PARTIES FOR WHOM THIS SURVEY WAS PREPARED AND IS NOT TRANSFERABLE TO ANY OTHER INSTITUTION OR INDIVIDUAL.
4. THERE ARE NO GRAND TREES ON THIS PROPERTY.

SIGNATURE DATE

The critical line shown on this plat is valid for five years from the date of this signature, subject to the cautionary language above.

PROPOSED SITE PLAN

NOTE:
THERE ARE NO TREES 24" D.B.H. OR LARGER THAT EXIST ON THIS PROPERTY.
THICKENED SLAB UNDER GROUND FLOOR/WALL

WATER TABLE BAND DETAIL

NOTE:
* ALL DETAILS ARE GENERAL CONSTRUCTION DETAILS. BUILDER TO CHOOSE FINISH & TRIM ASSEMBLIES.
** VERIFY WITH SUPPLEMENTAL ENGINEERING DOCUMENTS. ENGINEERING SHALL OVERRIDE DETAILS IF STRUCTURAL IN NATURE.
*** SEE ELEVATIONS AND FLOOR PLANS & SECTIONS FOR PROJECT SPECIFIC CONDITIONS AND SPECIAL NOTES.
FRONT - RIGHT PERSPECTIVE

FRONT - LEFT PERSPECTIVE

REAR - RIGHT PERSPECTIVE

REAR - LEFT PERSPECTIVE
AGENDA ITEM #3

56 CANNON STREET
TMS # 460-08-03-040

Request conceptual approval for new construction of two single-family houses in rear, and new masonry wall at front.

New Construction (Cannonborough/Elliottborough) c. 1865(main) Old City District

DEFERRED
Agenda Item #4

250 RUTLEDGE AVENUE
TMS  460-08-01-155

Requesting Conceptual approval for rear addition to existing duplex.

Category 4  (Cannonborough/Elliotborough)  c. 1895  Old City District
FRONT, VIEW FROM THE NORTH
FRONT, VIEW FROM THE SOUTH

This drawing is the exclusive property of the architect and may not be used or reproduced in whole or in part without the written consent of the architect.
BOGARD ST, VIEW OF ADDITION BETWEEN 76 & 78 BOGARD
EXISTING NORTH ELEVATION

EXISTING

PROPOSED NORTH ELEVATION

PROPOSED
1. EXISTING SOUTH ELEVATION

EXISTING

2. PROPOSED SOUTH SIDE ELEVATION

PROPOSED
This drawing is the exclusive property of the architect and may not be used or reproduced in whole or in part without the written consent of the architect.

WHEN THIS DRAWING IS PRINTED AT AN 11" X 17" FORMAT - the scale of the drawings are at 1/2 of the noted scale (U.N.O.).
Agenda Item #5

234 ASHLEY AVENUE
TMS # 460-11-02-031

Request final approval for paint color change to “Inkwell” on main body.

Category 4 (Cannonborough/Elliottborough) c. 1855 Old and Historic District
<table>
<thead>
<tr>
<th>Section</th>
<th>Color</th>
<th>Number</th>
<th>Manufacturer</th>
</tr>
</thead>
<tbody>
<tr>
<td>Main Body of the Building</td>
<td>Inkwell</td>
<td></td>
<td>Sherwin Williams</td>
</tr>
<tr>
<td>Trim</td>
<td>High Gloss</td>
<td>Inkwell</td>
<td></td>
</tr>
<tr>
<td>Window Sash</td>
<td>Inkwell</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Exterior Doors</td>
<td>Buttercream</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Foundation</td>
<td>Inkwell</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Roof</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Piazza or Porch</td>
<td>Inkwell</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Deck</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ceiling</td>
<td>Greek Vill</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Shutters</td>
<td>Inkwell</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Agenda Item #6

1 MICHEL PLACE
TMS # 457-12-01-036

Request conceptual approval for the elevation of historic residence.

Not Rated (Harleston Village) c. 1888 Old and Historic District
EXISTING BUILDING SITE
Showing Alternate Setbacks and Existing and Proposed North Setback Encroachments
EXISTING FIRST FLOOR

EXISTING SECOND FLOOR

1 MICHEL PLACE
CHARLESTON, SC
Agenda Item #7

5 GLEBE STREET
TMS # 475-04-01-028

Requesting final approval for renovation including modifications to entry steps and ramp.

Category 3 (Harleston Village) C. 1840
Old And Historic District
Renovations to
Mount Zion AME Church
5 Glebe Street
Charleston, South Carolina, 29401

INDEX OF DRAWINGS

CO-1 COVER SHEET

RENOVATION SITE PLAN
A-1 EXISTING EXTERIOR PEN
A-2 EXISTING INTERIOR PLAN
A-3 EXISTING DETAILS
A-4 EXISTING DETAILS
A-5 NOTES AND DETAIL

PROJECT DESCRIPTION & CODE REVIEW

RENOVATION SCOPE INCLUDES MODIFICATIONS TO EXTRAY STEPS, EXTERIOR RAMPS.
EXISTING TENANT, SAME OCCUPANCY, NO ADDITIONAL SQUARE FOOTAGE ADDED.
EXISTING MECHA, ELEC, AND PLUMBING SYSTEMS OPERATIONAL AT TIME OF VISIT

PRELIMINARY DESIGN
Mt. Zion AME Church
Renovations
Charleston, SC

NEW RAMP - SLOPE 1/12
CUT BACK BALCONY
REMOVE COLUMN
NEW BALCONY EDGE
CUT BACK BALCONY
FUTURE BAPTISTRY
PIANO PLATFORM
AIR RETURN
AIR RETURN
AIR RETURN
REMOVE PIPE
ORGAN
EXPANDED CHOIR LOFT
SOUNDBooth
STAIRWELL
STAIRWELL
PULPIT
NEW DESIGN T.B.D.
CURRENT CHOIR ROOM
FUTURE ORGAN PIPE ROOM
SANCTUARY (APPROX 230 SEATING)
NEW ORGAN
5 Glebe Street
LANDING
LANDING
NEW RAMP - SLOPE 1/12
LANDING
LANDING
NEW RAMP - SLOPE 1/12
LANDING
LANDING
NEW RAMP - SLOPE 1/12
LANDING
LANDING
NEW RAMP - SLOPE 1/12
MODIFY EXISTING RAMP

NEW RAMP - SLOPE 1/12

LANDING

NEW RAMP - SLOPE 1/12

CONFIRM W FIN. GRADE

Mt. Zion AME Church
Renovations
Charleston, SC
5 Glebe Street

W.S. Beckham, Architect, LLC
2101 Beaver Lane
West Columbia, S.C.  29169
wstevebeckham@gmail.com
(803) 518-7294
Title: CNB_732
Date: 1977
Description: 7 Glebe Street, Mt. Zion AME Church (Glebe Street Presbyterian Church), ca. 1847. View of East (Front) elevation. 4” x 5” B/W photo.

Collection Title: Charles N. Bayless Photos of Charleston and Georgetown County, S.C.
Contributing Institution: The Charleston Archive at CCPL
Media Type: Images
Personal or Corporate Subject: Bayless, Charles N., 1914
Topical Subject: Architecture, Historic buildings, and Church buildings, Charleston (SC) and Low Country.
Title: CNB_732.1
Date: 1977
Description: 7 Glebe Street, Mt. Zion AME Church (Glebe Street Presbyterian Church), ca. 1847. View of NE (Front and Side) elevation. 4" x 5" B/W photo.
Collection Title: Charles N. Bayless Photos of Charleston and Georgetown County, S.C.
Contributing Institution: The Charleston Archive at CCPL
Media Type: Images
Personal or Corporate Subject: Bayless, Charles N., 1914
Topical Subject: Architecture, Historic buildings, and Church buildings
Geographic Subject: Charleston (S.C.) and Low Country
CHARLESTON, SOUTH CAROLINA
ARCHITECTURAL INVENTORY FORM

Address
Area

Architect/Builder
Date of Construction
Source of Date
Architectural Style

Present Use
Original Use
Incidence in Area
Importance to its neighborhood:
   Great  Moderate  Minor
Accessible to the Public

Historic Notes:

Architectural Significance
   National  Valuable to City
   Valuable  Notable  Worthy of Mention  Other
Significance of Interiors
Significance of Landscaping
Historic Significance

Representation in Other Surveys
   This is Charleston (page )

OWNERSHIP RECORD
Present Owner
Mailing Address
Original Owner

Assessor Map

Approximate Lot Size
8.5 x 140
or . . . . . . . Acres

Property Currently Zoned

Assessment: Land
Improvements
TOTAL

Physical Condition:  Good  Fair  Poor
Structure  Grounds  Neighborhood

PHYSICAL DESCRIPTION
Facade Material
Foundation
Roof Form
Porch or Veranda
Building Height in stories
Roof Dormers
Chimneys
Facade Emphasis
Window Sash:  1st  2nd  3rd
Entrance:  Fan  Lintel  Trans
Sidelights  undecorated

INTERIOR DETAILS
Mantels  Overmantels
Staircase  Wainscoting
Interior Doors of Period
Door and Window Frames
Other Panelling
Ceiling Cornices
Chair Rails  Base Molds
Wallcoverings of Period
Hardware
Ceiling medallions
Original Floors
Other

Significant Outbuildings

Landscaping
Survey photo of Mt. Zion A.M.E. Methodist Church (7 Glebe Street)

Title: Survey photo of Mt. Zion A.M.E. Methodist Church (7 Glebe Street)
Date: 1941
Creator (Corporate): Civic Services Committee of the Carolina Art Association
Description: A photo of Mt. Zion A.M.E. Methodist Church. Pasted to photo are notes on the building.
Collection Title: This is Charleston
Contributing Institution: Gibbes Museum of Art
Media Type: Documents
Personal or Corporate Subject: Smith, Alice R. Huger (Alice Ravenel Huger), 1876-1958
Subject: Stoney, Samuel Gaillard, 1891-1968
Agenda Item #8

4 GADSDEN STREET
TMS # 457-03-03-214

Request conceptual alterations to existing building including elevation for FEMA requirements.

Not Rated (Harleston Village) c. pre-1902 Old and Historic District
Site from Beaufain Street (looking north)

Site from Beaufain Street (looking northeast)

4 Gadsden Street - 01/28/2021 Meeting Date
NEW PAINTED WOOD LAP SIDING WITH 5 1/4" EXPOSURE TO MATCH EXISTING

NEW DOUBLE HUNG WOOD WINDOWS TO MATCH EXISTING

REPAIR / REPLACE PARAPET CAP TO MATCH EXISTING

NEW OPERABLE WOOD SHUTTERS

NEW 8" CMU FOUNDATION WALL WITH BRICK VENEER

BRICK PLANTER

NEW PRESSURE TREATED WOOD STAIR

PAINTED WOOD CORNICE

PAINTED WOOD PARAPET CAP WITH METAL CAP FLASHING (TYPICAL)

NON-OPERABLE VINYL SHUTTERS (TYPICAL)

COLUMNS AND WOOD BEAMS WITH BRICKFACE FINISH

ACCESS OPENING

CMU STEPS

CMU/BRICK STEPS

ACCESS OPENING

BRICK PIERS

CMU INFILL

ATTIC VENT

WOOD HANDRAILS

BRICK PIERS

CMU INFILL

ACCESS OPENING

CMU STEPS

CMU/BRICK STEPS

ACCESS OPENING

BRICK PIERS

NEW PRESSURE TREATED WOOD POSTS WITH CHAMFERED EDGES

NEW BRICK PIERS

EXISTING BRICK LANDSCAPE WALL

FLOOD VENTS AT WALL BEYOND

NEW 4X4 PRESSURE TREATED WOOD POSTS (TYPICAL)

EXISTING GRADE

0"

7.0' MSL

10.3' MSL

PAINTED WOOD PARAPET CAP WITH METAL CAP FLASHING (TYPICAL)

NEW ASPHALT SHINGLE ROOF

NEW PRESSURE TREATED WOOD STAIR

NEW 4X4 PRESSURE TREATED WOOD POSTS WITH CHAMFERED EDGES

NEW BRICK PIERS

EXISTING BRICK LANDSCAPE WALL

FLOOD VENTS AT WALL BEYOND

NEW 4X4 PRESSURE TREATED WOOD POSTS (TYPICAL)

EXISTING GRADE

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NEW BRICK PIERS

EXISTING BRICK LANDSCAPE WALL

FLOOD VENTS AT WALL BEYOND

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NEW BRICK PIERS

EXISTING BRICK LANDSCAPE WALL

FLOOD VENTS AT WALL BEYOND

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FLOOD VENTS AT WALL BEYOND

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EXISTING BRICK LANDSCAPE WALL

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NEW 4X4 PRESSURE TREATED WOOD POSTS WITH CHAMFERED EDGES

NEW BRICK PIERS

EXISTING BRICK LANDSCAPE WALL

FLOOD VENTS AT WALL BEYOND

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NEW ASPHALT SHINGLE ROOF

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NEW 4X4 PRESSURE TREATED WOOD POSTS WITH CHAMFERED EDGES

NEW BRICK PIERS

EXISTING BRICK LANDSCAPE WALL

FLOOD VENTS AT WALL BEYOND

NEW 4X4 PRESSURE TREATED WOOD POSTS (TYPICAL)

EXISTING GRADE

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7.0' MSL

10.3' MSL

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NEW ASPHALT SHINGLE ROOF

NEW PRESSURE TREATED WOOD STAIR

NEW 4X4 PRESSURE TREATED WOOD POSTS WITH CHAMFERED EDGES

NEW BRICK PIERS

EXISTING BRICK LANDSCAPE WALL

FLOOD VENTS AT WALL BEYOND

NEW 4X4 PRESSURE TREATED WOOD POSTS (TYPICAL)

EXISTING GRADE

0"

7.0' MSL

10.3' MSL

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NEW ASPHALT SHINGLE ROOF

NEW PRESSURE TREATED WOOD STAIR

NEW 4X4 PRESSURE TREATED WOOD POSTS WITH CHAMFERED EDGES

NEW BRICK PIERS

EXISTING BRICK LANDSCAPE WALL

FLOOD VENTS AT WALL BEYOND

NEW 4X4 PRESSURE TREATED WOOD POSTS (TYPICAL)

EXISTING GRADE

0"

7.0' MSL

10.3' MSL

PAINTED WOOD PARAPET CAP WITH METAL CAP FLASHING (TYPICAL)

NEW ASPHALT SHINGLE ROOF

NEW PRESSURE TREATED WOOD STAIR

NEW 4X4 PRESSURE TREATED WOOD POSTS WITH CHAMFERED EDGES

NEW BRICK PIERS

EXISTING BRICK LANDSCAPE WALL

FLOOD VENTS AT WALL BEYOND

NEW 4X4 PRESSURE TREATED WOOD POSTS (TYPICAL)

EXISTING GRADE

0"

7.0' MSL

10.3' MSL

PAINTED WOOD PARAPET CAP WITH METAL CAP FLASHING (TYPICAL)

NEW ASPHALT SHINGLE ROOF

NEW PRESSURE TREATED WOOD STAIR

NEW 4X4 PRESSURE TREATED WOOD POSTS WITH CHAMFERED EDGES

NEW BRICK PIERS

EXISTING BRICK LANDSCAPE WALL

FLOOD VENTS AT WALL BEYOND

NEW 4X4 PRESSURE TREATED WOOD POSTS (TYPICAL)

EXISTING GRADE

0"
PROPOSED 7' HIGH PRESSURE TREATED LANDSCAPE FENCE

4' DEEP TRASH AND RECYCLE ENCLOSURE WITH SCREENED COMPRESSOR ENCLOSURE ABOVE. APPROXIMATELY 9' HIGH

6 GADSDEN ST.

EVANS & SCHMIDT ARCHITECTS
284 MEETING STREET, CHARLESTON, S.C. (843) 723-5495

DRAWN BY:

PROJECT NO.

DATE:

CHECKED BY:

JDS / RAF

REVISIONS:

EVANS & SCHMIDT
CHARLESTON, SC

A-84009

R-RE-FIGURE

ARCHITECTURAL

REVIEW

NOT FOR CONSTRUCTION

PROPOSED SITE ELEVATION

A2.3
Agenda Item #9

6 GADSDEN STREET
TMS # 457-03-03-215

Request conceptual alterations to existing building including Elevation for FEMA requirements.

Not Rated (Harleston Village) C. Pre 1902
Old And Historic District
1944 Sanborn

6 Gadsden
4 Gadsden

Demolished Residence
Demolished Residence

6 Gadsden
Site from Gadsden Street  (looking east)

6 Gadsden Street - 01/28/2021 Meeting Date
3 Gadsden Street  (across the street from 6 Gadsden)

5 Gadsden Street  (across the street from 6 Gadsden)

6 Gadsden Street - 01/28/2021 Meeting Date
BEAUFAIN ST.

OPPOSITE SIDE OF STREET

12 1/2 GADSDEN
12 GADSDEN
10 GADSDEN
8 GADSDEN
6 GADSDEN
7 GADSDEN

PROJECT TO BE BUILT IN 2021

PROPOSED STREETSCAPE

12 1/2 GADSDEN
12 GADSDEN
10 GADSDEN
8 GADSDEN
6 GADSDEN

PROJECT TO BE BUILT IN 2021

EXISTING STREETSCAPE

12 1/2 GADSDEN
12 GADSDEN
10 GADSDEN
8 GADSDEN
6 GADSDEN

GADSDEN STREET ELEVATIONS
1. DEMOLITION - CRAWL SPACE
2. EXISTING CRAWL SPACE
3. PROPOSED CRAWL SPACE

6 GADSDEN STREET
CHARLESTON, SOUTH CAROLINA

NOT FOR CONSTRUCTION

1/4" = 1'-0"
A2.1

A2.2

6" / 1'-0"

ASPHALT SHINGLE ROOF

A2.1

A2.2

6" / 1'-0"

ASPHALT SHINGLE ROOF

4" / 1'-0"

ASPHALT SHINGLE ROOF

6" / 1'-0"

ASPHALT SHINGLE ROOF

BAR CONCEPTUAL 01 - 28 - 21 MTG.

1/15/2021 4:41:55 PM

Author
PROPOSED 7' HIGH PRESSURE TREATED LANDSCAPE FENCE ABOVE. APPROXIMATELY 9' HIGH

6 GADSDEN ST.

4' DEEP TRASH AND RECYCLE ENCLOSURE WITH SCREENED COMPRESSOR ENCLOSURE ABOVE.

6 GADSDEN STREET
CHARLESTON, SOUTH CAROLINA

PROPOSED SITE ELEVATION

1/4" = 1'-0"
Agenda Item #10

29 LEGARE STREET
TMS # 457-11-04-105

Requesting conceptual approval for modifications to north elevation including new construction of porte cochere, and extension of the existing elevator tower.

Category 2 (Charlestowne) C. 1835
Old And Historic District
29 Legare Street

EXTERIOR MODIFICATIONS

This drawing is for conceptual approval of:
- Proposed North Porch
- Proposed Door Hood over West Entry on North Elevation
- Existing Elevator Tower to be increased in height by one story

HISTORY (SUMMARIZED FROM HISTORIC CHARLESTON FOUNDATION)

- Constructed c.1835; restored w/addition 1995-97;
- The Rev. Gervais reused the extant 18th century foundation & basement level & constructed the current residence. This Greek Revival wood frame house features a double-tiered Tuscan columned piazza, Greek Revival entry architrave & piazza screen.

DRAWING LIST

- A000: Title Sheet
- A001: Proposed Site Plan
- P1: Site Photos
- P2: Site Photos
- P3: Site Photos
- EA101: Existing Ground Floor Plan
- EA102: Existing First Floor Plan
- EA103: Existing Second Floor Plan
- EA104: Existing Third Floor Plan
- EA105: Existing Attic Floor Plan
- EA201: Existing East Elevation
- EA202: Existing South Elevation
- EA203: Existing West Elevation
- EA204: Existing North Elevation
- A101: Proposed Ground Floor Plan
- A102: Proposed First Floor Plan
- A103: Proposed Second Floor Plan
- A104: Proposed Third Floor Plan
- A105: Proposed Attic Floor Plan
- A201: Proposed East Elevation
- A202: Proposed South Elevation
- A203: Proposed West Elevation
- A204: Proposed North Elevation
SITE PLAN
SCALE 1" = 10'-0"

LOT AREA 29,508 SF
ALLOWABLE LOT COVERAGE 35%
EXISTING SF - HOUSE & GARAGE 4,475 SF
EXISTING LOT COVERAGE 15%
PROPOSED PORTE COCHERE SF 318 SF
PROPOSED TOTAL SF 4,793 SF
PROPOSED LOT COVERAGE 16%

ZONED: SR-3

EXISTING BRICK WALL ON NORTH PROPERTY LINE

PROPOSED PORTE COCHERE SHOWN HATCHED

FOUNTAIN

SETBACK 12'-0"

LOT AREA

ALLOWABLE LOT COVERAGE

EXISTING SF - HOUSE & GARAGE

EXISTING LOT COVERAGE

PROPOSED PORTE COCHERE SF

PROPOSED TOTAL SF

PROPOSED LOT COVERAGE

29 LEGARE STREET
TMS #457-11-04-105

31 LEGARE STREET
TMS #457-11-04-104

25 LEGARE STREET
TMS #457-11-04-106

DISH
ICE
TRASH
BEVG.

S  H  W  R

BEVG.

S  H  W  R

G U E S T    B E D R O O M

S I T T I N G
R O O M

GUEST
ENTRY

G A R A G E

P O O L

B A T H

P O O L

H O U S E

G A R A G E

G A R A G E

G A R A G E

PROPOSED PORTE COCHERE SHOWN HATCHED
THIRD FLOOR PLAN

SCALE: 1/4" = 1'-0"
REQUEST FOR ALTERATION/REPAIR TO PROPERTY UNDER EASEMENT OR COVENANT TO THE PRESERVATION SOCIETY OF CHARLESTON

1. Address of property under easement or covenant:
   29 Legare Street, The Rev. Paul Trapier Gervais House

2. Owner/Applicant:
   Hillary Lamendola

   Business/Mailing Address:

   Telephone (home): ____________________________

   Email: ________________________

3. Type/use of property: ______________________

4. Outline of requested change(s), including description of materials/products to be used (please attach photographs showing project locations):
   Request permission to construct a porte cochere over the driveway outside the existing elevator vestibule, extend the existing elevator tower one story, construct a hood over the existing west door at the north elevation.

5. Reason for request:
   Owner wishes to have a covered area at the main point of entry for loading and unloading.

6. Architect/Contractor or Designer Name: Glenn Keyes Architects

   Telephone: 722-4100

   Email: gk@glenkeyesarchitects.com

7. Signature of applicant: ________________

   Date: 12/15/20

Please return to the Preservation Society of Charleston, PO Box 521, Charleston, SC 29402
Attn: Erin Minnigan
Email: eminnigan@preservationsociety.org or telephone: (843) 722-4630 fax: (843) 723-4381

Action taken/conditions: FOR OFFICE USE ONLY
Conceptual approval for porte cochere, elevator tower extension, and rear door hood.

Date: 12/06/20  Signature: ____________________ Name: Erin Minnigan
Agenda Item #11

43 -- 47 BROAD STREET
TMS # 458-09-03-325

Requesting conceptual approval of new louvered screening at roof to conceal existing mechanical system.

Category 2 (Charlestowne) C. 1855
Old And Historic District
NEW ROOF SCREENING AT 43-47 BROAD STREET
CHARLESTON, SOUTH CAROLINA

TMS #: 458-09-03-325
ZONING DISTRICT: LB
OLD CITY HEIGHT DISTRICT: 3.5 STORIES
GOVERNING CODE: IRC 2018

SCOPE OF WORK:
- INSTALLATION OF NEW LOUVERED SCREENING @ REAR OF ROOF (FACING ELLIOTT STREET) TO HIDE EXISTING MECHANICAL EQUIPMENT AND TO SERVE AS GUARD RAIL FOR FUTURE ROOF DECK.
- NOTE: ANY FUTURE ROOF ACCESS TO BE LIMITED TO SINGLE RESIDENTIAL UNIT @ 3RD FLOOR AND SHALL NOT BE VISIBLE FROM ANY PUBLIC R.O.W.

NOTE: PER BOARD + STAFF COMMENTS RECEIVED ON 14 JANUARY, AN ALTERNATE PLAN IS INCLUDED FOR CONSIDERATION - SEE A-102 + SEE ALSO ANNOTATED 3-D VIEWS, A-201-202

DRAWING SCHEDULE:
A-001 TITLE + DRAWING SCHEDULE + SANBORN MAPS
A-002 EXISTING CONDITIONS + CONTEXT / PRECEDENT PHOTOS
A-101 EXISTING + PROPOSED ROOF PLAN
A-102 EXISTING + ALTERNATE PROPOSED ROOF PLAN
A-201 BUILDING SECTION + EXISTING + PROPOSED 3D VIEW (ANNOTATED)
A-202 EXISTING + PROPOSED 3D VIEW (ANNOTATED)

NEW ROOF SCREENING AT
43-47 BROAD STREET
CHARLESTON, SOUTH CAROLINA

SANBORN MAP EXCERPT (1884)
SANBORN MAP EXCERPT (1888)
SANBORN MAP EXCERPT (1902)

DRAWING SCHEDULE:

SANBORN MAP EXCERPT

AERIAL VIEW

CURRENT STREETVIEW

ZONING MAP EXCERPT
43-47 BROAD STREET

NEW ROOF SCREENING AT

EXISTING CONTEXT + PRECEDENT IMAGES

AERIAL VIEW OF THE VICINITY, LOOKING SOUTHEAST
VIEW OF SOUTHWEST CORNER OF BUILDING PARAPET FROM CHURCH STREET
VIEW OF REAR OF BUILDING FROM ELLIOTT STREET
VIEW OF SIMILAR PARADIGM (29 BROAD) FROM ELLIOTT STREET
PRECEDENT FOR LOUVRE SCREENING DETAIL ON ELLIOTT STREET
OUTSIDE AIR INTAKE
EXHAUST AIR OUTLET
36" X 30" ROOF HATCH
CONDENSER UNIT
MEMBRANE ROOFING
EXISTING HISTORIC PARAPET TO REMAIN (TYP)
FLUE?
CHIMNEY?
APPROX. LOCATION OF MASONRY CHIMNEY (TBV)
LOWER ROOF OF ADJACENT BUILDING BELOW
NOTE: THIS ROOF PLAN WAS PROVIDED BY OTHERS; ALL CONDITIONS TO BE FIELD VERIFIED.
PRESUME CONDENSER UNIT TO BE RELOCATED - LOCATION TBD
MEMBRANE ROOFING TO BE REPAIRED AS NEEDED
EXISTING HISTORIC PARAPET TO REMAIN (TYP)
ALL CHIMNEYS TO REMAIN
LOWER ROOF OF ADJACENT BUILDING BELOW
NOTE: ACCURACY RE ALL EXISTING PENETRATIONS + EQUIPMENT TO BE FIELD VERIFIED
NOTE: ALL MECH. EQUIPMENT TO BE SCREENED BY LOUVERED PANELS (TYP.)
GUARDRAIL @ INTERIOR PERIMETER AS REQ'D FOR LIFE SAFETY
OPTIONAL CONCEALED ROOF TERRACE - NOTE: ACCESS + RAILINGS SHALL NOT BE VISIBLE FROM PUBLIC R.O.W.
GUARDRAIL @ INTERIOR PERIMETER AS REQ'D FOR LIFE SAFETY
LOUVERED PANEL SCREEN/ GUARDRAIL (SAPELE OR EQ. PAINTED TO MATCH PARAPET COLOR); RETURN @ EAST SIDE AS INDICATED (ENSURE NO VISIBILITY FROM BROAD STREET)
NOTE: ALL ROOF PLAN WAS PROVIDED BY OTHERS; ALL CONDITIONS TO BE FIELD VERIFIED.
PRESUME CONDENSER UNIT TO BE RELOCATED - LOCATION TBD
MEMBRANE ROOFING TO BE REPAIRED AS NEEDED
EXISTING HISTORIC PARAPET TO REMAIN (TYP)
ALL CHIMNEYS TO REMAIN
LOWER ROOF OF ADJACENT BUILDING BELOW
NOTE: ACCURACY RE ALL EXISTING PENETRATIONS + EQUIPMENT TO BE FIELD VERIFIED
NOTE: ALL MECH. EQUIPMENT TO BE SCREENED BY LOUVERED PANELS (TYP.)
GUARDRAIL @ INTERIOR PERIMETER AS REQ'D FOR LIFE SAFETY
OPTIONAL CONCEALED ROOF TERRACE - NOTE: ACCESS + RAILINGS SHALL NOT BE VISIBLE FROM PUBLIC R.O.W.
GUARDRAIL @ INTERIOR PERIMETER AS REQ'D FOR LIFE SAFETY
LOUVERED PANEL SCREEN/ GUARDRAIL (SAPELE OR EQ. PAINTED TO MATCH PARAPET COLOR); RETURN @ EAST SIDE AS INDICATED (ENSURE NO VISIBILITY FROM BROAD STREET)
NOTE: THIS ROOF PLAN WAS PROVIDED BY OTHERS; ALL CONDITIONS TO BE FIELD VERIFIED.

EXISTING ROOF PLAN

NEW ROOF SCREENING AT
EXISTING + PROPOSED ROOF PLAN

ALTERNATE OPTION:
· LEAVE CONDENSER IN EXISTING LOCATION
· CLIP SCREEN/RAIL ±20' FROM WESTERN PARAPET WALL (THUS GREATLY REDUCING OR ELIMINATING ANY VISIBILITY FROM CHURCH STREET)
NOTE: ALTERNATE OPTION (SEE SHEET A-102) WOULD ELIMINATE VISIBLE SCREEN/GUARD FROM THIS VANTAGE POINT.
NOTE: ALTERNATE OPTION
SEE SHEET A-102 WOULD TERMINATE SCREEN/GUARD HERE + LEAVE WEST END UNSCREENED.