To participate in the Virtual Board Meeting please refer to the following instructions:

Use the following link for online access: https://us02web.zoom.us/j/84739934864. If you have issues accessing the Zoom meeting, please call: (843) 577-1686.

To access via phone, call 1 (312) 626-6799. Webinar ID #847 3993 4864. The meeting will be recorded.

**Public Comment Instructions:**
Use **one** of the following methods to request to speak at the meeting or provide comments. Provide your first and last name, address, telephone number, meeting date, and project number. Requests to speak at the meeting and comments must be received by 12:00 p.m. EST, MARCH 11:
Call 843-724-3765; or
Complete the form at [http://innovate.charleston-sc.gov/comments/](http://innovate.charleston-sc.gov/comments/); or
Send an email to [Boards@charleston-sc.gov](mailto:Boards@charleston-sc.gov); or
Mail comments to: Department of Planning, Preservation & Sustainability, 2 George St, 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.
MEETING PROTOCOL (continued)

• **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.

• **Staff** will issue meeting results, including staff comments and Board Motion to the applicant following the meeting. Results will also be posted on the City website at [www.charleston-sc.gov/bar](http://www.charleston-sc.gov/bar).

• **For additional information:**
  - Contact [BAR@charleston-sc.gov](mailto:BAR@charleston-sc.gov)
  - Visit [www.charleston-sc.gov/bar](http://www.charleston-sc.gov/bar) if you are experiencing technical difficulties during the meeting.

• These proceedings are being recorded.
Agenda Item #1

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

Request approval for the demolition of northern addition.

Not Rated / (Radcliffeborough) / c. 1885-1890 / Old City District
Agenda Item #1

Applicant’s Presentation
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

NOTES & REFERENCES:
REFERENCE PLAT BY FRANK L. TILLEY
RECORDED IN THE CHARLESTON CO. RMC OFFICE
IN PLAT BOOK 899 PAGE 108.
REFERENCE DEEDS RECORDED IN THE CHARLESTON
CO. RMC OFFICE IN DEED BOOK 809 PAGE 184.
REFERENCE DEEDS RECORDED IN THE CHARLESTON
CO. RMC OFFICE IN DEED BOOK 791 PAGE 424.
REFERENCE DEEDS RECORDED IN THE CHARLESTON
CO. RMC OFFICE IN DEED BOOK 809 PAGE 184.
REFERENCE DEEDS RECORDED IN THE CHARLESTON
CO. RMC OFFICE IN DEED BOOK 809 PAGE 424.

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'
ATLANTIC SURVEYING, INC.
160 1/2 SMITH STREET
CHARLESTON, SC 29403

GRAPHIC SCALE
1" = 10'

25' 50' 75' 100'
1.A2 :: FRONT ELEVATION :: 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

Addition proposed to be removed

Existing structure to remain

Neighbor's house

Bince Residence
Addition Demolition
160 E. Smith Street
Charleston, South Carolina
Agenda Item #2

1 BROAD STREET
TMS # 458-09-03-137

Request approval for metal framed canvas awning at front entry, including applied business name.

Category 1 / (Charlestowne) / c. 1853 / Old and Historic District
Agenda Item #2

Applicant’s Presentation
DRAWINGS AND THE DESIGN ARE THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT. THE DRAWINGS SHALL NOT BE USED BY THE PROJECT OWNER OR ANYONE ELSE FOR ANY OTHER PROJECT.
Agenda Item #3

32 SOCIETY STREET
TMS # 458-01-03-031

Request conceptual approval for the modification of rear carriage house and rear portion of piazza of main house.

Category 2 / (Charlestowne) / c. 1846 / Old and Historic District
Agenda Item #3

Applicant’s Presentation
Agenda Item #4

42 CHARLOTTE STREET
TMS # 459-13-01-175

Request conceptual approval for the new construction of a duplex at rear.

Category 1, 2 / (Mazyk-Wraggborough) / c. 1831/Old and Historic District
Agenda Item #4

Applicant’s Presentation
Proposed Duplex at 42 Charlotte Street

Johan Venning House, Lumber Merchant, Built in 1831
Located in Mazyck – Wraggsborough Neighborhood 5 Story (with English Basement) Height 44.9’

Walker Family (1877-1955) Imported Stone: Marble Steps and Mantles
Lot Size Study of a Grid Lot Verse Non-Grid Depth:

**Gridded:** 49 Charlotte Street Depth: ~112’ Backs up to 6 & 10 Henrietta Street: ~112’
Total Depth thru Block is 224’

**Non-Gridded:** 40/42 Charlotte Street Lot Depth: 255’ Backs up to 45 & 47 Chapel Street Depth: ~112’
The Total Depth thru Block there is 367’; Our Lot is ~81’ x ~255’ = 20,655 Sq Ft or .48 acre
Zoning: DR-1F; Fema X- Zone
EXISTING SITE SECTION

SCALE: 1/32" = 1'-0"

PROPERTY LINE TO CUPOLA

PROPOSED SITE SECTION

SOUTH ELEVATION (FRONT)
Goals for the Proposed Layout and Design Concept of a Duplex: 42 A & B Charlotte Street:

Weighing the options that define the architectural craftsmanship that I want to create with my graduates of the American College of the Building Arts, versus the highest and best use for the Property, I am proposing a Carriage Style house that anchors the rear lot verse the Options of multi-tiny houses that are more financially beneficial popular today. With creativity we want the one structure to appear exactly that, but for my purpose it will be a duplex but can easily be converted to a single family.

Creating a Great Living Laboratory for ACBA graduates
Respect the Grand Tree on the East Property line
Appear as a Single Unit with Traditional Building Materials and Techniques
Married with Contemporary Sustainable Practices
Straw Bale Wall between 40 and 42 Charlotte St. Built as a Sustainable Example

Cob Base hand-messed into the Straw on North Face of wall; Before Lime Stucco
South Face of Wall used Stucco Jet applied Lime Base in faction of time
21 Charlotte Street; Street View

21 Charlotte Street: Historic Front House (Circa 1873) ~ 1,900 sq ft footprint
Lot is 61’ x 250’ ~ 15,250 sq ft or .34 acre will allow 6 units
Four New Units Recently Added; 24.5’ x 26.5’= 650 sq ft x 4 = over 2,500 sq ft footprint
Comparison: 40/42 Charlotte Zoning: DR-1F and 81’x 255’ @ .48 acre it will allow 9 units
Sanborn 1888: Within a few Blocks We Have Many Examples of Appropriate Forms
The Front House 40 Charlotte Street is oriented parallel to Charlotte Street. The Usable Rear Lot with Setbacks is Rectangular and Parallel to Charlotte Street. The Proposed Structure Respects a Grand Tree on the East edge of the Property.

To Assure that the orientation is appropriate; our study showed:
Our Evolution of Form; Sanborn 1888: Few Examples of Similar Appropriate Forms
Conservatory “Glass Roof” at 40 Charlotte Street:
Is paying respect to the Glass Roof Structured is documented for over 77 years on the West Property Line

1852 Bridgen Allen Map; 40 Charlotte Street (with Three Structures)
Glass Roof Structure Exists for over 77 Years
61 Meeting Street: Carriage House Faces Meeting Street; Has Full Wall Parapets
61 Ashley Avenue: Carriage House Runs Parallel to Ashley

21 East Battery: Edmondston-Alston House; Carriage House Runs Parallel to East Battery
(Carriage House Stretches across entire Rear Lot)
60 Montagu Street: Carriage House Parallel to Montagu; Configuration Similar to our Site; Depth of lot is less than 200’; Ours is 255’

60 Montagu Street: Length Is over 70’ Long
21 Legare Street: Carriage House Runs Parallel to Legare; Has Full Parapet Walls; (Carriage House Stretches across entire Rear Lot)
Study Shows: Over 50 Existing Rear Structures: Rectangular and oriented parallel to the front street.
Over 54 Examples that still Exist;
Over 17 of those are clustered in my neighborhood

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Further Study of Buildings Lost:

Historical Study Immediate Neighborhood 39 Structures that Are No Longer Standing that Ran Parallel to Street
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39 Rear Structures that Ran Parallel to the Street Nearby: GONE
Looking at two Examples in our own block: One Existing & One Lost:

24 Elizabeth Street (Existing)
- Runs Parallel to Elizabeth
- Built as a Residence
- Later a structure behind the Church Parish
- Front Structure Footprint is 1,900 Sq Ft
- Rear Structure Footprint is 2,069 Sq Ft
1859 Plat for St. Luke Episcopal Church to Be Built at 22 Elizabeth
(Also Noteworthy, is the Stable on Chapel that is over 100' long)

Today Structure at Rear of 24 Elizabeth Street; Over 65’ long
49 Chapel Street: Rear Structure (Lost)
Rans Parallel to Chapel St. and even L-Shaped at Rear of Lot
Front Structure Footprint is 2,126 Sq Ft.
Rear Structure Footprint ~ 2,420 Sq Ft
Our orientation and Footprint at 40/42 Charlotte Street

40 Charlotte Footprint  Main House:  2,314  Sq Ft
                   Kitchen House     410  Sq Ft
                     2,724  Sq Ft

Proposed 42 A & B Charlotte Street:

   A. Footprint (East)    1,143 Sq Ft
   B. Footprint (West)   1,169 Sq Ft
                     Total of Two Units Footprint 2,312 Sq Ft

To Be in Compliance with 54-306; and 54-308
   We Compressed the Shape by 30% from where we started
   We have been able to keep it in one Structure.
   We Have reduced the height presently to Story & Half (less 30’)
   We presently have not required any zoning set back
   We have reduced back to protect the tree
Height Study of Adjacent Buildings (at Ridge):

Front House Height 40 Charlotte: 44.9’

View from 40 Charlotte Looking North to 42 Charlotte and Rear Structures on Chapel

Proposed 42 Charlotte 29.9’ --- 45 Chapel 34.8’ --- 47 Chapel 31.7’ --- 49 Chapel 37.5’
View between 40 and 44 Charlotte of 42 Charlotte (Note Cupola is ~210’ from Sidewalk)

40/42 Charlotte St. Driveway, Looking North
Modeling of Masses and Views

View between 45 and 47 Chapel Street; (Note Cupola is ~ 150’ from Sidewalk)

View between 47 and 49 Chapel Street; (Note Cupola is ~ 150’ from Sidewalk)
Recap:
New Proposed Duplex Carriage House
Sits 215’ CL from Charlotte St. & 155’ CL to Chapel St.
Typical Lot in Adjacent blocks are ~112’ deep; Our Lot is 255’ (Double plus 30’)
It’s Orientated Parallel to street like the Front House 40 Charlotte
There are over 53 Existing Rear Structures in Lower Peninsula Parallel to Street
There were and still are a significant number in our neighborhood; so Appropriate
There are 2 great examples within few feet of this proposed structure; Are slightly larger front
The Footprint is in line with the front property and half- as-such given a duplex plan
The Conservatory is rare to Sanborn Maps in the Peninsula and should be incorporated in design
The Height is subordinate to the Front house on Charlotte at 44.9’ and
The Height is less than all three ridges of Rear properties on Chapel Street
The Material Choices are driven by all the historic & sustainable trades ACBA teaches
These materials are appropriate and as demonstrated in examples of Carriage Houses in Chs

Design Foot Notes:
With Respect to Neighbors, skylights, cupola, & conservatory all borrow light to give them privacy
Using one structure at the Rear verse 4 to 6 Micro-Houses; respects History of form
In respect to Neighbors to North, A single ridge running parallel to St allows more light in garden
And by honoring a full setback at the Rear of proper, and a wider but shorter house, give more sun
We are following a solid masonry parapet end-walls, like many Carriage House examples
We have with engineers & will be managing all water runoff; Capturing as part of Sustainable Plan
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

1790's
Samuel Ham, Carpenter
Purchased Lot from Charlotte to Chapel Street
Paid $4,959 Guineas
Divided and sold Charlotte St Side

???
John Eberley Haislip, Butcher
Purchased Lot

1827
Jonah M. Veening, Lumber Merchant
Purchased Lot for $2,200

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

1877
Virginia & David Walker, Stone Importer
Purchased Lot & House for $3,200
Added Second Story & Mansions to 40 Charlotte
Glass Roof Structure is present all through Walkers

1898
Walker Family
Changes hands to Family for $3,660

1950
Changes hands again to Family for $4,300

1955
William Seabrook
Purchases house

1978
Thomas & Julie Baker
Purchase House
Add new Kitchen Wing

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
FORTY CHARLOTTE STREET - EXISTING FRONT PROPERTIES.
FORTY-TWO CHARLOTTE STREET - PROPOSED REAR PROPERTY.

KITCHEN HOUSE

LOT TWO
LOT ONE

INGRESS/EGRESS/UTILITY EASMENT

16" INGRESS/EGRESS/UTILITY EASMENT

PARKING

PROPOSED
AT 1/32" = 1'-0" SCALE

EXISTING
AT 1/32" = 1'-0" SCALE

HISTORIC 40 CHARLOTTE ST.

38 CHARLOTTE ST.
44 CHARLOTTE ST.
49 CHAPEL ST.
45 CHAPEL ST.
42 CHARLOTTE ST.
38 CHARLOTTE ST.
38C CHARLOTTE ST.
42 CHARLOTTE ST.
49 CHAPEL ST.
45 CHAPEL ST.
47 CHAPEL ST.
49 CHARLOTTE ST.
38 CHARLOTTE ST.
38C CHARLOTTE ST.
42 CHARLOTTE ST.
49 CHAPEL ST.
45 CHAPEL ST.
47 CHAPEL ST.
49 CHARLOTTE ST.

SHEET 4
SHEET 5

16 FEBRUARY 2021

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
EXISTING SITE PLAN

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

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

TOTAL FOOTPRINT 2344 SF

EXTERIOR MEASUREMENT

CRAWLSPACE

0' 5' 10' 15' 30'

DATE: 16 FEBRUARY 2021
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

FORTY-TWO CHARLOTTE STREET
CHARLESTON, SC 29403

DRAWN BY:
MARTYN DELO
STEVEN FANCSALI

REVISIONS:

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

SHEET NUMBER
DATE
16 FEBRUARY 2021

JOHN PAUL HUGLEY
JOHNPAUL.BUILDINGART@GMAIL.COM
+1(843)670-5245
SOUTH ELEVATION (FRONT)

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

STANDING SEAM ROOF

PARAPET

POTENTIAL SOLAR FILM

FORGED BRACKETS

BRICK

STUCCO BASE

FORTY-TWO CHARLOTTE STREET
CHARLESTON, SC 29403

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

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

DRAWN BY:
MARTYN DELO
STEFAN FANCSALI

REVISIONS:

NO.      DATE              DISCRIPTION

16 FEBRUARY 2021
WEST ELEVATION (SIDE)

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

SCALE: 1/8" = 1'-0"
Request conceptual approval for rear addition including roof deck, rear stair and gate relocation.

Not Surveyed / (Charlestowne) / c. 1936 / Old and Historic District
Agenda Item #5

Applicant’s Presentation
10 ASHLEY AVENUE, CHARLESTON SC 29401

ARCHITECTURAL DESIGNERS:
NASEEM KESHMIRIAN
JULIAN LEGUIZAMON
STUDIO | LNK
11 WESTSIDE DRIVE, CHARLESTON, SC
(EMAIL) NASEEM@STUDIOLNK.NET
(EMAIL) JULIAN@STUDIOLNK.NET
(PHONE) 843.509.4905

PROPERTY OWNERS:
CONOR & MEREDITH DUFFY
10 ASHLEY AVENUE
CHARLESTON, SC 29401
(EMAIL) CONOR.C.DUFFY@GMAIL.COM
(EMAIL) MFETCH21@GMAIL.COM

SITE INFORMATION:
TMS NO. 4570704023
NEIGHBORHOOD: CHARLESTOWNE
SUBDIVISION: SOUTH OF BROAD
FOLLOWING OVERLAYS:
OLD CITY HEIGHT DISTRICTS
AMUSEMENT & RECREATION
SR CAT 1
OLD AND HISTORIC DISTRICT
ZONING: STR
FLOOD ZONE: AE-13
SETBACKS:
TOTAL FRONT/REAR: 50'
FRONT: 25'
REAR: 25'
TOTAL SIDE: 18'
SW: 12'
SE: 6'
MAX. LOT COVERAGE: 50%
MAX. HEIGHT: 35 1/2' / 2 1/2 STR.
AREA: .072 ACRE 3,120 SQ FT

ZONING APPROVAL OBTAINED: 2/15/ 2021

PROPOSED PERSPECTIVE
1. **EXISTING SOUTH ELEVATION**

- Level 1: 0' - 0"
- Level 2: 17' - 11 1/2"
- Roof: 26' - 5 1/2"

2. **PROPOSED SOUTH ELEVATION**

- Level 1: 7' - 7 1/2"
- Level 2: 17' - 11 1/2"
- Roof: 26' - 5 1/2"

- **New Metal Railings**
- **New Metal Doors**
- **Existing South Elevation**
- **Proposed South Elevation**

- **Roof**
  - Existing: 26' - 5 1/2"
  - Proposed: 26' - 5 1/2"

- **Level 1**
  - Existing: 0' - 0"
  - Proposed: 7' - 7 1/2"

- **Level 2**
  - Existing: 17' - 11 1/2"
  - Proposed: 17' - 11 1/2"

- **Back Yard Deck**
  - Existing: 28' - 5"
  - Proposed: 28' - 5"

- **Back Stair and Landing**
  - Existing: 21' - 0 1/2"
  - Proposed: 21' - 0 1/2"

- **Back Yard Deck**
  - Existing: 14' - 8 1/2"
  - Proposed: 13' - 8 1/2"

- **New Metal Railing**
  - Existing: 1' - 8"
  - Proposed: 1' - 8"

- **New Metal Doors**
  - Existing: 1' - 6"
  - Proposed: 1' - 6"

- **GRADE**
  - Existing: -3' - 4 1/2"
  - Proposed: -3' - 4 1/2"

- **Windows**
  - Existing: 3' - 2"
  - Proposed: 3' - 2"

- **Existing South Elevation**
  - Match to existing windows, railing, landing, and stairs to be moved. Existing door to be reused to enter proposed storage room.

- **Proposed South Elevation**
  - Match existing windows, railing, landing, and stairs to be moved to proposed location and larger in depth as indicated in plan. Existing door to be new metal railing and door to be new metal door.

- **ISSUED**
  - 02/16/2021  BZA
  - 03/11/2021

- **DESCRIPTION**
  - Conceptual

- **LOCATION**
  - 10 ASHLEY AVE.
  - CHARLESTON, SC 29401

- **ELEVATIONS**
  - 1/4" = 1'-0"
EXISTING NORTH ELEVATION

PROPOSED NORTH ELEVATION
SITE PLAN
LOT 24, 10 ASHLEY AVENUE
LOCATED IN THE CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA

SURVEYOR'S STATEMENT
I hereby state that to the best of my knowledge, information,
and belief, the survey shown on the above plan is correct in accordance
with all applicable laws, regulations, and standards.

By:
James C. Pertinengo, P.L.S. No. 10291

PREPARED EXCLUSIVELY FOR:
Conor & Meredith Duffy

SITE LOCATION:
10 Ashley Avenue
Charleston, SC 29401

SURVEY NOTES
1. Reference Tally Book 407-07-04-023
2. Reference Plot Book 4 Page 120
3. Survey Requested by Brennan Construction
4. Surveyors have made no investigation or
   inspection for street easements, utilities, or
   public rights of way.
5. Site lot has been checked against area
   FEMA flood maps and to the best of this surveyor's
   knowledge, subject to limited flood zone AE(100). 
   Ref. No. 450900514, dated 01-01-2004
   It is the responsibility of the owner and/or
   builder to verify the correctness with the prevailing
   municipality prior to design and construction.
6. AREA: 0.672 acre  3120 Sq.Ft.
Agenda Item #6

42 BULL STREET
TMS # 457-03-02-027

Request conceptual approval for modifications for conversion from duplex to single family residence including relocation of front door, and reconstruction of piazza stairs.

Category 3 / (Harleston Village) / c. 1880 / Old and Historic District
Agenda Item #6

Applicant’s Presentation
ARCHITECT:
BECKY FENNO, AIA, LEED AP
NICOLE DALLAIRE
FENNO ARCHITECTURE LLC
1459 STUART ENGLALS BLVD., SUITE 202
MT. PLEASANT SC, 29464
EMAIL: BFENNO@FENNOARCH.COM
(PHONE) 843.442.8552

OWNER:
NAME: RUTH AND ANDREW DRUCKER
ADDRESS: 42 BULL ST
CHARLESTON, SC 29403
EMAIL:

SITE INFORMATION
- TMS: 457-03-02-027
- ZONING: DR-1F
- OVERLAY: OLD CITY HEIGHT DISTRICT 3 SR CAT 1
- BUILDING SETBACKS:
  FRONT & REAR SETBACKS TOTAL MIN: 3'
  FRONT: 25'
  REAR: 25'
- SIDE SETBACKS TOTAL MIN: 15'
  SOUTH/WEST SIDE: 9'
  NORTH/EAST SIDE: 3'
- BUILDING COVERAGE: 50% MAX. OR 3,277 SF
  A. LOT SIZE: 6,554 SF
  B. EXISTING COVERAGE: 1,570 SF (24%)
  C. PROPOSED COVERAGE: 2,167 SF OR 33%
- NO CHANGE TO EXISTING TOPOGRAPHY / GRADING OR DRAINAGE
- FEMA FLOOD ZONE: AE-10
  A. EXISTING FFE MEETS 2' FREEBOARD
  B. MIN: FIRST FLOOR LEVEL 12' ABOVE MEAN SEA LEVEL (2'-0" FREEBOARD AS CURRENT ORDINANCE)
SANBORN MAPS / BAR PHOTO:

BAR PHOTO FROM 1973
ARCHITECTURAL INVENTORY CARD

SANBORN MAPS / BAR PHOTO:

1902 SANBORN MAP

1944 SANBORN MAP

1955 SANBORN MAP

ARCHITECTURAL INVENTORY CARD

DATE DESCRIPTION REV

SANBORN MAPS / BAR PHOTO:

1944 SANBORN MAP

1955 SANBORN MAP

ARCHITECTURAL INVENTORY CARD

DATE DESCRIPTION REV

SANBORN MAPS / BAR PHOTO:

1902 SANBORN MAP

1944 SANBORN MAP

1955 SANBORN MAP

ARCHITECTURAL INVENTORY CARD

DATE DESCRIPTION REV

SANBORN MAPS / BAR PHOTO:

1902 SANBORN MAP

1944 SANBORN MAP

1955 SANBORN MAP

ARCHITECTURAL INVENTORY CARD

DATE DESCRIPTION REV
CONTEXT PHOTOS:

BULL STREET LOOKING WEST - NUMBER 36 ON THE RIGHT IN THE FOREGROUND WITH NUMBER 42 ON THE RIGHT IN THE DISTANCE

BULL STREET LOOKING EAST WITH THE FENCE SURROUNDING 48 BULL SHOWN IN THE FOREGROUND

ENTRANCE TO NEIGHBORING PROPERTY AT 48 BULL STREET

41 AND 41A BULL STREET ACROSS THE STREET FROM 42 BULL
SITE PHOTOS:

FRONT (SOUTH) ELEVATION FACING BULL STREET

WEST ELEVATION AND PIAZZA STAIR

EAST ELEVATION FACING 38 BULL STREET

REAR (NORTH) ELEVATION AND PARKING AREA

WEST ELEVATION - FROM REAR OF PROPERTY LOOKING TOWARD BULL STREET

WEST ELEVATION - FROM MIDDLE OF DRIVEWAY
1- EXISTING FRONT ENTRANCE - REQUEST FOR REMOVAL:

EXISTING FRONT ENTRANCE TO EXISTING UPPER UNIT. NOTE DOOR TRIM OVERLAPPING CORNERBOARD.

DETAIL OF NON-HISTORIC DOOR AND GABLE ROOF. NOTE MODERN TRIM AND STANDARD DOOR.

DETAIL OF STEP AND BASE OF TRIM.

INTERIOR OF EXISTING ENTRANCE HALL AND STAIRS TO UPPER UNIT. NOTE ENTRANCE HALL DOES NOT ALLOW ACCESS TO FIRST FLOOR; IT IS 4' 1 3/4" FEET BELOW FIRST FLOOR.

INTERIOR - LOOKING DOWN THE STAIRS TO THE EXTERIOR.

TRIM BETWEEN WINDOW AND DOOR IS NEW. LIGHT FIXTURE AND TRIM ARE NOT HISTORIC.
FRONT GRADE
9' - 9 5/8"

EXISTING FIRST FLOOR
15' - 2 3/8"

PROPOSED SECOND FLOOR
26' - 8 3/4"

PROPOSED THIRD FLOOR
37' - 10 1/4"

EXISTING MASONRY PIER ON NEIGHBORING PROPERTY (48 BULL)

NEW WOOD DOUBLE HUNG WINDOW TO MATCH EXISTING
REPAIR CORNER BOARD AND SIDING WITH MATERIAL TO MATCH HISTORIC MATERIAL
REPAIR MASONRY BASE WITH STUCCO FINISH TO MATCH EXISTING

ENTRY HALL
11' - 1 1/4"

EXISTING NON-HISTORIC ENTRANCE TO UPPER UNIT TO BE REMOVED. DOOR, TRIM AND TRANSOM BE REMOVED
EXISTING NON-HISTORIC STEP TO BE REMOVED
EXISTING NON-HISTORIC LANTERN TO BE REMOVED

FRONT (SOUTH) ELEVATIONS
PRECEDENTS FOR SIDE ENTRY STAIR TO PIAZZA:

- Neighboring property at 38 Bull Street with side staircase to piazza. No main entrance on front elevation.
- Bull Street - Side entrance to piazza.
- Bull Street - Side entrance to piazza.

TYPICAL SIDE HALL ENTRY:

- 144 Wentworth Street - Side entrance to piazza.
- 17 Coming Street - Side entrance to piazza.
- Coming Street - Side entrance to piazza.
FRONT GRADE
9' - 9 5/8"

EXISTING FIRST FLOOR
15' - 2 3/8"

PROPOSED SECOND FLOOR
26' - 8 3/4"

PROPOSED THIRD FLOOR
37' - 10 1/4"

NEW WOOD STAIRS WITH WOOD RAILING
NEW STONE STEP
NEW LANTERNS AT FRONT DOOR

EXISTING MECHANICAL EQUIPMENT
EXISTING METAL AND MASONRY STAIR TO BE REMOVED
EXISTING NON-HISTORIC MASONRY STEPS TO BE REMOVED
EXISTING NON-HISTORIC MASONRY WALL TO BE REMOVED

DETAIL OF STAIRCASE AT PIAZZA ON WEST ELEVATION
EXISTING NON-HISTORIC MASONRY STEPS TO BE REMOVED AND REPLACED
EXISTING NON-HISTORIC MASONRY WALL TO BE REMOVED

NEW WOOD STAIRS WITH WOOD RAILING TO MATCH EXISTING PORCH RAILING
NEW STONE STEP WITH STUCCO FINISH

EXISTING PIAZZA STAIR
PROPPOSED PIAZZA STAIR
EXISTING PIAZZA STAIR PERSPECTIVE
PROPPOSED PIAZZA STAIR PERSPECTIVE
EXISTING MECHANICAL EQUIPMENT TO BE REMOVED
EXISTING METAL AND MASONRY STAIR TO BE REMOVED
EXISTING MASONRY STAIR TO BE REMOVED
EXISTING MECHANICAL EQUIPMENT ENCLOSED W/ WOOD LATTICE
NEW CASEMENT WINDOWS ABOVE AND FIXED WINDOW BELOW
NEW SCREENED-IN PORCH
NEW COVERED PORCH
NEW TONGUE AND GROOVE SIDING
NEW 9" SQUARE COLUMNS
NEW LOW SLOPE ROOF
MASONRY BASE W/ STUCCO FINISH
FIRST FLOOR PORCH 14'-11 3/8"
EXISTING REAR (NORTH) ELEVATION
STUDIES OF NEARBY ADDITIONS AND SECOND FLOOR PORCH ENCLOSURES

MONTAGU ADDITION

MONTAGU ADDITION

LAMBOLL STREET - UPPER PORCH ENCLOSURE

MONTAGU ADDITION

GIBBES STREET ADDITION

ASHLEY AVENUE ADDITION

LENWORTH BOULEVARD ADDITION
VISIBILITY FROM PUBLIC WAY - EXISTING

VISIBILITY FROM PUBLIC WAY - PROPOSED

VISIBILITY OF WEST ELEVATION FROM PUBLIC WAY - EXISTING

VISIBILITY OF WEST ELEVATION FROM PUBLIC WAY - PROPOSED

VISIBILITY FROM PUBLIC WAY - PROPOSED

VISIBILITY FROM PUBLIC WAY - EXISTING

VISIBILITY OF WEST ELEVATION FROM PUBLIC WAY - EXISTING

VISIBILITY OF WEST ELEVATION FROM PUBLIC WAY - PROPOSED

VISIBILITY FROM PUBLIC WAY - PROPOSED

VISIBILITY FROM PUBLIC WAY - EXISTING

VISIBILITY OF WEST ELEVATION FROM PUBLIC WAY - EXISTING

VISIBILITY OF WEST ELEVATION FROM PUBLIC WAY - PROPOSED
VISIBILITY OF WEST ELEVATION FROM PUBLIC WAY - EXISTING

VISIBILITY OF WEST ELEVATION FROM PUBLIC WAY - PROPOSED

VISIBILITY OF EAST ELEVATION FROM PUBLIC WAY - EXISTING

VISIBILITY OF EAST ELEVATION FROM PUBLIC WAY - PROPOSED
Agenda Item #7

116-118 CANNON STREET
TMS # 460-11-04-163/164

Request conceptual approval for new construction of single-family residence at rear of combined lot.

Category 4 / (Cannonborough) / c. pre-1902 / Old City District
Agenda Item #7

Applicant’s Presentation
SCOPE OF WORK:
- NEW CONSTRUCTION OF SINGLE FAMILY DWELLING BEHIND HISTORIC SINGLE HOUSES @ 116-118 CANNON STREET
- IMPROVEMENTS TO LANDSCAPE + HARDSCAPE (PER TRC REQUIREMENTS)

DRAWING SCHEDULE:
A-001 TITLE + DRAWING SCHEDULE + STREET VIEW
A-002 CONTEXT PHOTOS
A-003 EXISTING CONDITIONS PHOTOS
A-004 SITE LAYOUT (SHADING + PROPOSED) + SANBORN MAPS
A-021 PROPOSED FLOOR PLANS
A-022 PROPOSED ELEVATIONS
A-024 SITE SECTION
A-205 LANDSCAPE
A-206 3D VIEWS

NOTE: THIS DESIGN HAS BEEN REVIEWED BY TRC/ZONING

116 CANNON STREET PRIOR TO RENOVATION BY CURRENT OWNER
EXISTING PRIVACY FENCE @ PROPERTY TO THE NORTH

ALUMINUM CLAD SDL WINDOWS - TYP. BORAL NICKEL GAP SIDING (5" EXPOSURE)

LOW SLOPE ROOF

BORAL COVE/DUTCH LAP SIDING (7" EXPOSURE) @ MAIN VOLUMES

ARCHITECTURAL SHINGLE ROOF @ MAIN VOLUMES

BORAL NICKEL GAP @ PORCH ENDS

TRADITIONAL SMOOTH STUCCO FINISH @ RAISED SLAB FOUNDATION

BORAL COVE/DUTCH LAP SIDING (7" EXPOSURE) @ MAIN VOLUMES

CHECKED BY:
DRAWN BY:
DATE:
PROJECT NO.: 2020-27
26.FEB.2021 / J.F.M.

116-118 CANNON STREET
NEW DWELLING AT REAR OF COMBINED PARCEL
A-202
EXISTING STREETSCAPE

2D STREETSCAPE
1/4" = 1'-0" (1/8" IF HALF-SIZED)

X-RAY STREETSCAPE
1/4" = 1'-0" (1/8" IF HALF-SIZED)