Access and Public Comment

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.
Protocol

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

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

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

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

Public Comment:
• The applicants (all team members) and the public have been required to register, indicate the project they wish to comment on, and submit any documents in advance of the meeting.

• Just as in an in-person meeting, all applications heard today are part of a public meeting format. If you have registered and will speak during the public comment portion of the meeting you will need to state your name and address for the record.

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

• 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.
Protocol

Board:

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

- If a Board member needs to recuse, he or she 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 and broadcasted to the City of Charleston’s You Tube Channel.
Agenda Item #1

974 ASHLEY AVENUE
TMS # 463-11-01-031

Request final approval for complete demolition of building.

Wagner Terrace  |  1935  | Historic Materials Purview District
Agenda Item #1

Applicant’s Presentation
Agenda Item #2

66 CHURCH STREET
TMS # 458-13-01-099

Request final approval for piazza enclosure at rear.

Category 3 Charlestowne c. 1784 Old and Historic District
Agenda Item #2

Applicant’s Presentation
Agenda Item #3

48 BULL STREET
TMS # 457-03-02-028

Request conceptual approval for four new dependency buildings, and a raised terrace.

Category 3  Harleston Village  c. 1848  Old and Historic District
Agenda Item #3

Applicant’s Presentation
**SCOPE OF WORK:**

**COACH HOUSE**
- New ground level garage with single apartment above, raised terrace connected to existing building

**TOWNHOUSES**
- Three - two story attached/residential units

**APPLICABLE CODES**

All work, materials, and installation shall be in strict accordance with all ordinances, and the latest adopted addition of the National, State, and Local building codes, including but not limited to the 2018 international existing building code, the NEC, NFPA codes, safety and health requirements and energy code.

**PARKING SUMMARY**

**EXISTING BUILDING - UNITS A & B (SINGLE FAMILY ATTACHED)**
- (one family attached dwelling - 2 per unit)
  - Required: 4 spaces

**NEW BUILDING - UNIT C (SINGLE FAMILY)**
- (one family attached dwelling - 2 per unit)
  - Required: 2 spaces

**NEW BUILDING - UNITS D, E, & F (SINGLE FAMILY ATTACHED)**
- (one family attached dwelling - 2 per unit)
  - Required: 6 spaces

**TOTAL REQUIRED:**
- 12 spaces

**TOTAL PROVIDED:**
- 12 spaces

**REAR PORTION CALCULATIONS**

**LOT AREA: 16,000 SF**
- Single family residence req'd lot area per unit: 4,000
  - Allowable # of units: 4
- Two family residence req'd lot area per unit: 3,000
  - Allowable # of units: 5
- Multi-family residence req'd lot area per unit: 2,250
  - Allowable # of units: 7

**ZONING JURISDICTION**

**CITY OF CHARLESTON**

**ZONING DISTRICT:** DR-1F
- T.M.S. #: 457-03-02-08
- Flood zone: AE-10 + 2’-0” Freeboard req.
- Elevation of site: 9.21’ M.S.L. at benchmark @ curb
- Property area: 33,074 SF

**HEIGHT RESTRICTIONS**

**ALLOWABLE:**
- 50/3str.

**PROPOSED:**
- 2 stories

Conservation Easement dictates, 'The five (5) residential units shall have a height and mass to compliment the existing dwelling.'

**SETBACKS**

**SETBACKS REQUIRED:**
- Front: 25’
- Rear: 25’
- Side (South/West): 9’
- Side (North/East): 3’

**PROPOSED SETBACKS:**
- Front: 170’-0”
- Rear: 25’-0”
- Side (South/West): 22’-4”
- Side (North/East): 23’-11”

Conservation Easement dictates, 'units shall be built no closer than 170’ from Bl.’

**LOT COVERAGE**

**ALLOWABLE:**
- 50%

**PROPOSED:**
- Lot: 33,074 sqft
  - Footprint allowed: 16,537
- Original APT, BLDG:
  - EXIST 3,055 SF +
  - PROPOSED COACH HOUSE 2,220 SF
  - TOWNHOUSES 3,476 SF = 8,751 SF (26.5%)

**MIN. LOT AREA PER UNIT**

**ALLOWABLE:**
- Req'd lot area per unit: 2,250 SF

**PROPOSED:**
- # of units = 4

Lot area: 33,074 SF

Allowable # of units: 14

Conservation Easement limits, 'additional construction on the property to no more than five residential units'

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**PROJECT CONTACT INFORMATION**

**PROJECT #:** 20.108

**ARCHITECT:** ROBBIE MARTY ARCHITECT, LLC

**PROJECT ADDRESS:**
- 48 BULL STREET
- CHARLESTON, SC 29403

**CONTACT PERSON:** ROBBIE MARTY
- 164 MARKET STREET SUITE 346
- CHARLESTON, SC 29401
- PH: (843) 906-4794
- E-MAIL: ROBBIE@RMACHS.COM

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**ZONING REVIEW:**
- 05/25/2020

**CONCEPT BAR:**
- 05/25/2021

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**BAR STATEMENT OF COMPLIANCE**

THIS PROJECT IS WITHIN ZONING COMPLIANCE AT A STAFF LEVEL PRE-APP TRC COMPLETED: 10/15/2020
EXISTING SITE PLAN

SCALE: 1" = 30'

47 PITT STREET
TMS# 457-03-02-022

45 PITT STREET
TMS# 457-03-02-023

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

49 PITT STREET
TMS# 457-03-02-021

UNIT B

UNIT A

82 SMITH STREET
TMS# 457-03-02-065

80 SMITH STREET
TMS# 457-03-02-066

78 SMITH STREET
TMS# 457-03-02-063

76 SMITH STREET
TMS# 457-03-02-062

52 BULL STREET
TMS# 457-03-02-029

non-historic apt building - demolished

conservation easement

min. setback from street

zoning setback

typ. preservation setback

typical preservation setback

gavel

EXISTING SITE PLAN

48 BULL STREET
48 BULL STREET CHARLESTON
SOUTH CAROLINA 29401

SCALE: 1" = 30'

ZONING REVIEW 08/25/2020
CONCEPT. 09/13/2021
A00.2
EXISTING BUILDING - VIEW FROM BULL STREET

EXISTING PHOTOS

48 BULL STREET
48 BULL STREET CHARLESTON
SOUTH CAROLINA 29401

ZONING REVIEW 03/20/2000
CONCEPT BAR 04/12/2021

A00.4
COACH HOUSE 2ND FLOOR PLAN - PROPOSED

UNIT C
1,327 SQFT

LIVING ROOM
MECH
FULL BATH
1/2 BATH
BEDROOM
OPEN PORCH
GRILL
WALK-IN CLOSET
DINING
MECH
FULL BATH
M. BATH
BEDROOM
UNIT C
1,327 SQFT

ZONING REVIEW: 06/25/2020
CONCEPT BAR: 04/12/2021

COACH HOUSE - SECOND FLOOR PROPOSED
SCALE: 1/8" = 1'-0"
COACH HOUSE - ROOF PLAN PROPOSED

SCALE: 1/8" = 1'-0"
TOWNHOUSE FIRST FLOOR PLAN - PROPOSED

UNIT F
1,945 SQFT
LIVING ROOM

UNIT E
1,807 SQFT
LIVING ROOM

UNIT D
1,834 SQFT
LIVING ROOM

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

TOWNHOUSES FIRST FLOOR
PLAN - PROPOSED

48 BULL STREET
CHARLESTON, SOUTH CAROLINA 29401

ROBBIE ARCHITECTS
CHARLESTON, SOUTH CAROLINA
843.906.4784 robby@macha.com

ZONING REVIEW 09/25/2020
CONCEPT BAR 04/12/2021
A2.4
TOWNHOUSE - ROOF PLAN PROPOSED

SCALE: 1/8" = 1'-0"
48 BULL STREET
CHARLESTON, SOUTH CAROLINA 29401

EAST ELEVATION - EXISTING
NOT TO SCALE

EAST SITE ELEVATION - PROPOSED
NOT TO SCALE

EXTerior Elevations - Existing & Proposed

ZONING REVIEW 08/25/2020
CONCEPT: 04/12/2021
TOWNHOUSE WEST ELEVATION - PROPOSED

SCALE: 1/8" = 1'-0"
STANDING SEAM METAL ROOF
CASEMENT WINDOW
STUCCO

TOWNHOUSE SOUTH ELEVATION - PROPOSED
SCALE: 1/8" = 1'-0"
COACH HOUSE - EAST ELEVATION PROPOSED

SCALE: 1/8" = 1'-0"
COACH HOUSE - WEST ELEVATION PROPOSED

SCALE: 1/8" = 1'-0"
COACH HOUSE - NORTH ELEVATION PROPOSED
SCALE: 1/8" = 1'-0"
Agenda Item #4

12 MAGAZINE STREET
TMS # 457-08-02-081

Request preliminary approval for repairs, modification, and expansion of rear addition.

Category 4 (Charlestowne) c. 1783 Old and Historic District
Agenda Item #4

Applicant’s Presentation
12 MAGAZINE STREET, CHARLESTON, SOUTH CAROLINA
EXTERIOR AND INTERIOR ALTERATION
PROJECT, ZONING & BUILDING CODE INFORMATION

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE GOVERNING CODES AND ORDINANCES

2. CONSTRUCTION DRAWINGS SHALL BE AS REQUIRED BY CODE AND ALL OTHER BUILDING REGULATIONS AND JOB SITE SAFETY

3. GENERAL CONTRACTOR SHALL SUPPLY SUCH SUBCONTRACTORS WITH A FULL SET OF CONSTRUCTION DOCUMENTS, ALL ADDITIONAL DRAWINGS AND SPECIFICATIONS REQUIRED FOR PERMITS TO BE SUPPLIED BY CONTRACTOR AND SUBCONTRACTORS

4. GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS EXISTING IN THE ARCHITECT’S DRAWINGS AND REPORT THE ADEQUACY OF ANY ALTERATIONS

5. THE GENERAL CONTRACTOR SHALL OBTAIN AND FILL OUT ALL BUILDING SURVEY AND STRENGTHENING PERMITS AS REQUIRED.

6. THE GENERAL CONTRACTOR SHALL MAINTAIN ALL PERMIT, INJURED, EQUIPMENT, AND MATERIAL, PREVIOUSLY PLACED MATERIALS ON THE SITE AS REQUIRED BY THE BUILDING PERMIT

7. ALL WORK LISTED SHOWN OR IMPLIED ON THE CONSTRUCTION DOCUMENTS SHALL BE SUPPLIED AND TESTED IN CONFORMITY WITH THE CONTRACTOR

8. DETAILS ARE INTENDED TO SHOW THE INTENT OF THE DESIGN. MINOR CONDITIONS SHOWN ON THE DRAWINGS AND NOTIFY THE ARCHITECT OF ANY OTHER CONDITIONS UNINTENDED WITHIN THE CONTRACT

9. THE GENERAL CONTRACTOR SHALL COMPLY WITH ALL GOVERNMENTAL REQUIREMENTS.

10. ALL FIRE ALARM AND DETECTION SYSTEMS SHALL BE IN FULL COMPLIANCE WITH THE APPLICABLE CODES AND STANDARDS OF THE AUTHORITY HAVING JURISDICTION

11. FIRE ALARM AND DETECTION SYSTEMS SHALL BE IN FULL COMPLIANCE WITH THE APPLICABLE CODES AND STANDARDS OF THE AUTHORITY HAVING JURISDICTION

12. INSTALL ALL PRODUCTS IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.

13. INSTALL ALL PRODUCTS IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.

14. FOR DELIBERATION OF ERRORS OR OMISSIONS THIS CONTRACTOR IS NOT RESPONSIBLE.

INDEX OF DRAWINGS

1. EXTERIOR AND INTERIOR ALTERATION

2. PLAN OF EXISTING BUILDING

3. PLAN OF EXISTING EXTERIOR AND INTERIOR ALTERATION

4. PLAN OF EXISTING BUILDING

5. PLAN OF EXISTING BUILDING

6. PLAN OF EXISTING BUILDING

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35. PLAN OF EXISTING BUILDING

36. PLAN OF EXISTING BUILDING

37. PLAN OF EXISTING BUILDING

38. PLAN OF EXISTING BUILDING
EXISTING INTERIOR PHOTOS OF ADDITION TO 12 MAGAZINE STREET

12 MAGAZINE STREET
CHARLESTON, SOUTH CAROLINA

THE ALTERATION OF:
FIRST FL. WOOD WALL FRAMING SOUTH SIDE OF EXIST. ADDITION
2X4 DIMENSIONAL LIMBER (ESTIMATED INSTALLATION DATE: 1970-1985)
BATT INSULATION AND 2" INTERIOR PLYWOOD.

FIRST FL. WOOD WALL FRAMING EAST SIDE OF EXIST. ADDITION
DIMENSIONAL LIMBER (ESTIMATED INSTALLATION DATE: 1970-1985)
BATT INSULATION AND 2" INTERIOR PLYWOOD.

FIRST FL. WOOD WALL FRAMING NORTH SIDE OF EXIST. ADDITION
DIMENSIONAL LIMBER (ESTIMATED INSTALLATION DATE: 1970-1985)
BATT INSULATION AND 2" INTERIOR PLYWOOD.

SECOND FL. WOOD WALL FRAMING EAST SIDE OF BATHRM. ADDITION
2X4 DIMENSIONAL LIMBER (ESTIMATED INSTALLATION DATE: 1970-1985)
BATT INSULATION AND 2" INTERIOR PLYWOOD.

FIRST FLOOR WOOD CEILING FRAMING OF EXIST. ADDITION
2X10 DIMENSIONAL LIMBER (ESTIMATED INSTALLATION DATE: 1970-1985)
BLOWN IN INSULATION.

FIRST FLOOR CONCRETE FLOOR SLAB EXISTING ADDITION
CONCRETE SLAB COVERS ENTIRE FLOOR AREA OF ADDITION.

PLUMBING PIPING RUNS ON THE OUTSIDE OF THE ADDITION BECAUSE OF INTERIOR CONCRETE SLAB.
EXISTING HARDRAIL CAP AND TOP RAIL

EXISTING HARDRAIL BOTTOM RAIL

EXISTING WOOD 6X6 COLUMNS

FIRST FLOOR WOOD CEILING FRAMING OF EXIST. ADDITION

12 MAGAZINE STREET
CHARLESTON, SOUTH CAROLINA

17 ANSON STREET - RENOVATION

EAST SIDE METAL ENTRANCE GATE

EAST SIDE METAL ENTRANCE GATE DETAIL

THE ALTERATION OF
EXISTING CITY OF CHARLESTON B.A.R.
APPROVED TWO-STORY ADDITIONS

EXISTING WOOD 6X6 COLUMNS
DIMENSIONAL LIMBER (ESTIMATED INSTALLATION DATE: 1970-1985)
BATT INSULATION AND 3" INTERIOR PLYWOOD.

EXISTING HARDRAIL BOTTOM RAIL

VERY LIKELY ACQUIRED FROM SOUTHERN LUMBER IN THE 1970 OR 1980'S.

BLOWN IN INSULATION.

BLOWER TREATED WOOD 6X6 POST TO REPLACE MISSING OR SEVERELY DAMAGED COLUMNS AND CHAMFERED THE COLUMNS TO MATCH ORIGINAL COLUMNS.

USED SOUTHERN LUMBER TOP AND BOTTOM RAILS AND TOP CAP.

EXISTING WOOD 6X6 COLUMNS

EXISTING HARDRAIL BOTTOM RAIL

FIRST FLOOR WOOD CEILING FRAMING OF EXIST. ADDITION

FIRST FLOOR WOOD CEILING FRAMING OF EXIST. ADDITION
EXISTING ROOF PLAN

EXISTING ROOF PLAN

1. Remove existing Standing Seam Roof

2. Align with Existing First Floor Construction (+/-) 21'-7"

3. Align with Existing First Floor Construction (+/-) 6'-0"

4. Align with Existing First Floor Construction (+/-) 12'-7"

5. Align with Existing First Floor Construction (+/-) 23'-8"

6. HVAC Condensers

7. Existing Standing Seam Roof

8. Roof Plan

9. Scale: 1/8" = 1'-0" (12x18)

10. Scale: 1/4" = 1'-0" (24x36)

ROOF PLAN

1. Remove existing Standing Seam Roof

2. Install New cricket.

3. Existing Standing Seam Roof

4. Standing Seam Roofing (Historic). Refer to Spec Section 07 61 00.

5. Gutters & Downspouts (Typ.). Refer to Spec Section 07 71 20.

6. Metal Coping (Typ.). Refer to Spec Section 07 71 00

7. HVAC Condensers

8. Existing Standing Seam Roof

9. Roof Plan

10. Scale: 1/8" = 1'-0" (12x18)

11. Scale: 1/4" = 1'-0" (24x36)

12. Issue Date: 4.10.2021

13. RELATIVE NORTH (VIF)
THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VIOLATORS ARE SUBJECT TO LEGAL ACTION.

**EXISTING SOUTH ELEVATION**

- **Scale:** 1/8"=1'-0" (12x18)
- **Date:** 3/25/2021

**EXISTING EAST ELEVATION**

- **Scale:** 1/8"=1'-0" (12x18)
- **Date:** 3/25/2021

**Bar on 3/25/2021**

- **Scale:** 1/8"=1'-0" (12x18)
This drawing is the exclusive property of the architect and may not be used or reproduced in whole or in part without the written consent of the architect. Violators are subject to legal action.

Proj. No. XX-XX
Drawn by: DR
Revisions: xx/xx/xx

158 Broad Street, Charleston, SC 29401
Phone: 843-708-0083
Email: davidrichardsarchitect@comast.net
DAVID RICHARDS, ARCHITECT
12 MAGAZINE STREET
CHARLESTON, SOUTH CAROLINA

The Interior Alteration of:
Existing/Demolition North Elevation
Scale: 1/8"=1'-0" (12x18)
Scale: 1/4"=1'-0" (24x36)

Existing/Demolition North Elevation
Scale: 1/8"=1'-0" (12x18)
Scale: 1/4"=1'-0" (24x36)

Remove existing (non original) foundation vents (Typ.).
Replace existing siding board at foundation vent location only. To match existing adjacent siding.

Existing North Elevation
Scale: 1/8"=1'-0" (12x18)
Scale: 1/4"=1'-0" (24x36)

NORTH ELEVATION
SCALE: 1/8"=1'-0" (12x18)
SCALE: 1/4"=1'-0" (24x36)

1x12 Wood Fence
Repoint existing brick as required.
(Typ.) Refer to Spec Section 04 05 04 - Historic Brick Repointing.
Gutters & Downspouts (Typ.).
Refer to Spec Section 07 71 20.
Install on both North and South Elevations

EXISTING WEST ELEVATION
SCALE: 1/8"=1'-0" (12x18)
SCALE: 1/4"=1'-0" (24x36)

EXISTING WEST ELEVATION
SCALE: 1/8"=1'-0" (12x18)
SCALE: 1/4"=1'-0" (24x36)

West Elevation
Scale: 1/8"=1'-0" (12x18)
Scale: 1/4"=1'-0" (24x36)

1x12 Wood Fence
Repoint existing brick as required.
(Typ.) Refer to Spec Section 04 05 04 - Historic Brick Repointing.
Gutters & Downspouts (Typ.).
Refer to Spec Section 07 71 20.
Install on both North and South Elevations

See Sheet A405 for details regarding the new chimney that will be constructed in the place of the removed existing chimney. Per Letter from Structural Project Engineer, because the structural integrity of the chimney has been damaged. The existing brick of the chimney shall be removed in its entirety. See Sheet A405 for details regarding the new chimney that will be constructed in its place.
mock up to Architect

- Plywood T&G Subfloor
- Wood Flooring
- preformed Aluminum Flashing. 2"

Section 06 20 00 - Finish Carpentry.

- Birch Plywood
- Refer to Spec Section 07 27 27.

- 6x6 Treated Wood Column to match existing.

- Structural Wood Beams. See Structural.

- Spike support (Typ.)

- Exterior Grade Plywood at eave.

- Exterior Panel Mould. Refer to Spec Section 07 25 00.

- Weather Barrier System (Vaprosheild).

- Self-Adhered Roof Underlayment

- Sheet Framing - (Typ.) Refer to Spec Section 05 10 00 - Rough Framing

- Wood Framing - See Structural
- Wood Framing - Section 06 10 00 - Rough Framing
- Self-Tapped Wood Columns in matching existing

- Existing Wood Framing
- Existing Wood Siding
- Existing Grade
- Existing Concrete Slab
- Existing Exterior Insulation Board

- Birch Plywood (Painted)
SOUTH BUILDING SECTION NORTH/SOUTH

SECTION DETAIL

- Wood Trim. (Typ.) Refer to Spec Section 06 20 00 - Finish Carpentry.
- 6x6 Treated Wood Column to match existing.
- Wood Framing. (Typ.) Refer to Spec Section 06 10 00 - Rough Framing.
- Birch Plywood
- Window Sash

Drawing Dimensions:
- SCALE: 3/8"=1'-0" (12x18)
- SCALE: 1 1/2"=1'-0" (24x36)
ELEVATION OF REAR DOOR CANOPY

Counter Flashing
Standing Seam Metal
Roof painted.

PREMANUFACTURED BRACKET DIMENSIONS

Counter Flashing
Caulk as required.
Standing Seam Metal
Roof painted.
Premanufactured Wood
bracket. Western Red Cedar or equal.

ENLARGED ELEVATION DETAIL

Counter Flashing Set into sawcut into stucco and brick. Caulk as required.
Standing Seam Metal
Roof painted.
Premanufactured Wood
bracket. Western Red Cedar or equal.

SECTION THRU REAR DOOR CANOPY

3 8" x 4 1/2" Galvanized Bolt. (3 Total) Recessed and plugged.

PREMANUFACTURED BRACKET DIMENSIONS

3 4" Treated Plywood
Drip Edge

2" x 4" Treated T&G Wood boards

2x4" RMC Wood Fascia, Mortar and Tendon at ends, Glass and primers to end brackets.
Mortar and Tendon as indicated.

Premanufactured Wood
bracket. Western Red Cedar or equal. See Sheet A403.

3 4" x 4 1/2" Galvanized Bolt. (3 Total) Recessed and plugged.
Mortar and Tendon as indicated. See Detail A406.

Note: Entire Canopy (except Standing Seam Roof) shall be Primed
and painted Exterior Trim Color.

Ice and water shield
3 4" x 4 Treated T&G Wood boards
Mortise and Tenon as indicated.

CHAMFER as indicated See Detail D8/A405 above.

3 4" x 4 1/2" Galvanized Bolt. (3 Total) Recessed and plugged.

2" x 4" Treated Plywood

Ice and water shield
3 4" x 4 Treated T&G Wood boards
Mortise and Tenon as indicated.

CHAMFER as indicated See Detail A406 above.

2" x 4" Treated Plywood

Ice and water shield
3 4" x 4 Treated T&G Wood boards
Mortise and Tenon as indicated.

CHAMFER as indicated See Detail A406 above.

2" x 4" Treated Plywood

Ice and water shield
3 4" x 4 Treated T&G Wood boards
Mortise and Tenon as indicated.

CHAMFER as indicated See Detail A406 above.
Agenda Item #5

49 SOUTH BATTERY
TMS # 457-16-03-020

Request final approval for new standing seam copper roof on main house to replace existing slate and coordinate with other roofs on house.

Category 2 (Charlestowne) c. 1795 Old and Historic District
Agenda Item #5

Applicant’s Presentation
March 29, 2021

Attn: Mr. Eddie Fava, AIA
   ee fava architects etc.

Re: Existing Roof Framing
   49 South Battery
   Charleston, SC

KM Powell Engineering Project No. 7321

Dear Eddie:

At your request, I visited the referenced property on 03/24/21 to visually observe the existing roof framing. My observations were limited to the attic/roof area over the northern most room facing South Battery Street; other areas of the attic/roof were not accessible. The purpose of my site visit was to obtain information on the existing roof framing to make recommendations regarding a new roof covering.

The original rafters and tongue and groove lumber roof deck are still in place and appear to be in good condition. The rafter sizes were approximately 3” wide x 4” deep in dimension but varied +/- ½” in either or both dimensions. The rafter spacing varied from 20” oc. to 24” oc. I was not able to confirm the thickness of the lumber roof decking but expect it to be at least ½” thickness.

Based on my calculations using the information obtained during my site visit and published historical wood design values, I do not recommend re-roofing this structure with a slate roof. Calculations indicate the added weight of a slate roof system will result in deflections that exceed recommended limits by today’s standards. Excessive deflections could be problematic for a slate roof system and reduce it’s useful service life.

It is my professional opinion that a lightweight shingle or metal panel roof system that will minimize the additional dead load on the existing roof framing should be considered for a re-roofing project.

Please contact me should you have any further questions on this matter.

Sincerely,

Kelsey M. Powell, PE
Principal Engineer
843-763-7864
Kelsey@PEofSC.com

Limitations:
This inspection and report has been prepared with the skill customarily exercised by other structural engineers in similar circumstances. However, we cannot be responsible for items that we may have overlooked, concealed conditions, defects that may develop later, or any items outside the scope of our work. We believe this report reflects the condition of the property at the time of the inspection based on visual observations. The inspection and this report do not constitute a guarantee of any portion of the property and no warranty is implied.
To whom it may concern,
c/o eefava architects
54 Broad Street,
Charleston, SC 29401

Re: 49 South Battery

Cahill Contracting has examined the existing slate roof system on the home located at 49 South Battery in Charleston, SC.

The existing slate appears to be extremely brittle and deteriorated. It is our professional opinion that the existing slate roof system needs to be removed and new roof system installed. The weight of an all new slate roof is of a concern and we propose the existing roof system with a new standing seam copper roof to match the rest of the structure and reduce the weight load.

We will be working with the owner and architect through this process.

Please let me know if I can provide further details that may be necessary in order to help with the approval process.

Respectfully submitted by,

Christopher M. Cahill
Agenda Item #6

48 SOUTH BATTERY  
TMS # 457-16-01-0

Request final approval for an increased height in masonry coping wall to 42”.

Category 2  (Charlestowne)  c. 1846  Old and Historic District
Agenda Item #6

Applicant’s Presentation
**48 South Battery Street**

**Proposed Addition**

TMS: 457-16-01-054
FLOOD ZONE AE-II

CONCEPTUAL BAR SUBMITTAL TO ELEVATE SOUTH FENCE
TO BE CONSIDERED AT 5-4-21 ZONING MEETING

**History:**

Constructed 1846 by James MacBeth. This three-story, gable-ended Greek Revival house has a substantial two-tiered piazza consisting of a masonry arcade on the ground story and a fluted Tuscan-columned porch on the second story. Sandstone pediments and lintels survive over the principal exterior door and windows. The MacBeth House, like its two neighbors to the east, retains its original wood fence and curved lattice gate.

(Poston, Buildings of Charleston)

**Drawing List**

| A000  | TITLE SHEET                  |
| A001  | SITE PLAN                    |
| P1    | SITE PHOTOS                  |
| EA201 | EXISTING SOUTH ELEVATION CONTEXT | EXISTING SOUTH ELEVATION DETAIL |
| A202  | PROPOSED SOUTH ELEVATION CONTEXT | PROPOSED SOUTH ELEVATION DETAIL |
SHEET NUMBER: 4/5/21
REV.: [A001]

PROJECT NUMBER: 48 SOUTH BATTERY
457-16-01-054

TRASH
HVAC
WALL
LOGGIA
DRIVEWAY
PARKING
PATIO
SIDEWALK

EXISTING FENCE TO BE ELEVATED

48 SOUTH BATTERY
457-16-01-053

48 1/2 SOUTH BATTERY
457-16-01-082

50 SOUTH BATTERY
457-16-01-055

46 SOUTH BATTERY
457-16-01-054

46 SOUTH BATTERY
457-16-01-053

N

SCALE: 3/16" = 1'-0"
46 & 48 South Battery
Charleston, SC

EXISTING SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

46 SOUTH BATTERY
46 & 48 South Battery
CHARLESTON, SC

SOUTH WALL @ 2009

4 6  S O U T H  B A T T E R Y
7'-4"
8'-2 1/2"
4'-4"
9'-8 1/2"
9'-5 3/4"
9'-6 1/2"
5'-2 1/2"

ADD PANEL TO BASE OF EXISTING GATE
ADD MASONRY BASE
EXISTING FENCE TO BE ELEVATED ON NEW STUCCO BASE

PROPOSED SOUTH ELEVATION W/ 42' COPING WALL-CONTEXT

SCALE: 1/4" = 1'-0"
ADD PANEL TO BASE OF EXISTING GATE

RAISE WALL SO NEW BASE WALL HEIGHT IS 42"

HEIGHT OF EXISTING WALL & FENCE 3'-6"

HEIGHT OF PROPOSED WALL & FENCE 7'-4 1/2"

EXISTING FENCE TO BE ELEVATED ON NEW STUCCO BASE

EXISTING CEILING WALL

EXISTING COLUMN HEIGHT 8'-2"

PROPOSED COLUMN HT. 7'-4 1/2"

ADD MASONRY BASE

EXISTING FENCE SHOWN DASHED

EXISTING COPING WALL HEIGHT

PROPOSED SOUTH ELEVATION W/ 42" COPING WALL

SCALE: 1/2" = 1'-0"
Agenda Item #7

10 SOUTH ADGERS WHARF
TMS # 458-13-02-011

Request final approval for wholesale window replacement with simulated divided light.

Not rated (Charlestowne c. pre-1888 Old and Historic District.)
Agenda Item #7

Applicant’s Presentation
ROUGH OPENING MEASUREMENTS ARE DETERMINED BY ADDING 1" TO THE "OSJ" WIDTH AND 1/2" TO THE "OSJ" HEIGHT.
ROUGH OPENING MEASUREMENTS ARE DETERMINED BY ADDING 1" TO THE "OSJ" WIDTH AND ½" TO THE "OSJ" HEIGHT.

Manufactured By: Dallas Millwork Inc.
PO Box 549 Hiram, GA. 30141
770-943-3909
770-943-3900-FAX

CUSTOMER
Four Corners

APPROVED BY:

X

DRAWING#
ER6162001
DATE: 6-16-20
REV. #: ER2
REV DATE: 8-13-20
Existing Frame to Remain
All parts made of Accoya

ROUGH OPENING MEASUREMENTS ARE DETERMINED BY ADDING 1" TO THE "OSJ" WIDTH AND ½" TO THE "OSJ" HEIGHT
Existing Frame to Remain
All parts made of Accoya

ROUGH OPENING MEASUREMENTS ARE DETERMINED BY ADDING 1" TO THE "OSJ" WIDTH AND 1/2" TO THE "OSJ" HEIGHT
ROUGH OPENING MEASUREMENTS ARE DETERMINED BY ADDING 1" TO THE "OSJ" WIDTH AND $\frac{1}{2}"$ TO THE "OSJ" HEIGHT
Existing Frame to Remain
All parts made of Accoya

ROUGH OPENING MEASUREMENTS ARE DETERMINED BY ADDING 1" TO THE "OSJ" WIDTH AND ½" TO THE "OSJ" HEIGHT
Existing Frame to Remain
All parts made of Accoya

ROUGH OPENING MEASUREMENTS ARE DETERMINED BY ADDING 1" TO THE "OSJ" WIDTH AND \( \frac{1}{2} \)" TO THE "OSJ" HEIGHT

Manufactured By:
Dallas Millwork Inc.
PO Box 549 Hiram, GA. 30141
770-943-3909
770-943-3900-FAX

CUSTOMER
Four Corners

APPROVED BY:

DRAWING#
ER6162001

DATE: 6-16-20
REV. #: ER2
REV DATE: 8-13-20
Agenda Item #8

1108 KING STREET
TMS # 463-12-03-128

Request final approval for mural.

Not Rated  North Central  c. 1951-1955 (addition)  Commercial Corridor
Agenda Item #8

Applicant’s Presentation
PEACHY KEEN
CRYSTALS JEWELRY ART
# City of Charleston Building Inspections

## BUILDING PLAN REVIEW AND PERMIT APPLICATION

### I. APPLICANT INFORMATION

<table>
<thead>
<tr>
<th>Name</th>
<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Margot Keen</td>
<td>201 328 6576</td>
</tr>
<tr>
<td>Company: Peachy Keen LLC</td>
<td></td>
</tr>
<tr>
<td>Address: 1108 King St</td>
<td>City: Charleston State: SC Zip: 29401</td>
</tr>
<tr>
<td>Email: Margot <a href="mailto:Keen@gmail.com">Keen@gmail.com</a></td>
<td></td>
</tr>
</tbody>
</table>

### II. PROJECT INFORMATION please fill out all that applies

<table>
<thead>
<tr>
<th>Property Owner:</th>
<th>Phone:</th>
<th>Address of Work: 1108 C King St</th>
<th>Unit: C</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subdivision or Project Name:</td>
<td>Lot:</td>
<td>Block:</td>
<td>TMS #:</td>
</tr>
<tr>
<td>Flood Zone:</td>
<td>FIRM Panel #:</td>
<td>Zoning:</td>
<td></td>
</tr>
<tr>
<td>Is this property in BAR or DRB jurisdiction:</td>
<td>Yes</td>
<td>No</td>
<td>Do you have their approvals?</td>
</tr>
</tbody>
</table>

### III. TYPE AND COST OF CONSTRUCTION please fill out all that applies

<table>
<thead>
<tr>
<th>Scope of Work: Mural on building for retail shop sign</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current Use of building, if applicable: M</td>
</tr>
<tr>
<td>Propose Use:</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>NON-RESIDENTIAL USES:</th>
</tr>
</thead>
<tbody>
<tr>
<td>A - PLACES OF ASSEMBLY</td>
</tr>
<tr>
<td>B - BUSINESS</td>
</tr>
<tr>
<td>E - EDUCATION</td>
</tr>
<tr>
<td>F - FABRICATION</td>
</tr>
<tr>
<td>M - MERCANTILE</td>
</tr>
<tr>
<td>R1 - HOTELS AND MOTELS</td>
</tr>
<tr>
<td>S - STORAGE</td>
</tr>
<tr>
<td>U - UTILITY</td>
</tr>
<tr>
<td>R2 - APARTMENTS, CONDOS, DORMS</td>
</tr>
<tr>
<td>R3 - ONE AND TWO FAMILY OR TOWNHOMES</td>
</tr>
<tr>
<td>R4 - RESIDENTIAL CARE/ASSISTED LIVING</td>
</tr>
<tr>
<td>U - GARAGES</td>
</tr>
<tr>
<td>MANUFACTURED HOMES</td>
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</tr>
<tr>
<td>MANUFACTURED HOMES</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Type of Improvement:</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Building</td>
</tr>
<tr>
<td>Demolition</td>
</tr>
</tbody>
</table>

| Number of Units Added/Renovated: n/a |
| Total cost of improvement ($): 683 |
| Square Footage of Addition or New Building: n/a |
| Right of Way Bond Required: Yes | No |

Check all approvals granted: BAR DRB BZA-Z BZA-SD TRC ENCROACHMENT SIDEWALK/STREET BLOCKING

### IV. SPECIFICS – FOR PROPERTY OWNERS ACTING AS CONTRACTOR ONLY

When the total cost of construction is over $5,000, property owners must file exemption form and disclosure statement with the Charleston County RMC office before submitting permit application with the City of Charleston. Building Inspections requires a receipt of the filing with the RMC office and completed disclosure statement before a permit can be obtained.

Copy of the exemption form and disclosure statement attached? Yes | No

City of Charleston – Permit Center – 2 George Street, Charleston, SC 29401 – 843.577.5550
V. PROFESSIONAL INFORMATION

ARCHITECT
Name: ___________________________ Company: ___________________________ Phone: ___________________________
Address: ___________________________ City: ___________________________ State: ___________________________ Zip: ___________________________
Email: ___________________________

ENGINEER
Name: ___________________________ Company: ___________________________ Phone: ___________________________
Address: ___________________________ City: ___________________________ State: ___________________________ Zip: ___________________________
Email: ___________________________

GENERAL CONTRACTOR
Name: ___________________________ Phone: ___________________________
Company: ___________________________ City of Charleston Bus License #: ___________________________
Address: ___________________________ City: ___________________________ State: ___________________________ Zip: ___________________________
Email: ___________________________
State License Agency: ___________________________ South Carolina Contractors’ Licensing Board ___________________________ South Carolina Residential Builders Commission ___________________________

ELECTRICAL CONTRACTOR: if known
Name: ___________________________ Phone: ___________________________
Company: ___________________________ City of Charleston Bus License #: ___________________________
Address: ___________________________ City: ___________________________ State: ___________________________ Zip: ___________________________
Email: ___________________________

MECHANICAL CONTRACTOR: if known
Name: ___________________________ Phone: ___________________________
Company: ___________________________ City of Charleston Bus License #: ___________________________
Address: ___________________________ City: ___________________________ State: ___________________________ Zip: ___________________________
Email: ___________________________

PLUMBING CONTRACTOR: if known
Name: ___________________________ Phone: ___________________________
Company: ___________________________ City of Charleston Bus License #: ___________________________
Address: ___________________________ City: ___________________________ State: ___________________________ Zip: ___________________________
Email: ___________________________

VI. DISCLAIMER AND SIGNATURE

I understand and agree that this permit does not authorize any encroachment upon City or State owned property.

If a Construction Permit is issued by the City for this project that Construction Permit only provides authorization for the limited scope of work identified on the permit and the permit remains the property of the City of Charleston.

By signing below, I certify that I am the owner of the property where the work stated above will be performed or the authorized agent for the company performing the work stated above and that all information provided is true and correct.

I further understand and agree that if any information provided is found to be incorrect or falsely stated that any permits granted as a result of submitting this application will become immediately null and void. Additionally, I do hereby covenant and agree to comply with the ordinances of this jurisdiction and to perform the work herein stated in accordance with the plans and specifications submitted herewith. I shall be responsible for any and all violations of state laws and local ordinances.

I understand and agree that any alteration or change in plans made without approval of the Building Official subsequent to the issuance of the Construction Permit shall constitute grounds for revocation of such permit.

Permit void if work not started within SIX months of date of issue or if work stops for a period of SIX months. All permits expire two years from the date of their issuance.

All City Ordinances and Building Codes can be reviewed at the City of Charleston Division of Inspections located at 2 George Street, Ground Floor, Charleston, SC. Additional Construction Permits shall be required for any additional work not authorized under a permit issued for this application.

Applicant is responsible for calling to schedule all required inspections.

Signature ___________________________ Date ___________________________

[Signature]
Agenda Item #9

250 RUTLEDGE AVENUE
TMS # 460-08-01-155

Requesting conceptual approval for rear addition to existing duplex.

Category 4 (Cannonborough/Elliottborough)  c. 1895  Old City District
Agenda Item #9

Applicant’s Presentation
PHOTO OF REAR (EAST ELEVATION) AND DRIVEWAY

PHOTO OF FRONT (WEST ELEVATION)
FRONT, VIEW FROM THE NORTH
BOGARD ST, VIEW OF ADDITION
BETWEEN 76 & 78 BOGARD
PREVIOUSLY PROPOSED 01/28/2021

PROPOSED SITE PLAN

PREVIOUSLY PROPOSED 01/28/2021

PROPOSED SITE PLAN

APPROVED SPECIAL EXCEPTION TO EXTEND A NON-CONFORMING SOUTH SETBACK. REQUESTING A 4'-11" SETBACK WHERE A 7'-0" SETBACK IS REQUIRED.

APPROVED SPECIAL EXCEPTION TO EXTEND A NON-CONFORMING SOUTH SETBACK. REQUESTING A 4'-11" SETBACK WHERE A 7'-0" SETBACK IS REQUIRED.
EXTERIOR ELEVATIONS

Existing Elevations

EXISTING

EXISTING SOUTH ELEVATION

EXISTING EAST/REAR ELEVATION

EXISTING NORTH ELEVATION

EXISTING WEST/FRONT ELEVATION
PREVIOUSLY PROPOSED SOUTH ELEVATION

PROPOSED SOUTH ELEVATION

PREVIOUSLY PROPOSED 01/28/2021
### Staff Comments/Board Motion Bar-S Meeting 01/28/21

<table>
<thead>
<tr>
<th>Comment</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>The guiding principles of the Charleston's zoning ordinance require additions to be subordiant in height, scale and mass to the primary historic volume. This proposal warrants restudy so that the historic spacial relationships are retained.</td>
</tr>
<tr>
<td>2</td>
<td>The proposal has several elements such as the dormer windows, volume width, siding material and roof deck that can be modified to better relate to the existing building</td>
</tr>
</tbody>
</table>