BOARD OF ARCHITECTURAL REVIEW - SMALL

Virtual Meeting of February 11, 2021
4:30 PM

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:
  o 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.

  o 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.

  o Those members of the public that have registered will be called in order by project.

  o Members of the public that speak are encouraged to remain in the meeting for the completion of the item they have commented on.

  o 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

93 CONGRESS STREET
TMS # 460-04-01-099

Request approval for complete demolition of existing dwelling.

Not Rated (North Central) c. 1941

Historic Material Demolition Purview
MJW Engineering
Matt Wenger
SC-02594 – 93 Congress St
101 Adams Ave.,
Sumter, SC 29150

Designed for Persons Services Corp.
and the South Carolina Disaster Recovery Office
NOTES:
1) TMS: 4600401099
2) BUILDING HEIGHT TO BE APPROXIMATELY 16' ABOVE THE ADJACENT CURB ELEVATION

CONGRESS ST ROW

BACK OF CURB

6" Crape Myrtle

EXISTING CHAIN LINK FENCE TO BE DEMOED

EXISTING HOME ON ADJACENT PROPERTY

PROPOSED LOCATION OF NEW HOME (56'X18')

EXISTING HOME TO BE DEMOLISHED

18' Pecan Tree

5'X5' Porch

A/C Pad

EXISTING WOOD FENCE TO REMAIN

Scale 1" = 30'
Front façade of the residence located at 93 Congress Street, Charleston, South Carolina. View facing south-southeast.
Northern half of the east (left) elevation of the residence located at 93 Congress Street, Charleston, South Carolina. View facing south.
East (left) elevation of the residence located at 93 Congress Street, Charleston, South Carolina. View facing northwest.
South (rear) elevation of the residence located at 93 Congress Street, Charleston, South Carolina. View facing north.
West (right) elevation of the residence located at 93 Congress Street, Charleston, South Carolina. View facing southeast.
SC-02594
93 Congress Street, Charleston, SC

Interior view of front door.
Ceiling damage in Den on first floor.
Wall damage at enclosed fireplace in Den.
SC-02594
93 Congress Street, Charleston, SC

Ceiling, wall, and flooring damage Bedroom 4 on first floor, situated between Den and Kitchen.
Water damage on walls and ceiling in master bathroom on first floor.
Flooring damage, unknown location.
Damage in Bedroom 3, first floor.
Ceiling damage at top of second story landing.
Damaged ceiling and door in second story bathroom.
Damage in second floor kitchen.
Building immediately east of 93 Congress Street. View facing east.
Building immediately east of 93 Congress Street, west elevation. View facing east-southeast.
Residence at 93 Congress Street with eastern building to the left. View facing southeast.
Residence at 93 Congress Street with western building to the right. View facing south.
Building immediately west of 93 Congress Street, north elevation. View facing south.
Congress Street streetscape, view facing southwest.
Congress Street streetscape, view facing south-southwest.
Congress Street streetscape, featuring residences on the north side of the street (Dingle Street District). View facing west.
Congress Street streetscape, featuring residences on the north side of the street (Dingle Street District). View facing north-northwest.
Congress Street streetscape, featuring residences on the north side of the street (Dingle Street District). View facing north-northwest.
Congress Street streetscape, featuring the International Longshoremen’s parking lot. View facing north.
Congress Street streetscape, view facing northeast.
February 1940 Sanborn Map
February 1940 - page 93 (lines up with page 102 [below] to the right)
Agenda Item #2

160 ½ SMITH STREET
TMS # 460-12-03-073

Request approval for the demolition of north addition.

Not Rated (Radcliffeborough) c. 1885-1890 Old City District
HARLEY RESIDENCE
DEMOlITION OF SIDE ADDITION
160 ½ SMITH STREET
CHARLESTON, SOUTH CAROLINA

Sheet Index

A1  Survey / Site Plan
A2  Plan & Elevations
A3  Photos
EXISTING "ADDITIONS" TO BE REMOVED

EXISTING STRUCTURE TO REMAIN

GENERAL PROPERTY SURVEY
160 1/2 SMITH STREET
TMS 460-12-03-073
PROPERTY OF: AL BOYDE HARLEY, III
CITY OF CHARLESTON
CHARLESTON COUNTY, SC
DATE: OCTOBER 24, 2019 SCALE: 1" = 10' GRAPHIC SCALE
ATLANTIC SURVEYING, INC.
1/400 SCALE

NOTES & REFERENCES:
REFERENCE PLAT OF RAYMOND L. Tylor
RECORDED IN THE CHARLESTON CO. PMC OFFICE
IN PLAT BOOK 990 PAGE 160.
REFERENCE DEEDS RECORDED IN THE CHARLESTON
CO. PMC OFFICE IN DEED BOOK 80 PAGE 255
REFERENCE DEEDS RECORDED IN THE CHARLESTON
CO. PMC OFFICE IN DEED BOOK 840 PAGE 34.
REFERENCE DEEDS RECORDED IN THE CHARLESTON
CO. PMC OFFICE IN DEED BOOK 820 PAGE 54
REFERENCE DEEDS RECORDED IN THE CHARLESTON
CO. PMC OFFICE IN DEED BOOK 801 PAGE 42.
REFERENCE DEEDS RECORDED IN THE CHARLESTON
CO. PMC OFFICE IN DEED BOOK 801 PAGE 42.

HARLEY RESIDENCE
ADDITION REMOVAL
160 1/2 SMITH STREET
CHARLESTON, SOUTH CAROLINA

SITE PLAN
ECM III DESIGN & DRAFTING, LLC
9483 7578 7883 8283 8382 9080 100123 97115 10386 9590 258 103 129.21

#274x83 843.762.6993  ::  843.442.4184
1. A2 :: PLAN: EXISTING / DEMOLITION

2. A2 :: SIDE ELEVATION: EXISTING / DEMOLITION

3. A2 :: FRONT ELEVATION: EXISTING / DEMOLITION

4. A2 :: REAR ELEVATION: EXISTING
1. STREET

2. REAR

3. SIDE

4. REAR

5. SOUTH SIDE OF HOUSE
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
ZONING INFORMATION
ZONING: LB
HEIGHT DISTRICT: 2.5–3 STORIES
LOT SIZE: 8,906 SF (HAD BEEN 9015 SF PRIOR TO RECONCILIATION OF PROPERTY LINE DISPUTE WITH NEIGHBOR)
FLOOD ZONE: X

EXISTING

PROPOSED

DWELLING UNITS: 2 4
BLDG FOOTPRINTS: 1857 SF 3319 SF
LOT COVERAGE: 21% 37%

NEW CONSTRUCTION
UNIT C: 1612 SF, 4 BEDROOMS, 3 BATHS
UNIT D: 1612 SF, 4 BEDROOMS, 3 BATHS

PARKING COUNT
4 DWELLING UNITS x 1.5
SPACES/UNIT = 6 SPACES
PROVIDED: 6 SPACES

ZONING PERMISSION
PERMISSION FOR FOUR DWELLING UNITS HAS BEEN ESTABLISHED PER EMAIL FROM LEE BATECHELER DATED 7-21-20.
# Agenda Item #4

**259 ST. PHILIP STREET**  
**TMS # 460-08-02-078**

Requesting conceptual approval for new construction of a single-family residence.

<table>
<thead>
<tr>
<th>New Construction</th>
<th>(Cannonborough/Elliottborough)</th>
<th>Old City District</th>
</tr>
</thead>
</table>
The proposed structure meets current parking requirements. This project received a special exception from BZA for construction of a single family residence on a lot of insufficient size, and received a variance for a non-conforming north side-yard setback.

**GENERAL ZONING INFORMATION**

- **FLOOD ZONE:** X Zone
- **LOT SIZE:** 2,132 SF
- **BLDG FOOTPRINT:** 1,057 SF
- **LOT COVERAGE:** 50% CONFORMING
- **EXISTING USE:** vacant lot
- **PROPOSED USE:** 1 single family residence
- **SETBACKS:**
  - front: NR CONFORMING
  - rear: 3'-0" CONFORMING
  - sw side: 9'-0" CONFORMING
  - ne side: 1'-0" NON-CONFORMING, GRANTED A VARIANCE
- **PARKING:**
  - 2 spaces provided, 2 required

**OWNERSHIP:**

- **OWNER:** CKC PROPERTIES LLC
- **CONTACT:** COLIN COLBERT
  - 124 SPRING STREET
  - CHARLESTON, SOUTH CAROLINA 29403

**ARCHITECTS:**

- **ARCHITECT:** AJ ARCHITECTS, LLC
  - CONTACT: ASHLEY JENNINGS
  - 538 KING STREET
  - CHARLESTON, SOUTH CAROLINA  29403
  - T. 843 810 0029

**STRUCTURAL ENGINEER:** TBD

**CONTACT INFORMATION**

The proposed structure meets current parking requirements. This project received a special exception from BZA for construction of a single family residence on a lot of insufficient size, and received a variance for a non-conforming north side-yard setback.

**BZA REVIEWS**

- **BAR1:** Conceptual approval with the following comments:
  - Staff comment 2: The roofline colliding into primary volume will cause awkward flashing detail.
  - RESPONSE: WE HAVE REDUCED THE OVERHAND ON THE THE SECONDARY VOLUME AND DIFFERENTIATED THE TWO WITH A SLOPED ROOF ON THE PRIMARY VOLUME

**RESPONSE:**

- **RESPONSE:** WE HAVE REDUCED THE OVERHAND ON THE THE SECONDARY VOLUME AND DIFFERENTIATED THE TWO WITH A SLOPED ROOF ON THE PRIMARY VOLUME

- **RESPONSE:** WE HAVE SIMPLIFIED AND REFINED THE IRONWORK DESIGN

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- **RESPONSE:** WE HAVE SIMPLIFIED AND REFINED THE IRONWORK DESIGN
PROPOSED SINGLE FAMILY RESIDENCE
CHARLESTON, SC
259 ST PHILIP STREET

ZONING INFORMATION:
- GB-Residential units 2,500 SF for a residence, non-conforming - special exception granted
- Lot size 2,132 SF
- Front setbacks: not required
- Rear setbacks: 3'-0", conforming
- North/east side setbacks: 3'-0", 15'-0" total, non-conforming - variance granted
- South/west side setbacks: 9'-0", 15'-0" total, conforming
- Lot coverage: 50% maximum, 1,057 SF TOTAL PROPOSED = 50%, conforming
- Flood zone: X zone

EXISTING SITE PLAN: 1/4" = 1'-0"

PROPOSED SITE PLAN: 1/4" = 1'-0"
east (st philip street) elevation: 3/8" = 1'-0" (height district: 2-3 stories)

- brick veneer, painted white
- aluminum clad double hung window
- composite shutters
- wrought iron gates
- aluminum clad fixed window
- borol channel gap siding
- steel cantilever balcony rod
- wood privacy fence and gate
- custom wood moulding
- wood trim, primed and painted
- architectural shingle roofing
- low slope single ply roof
- silver travertine pavers
- reveal w/ flashing
- low slope single ply roof
- wood trim, primed and painted
- architectural shingle roofing

east (st philip street) elevation: 3/8" = 1'-0" (height district: 2-3 stories)
PROPOSED SINGLE FAMILY RESIDENCE
CHARLESTON, SC

259 ST PHILIP STREET
Charleston, SC 29403

Date: 02•01•2020

north (line street) elevation: 3/8" = 1'-0" (height to 2-2 1/2 stories)

- brick veneer, painted white
- aluminum clad double hung windows
- composite shutters
- brick veneer, painted white
- aluminum leader head and gutter with kynar finish
- wrought iron gates
- barndoor channel gap siding
- custom wood moulding
- wood trim
- architectural shingles
- low profile metal exhaust, red, painted to match brick
- door frame cop
- brick veneer, painted white
- low profile metal exhaust, red, painted to match brick
- custom monogram gate
- low profile metal exhaust, red, painted to match brick

NOT FOR CONSTRUCTION
ELEVATIONS

PROPOSED SINGLE FAMILY RESIDENCE
CHARLESTON, SC

259 ST PHILIP STREET

south elevation: 3/8" = 1'-0"
(height at 2.5-3 stories)

aluminum-clad double-hung windows with simulated divided lites
brick veneer, painted white
aluminum clad double-hung windows with simulated divided lites
boral channel gap siding
steel cantilever balcony
aluminum clad sliding door with simulated divided lites
wood trim
architectural shingle roofing
single ply roofing
boral channel gap siding
aluminum clad patio door with simulated divided lites
aluminum clad sliding door with simulated divided lites
wood fence
exterior sconce
3-coat masonry stucco w/ smooth finish
steel frame windows

Charleston, SC 29403

ASHLEY KLUTTZ
JENNINGS

AJ ARCHITECTS LLC
Charleston, SC
B97003

5  3  8     K  I  N  G     S  T  R  E  E  T

02•01•2021

NOT FOR CONSTRUCTION

ALPHA ARCHITECTS L.L.C.
1219 BROADWAY, CHARLESTON, SC 29401
TEL 843-723-7038 FAX 843-728-9569
NOT FOR CONSTRUCTION

PREPARED IS NOT FOR CONSTRUCTION

DESIGNED
DRAWN
CHECKED
DATE
REVISIONS

SHEET
A4.3

ARCHITECTS
**Proposed Single Family Residence**

**Address:** 250 St. Philip Street, Charleston, SC

**Scale:** 3/8" = 1'-0"

**Materials:**
- Brick veneer, painted white
- Aluminum clad sliding door with simulated divided lite
- Cast stone cap
- Steel cantilever balcony
- Custom wood moulding
- Architectural shingle roofing

**Measurements:**
- First floor elevation: 11'-0"
- Second floor elevation: 11'-6"
- Third floor elevation: 1'-6"

**Note:**
- Elevations are not for construction.
PROPOSED SINGLE FAMILY RESIDENCE
259 ST PHILIP STREET
CHARLESTON, SC

st philip street facing west: 1/8" = 1'-0"
(height district 2.5-3 stories)

line street facing north: 1/8" = 1'-0"

line street facing north: 1/8" = 1'-0"
(height district 2.5-3 stories)
**PROPOSED SINGLE FAMILY RESIDENCE**

**CHARLESTON, SC**

**259 ST PHILIP STREET**

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**First Floor Elev**
- **Queen size brick veneer, painted**
- **2x6 stud wall**
- **Aluminum clad double hung window w/ simulated divided lites, installed and flashed per mfr's specs**
- **Brick rowlock sill**
- **2x3 p.t. brick mould, primed all sides and painted**
- **Brick soldier course**
- **Rebar in slab**

**Second Floor Elev**
- **Silver travertine pavers**
- **Herringbone t&g wood ceiling**
- **Concrete arch system w/ brick veneer**
- **Queen size brick veneer, painted**
- **Wrought iron panel**
- **Existing site plan:**
  - **1/4" = 1'-0"**

**Wall Section:**
- **1" = 1'-0"**

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**Third Floor Elev**
- **Concrete arch system w/ brick veneer**
- **Queen size brick veneer, painted**
- **Brick soldier course**
- **Rebar in slab**

---

**Loggia Plan Detail:**
- **1/2" = 1'-0"**

---

**Wall Sections:**
- **1'-6 1/4"**
- **5'-1 1/4"**
- **1'-2"**
- **5'-1 1/4"**
- **1'-6 1/4"**
EXTERIOR WALLS:
Boral Channel Gap Siding, 10", Primed and Painted White

Cedar & Moss Globe 10" Pendant
Item #A0053
http://www.rejuvenation.com/s/194uo

Specification
Detail
Item #
A0053
Finish
Oil-Rubbed Bronze
Length
26"
Socket type
E26
Min Length
19"
Max Length
150"
Shade
B0023-WH
Shade SKU
B0023-WH
Max Wattage
100 W
UL Listed
UL Listed
UL Location
Damp
Canopy
5-3/4"
Overall Width
10-1/8"
Shade Height
9"
Base price: $249.00
Selected options total: $50.00
Total price as shown: $299.00
Shipping and handling fees apply*

EXTERIOR LIGHTING:
Rejuvenation Cedar & Moss Globe 10" Pendant, Bronze, 10" stem

EXTERIOR LIGHTING:
Rejuvenation Jerico 3 1/4" Fitter Sconce, Bronze

LOGGIA FLOORING + POOL DECK + DRIVEWAY BORDER:
Silver Travertine, Various Sizes

LOGGIA CEILING:
Stained T&G Wood, Herringbone Pattern

LOGGIA CEILING:
Queen Size Brick, Primed and Painted White

MATERIALS
PROPOSED SINGLE FAMILY RESIDENCE
CHARLESTON, SC

259 ST PHILIP STREET

A10.1

ROOFINGS:
Certainteed Presidential Shakes, Weathered Wood

EXHAUST VENTS:
Drywall Vent Metal, Painted to Match Wall Finish

WINDOWS + DOORS:
Andersen A Series Double Hung and Patio Doors

DRIVE:
Scored Concrete, Rock Salt Finish

EXTERIOR LIGHTING:
Rejuvenation Cedar & Moss Globe 10" Pendant, Bronze, 10" stem

EXTERIOR LIGHTING:
Rejuvenation Jerico 3 1/4" Fitter Sconce, Bronze

EXTERIOR LIGHTING:
Rejuvenation Jerico 3 1/4" Fitter Sconce, Bronze

MATERIALS:
PREPARED BY: G. J. ARCHITECTS
259 ST. PHILIP STREET
CHARLESTON, SC

ARCHITECTS
MATERIALS
PREPARED BY: G. J. ARCHITECTS
259 ST. PHILIP STREET
CHARLESTON, SC

DESIGNED
DRAWN
CHECKED
DATE
REVISIONS
SHEET
A10.1

NOT FOR CONSTRUCTION

5  3  8     K  I  N  G     S  T  R  E  E  T

A10.1
MATTE
DETAILS

PROPOSED SINGLE FAMILY RESIDENCE
CHARLESTON, SC

259 ST PHILIP STREET

plan detail - interior corner of volume intersection: 3" = 1'-0"
- Boral channel gap siding
- Aluminum flashing w/ kynar finish
- Queen size brick painted white

plan detail - fence: 1 1/2" = 1'-0"
- 2x6 p.t. cap, stained white
- Strap hinge
- 2x6 x 3" p.t. post, stained white
- 2x6 x 3" p.t. frame, stained white
- 3" x 3 1/2" x 6'-2 1/8" vertical slats w/ 1/2" spacing max., stained white

plan detail - fence + gate: 1 1/2" = 1'-0"
- 2x4 p.t. cap, stained white
- Strap hinge
- 2x4 x 3" p.t. post, stained white
- 2x4 x 3" p.t. frame, stained white
- 3" x 3 1/2" x 6'-2 1/8" vertical slats w/ 1/2" spacing max., stained white

elevation detail - fence + gate: 1 1/2" = 1'-0"
- 2x4 p.t. cap, stained white
- Strap hinge
- 2x4 x 3" p.t. post, stained white
- 2x4 x 3" p.t. frame, stained white
- 3" x 3 1/2" x 6'-2 1/8" vertical slats w/ 1/2" spacing max., stained white
PREVIOUS PROPOSED
west elevation: 1/4" = 1'-0"

CURRENT PROPOSED
west elevation: 1/4" = 1'-0"

PREVIOUS PROPOSED
north (line street) elevation: 1/4" = 1'-0"

CURRENT PROPOSED
north (line street) elevation: 1/4" = 1'-0"
Agenda Item #4

Applicant’s Presentation
Agenda Item #5

39 MEETING STREET
TMS # 457-16-02-020

Requesting conceptual approval for modification to existing piazza enclosure.

Category 3 (Charlestowne) c. 1767 Old and Historic District
39 MEETING STREET

EXTERIOR MODIFICATIONS

TMS: 427-16-62-0210
FLOOD ZONE AE-13

BAR SUBMITTAL FOR CONCEPTUAL APPROVAL OF:
PROPOSED MODIFICATIONS TO EXISTING SECOND FLOOR PIAZZA ENCLOSURE

HISTORY FROM HISTORIC CHARLESTON FOUNDATION ONLINE ARCHIVES:

CONSTRUCTED 1767; ALTERED 1886-87. MILLER & FULLERTON, BUILDERS.
ONE OF THE FEW KNOWN PARTNERSHIPS OF HOUSEBUILDERS IN COLONIAL
CHARLESTON DESIGNED AND EXECUTED THIS STUCCOED BRICK SINGLE HOUSE
FOR ST. MICHAEL'S CHURCH. IT SERVED AS THE PARISH FIRST MINISTER'S HOUSE
BUT BECAME A RENTAL PROPERTY AFTER THE REVOLUTION AND WAS
EVENTUALLY SOLD TO RICE PLANTER WILLIAM READ IN 1825. ALTHOUGH RETAINING
ITS NOTABLE COMPASS-HEADED STAIR WINDOW ON THE NORTH, THE DWELLING
RECEIVED CONSIDERABLE DAMAGE IN THE EARTHQUAKE AND NOW BOASTS
A BRACKETED VICTORIAN CORNICE.

DRAWING LIST

A000
TITLE SHEET
EA001
EXISTING SITE PLAN
P1
SITE PHOTOS
P2
SITE PHOTOS
P3
SITE PHOTOS
A001
PROPOSED SITE PLAN
A01
EXISTING & PROPOSED FIRST FLOOR PLAN
A02
EXISTING & PROPOSED SECOND FLOOR PLAN
A03
EXISTING & PROPOSED THIRD FLOOR PLAN
A04
EXISTING & PROPOSED ROOF PLAN
A201
EXISTING EAST ELEVATION
A202
EXISTING & PROPOSED SOUTH ELEVATION
A203
EXISTING & PROPOSED WEST ELEVATION
Old St. Michael's Rectory
39 Meeting Street
c.1767, modified after 1886
CHARLESTON, SC
2/1/21
2014

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

41 MEETING STREET
457-16-02-018

39 MEETING STREET
457-16-02-020

37 MEETING STREET
457-16-02-021

EXISTING MASONRY WALL

PATIO

POOL

DRIVEWAY

LAWN

PLANTER

DRAPER

EXISTING HEAVY HOLLIST

EXISTING MASONRY WALL

SETBACK 6'-0"
Old St. Michael's Rectory
39 Meeting Street
c.1767, modified after 1886
CHARLESTON, SC
2/1/21
2014
P-1

Photos

1. EAST ELEVATION
2. NORTHEAST ELEVATION
3. LOOKING WEST AT DRIVEWAY
Old St. Michael's Rectory
39 Meeting Street
c.1767, modified after 1886
CHARLESTON, SC

PHOTOS
EXISTING PIAZZA ENCLOSURE
NO SCALE

NORTHEAST ELEVATION
NO SCALE
Old St. Michael's Rectory
39 Meeting Street
C. 1767, modified after 1886
Charleston, SC

EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

- E X I S T I N G  F I R S T  F L O O R  P L A N
- P R O P O S E D   F I R S T   F L O O R   P L A N

- FAMILY ROOM
- KITCHEN
- DINING ROOM
- BREAKFAST ROOM
- PIAZZA
- DEN
- SITTING ROOM
- DRAWING ROOM
- STAIR HALL
- PANTRY
- BUTLER'S PANTRY
- VESTIBULE
- DN TO WINE CELLAR
- 6'-1 1/2"
- 4'-0"
- 3'-4"

- REPLACE MODERN DENTIL CORNICE
- REPLACE MODERN IRON RAILING
- REPLACE SHOE MOULD

- ASSESS FLOOR WHERE BOARDS ARE CUPPING; REPAIR AS REQUIRED
- REMOVE POLY FINISH ON EXISTING WOOD PIAZZA; REPAIR/REPLACE ROTTEN BOARDS; REFINISH WOOD W/WATERLOX
- IDENTIFY SOURCE OF MOISTURE INTRUSION; REPAIR & REFINISH WINDOWS
- EXISTING ELEVATOR TO REMAIN, NEW FINISHES IN CAB
- TRASH DISH OVEN WINE ICE UP DN
- REF G FRZR REF G FRZR STRG. WINE REF G
PROPOSED SECOND FLOOR PLAN

EXISTING SECOND FLOOR PLAN

Old St. Michael's Rectory
39 Meeting Street
Charleston, SC
c.1767, modified after 1886

EXISTING SKYLIGHT TO REMAIN
4'-9" x 5'-9"

INVESTIGATE CAUSE OF
MOISTURE DAMAGE

PATCH SHOE MOULD
WHERE CUT FOR OUTLET

REMOVE TRACK
FOR ARTWORK
@ STAIR HALL
(TYPICAL)

SECURE LOOSE
BOARD

EXISTING ALUMINUM FRAMED
GLASS ENCLOSURE TO REMAIN
& BE RESHEATHED

<table>
<thead>
<tr>
<th>UP</th>
<th>DN</th>
<th>SCALE: 1/4&quot; = 1'-0&quot;</th>
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EXISTING SECOND FLOOR PLAN

DEDICATION: CHARLESTON, SC
1/24/2014
REVISION: CHARLESTON, SC
2/6/2014

Glenn Keyes Architects
12 Vanderhorst Street
Charleston, SC 29403
(843) 722-4100
www.glennkeyesarchitects.com

SHEET NUMBER
DRAWING DATE
PROJECT NUMBER
REV.
DATE
OLD ST. MICHAEL'S RETORY

39 Meeting Street

C.1767, modified after 1886

CHARLESTON, SC

2/1/21

2014

CHECK SECURITY & CONDITION OF EXISTING SLATE ROOF; REPAIR OR REPLACE SLATES AS REQUIRED

ASSESS CONDITION OF PRESSED METAL PARAPET & METAL ROOF; REPAIR & REPAINT EXISTING SKYLIGHT TO REMAIN

REPAIR & REPOINT HISTORIC CHIMNEYS

CHECK SECURITY OF MECHANICAL EQUIP. SUPPORTS & REPAIR/REPLACE AS REQUIRED

REPAIR VENT OR REMOVE IF ABANDONED

ASSESS CONDITION OF EXISTING METAL FLUES @ REAR ROOF SLOPE

ASSESS CONDITION OF BRICK UNDER EXISTING COPPER GUTTER; REPLACE & REPAIR DAMAGED MASONRY
GENERAL NOTES:
- Inspect all mortar and replace failing and mis-matched mortar with new lime-based mortar matching the original color and tooling.
- Inspect slate roofing and repair any damaged or loose slate shingles.
- Inspect flashing at East Dormer, Parapets and Chimneys.
- Inspect Stucco walls on South Elevation at Piazza. Sound Stucco and replace any unsound material with lime-based Stucco.
- Repair any deteriorated wood at windows, doors, Piazza Balustrade, columns and crown.
- Return all wood windows, doors and shutters to good operating condition.
- Replace missing shutter hardware to match the original.
- Prep and paint all exterior woodwork.

- Assess condition of existing shutters & hardware; restore to good operating condition.
- Assess condition of 19th century pressed metal cornice; ensure secure connection to masonry, repair & recoat metal roof.
- Assess condition of chimney cap & repair & repoint brick.
- Remove organic growth from brick; repair & repoint as required.
- Check security of gutter & downspout; clean & adjust for positive slope.
- Sounds stucco; remove any loose material; repair & rescore Ashlar where required.
- Moisture visible on interior of window sills; identify cause of intrusion & repair windows to create a tight seal.

- Repair rot @ piazza column.
- Repair damaged marble steps.
- Trim vegetation away from piazza.

GENERAL NOTES:
- Inspect all mortar and replace failing and mis-matched mortar with new lime-based mortar matching the original color and tooling.
- Inspect slate roofing and repair any damaged or loose slate shingles.
- Inspect flashing at East Dormer, Parapets and Chimneys.
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- Inspect slate roofing and repair any damaged or loose slate shingles.
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- Inspect Stucco walls on South Elevation at Piazza. Sound Stucco and replace any unsound material with lime-based Stucco.
- Repair any deteriorated wood at windows, doors, Piazza Balustrade, columns and crown.
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- Assess condition of 19th century pressed metal cornice; ensure secure connection to masonry, repair & recoat metal roof.
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- Remove organic growth from brick; repair & repoint as required.
- Check security of gutter & downspout; clean & adjust for positive slope.
- Sounds stucco; remove any loose material; repair & rescore Ashlar where required.
- Moisture visible on interior of window sills; identify cause of intrusion & repair windows to create a tight seal.

- Repair rot @ piazza column.
- Repair damaged marble steps.
- Trim vegetation away from piazza.
Old St. Michael's Rectory
39 Meeting Street
c.1767, modified after 1886

2/1/21
2014

P A R T I A L  E X I S T I N G  S O U T H  E L E V A T I O N
SCALE: 1/4" = 1'-0"

1

ASSESS CONDITION OF HISTORIC SLATE ROOF; REPAIR & REPLACE SLATES AS REQUIRED

REMOVE EXISTING METAL COVERING ON PIAZZA; REPAIR EXISTING WOOD PIAZZA BOARDS

REMOVE METAL FROM END +/- 24" OF PIAZZA; RESTORE EXISTING BOARDS, STRIP POLY & FINISH W/ WATERLOX

REMOVE BERMUDA SHUTTERS

CHECK ALIGNMENT & SLOPE OF GUTTERS

SURVEY EXISTING BRICK PIERS REPOINT, REPAIR AS REQUIRED (TYP)

P A R T I A L  P R O P O S E D  S O U T H  E L E V A T I O N
SCALE: 1/4" = 1'-0"

2

MODIFIED ENCLOSURE SHOWN SHADED

REWORK EXISTING METAL STOREFRONT TO ACCOMODATE NEW WALLS & WINDOWS

SURVEY CONDITION OF STUCCO UNDER GUTTER @2nd FLR OF PIAZZA

REPAIR & REPAINT STANDING SEAM METAL ROOF EXISTING DOORS, SIDELITES, TRANSOM & AWNING TO REMAIN

SURVEY CONDITION OF PIAZZA COLUMNS; REPLACE METAL BASES W/WOOD; IDENTIFY SOURCES OF RUST & ROT & REPAIR AS REQUIRED

FLUSH SHIPLAP SIDING
Old St. Michael's Rectory
39 Meeting Street
c.1767, modified after 1886
CHARLESTON, SC

EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"

PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"

REPLACE SYNTHETIC LATTICE WITH APPROPRIATE INFILL
EXISTING COLUMNS & BALUSTRADE TO REMAIN
EXISTING FIXED GLASS ENCLOSURE TO REMAIN
EXISTING SKYLIGHTS TO REMAIN

ASSESS CONDITION OF HISTORIC SLATE ROOF & TILE RIDGES; REPAIR & REPLACE SLATES & TILES AS REQUIRED
SURVEY CONDITION OF PAINTED BRICK; REPAIR MASONRY @ EXISTING WINDOWS
SURVEY CONDITION OF PAINTED BRICK; REPAIR MASONRY @ EXISTING WINDOWS
ASSESS CONDITION OF STANDING SEAM COPPER ROOF
EXISTING COLUMNS & BALUSTRADE TO REMAIN
NEW LATTICE INFILL
FLUSH SHIPLAP SIDING
PAINT EXPOSED METAL HINGES
Requesting conceptual approval for the construction of affordable single family residence.

New Construction (East Side) Old City District
NEW (AFFORDABLE) SINGLE FAMILY RESIDENCE AT 67 AMERICA STREET (FATHER GRANTS COURT)

CHARLESTON, SOUTH CAROLINA

TMS #: 459-09-02-132

ZONING DISTRICT: DR-2F (OLD CITY HEIGHT DISTRICT 2.5-3)

GOVERNING CODE: IRC 2018

FLOOD ZONE: AE (10); F.F. @ 12.1' AMSL (88 DATUM)

OWNER/DEVELOPER

CITY OF CHARLESTON/ JJR Development LLC

SQUARE FOOTAGE:

FIRST FLOOR: 532 SQ FT
SECOND FLOOR: 532 SQ FT
TOTAL: 1064 SQ FT

DRAWING SCHEDULE:

A-001 TITLE + DRAWING SCHEDULE
A-002 CONTEXT PHOTOS
A-003 PRECEDENT IMAGES
A-004 SURVEY + OVERALL LAYOUT OF APPROVED NEW LOTS
A-005 PROPOSED SITE PLANS + SANBORN MAPS
A-101 PROPOSED FLOOR PLANS
A-201 PROPOSED ELEVATIONS
A-202 PROPOSED ELEVATIONS
A-203 STREETSCAPES
A-204 PROPOSED COLOR PALETTE

CURRENT STREETVIEW

ZONING MAP EXCERPT
PROPERTIES ON THE NORTH SIDE OF FATHER GRANTS COURT (#1 2 + 4)

PROPERTIES TO THE SOUTH OF FATHER GRANTS COURT

PROPERTIES ON THE OPPOSITE SIDE OF AMERICA STREET (LOOKING NORTH)

PROPERTIES ON THE OPPOSITE SIDE OF AMERICA STREET (LOOKING SOUTH)
67 America Street

NEW AFFORDABLE SINGLE-FAMILY RESIDENCE AT

FATHER GRANTS COURT

FACEBOOK – www.Facebook.com/JULIAFMARTIN

JULIA F. MARTIN ARCHITECTS

1660 ALVORD STREET, COLUMBIA, S.C. 29205
404-527-6275 "Designing with Character and Integrity"
PROPOSED WEST ELEVATION

3/8" = 1'-0" (3/16" if half-sized)

PROPOSED SOUTH ELEVATION

3/8" = 1'-0" (3/16" if half-sized)
We are exploring a coordinating color palette for all 6 houses of white board + batten siding offset by a single accent color unique to each residence. The accent color would be used for the window sashes + casing, eave trim and porch elements, similar to the precedent images to the left.
Agenda Item #7

3 FATHER GRANT’S COURT
TMS # 459-09-02-132

Requesting conceptual approval for the construction of affordable single family residence.

New Construction  (East Side)  Old City District
NEW (AFFORDABLE) SINGLE FAMILY RESIDENCE AT 3 FATHER GRANTS COURT
CHARLESTON, SOUTH CAROLINA

TMS #: 459-09-02-132/183
ZONING DISTRICT: DR-2F (OLD CITY HEIGHT DISTRICT 2.5-3)
GOVERNING CODE: IRC 2018
FLOOD ZONE: AE (10); F.F. @ 12.1' AMSL (88 DATUM)

OWNER/DEVELOPER
CITY OF CHARLESTON / JJR Development LLC

SQUARE FOOTAGE:

FIRST FLOOR: 532 SQ FT
SECOND FLOOR: 532 SQ FT
TOTAL: 1064 SQ FT

DRAWING SCHEDULE:

A-001 TITLE + DRAWING SCHEDULE
A-002 CONTEXT PHOTOS
A-003 PRECEDENT IMAGES
A-004 SURVEY + OVERALL LAYOUT OF APPROVED NEW LOTS
A-005 PROPOSED SITE PLAN + SANBORN MAPS
A-011 PROPOSED FLOOR PLANS
A-012 PROPOSED ELEVATIONS
A-020 STREETSCAPES
A-023 POTENTIAL COLOR PALETTE

ZONING VARIANCES FOR LOT SIZE, LOT FRONTAGE + SETBACKS GRANTED BY BZA-Z ON JUNE 2, 2020 ('88 DATUM)

3 FATHER GRANTS COURT
NEW (AFFORDABLE) SINGLE-FAMILY RESIDENCE AT

CURRENT STREETVIEW
3 FATHER GRANTS COURT

NEW AFFORDABLE SINGLE-FAMILY RESIDENCE AT

PROPERTIES ON THE NORTH SIDE OF FATHER GRANTS COURT (#1 2 + 4)

PROPERTIES TO THE SOUTH OF FATHER GRANTS COURT

PROPERTIES ON THE OPPOSITE SIDE OF AMERICA STREET (LOOKING NORTH)

PROPERTIES ON THE OPPOSITE SIDE OF AMERICA STREET (LOOKING SOUTH)
3 FATHER GRANTS COURT

NEW (AFFORDABLE) SINGLE-FAMILY RESIDENCE AT

PRECEDENT

IMAGES

A-003
3 FATHER GRANTS COURT
24' R/W, CITY-MMAINTAINED

UTIL. / TRASH

ROCKSALT FINISH CONCRETE
RUNNERS @ DRIVEWAY

LOT COUNTY: 1,289 SF
PROPOSED FOOTPRINT: 623 SF
PROPOSED LOT COVERAGE: 48%
ALLOWABLE LOT COVERAGE: 65% (PER ZONING 54-207, SECTION P)

LOT COVERAGE INFORMATION:

SITE PLAN

PROPOSED SITE PLAN + SANBORN MAPS
A-005

SANBORN MAP EXCERPT (1902)

SANBORN MAP EXCERPT (1951)

c. 1941 SURVEY CARD IMAGE OF FORMER STRUCTURE
We are exploring a coordinating color palette for all 6 houses of white board + batten siding offset by a single accent color unique to each residence. The accent color would be used for the window sashes + casing, eave trim and porch elements, similar to the precedent images to the left.
Agenda Item #8

7 FATHER GRANT’S COURT
TMS # 459-09-02-132

Requesting conceptual approval for the construction of affordable single family residence.

New Construction (East Side) Old City District
NEW (AFFORDABLE) SINGLE FAMILY RESIDENCE AT
7 FATHER GRANTS COURT
CHARLESTON, SOUTH CAROLINA

TMS #: 459-09-02-183
ZONING DISTRICT: DR-2F (OLD CITY HEIGHT DISTRICT 2.5-3)
GOVERNING CODE: IRC 2018
FLOOD ZONE: AE [10]; F.F. @ 12.1' AMSL (88 DATUM)

OWNER/DEVELOPER
CITY OF CHARLESTON; JJR Development LLC

SQUARE FOOTAGE:
FIRST FLOOR: 532 SQ FT
SECOND FLOOR: 532 SQ FT
TOTAL: 1064 SQ FT

DRAWING SCHEDULE:
A-001 TITLE + DRAWING SCHEDULE
A-002 CONTEXT PHOTOS
A-003 PRECEDENT IMAGES
A-004 SURVEY + OVERALL LAYOUT OF APPROVED NEW LOTS
A-005 PROPOSED SITE PLAN + SANBORN MAPS
A-101 PROPOSED FLOOR PLANS
A-201 PROPOSED ELEVATIONS
A-202 PROPOSED ELEVATIONS
A-203 STREETSCAPES
A-204 POTENTIAL COLOR PALETTE

ZONING MAP EXCERPT
7 FATHER GRANTS Ct.
HAMPDEN CT
AMERICA ST

CURRENT STREETVIEW
7 FATHER GRANTS COURT

NEW (AFFORDABLE) SINGLE-FAMILY RESIDENCE AT

PROPERTIES ON THE NORTH SIDE OF FATHER GRANTS COURT (#1 2 + 4)

PROPERTIES TO THE SOUTH OF FATHER GRANTS COURT

PROPERTIES ON THE OPPOSITE SIDE OF AMERICA STREET (LOOKING NORTH)

PROPERTIES ON THE OPPOSITE SIDE OF AMERICA STREET (LOOKING SOUTH)
NEW AFFORDABLE SINGLE-FAMILY RESIDENCE AT
7 FATHER GRANTS COURT

IMAGES
A-003
NEW AFFORDABLE SINGLE-FAMILY RESIDENCE AT

FATHER GRANTS COURT

OVERALL LAYOUT OF APPROVED NEW LOTS
PROPOSED EAST ELEVATION

PROPOSED NORTH ELEVATION

GRADE (varies; ±9.6' at front of Lot 3)

7 FATHER GRANTS COURT

NEW (AFFORDABLE) SINGLE-FAMILY RESIDENCE AT

PROPOSED ELEVATIONS

A-201
ARCHITECTURAL SHINGLE ROOF
 SIERRA PACIFIC
 ALUMINUM CLAD WINDOWS
 HORIZONTAL TRIM
 BAND @ SEAM LOCATIONS
 6x6 WOOD COLUMNS
 CUSTOM SAWN 'X' BALUSTERS @ RAILING
 TRADITIONAL 3-COAT SMOOTH STUCCO FINISH
 OVER MASONRY FOUNDATION

ENTRY STAIR RECESSED @ PORCH

HARDIE BOARD + BATTEN SIDING (NOTE: INSTALLER TO LAYOUT SIDING PRIOR TO INSTALLATION TO ENSURE CONTINUOUS BATTENS UNINTERRUPTED BY WINDOWS OR VENTS)

7'4 HDR.
9'-0"
8'-0"

GRADE (VARIES; ±8.5 @ LOT 3)

PROPOSED WEST ELEVATION

PROPOSED SOUTH ELEVATION
NEW AFFORDABLE SINGLE-FAMILY RESIDENCE AT
7 FATHER GRANTS COURT

PROPOSED SITE SECTION
1/8" = 1'-0" (1/16" IF HALF-SIZED)
We are exploring a coordinating color palette for all 6 houses of white board + batten siding offset by a single accent color unique to each residence. The accent color would be used for the window sashes + casing, eave trim and porch elements, similar to the precedent images to the left.
Agenda Item #9

11 FATHER GRANT’S COURT  
TMS # 459-09-02-132

Requesting conceptual approval for the construction of affordable single family residence.

New Construction (East Side)  
Old City District
NEW (AFFORDABLE) SINGLE FAMILY RESIDENCE AT 11 FATHER GRANTS COURT
CHARLESTON, SOUTH CAROLINA

TMS #: 459-09-02-184
ZONING DISTRICT: DR-2F (OLD CITY HEIGHT DISTRICT 2.5-3)
GOVERNING CODE: IRC 2018
FLOOD ZONE: AE (10); F.F. @ 12.1' AMSL

OWNER/DEVELOPER
CITY OF CHARLESTON; JJR Development LLC

SQUARE FOOTAGE:
FIRST FLOOR: 532 SQ FT
SECOND FLOOR: 532 SQ FT
TOTAL: 1064 SQ FT

DRAWING SCHEDULE:
A-001 TITLE + DRAWING SCHEDULE
A-002 CONTEXT PHOTOS
A-003 PRECEDENT IMAGES
A-004 SURVEY + OVERALL LAYOUT OF APPROVED NEW LOTS
A-005 PROPOSED SITE PLAN + SANBORN MAPS
A-101 PROPOSED FLOOR PLANS
A-102 PROPOSED ELEVATIONS
A-203 STREETSCAPES
A-204 POTENTIAL COLOR PALETTE

ZONING VARIANCES FOR LOT SIZE, LOT FRONTAGE + SETBACKS GRANTED BY
BZA-Z ON JUNE 2, 2020

('88 DATUM)

CITY OF CHARLESTON/ JJR Development LLC
OWNER/DEVELOPER
11 FATHER GRANTS COURT

NEW AFFORDABLE SINGLE-FAMILY RESIDENCE AT

PROPERTIES ON THE NORTH SIDE OF FATHER GRANTS COURT (#1 2 + 4)

PROPERTIES TO THE SOUTH OF FATHER GRANTS COURT

PROPERTIES ON THE OPPOSITE SIDE OF AMERICA STREET (LOOKING NORTH)

PROPERTIES ON THE OPPOSITE SIDE OF AMERICA STREET (LOOKING SOUTH)

CONTEXT PHOTOS
NEW AFFORDABLE SINGLE-FAMILY RESIDENCE AT 11 FATHER GRANTS COURT

IMAGES
A-003
NEW AFFORDABLE SINGLE-FAMILY RESIDENCE AT
11 FATHER GRANTS COURT
NEW AFFORDABLE SINGLE-FAMILY RESIDENCE AT

11 FATHER GRANTS COURT

PROPOSED EAST ELEVATION

DECOMATIVE GABLE BRACKET
LOUVERED GABLE VENT
BARGE BOARD @ GABLE ENDS
SIERRA PACIFIC FEEL SAFE ALUMINUM CLAD WINDOWS
HARDIE BOARD + BATTEN SIDING
HORIZONTAL TRIM BAND @ SEAM LOCATIONS
6x6 WOOD COLUMNS
CUSTOM SAWN BALUSTERS w/ DIAMOND CUT-OUT
TRADITIONAL 3-COAT SMOOTH STUCCO FINISH OVER MASONRY FOUNDATION
ENTRY STAIR RECESSED @ PORCH

PROPOSED NORTH ELEVATION

GRADE (VARYING ±10.3' @ FRONT OF LOT 4)
6'-0" HDR.
7'-4" HDR.
9'-0"
GRADE (VARIES; ±13.2' AMSL)

CHECKED BY:

DRAWN BY:

DATE:

PROJECT NO.:

A-201
Proposed West Elevation

2 11/16" = 1'-0" (1/16" = 1/2"

Proposed South Elevation

1 1/16" = 1'-0" (1/16" = 1/2"

ARCHITECTURAL
SHINGLE ROOF

SERRA PACIFIC
ALUMINUM
CLAD WINDOWS

HORIZONTAL 3/4" x 3/4" @ SEAM
LOCATIONS

6x6 WOOD
COLUMNS

TRADITIONAL
3-COAT SMOOTH
STUCCO FINISH
OVER MASONRY
FOUNDATION

ENTRY STAIR
RECESSED @
PORCH

HARDIE BOARD + BATTEN
SIDING
NOTE: INSTALLER TO
LAYOUT SIDING PRIOR TO
INSTALLATION TO ENSURE
CONTINUOUS BATTENS
UNINTERRUPTED BY
WINDOWS OR VENTS

CUSTOM SAWN
BALUSTERS W/
DIAMOND CUT-OUT

11 FATHER GRANTS COURT
NEW (AFFORDABLE) SINGLE FAMILY RESIDENCE AT
PROPOSED
ELEVATIONS

A-202
We are exploring a coordinating color palette for all 6 houses of white board + batten siding offset by a single accent color unique to each residence. The accent color would be used for the window sashes + casing, eave trim and porch elements, similar to the precedent images to the left.
Agenda Item #10

15 FATHER GRANT’S COURT
TMS # 459-09-02-132

Requesting conceptual approval for the construction of affordable single family residence.

New Construction (East Side) Old City District
NEW (AFFORDABLE) SINGLE FAMILY RESIDENCE AT
15 FATHER GRANTS COURT
CHARLESTON, SOUTH CAROLINA

TMS #: 459 09 02 185
ZONING DISTRICT: DR-2F (OLD CITY HEIGHT DISTRICT 2.5-3)
GOVERNING CODE: IRC 2018
FLOOD ZONE: AE (10); F.F. @ 12.1' AMSL (88 DATUM)

OWNER/DEVELOPER
CITY OF CHARLESTON, JJR Development LLC

SQUARE FOOTAGE:
FIRST FLOOR: 532 SQ FT
SECOND FLOOR: 532 SQ FT
TOTAL: 1064 SQ FT

DRAWING SCHEDULE:
A-001 TITLE + DRAWING SCHEDULE
A-002 CONTEXT PHOTO
A-003 PRECEDENT IMAGES
A-004 SURVEY + OVERALL LAYOUT OF APPROVED NEW LOTS
A-005 PROPOSED SITE PLAN + SANBORN MAPS
A-101 PROPOSED FLOOR PLANS
A-102 PROPOSED ELEVATIONS
A-103 STREETSCAPES
A-104 POTENTIAL COLOR PALETTE

CURRENT STREETVIEW
PROPERTIES ON THE NORTH SIDE OF FATHER GRANTS COURT (#1 2 + 4)

PROPERTIES TO THE SOUTH OF FATHER GRANTS COURT

PROPERTIES ON THE OPPOSITE SIDE OF AMERICA STREET (LOOKING NORTH)

PROPERTIES ON THE OPPOSITE SIDE OF AMERICA STREET (LOOKING SOUTH)
LOT COVERAGE INFORMATION:
LOT AREA: 2,106 SF
PROPOSED FOOTPRINT: 648 SF
PROPOSED LOT COVERAGE: 31%
ALLOWABLE LOT COVERAGE: 65% (PER ZONING 54-207, SECTION P)

SITE PLAN
LOT COVERAGE INFORMATION:
LOT AREA: 2,106 SF
PROPOSED FOOTPRINT: 648 SF
PROPOSED LOT COVERAGE: 31%
ALLOWABLE LOT COVERAGE: 65% (PER ZONING 54-207, SECTION P)
We are exploring a coordinating color palette for all 6 houses of white board + batten siding offset by a single accent color unique to each residence. The accent color would be used for the window sashes + casing, eave trim and porch elements, similar to the precedent images to the left.
Agenda Item #11

19 FATHER GRANT’S COURT
TMS # 459-09-02-132

Requesting conceptual approval for the construction of affordable single family residence.

New Construction  (East Side)  Old City District
NEW (AFFORDABLE) SINGLE FAMILY RESIDENCE AT
19 FATHER GRANTS COURT
CHARLESTON, SOUTH CAROLINA

TMS #: 459.09.02-185
ZONING DISTRICT: DR-2F (OLD CITY HEIGHT DISTRICT 2.5-3)
GOVERNING CODE: IRC 2018
FLOOD ZONE: AE (10); F.F. @ 12.1’ AMSL (88 DATUM)

OWNER/DEVELOPER
CITY OF CHARLESTON/ JJR Development LLC

SQUARE FOOTAGE:
FIRST FLOOR: 532 SQ FT
SECOND FLOOR: 532 SQ FT
TOTAL: 1064 SQ FT

DRAWING SCHEDULE:
A-001 TITLE + DRAWING SCHEDULE
A-002 CONTEXT PHOTOS
A-003 PRECEDENT IMAGES
A-004 SURVEY + OVERALL LAYOUT OF APPROVED NEW LOTS
A-005 PROPOSED SITE PLAN + SANBORN MAPS
A-011 PROPOSED FLOOR PLANS
A-021 PROPOSED ELEVATIONS
A-022 PROPOSED COLOR PALETTE
A-023 STREETSCAPES
A-024 POTENTIAL COLOR PALETTE

ZONING VARIANCES FOR LOT SIZE, LOT FRONTAGE + SETBACKS GRANTED BY BZA-Z ON JUNE 2, 2020 ('88 DATUM)
19 FATHER GRANTS COURT

NEW AFFORDABLE SINGLE-FAMILY RESIDENCE AT

PROPERTIES ON THE NORTH SIDE OF FATHER GRANTS COURT (#1 2 + 4)

PROPERTIES TO THE SOUTH OF FATHER GRANTS COURT

PROPERTIES ON THE OPPOSITE SIDE OF AMERICA STREET (LOOKING NORTH)

PROPERTIES ON THE OPPOSITE SIDE OF AMERICA STREET (LOOKING SOUTH)
FATHER GRANTS COURT
24' R/W
CITY MAINTAINED

OVERALL SURVEY
24' R/W
CITY MAINTAINED

NEW LOT 1
AS DEFINED BY
0.035 ACRES
1,584 SQ. FT.

NEW LOT 3
AS DEFINED BY
0.030 ACRES
1,288 SQ. FT.

NEW LOT 4
AS DEFINED BY
0.047 ACRES
2,105 SQ.FT.

NEW LOT 5
AS DEFINED BY
0.042 ACRES
1,984 SQ. FT.

1/8" = 1'-0" (1/16" IF HALF-SIZED)

OVERALL SURVEY

NEW AFFORDABLE SINGLE-FAMILY RESIDENCE AT
19 FATHER GRANTS COURT

OVERALL SITE LAYOUT
FOR 1 OF 8 SINGLE-FAMILY RESIDENCES

NEW AFFORDABLE SINGLE-FAMILY RESIDENCE AT
19 FATHER GRANTS COURT
EXISTING AMERICA STREET STREETScape

1/8" = 1'-0" (1/16" IF HALF-SIZED)

PROPOSED AMERICA STREET STREETScape

1/8" = 1'-0" (1/16" IF HALF-SIZED)

PROPOSED SITE SECTION

1/8" = 1'-0" (1/16" IF HALF-SIZED)
We are exploring a coordinating color palette for all 6 houses of white board + batten siding offset by a single accent color unique to each residence. The accent color would be used for the window sashes + casing, eave trim and porch elements, similar to the precedent images to the left.