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

309 KING STREET
TMS # 457-04-04-097

Requesting conceptual approval for demolition of roof structure, dormers, and portions of front façade.

Not rated (Downtown) c. pre-1872 Old and Historic District
BOARD OF ARCHITECTURAL REVIEW – STAFF LEVEL REVIEW:

309 KING STREET
CHARLESTON, SOUTH CAROLINA 29401

OWNER/SELLER:
ALL TIME HIGH HOLDINGS LLC
92 CHADWICK DRIVE
CHARLESTON, SC 29407
jbroome@yahoo.com

APPLICANT/PURCHASER:
JPMORGAN CHASE BANK, N.A.
575 WASHINGTON BOULEVARD
JERSEY CITY, NJ 07310-1680
Isabel.j.kurzner@chase.com

ARCHITECT:
BDG ARCHITECTS LLP
600 NORTH ASHLEY BOULEVARD
SUITE 600
TAMPA, FL 33602
813.323.9233

SUBMITTAL DATE:
FEBRUARY 8, 2021

INDEX:
COVER SHEET
PROJECT DESCRIPTION
HISTORIC STRUCTURE BACKGROUND INFORMATION
SANBORN MAPS
HISTORIC PHOTOS
HISTORIC ARCHIVAL EVIDENCE
BACKGROUND OF STRUCTURE NARRATIVE
EXISTING PHOTOGRAPHS
PROJECT DESCRIPTION:

THE BUILDING AND HISTORIC PROVENANCE

309 KING STREET IS A TWO (2) STORY MASONRY AND WOOD FRAMED BUILDING WITH UNDOCUMENTED PROVENANCE.


FEMA FIRM MAP AND FLOOD ZONE

THE SITE IS LOCATED IN FLOOD ZONE X REMA FIRM 4019C0516J

HISTORICAL DETAIL

DOCUMENTATION OF THE ORIGINAL FAÇADE APPEARS (IN MINIATURE) IN THE “BIRDS EYE VIEW OF CHARLESTON” FROM THE LOC ARCHIVE.

THE EXTANT FAÇADE APPEARS TO BE DATED TO THE EARLY 20TH CENTURY AND IS ART MODERNE IN STYLE.

THE EXISTING STOREFRONT SYSTEM APPEARS TO BE DATED TO THE MID 20TH CENTURY.

HISTORIC CLASSIFICATION

309 KING STREET IS INCLUDED IN THE CITY OF CHARLESTON HISTORIC ARCHITECTURAL SURVEY, AND NOTED AS “NOT RATED”.

309 KING STREET IS LOCATED IN THE BUSINESS DISTRICT OF THE OLD AND HISTORICAL DISTRICT

309 KING STREET APPEARS TO BE MORE THAN 50 YEARS OLD, THEREFORE IT IS CONSIDERED AN “HISTORIC BUILDING” BY CITY OF CHARLESTON.

DEMOlITION

STREET FAÇADE:

• REMOVE SIGNAGE ELEMENTS FROM PREVIOUS TENANT. PATCH/REPAIR WALL SURFACE AS REQUIRED.
• COPING: PATCH EXISTING OR REMOVE IF REQUIRED
• REMOVE STOREFRONT SYSTEM
• REMOVE SHORT DOOR FROM VOID SPACE
REAR FAÇADE:

• REMOVE GROUND LEVEL ENTRY DOOR
• REMOVE DECK
• REMOVE METAL SEAM AWNING
• REMOVE RTU SCREEN

SCOPE OF PROPOSED WORK

STREET FAÇADE:

• MASONRY RESTORATION TO INCLUDE PATCH/REPAIR CRACK ON FAÇADE
• REPLACE COPING TO MATCH FAÇADE
• PAINT SURFACES ALREADY PAINTED WITH SW 7064
• REPAINT REAR STAIR RAILING BLACK
• ADD UP/DOWN LIGHTING ON UPPER WINDOWS
• REPLACE STOREFRONT WITH BLACK FINISHED ALUMINUM SYSTEM AND CLEAR GLAZING
REAR FAÇADE:

• REPLACE REAR STOREFRONT DOORS
• REPLACE RTU SCREEN
• REPLACE DECK WITH EGRESS STAIR
HISTORIC STRUCTURE BACKGROUND INFORMATION
SANBORN MAPS

CITY OF CHALESTON SANBORN MAP 1884

309 KING STREET

CITY OF CHALESTON SANBORN MAP 1888

CITY OF CHALESTON SANBORN MAP 1955
HISTORIC STRUCTURE BACKGROUND INFORMATION

HISTORIC PHOTOS

B&W PHOTOGRAPH OF 309 KING STREET, NOT DATED
SOURCE NOT VERIFIED

B&W PHOTOGRAPH OF REAR OF 309 KING STREET, NOT DATED, SOURCED FROM HISTORIC CHARLESTON FOUNDATION

Description

B&W photograph of the rear elevations and parking lot of 305 King Street (Davidson’s), 307 King Street (Ellison’s), and 309 King Street (Simpson’s) (right to left).

B&W PHOTOGRAPH OF REAR OF 309 KING STREET, NOT DATED, SOURCED FROM HISTORIC CHARLESTON FOUNDATION
### HISTORIC STRUCTURE BACKGROUND INFORMATION

#### HISTORIC ARCHIVAL EVIDENCE

<table>
<thead>
<tr>
<th>Title</th>
<th>309 King Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>Object Type</td>
<td>Property file</td>
</tr>
<tr>
<td>OTHER ID #</td>
<td>KINGST073</td>
</tr>
<tr>
<td>Source &amp; Context</td>
<td>The complete Bones and Associate Engineers inspection report (2008)</td>
</tr>
<tr>
<td>Subject</td>
<td>Historic buildings - South Carolina - Charleston</td>
</tr>
<tr>
<td>Search Terms</td>
<td>King Street, 309</td>
</tr>
</tbody>
</table>

**Title:**

Two-and-one-half-story masonry building with small frame work.

No additional building or site history on file. North Tartar Street.

**Source & Context:**

The complete Bones and Associate Engineers inspection report (2008).

No image on file.

Historic buildings - South Carolina - Charleston.

Commercial buildings.

**Search Terms:**

King Street, 309

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**Partial “Bird’s Eye View of Charleston, SC 1872”**

![Bird's Eye View of Charleston, SC 1872](image)

309 KING STREET
HISTORIC STRUCTURE BACKGROUND INFORMATION
EXISTING CONDITIONS PHOTOGRAPHS

309 KING STREET FRONT FACADE
307, 309 & 311 KING STREET FRONT FACADES
FRONT FAÇADE STOREFRONT DETAIL
FRONT FAÇADE STOREFRONT DETAIL
EXISTING CONDITIONS PHOTOGRAPHS

PARTIAL FRONT FACADE

309 KING STREET FRONT FAÇADE DETAILS

PARTIAL FRONT ENTRY DETAILS
HISTORIC STRUCTURE BACKGROUND INFORMATION
EXISTING CONDITIONS PHOTOGRAPHS 309 KING STREET FRONT FAÇADE DETAILS

PARTIAL ENTRY DETAIL
PARTIAL SIGN BAND DETAIL
PARTIAL STONE AND STOREFRONT DETAIL
PARTIAL FACADE DETAIL WHERE 309 KING STREET FAÇADE ABUTS 311 KING STREET FACADE
EXISTING ROOF DECK AT SECOND FLOOR

EXISTING ROOF CONDITION AND DOORMERS ALONG SOUTH EDGE OF STRUCTURE

EXISTING WINDOW

EXISTING FAÇADE CONDITION VOID SPACE
HISTORIC STRUCTURE BACKGROUND INFORMATION
EXISTING CONDITIONS PHOTOGRAPHS

EXISTING STAIR AT REAR OF PROPERTY
EXISTING DOOR AT REAR GROUND LEVEL
EXISTING STAIR AT REAR OF PROPERTY
EXISTING REAR FAÇADE OF 309 KING STREET
EXISTING ADJACENT CONDITIONS PHOTOGRAPHS
INSTALLATIONS WITH BLACK FINISHED STOREFRONT FRAMING

279 KING STREET
307 KING STREET
311 KING STREET
HISTORIC STRUCTURE BACKGROUND INFORMATION
EXISTING ADJACENT CONDITIONS PHOTOGRAPHS
INSTALLATIONS WITH BLACK FINISHED STOREFRONT FRAMING

289 KING STREET

474 KING STREET
EXISTING STONE TO BE CLEANED AS REQUIRED

EXISTING BRICK TO BE CLEANED AS REQUIRED

SW 7050 IRON ORE

BLACK ANODIZED STOREFRONT MULLION

SW7094 PASSIVE TO PAINT EXISTING EXTERIOR WALL

FRONT (EAST) FACADE - KING STREET

REAR (WEST) FACADE

ARCHITECTS

bdg architects

309 King St. Charleston, South Carolina 29401

www.bdgllp.com

SCLicense #: ARF 100900

Florida License #: AA - 0003590

P: 813 - 323 - 9233

Sun Closed

Mon - Sat 9:00 - 5:00
Agenda Item #1

Applicant’s Presentation
Agenda Item #2

7 LIMEHOUSE STREET
TMS # 457-11-04-036

Requesting conceptual approval for the construction of brick columns and pedestrian gate, including gas lanterns.

Category 3 (Charlestowne) c. 1830 Old and Historic District
Mark Calhoun
7 Limehouse St.
Charleston, SC 29401
843-991-5631

7 Limehouse Street Historic Garden Gate Project

No known previous reviews by TRC, zoning, or BAR.

The street is zoned residential, (although there are Rental Properties on the street) but 7 Limehouse street is a residence.

7 Limehouse street is a brick residence built between 1800 and 1820. There is a short cement covered curtain wall (15 inches high) with wrought iron fencing that faces the street. The current curtain wall and wrought iron fencing will not be changed or altered in any way and we seek to replace a 20th century driveway gate with a garden gate that will appear original to the house. The proposal is to build brick columns using 18th century charleston architecture and 18th century bricks to hang a wrought iron garden gate from 23 Broad street made in 1783. The bricks for the columns will match the bricks on the house (because they will be antique as well from brickyard plantation) and dated original to the bricks for the residence at 7 Limehouse street.

A survey plat was prepared for this project placing the location of the gate and other requirements.

A photograph of the 1783 garden gate and the bricks to be used has been provided, as well as the scale drawing of the column, gate, and gas light dimensions.
Good Morning!

Do you know how tall the columns will be? Also, do you know how wide the surface mount area will be? Here are the cut sheets for the two most popular sizes we do on top of columns. I have also attached pricing for these two sizes. Please let me know if you have any questions!

Charleston Series

CH-25
Post Mount
20.5h x 10.5w x 10.5d
Agenda Item #2

Applicant’s Presentation
Agenda Item #3

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

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

Category 4  (Cannonborough/Elliottborough)  c. 1865(main)  Old City District
Agenda Item #3

Applicant’s Presentation
Agenda Item #4

16 QUEEN STREET
TMS # 458-09-01-059

Requesting conceptual approval for the new construction of rear addition.

Category 3 (French Quarter) c. 1796 Old and Historic District
SITE INFORMATION

TM: 458-09-01-059
NEIGHBORHOOD: DOWNTOWN - FRENCH QUARTER

BASE ZONING LAYER: SR-5 ONE FAMILY ATTACHED DWELLINGS

WITHIN THE OVERLAY ZONES:
- OLD CITY HEIGHT DISTRICT - 3
- OLD AND HISTORIC DISTRICT
- AMUSEMENT & RECREATION OVERLAY
- RESIDENTIAL SHORT TERM RENTAL CATEGORY SR CAT 1

FLOOD ZONE: X-ZONE (AREA OF MINIMAL FLOOD HAZARD)

PER ZONING CODE SECTION 54-352 & 54-353:
SETBACKS:
- FRONT: NR (54-353.C.1)
- REAR: 16' (54-353.E)
- SIDE THAT IS NOT ATTACHED: 6' (54-353.D)
- PERCENTAGE OF LOT OCCUPANCY: 50% (54-353.G)
- MAX HEIGHT: 50' 3 STORIES (54-353.A)

LOT AREA: 4302 SF
EXISTING LOT OCCUPANCY: 41.8%
PROPOSED LOT OCCUPANCY: 50%
SITE PHOTOS
FROM QUEEN STREET:
FRONT/SOUTH ELEVATION
FRONT/SOUTH ELEVATION
GROUND FLOOR PARKING AREA LOOKING NORTH
GROUND FLOOR PARKING AREA; JUST INSIDE GATES LOOKING NORTH
FROM PRIVATE PROPERTY:
REAR OF YARD OF THE PROPERTY
NORTH ELEVATION AS SEEN FROM THE REAR OF THE PROPERTY

16 QUEEN STREET
ADDITION
16 QUEEN STREET CHARLESTON, SC 29401

DATE DESCRIPTION REV
02.11.2021 A002

FROM QUEEN STREET:
FROM PRIVATE PROPERTY:
REAR OF YARD OF THE PROPERTY
NORTH ELEVATION AS SEEN FROM THE REAR OF THE PROPERTY

FRONT/SOUTH ELEVATION
FRONT/SOUTH ELEVATION
GROUND FLOOR PARKING AREA LOOKING NORTH
GROUND FLOOR PARKING AREA; JUST INSIDE GATES LOOKING NORTH

FENNO ARCHITECTURE, LLC - ALL RIGHTS RESERVED
1459 STUART ENGALS BLVD, SUITE 202, MT. PLEASANT, SC 29464
REBECCA FENNO
ISSUE
REVISION
NEARBY ADDITIONS:

NEIGHBORING PROPERTY AT 18 QUEEN WITH GARAGE AND CONTEMPORARY ADDITION AT REAR OF BUILDING

30 QUEEN STREET - MASONRY BUILDING WITH SIDING ADDITION

23 QUEEN STREET - MASONRY BUILDING WITH A SIDING ADDITION
VISIBILITY FROM PUBLIC WAY (QUEEN ST) -

1. EXISTING

EAST WALL OF PROPOSED ADDITION IS SLIGHTLY VISIBLE FROM THE PUBLIC WAY (QUEEN ST). THIS IS THE ONLY PORTION OF THE ADDITION THAT IS VISIBLE FROM THE PUBLIC WAY.

VISIBILITY FROM PUBLIC WAY (QUEEN ST) - PROPOSED

EAST WALL OF PROPOSED ADDITION IS SLIGHTLY VISIBLE FROM THE PUBLIC WAY (QUEEN ST).
Second Floor Plans

**Existing Second Floor**
- Master Bedroom
- Master Bath
- Closet
- Sitting
- Hall
- OPEN UP FLOOR TO FIRST FLOOR
- SHELVES
- NEW STANDING SEAM METAL ROOF OVER NEW ADDITION
- SLOPE: 2:12
- PROPOSED HVAC ENCLOSURE ON ROOF OF PROPOSED ADDITION
- OPENING IN FLOOR TO BE RESTORED
- RAILING TO BE RESTORED
- EXISTING METAL FLUE TO BE REMOVED
- EXISTING HVAC ENCLOSURE ON ROOF OF EXISTING ADDITION

**Proposed Second Floor**
- Master Bedroom
- Master Bath
- Closet
- Sitting
- Hall
- LAUNDRY
- WETBAR
ADDITION IS NOT VISIBLE FROM THIS ELEVATION VIEW
EXISTING SECOND FLOOR
11' - 9 1/8"

THIRD FLOOR CEILING
32' - 3 1/8"

EXISTING THIRD FLOOR
23' - 3 5/8"

FIRST FLOOR 2º
1' - 10 3/4"

FIRST FLOOR CEILING
10' - 10"

SECOND FLOOR CEILING
22' - 6 1/8"

18 QUEEN ST
NON-HISTORIC SCREEN PORCH AND ADDITION; DEMOLITION REQUESTED

SITE WALL
PRIVACY SHUTTERS
PREVIOUSLY APPROVED; NOT YET INSTALLED.

METAL STAIR / ACCESS TO SECOND FLOOR UNIT; REMOVAL REQUESTED

WOOD COLUMN TO REMAIN
EXISTING SITE WALL
TONGUE AND GROOVE WOOD SIDING
PRIVACY SHUTTERS
PREVIOUSLY APPROVED; NOT YET INSTALLED.

NEW PROPOSED 1 STORY ADDITION
ALUMINUM CLAD TRANSOM WINDOWS
ALUMINUM CLAD GLIDING DOORS

NOT VISIBLE FROM PUBLIC WAY

18 QUEEN STREET
ADDITION

DATE DESCRIPTION REV

ISSUE 02.11.2021

Bar Submittal

REBECCA FENNO
FENNO ARCHITECTURE, LLC
1459 STUART ENGLIS BLVD, SUITE 202,
MT. PLEASANT, SC 29464

16 QUEEN STREET, CHARLESTON, SC 29401

FENNO ARCHITECTURE, LLC - ALL RIGHTS RESERVED

16 QUEEN ST
1/4" = 1'-0"
1 REAR ELEVATION (NORTH - EXISTING)
2 REAR ELEVATION (NORTH - PROPOSED)

203
2 1/4" = 1'-0"
Agenda Item #4

Applicant's Presentation
Agenda Item #5

23 REID STREET
TMS # 459-09-03-030

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

New Construction (East Side) Old City District
LIMBERG RESIDENCE
23 REID STREET
CHARLESTON | SOUTH CAROLINA

OWNER
DAWN LIMBERG
4437 AMESBURY COURT
MOUNT PLEASANT, SC 29466
843.897.1392

ARCHITECT
CLAY SHACKELFORD ARCHITECT
136 CONGRESS STREET
CHARLESTON, SC 29407
843.226.5859
CONTACT: CLAY SHACKELFORD

ZONING
TMS 459 09 04 0.30
ZONED DR-2F
OLD CITY HEIGHT DISTRICT 2.3–3.5
EASTSIDE NEIGHBORHOOD

SUBMITTALS / MEETINGS
MEETING WITH ZONING STAFF TO REVIEW PROPERTY ZONING JANUARY 13, 2020
BZA–Z FEBRUARY 18, 2020 APPROVED SETBACK CHANGE
BAR–S JANUARY 14, 2021 CONCEPTUAL SUBMITTAL
BAR–S FEBRUARY 25, 2021 CONCEPTUAL SUBMITTAL

ZONING STATEMENT
REVIEWED PROJECT ZONING WITH LEE BATCHELDER AND PROJECT COMPLIES WITH ZONING IN PLACE AT TIME OF VARIANCE AS NOTED ON THIS SUBMITTAL JANUARY 4, 2021

INDEX TO DRAWINGS
1 TITLE SHEET
2 SITE PLAN & GROUND FLOOR PLAN
3 FLOOR PLANS
4 THIRD FLOOR & ROOF PLAN MATERIAL IMAGES
5 EXTERIOR ELEVATIONS
6 EXTERIOR ELEVATIONS
7 EXTERIOR ELEVATIONS
8 CONTEXT PHOTOS
9 STREET ELEVATIONS
Agenda Item #5

Applicant’s Presentation
Agenda Item #6

42 CHARLOTTE
TMS # 459-13-01-175

Requesting conceptual approval for duplex at rear of property.

New Construction (Mazyk-Wraggborough) c.1831(main)
Old and Historic District
PROJECT GOAL
DESIGN WITH GRADUATES AND STUDENTS OF THE AMERICAN COLLEGE OF THE BUILDING ARTS A STRUCTURE THAT INCORPORATES TRADITIONAL AND SUSTAINABLE DESIGN, MATERIALS, AND CONCEPTS. THE PROJECT GOAL IS TO COMMISSION AS MANY GRADUATES TO TAKE A PIECE OF THE PROJECT THAT SPEAKS TO THEIR INTEREST, TIMEFRAME, AND EXPERTISE ALL WHILE CAREFULLY STITCHING TOGETHER A DREAM OF ARCHITECTURE THAT HUMBLES AND TEACHES ABOUT DESIGN, COST SAVINGS, NEWER VERSUS OLD BUILDING TECHNOLOGY, ALL TO PROVIDE A LIVING LABORATORY.

ZONING: FEMA X-ZONE
PRESENTED TO STAFF. THIS PROJECT DOES NOT REQUIRE ANY VARIANCES OR SPECIAL EXCEPTIONS AND MEETS ALL ZONING REQUIREMENTS INCLUDING PARKING, SETBACKS, HEIGHT, AND LOT DENSITY.

SHEET INDEX
1. TITLE PAGE
2. HISTORICAL STRUCTURE BACKGROUND OF 40 CHARLOTTE STREET.
3. SITE PLANS OVERVIEW
4. EXISTING SITE PLAN
5. PROPOSED SITE PLAN
6. ENGLISH BASEMENT
7. FIRST FLOOR
8. SECOND FLOOR
9. ROOF PLAN
10. SOUTH ELEVATION (FRONT)
11. NORTH ELEVATION (BACK)
12. WEST ELEVATION (SIDE)
13. EAST ELEVATION (SIDE)
14. SITE PHOTOGRAPHS
15. SITE PHOTOGRAPHS
History of 40/42 Charlotte Street

1800's
Samuel Ham, Carpenter
Purchased Lot from Charlotte to Chapel Street
Paid 640 Guineas
Divided and sold Charlotte St Side

1827
John Eberley Hall, Butcher
Purchased Lot

1831
BUILT Present day 40 Charlotte & Kitchen House
Built a Glass Roof Structure

1877
Virginia & David Walker, Stone Imparter
Purchased Lot & House for $3,200
Added Middle Steps & Mantels to 40 Charlotte
Glass Roof Structure is present all through Walkers

1898
Walker Family
Changes hands to Family for $5,600

1955
William Seabrook
Purchases house

1978
Thomas & Julie R Baker
Purchase House
Add new Kitchen Wng

2019
Building Art Hive
Purchases House & lot
Major Renovation

RIGHT: 1888 SANBORN FIRE INSURANCE MAPS
SHEET 28. 40 AND 42 CHARLOTTE STREET
ARE OUTLINED IN RED
EXISTING SITE PLAN

SCALE: 1/16" = 1'-0"

GRAND TREE: OAK
GARDEN WALL SEPARATING 40 & 42 CHARLOTTE ST.
WOODEN FENCE INSIDE PROPERTY LINE

FORTY-TWO CHARLOTTE STREET
CHARLESTON, SC 29403

DRAWN BY:
MARTYN DELO
STEVEN FANCSALI

REVISIONS:

NO.      DATE              DESCRIPTION

DRAWINGS FOR REVIEW AND APPROVAL BY CHARLESTON CITY BOARD OF ARCHITECTURAL REVIEW

16 FEBRUARY 2021
PROPOSED SITE PLAN

SCALE: 1/16" = 1'-0"

30' 10' 0' 60' 90'
PARKING

PARKING

42 CHARLOTTE ST.

PARKING

PARKING

COMPACTED CRUSHED PLANTATION MIX

16" INGRESS/EGRESS/UTILITY EASEMENT

AC UNITS

METERS

47 CHAPEL ST.

45 CHAPEL ST.

48 CHAPEL ST.

38 CHARLOTTE ST.

38 CHARLOTTE ST.

FORTY-TWO CHARLOTTE STREET

CHARLESTON, SC 29403

JOHN PAUL HUGULEY
JOHNPAUL.BUILDINGART@GMAIL.COM
+1(843)670-5245

DRAWN BY:
MARTYN DELO
STEVEN FANCSALI

REVISIONS:

NO. DATE DISCRIPTION

DRAWINGS FOR REVIEW AND APPROVAL BY CHARLESTON CITY BOARD OF ARCHITECTURAL REVIEW
GROUND LEVEL
SCALE: 1/8" = 1'-0"
UNIT A EXTERIOR MEASUREMENT - 833 SF
UNIT B EXTERIOR MEASUREMENT - 945 SF
GARAGE EXTERIOR MEASUREMENT - 566 SF
TOTAL FOOTPRINT 2344 SF
EXTERIOR MEASUREMENT
SOUTH ELEVATION (FRONT)

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

STANDING SEAM ROOF
PARAPET
POTENTIAL SOLAR FILM
FORGED BRACKETS
BRICK
STUCCO BASE
WEST ELEVATION (SIDE)

SCALE: 1/8" = 1'-0"
EAST ELEVATION (SIDE)

SCALE : 1/8" = 1'-0"
VIEW LOOKING NORTH

VIEW LOOKING SOUTH

VIEW LOOKING EAST

VIEW LOOKING WEST
VIEW OF PROJECT LOT, 42 CHARLOTTE ST., FROM 40 CHARLOTTE ST.

VIEW OF 42 CHARLOTTE FROM REAR OF 40 CHARLOTTE

FRONT OF HISTORIC HOUSE AT 40 CHARLOTTE ST.

BACK OF HISTORIC HOUSE AT 40 CHARLOTTE ST.
Agenda Item #7

164 SMITH STREET
TMS # 460-12-03-175

Requesting conceptual approval for the replacement of the stucco exterior envelope with cementitious siding.

Not Rated (Radcliffeborough) c. 2007 Old City District
Agenda Item #7

Applicant’s Presentation
164 SMITH STREET REPAIR
164 SMITH STREET
CHARLESTON, SC 29403

GLICK BOEHM ARCHITECTURE
DAVID RANN
843.577.6377

SCOPE OF WORK: EXTENSIVE WATER DAMAGE REQUIRES EXTERIOR REPAIRS TO THE EXTERIOR CLADDING - CURRENTLY STUCCO. WE ARE PROPOSING GOING BACK WITH ALL CEMENTITIOUS ARTISAN SIDING - A MIXTURE OF LAP, PANELS, AND TRIM BOARD (STUCCO REMAINS AT GARAGE LEVEL WALLS).

ESTIMATED COST OF WORK: $275,000

TALKED WITH CHARLESTON CITY ZONING STAFF AND THIS PROJECT IS ZONING COMPLIANT AND DOES NOT REQUIRE ANY VARIANCES OR SPECIAL EXCEPTIONS. (02/08/21)
AREA SITE PLAN (PUD)

(FLOOD ZONE: AE13)
EXISTING - EAST ELEVATION

EXISTING - NORTH ELEVATION
NEW CONSTRUCTION THIRD FLOOR PLAN

NEW CONSTRUCTION SECOND FLOOR
Agenda Item #8

225 KING STREET
TMS # 457-08-01-064

Requesting approval for installation of plaque on building.

Category 2 (Harleston Village) c. 1937 Old and Historic District
Agenda Item #8

Applicant’s Presentation