BOARD OF ARCHITECTURAL REVIEW - SMALL

JULY 8, 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](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](http://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/](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

5 SHEPPARD STREET

TMS # 459-05-04-069

Request final approval for complete demolition.

Category 4 (East Side) c. 1873 Historic Materials Demolition Purview
Agenda Item #1

Applicant’s Presentation
The existing residential structure at 5 Sheppard Street, located in Charleston, South Carolina was evaluated on May 20, 2021 per your request. It is understood that the existing structure is unoccupied and has been for an extended amount of time. Below are the observations made of the structure during the evaluation as well as the general recommendations based on my findings.

General Structure Description
The existing structure is a single story timber framed residential structure with a metal roof. The structure is approximately 42'-8" x 25'-6" with a covered porch on the right side, the era of the structure is approximately in the late 1800's (1885 per online property listing). The structure is founded on a combination of brick masonry piers and cement masonry unit (CMU) piers. It is unknown if the piers or perimeter wall of the structure are founded on concrete footings, a stone subbase or just compacted soil. Based on the observation of the exterior and interior walls interior the structure has been added on to over the years with an addition at the left rear of the structure and perhaps the front left portion of the structure where the floor is depressed compared to the rest of the structure.

Observations
Below are the observations made at the time of the site visit. Observations were made of readily observable portions of the structure, no destructive testing or removal of wall, floor or ceiling surfaces were performed.

1. **Brick Foundation Wall Damaged (Front)**: The front perimeter brick foundation wall is damaged/tailing in multiple locations. Multiple bricks are loose and the existing parge coating has broken off in multiple locations. The wall appears to be a single wythe thick with over 50% of the foundation wall damaged or deteriorated. There appears to be no positive attachment of the structure to the perimeter brick wall.

2. **Brick Piers Damaged**: Existing brick pier foundations damaged or deteriorated in multiple locations. Over 70% of the brick piers were deteriorated, missing brick or were poorly constructed. There is no positive attachment of the structure to the foundation piers.

3. **CMU Pier Leaning**: One of the CMU piers in the left rear of the structure is leaning and does not appear to be adequate to support the structure due to improper construction or failed footing/soils. There is no positive attachment of the structure to the foundation piers.

4. **Perimeter Framing Deteriorated**: The exposed portions of the perimeter floor and wall framing show signs of water damage and deterioration. Perimeter beam along left and right ends of structure were deteriorated along with the ends perpendicular center beam that intersected these perimeter beams.

5. **Improper Floor Framing Repairs**: There are multiple locations in the floor framing where the original framing was cut for plumbing or where the framing had been damaged due...
previous damage and the framing repairs were inadequate. The floor framing in these areas require removal and replacement.

6. **Fire Damage Right Rear of Structure:** The right rear room of the structure shows signs of a large fire in the ceiling of the structure some time ago. All of the roof framing members shown signs of extensive fire damage and are in need of replacement. The existing roof sheathing boards are also damaged and all are in need of replacement in this area.

7. **Rear Roof Framing:** In the rear two rooms (center and left rear) of the structure the ceiling is removed and the roof framing is exposed. Portions of the roof sheathing planks are damaged/deteriorated from previous water damage (possible roof leaks). Portions of the roof framing are also deteriorated or poorly constructed. Approximately 40-50% of the roof framing and roof sheathing in this area is in need of replacement.

8. **Existing Porch Collapsing:** The existing porch on the right side of the structure is subject to possible collapse. The original posts and floor of the porch have deteriorated and have either been damaged or removed as there is currently 2x4 boards temporarily supporting the roof. There appears to be extensive damage to the foundation and floor of the porch. There are signs of deterioration of the perimeter roof beam and roof framing of the porch. **This portion of the structure poses an immediate life safety concern and should be properly supported or removed.**

9. **Exterior Siding Missing (Front):** The front of the structure has been covered completely with oriented strand board (OSB) plywood sheathing with an asphalt paper covering. The plywood sheets completely cover all exterior windows on front of structure. It is unknown how long these plywood sheets have been on the structure and how long the exterior wall framing was exposed to the elements before they were installed. There is a single sheet of plywood covering a door at the left front end of the structure. The wood framing exposed around this door shows extensive deterioration.

10. **Exterior Siding Missing (Rear & Left Rear Corner):** Exterior siding missing on rear wall and left rear corner of structure. Non-exterior grade OSB Plywood sheathing has been applied to these walls as a “temporary” exterior siding in order to close off the rear of the structure. It is unknown how long these sheets have been exposed to the elements but they are showing signs of deterioration. The exterior framing behind these sheets appear to have deteriorated due to water damage, some portions of the rear wall have been replaced with 2x4 wood studs some time ago. Some of the plywood sheets are loose and the nails are rusting. At the upper portion of the exterior wall at the left rear corner of the structure there is signs of damage from a previous fire.

11. **Exterior Siding Missing (Right Side At Porch):** The exterior wall at the right side of the structure where the porch is located, is missing any exterior siding or wall sheathing. All of the exterior wall framing is exposed along this wall with some portions of the wall framing deteriorated at the base. The perimeter timber beam along this wall is deteriorated (see Item #4 above).

**General Overview & Recommendations:**
The overall condition of the structure is poor. There are many major structural items that are in need of repair or replacement. The deterioration/damage of the brick foundations are the largest

**Vail Engineering, LLC.** | 1939 Palmetto Isle Drive, Mount Pleasant, SC 29466 | www.vailengineeringllc.com | (843) 819-3239
concern, followed by the damaged/deteriorated structural timber/wood framing throughout the structure. An immediate safety concern is the collapsing porch on the right side of the structure. The specific conditions given were noted only on the portions of the construction that were observable at the time of the site visit. It is assumed that further structural deterioration is hidden behind interior and exterior wall covering materials adding to the known deficiencies.

Based on the extent of structural damage throughout the structure identified in the visual observations described above, it is recommended that this structure be completely demolished and a new code compliant residential structure be constructed in its place. It is not recommended that any portion of this structure be reused or incorporated into a future structure at this location including the foundations.

If you should have any questions regarding these recommendations or if additional inspections are required, please do not hesitate to call me. I can be reached at (843) 819-3239.

Very truly yours,

VAIL ENGINEERING, LLC.

[Signature]

Christopher Vail, PE, LEED AP
Principal Structural Engineer
# Site Photos

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- **PHOTO NO.** P1060560  
- **DATE:** 5/20/21

**DESCRIPTION**

General photo of structure from front

- **PHOTO NO.** P1060554  
- **DATE:** 5/20/21

**DESCRIPTION**

Portion of front brick perimeter foundation wall damaged.
PROJECT NAME: 5 Sheppard Street Evaluation

SITE LOCATION: 5 Sheppard Street, Charleston, SC 29403

PROJECT NO. 58153

PHOTO NO. P1060497 DATE: 5/20/21

DESCRIPTION
Photo at right rear of structure showing damaged porch floor framing, brick pier deterioration and deteriorated wall framing.

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PROJECT NAME: 5 Sheppard Street Evaluation

SITE LOCATION: 5 Sheppard Street, Charleston, SC 29403

PROJECT NO. 58153

PHOTO NO. P1060501 DATE: 5/20/21

DESCRIPTION
Photo of damaged/improperly constructed pier at corner. Exterior perimeter beam exposed to elements.
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**DESCRIPTION**

Portion of existing framing improperly constructed/repairs.

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**DESCRIPTION**

Fire damage to roof framing in right rear of structure.
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General photo of structure from front

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**PHOTO NO.** P1060554  **DATE:** 5/20/21

**DESCRIPTION**
Portion of front brick perimeter foundation wall damaged.
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**DESCRIPTION**
Brick pier at perimeter beam. Brick pier deteriorated as well as exposed perimeter timber beam.

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### PHOTO NO. 2: P1060507
#### DATE: 5/20/21

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Right rear of structure showing temporary plywood sheathing and temporary supports for porch roof.
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Agenda Item #2

4 HAGOOD AVENUE

TMS # 460-11-01-025

Request final approval for complete demolition.

Category 4 (Westside) c. 1890 Old City District
Agenda Item #2

Applicant’s Presentation
UNSAFE

DO NOT ENTER OR OCCUPY
(THIS PLACARD IS NOT A DEMOLITION ORDER)

This facility was inspected under emergency conditions for:

(Jurisdiction)

Inspector ID / Agency

This structure has been inspected, found to be seriously damaged and is unsafe to occupy, as described below:

Date

Time

Do not enter, except as specifically authorized in writing by jurisdiction. Entry may result in death or injury.

Facility name and address

Not Remove This Placard unless Authorized by this Placard Authority.
January 15, 2021

Re: Structural Engineering Review – 4 Hagood Avenue, Charleston

To Whom it May Concern:

On the 5th of January 2021 I inspected the structure at 4 Hagood Street.

The inspection was a visual inspection of the exterior of the building. Due to unsafe nature of structure an internal inspection was not recommended, and not warranted after seeing the condition from the exterior.

The building’s current state is structurally deficient. Some select examples of this are the following: The North wall can be seen undulating out of plumb with the naked eye. A fire has significantly damaged the middle rear of the building, with significant section loss of load bearing members. The roof itself shows signs of structural failure from degradation.

The foundation of the building in some areas that could be seen would not have been considered proper construction at any time in history. Though a patchwork of piers some are merely lose masonry blocks and timber sitting directly on the ground.

For the safety of the public and it being impossible to structurally rehabilitate to current codes I recommend immediate demolition of the structure.

As always, please let me know if you have any questions or concerns.

Thank you,

Keane Steele, PE
President
Agenda Item #3

80 ALEXANDER STREET

TMS # 459-13-04-045

Request final approval for the demolition of modern stucco over CMU wall, and non-historic low brick wall at sidewalk.

Category 2 (Mazyck-Wraggborough) c. 1800 Old and Historic District
Agenda Item #3

Applicant’s Presentation
MODERN WALL DEMOLITION

This, 458-13-04-045
FLOOD ZONE AE-II

BAR SUBMITTAL, FOR FINAL APPROVAL
TO DEMOLISH MODERN CMU AND MODERN BRICK KNEE WALL
TO NORTH OF RESIDENCE

HISTORY FROM HISTORIC CHARLESTON FOUNDATION ONLINE ARCHIVES:

CONSTRUCTED 1800-1810, ALTERED CA. 1886. SITE OF THAT PORTION OF
"HAYZICK'S PASTURE WHERE A 'NOBLE LIVE OAK TREE' (NOW KNOWN AS
THE LIBERTY TREE) WAS FORMALLY DEDICATED TO 'LIBERTY' BY
CHARLESTON'S JOHN WILKES CLUB IN 1766.
OWNED BY THE GADSDEN ESTATE,
THIS AND ADJOINING PARCELS WERE ACQUIRED BY WILLIAM DEWEES,
A PLANTER AND WHARF OWNER IN 1807. A SUBSEQUENT OWNER ADDED
THE PIAZZAS, THE GREEK REVIVAL DOOR SURROUND, AND THE VICTORIAN
WINDOW HEADS. A THIRD STORY AND ROOF WERE DAMAGED AND REMOVED
AFTER THE EARTHQUAKE OF 1886.
Gadsden-Dewees House
80 Alexander Street
Charleston, SC

EXISTING SITE PLAN

SCALE: 3/16" = 1'-0"

EXISTING MASONRY WALL
EXISTING CHAIN LINK FENCE
EXISTING IRON DRIVE GATES
EXISTING HOUSE NOT IN SCOPE
EXISTING BRICK PIER
EXISTING MASONRY WALL

SIDE SETBACK 3'-0"
REAR SETBACK 7'-0"

ADJACENT PROPERTY UNENCLOSED BY HILTON PERIMETER WALL
DRIVEWAY OF ADJACENT HOUSE
STUCCO OVER CMU WALL/ MODERN LOW BRICK WALL TO BE DEMOLISHED
WALL HAS FAILED AFTER THIS POINT

80 ALEXANDER STREET
TMS# 459-13-04-045
Photos

1. Streetcape looking northeast
2. Wall elevation seen from sidewalk
3. Wall detail -- modern stucco over CMU construction
4. Wall from interior of property
Agenda Item #4

80 ALEXANDER STREET

TMS # 459-13-04-045

Request conceptual approval for the new construction of a one-story addition to the north.

Category 2 (Mazyck-Wraggborough) c. 1800 Old and Historic District
Agenda Item #4

Applicant’s Presentation
80 ALEXANDER STREET

EXTERIOR MODIFICATIONS

This 459-13-04-0145
FLOOD ZONE AE-II

BAR SUBMITTAL FOR CONCEPTUAL APPROVAL OF:
PROPOSED ADDITIONS TO EXISTING RESIDENCE

ADDITION COMPLIES WITH ZONING REQUIREMENTS:
PROPOSED MODIFICATION FALLS WITHIN SETBACKS & IS UNDER LOT COVERAGE

HISTORY FROM HISTORIC CHARLESTON FOUNDATION ONLINE ARCHIVES:

CONSTRUCTED 1800-1810; ALTERED CA. 1886. SITE OF THAT PORTION OF
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CHARLESTON'S JOHN WILKES CLUB IN 1766. OUNED BY THE GADSDEN ESTATE,
THIS AND ADJOINING PARCELS WERE ACQUIRED BY WILLIAM DEWEES,
A PLANTER AND WHARF OWNER, IN 1807. A SUBSEQUENT OWNER ADDED
THE PIAZZAS, THE GREEK REVIVAL DOOR SURROUNDS, AND THE VICTORIAN
WINDOW HEADS. A THIRD STORY AND ROOF WERE DAMAGED AND REMOVED
AFTER THE EARTHQUAKE OF 1886.

DRAWING LIST

A000  TITLE SHEET
EA001  EXISTING SITE PLAN
P1   SITE PHOTOS
P2   SITE PHOTOS
EA101  EXISTING FIRST FLOOR PLAN
EA102  EXISTING SECOND FLOOR PLAN
EA103  EXISTING ROOF PLAN
EA201  EXISTING WEST ELEVATION
EA202  EXISTING SOUTH ELEVATION
EA203  EXISTING EAST ELEVATION
EA204  EXISTING NORTH ELEVATION
A001  PROPOSED SITE PLAN
A002  PROPOSED FIRST FLOOR PLAN
A003  PROPOSED SECOND FLOOR PLAN
A004  PROPOSED ROOF PLAN
A005  PROPOSED WEST ELEVATION
A006  PROPOSED SOUTH ELEVATION
A007  PROPOSED EAST ELEVATION
A008  PROPOSED NORTH ELEVATION
A009  PROPOSED handful SCAPE
A010  PROPOSED streetscape
A301  BUILDING SECTION
A302  BUILDING SECTION
A303  BUILDING SECTION
A304  BUILDING SECTION
Gadsden-Dewees House
80 Alexander Street
Charleston, SC

WEST ELEVATION
NO SCALE

STREETScape looking northeast
NO SCALE

STREETScape looking southeast
NO SCALE

Photos
Gadsden-Dewees House
80 Alexander Street
Charleston, SC

EXISTING BATH @ HALF STORY
EXISTING SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"
Gadsden-Dewees House
80 Alexander Street
Charleston, SC

PROPOSED SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"
Gadsden-Dewees House
80 Alexander Street
Charleston, SC

PROPOSED ROOF PLAN

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

EXISTING HOUSE

ROOF OF ADDITION BELOW

ROOF OF ADDITION BELOW
Gadsden-Dewees House
80 Alexander Street
Charleston, SC

ADDITION SHOWN SHADED
NO CHANGE TO EXISTING HOUSE

PROPOSED WEST ELEVATION

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

13.94' FIRST FLOOR
26.19' SECOND FLOOR
0.0' NEW STAIR LANDING
12'-3" 12'-0 3/4"
12.0' BFE
PROPOSED EAST ELEVATION

SECOND FLOOR: 26.19'
FIRST FLOOR: 12.0'
NEW STAIR LANDING: 11.0'

NO CHANGE TO EXISTING HOUSE
NEW CONSTRUCTION SHOWN SHADED
PROPOSED NORTH ELEVATION/SECTION

NEW CONSTRUCTION SHOWN SHADED

POOL HOUSE

NEW DOORS

MASTERCLOSET

MASTEBEDROOM

FIRST FLOOR 13.94'
SECOND FLOOR 26.19'
FIN. FLOOR 0.0'
BFE 13.0'
12'-3''
11.0''

NEW CONSTRUCTION SHOWN SHADED
Proposed North Elevation/Section

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

13.94' First Floor
26.19' Second Floor
0.0' 12'-3"
12'-0 3/4" 13.0' 11.0' BFE

New Door

New Construction Shown Shaded

Breakfast

Master

Laundry
ALEXANDER STREET--LOOKING EAST

ADDITION SHOWN SHADIED

NO CHANGE TO EXISTING HOUSE

MASONRY WALL # HOTEL PARKING LOT

NO CHANGE TO EXISTING HOUSE

ALEXANDER STREET--LOOKING EAST

MASONRY WALL # HOTEL PARKING LOT
Sheet Number
Drawing Date
Project Number
Rev. Date

Gadsden-Dewees House
80 Alexander Street
Charleston, SC

CHARLESTON, SC

2013

SCALE: 3/16" = 1'-0"

STREETSCAPE

ALEXANDER STREET--LOOKING WEST--SHOWING BUILDINGS OPPOSITE

85 ALEXANDER

PROPOSED ADDITION SHOWN SHADED

83 ALEXANDER

80 ALEXANDER SHOWN SHADED

83 ALEXANDER

79 ALEXANDER

(BEYOND)

80 Alexander Street--Looking West--Showing Buildings Opposite

A207
NEW LANDING AT POWDER ROOM.
NEW STEPS

13.94' FIRST FLOOR
26.19' SECOND FLOOR
0.0' 12'-3" 11.0' BFE

BUILDING / SITE SECTION - WEST ELEVATION OF POOL HOUSE

SCALE: 1/4" = 1'-0"
PROPOSED BUILDING AT MASTER SUITE

SITTING ROOM

FAMILY ROOM

MASTER KITCHEN

MASTER BEDROOM

MASTER BATH

MASTER ENTRY

1/4" = 1'-0"

13.0' MASTER SUITE

13.94' FIRST FLOOR

26.19' SECOND FLOOR

12'-3"

12'-0 3/4"

12.0' NEW PWDR. RM.

11.0' BFE

Gadsden-Dewees House
80 Markert Street
Charleston, SC

6/16/21

2013

A303
PROPOSED BUILDING AT MASTER SUITE

POOL HOUSE BUILDING SECTION

BREAKFAST ROOM BUILDING SECTION

KITCHEN

STORAGE

POOL HOUSE

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

PROPOSED BUILDING AT MASTERSUITE
Agenda Item #5

166 WENTWORTH STREET

TMS # 457-03-04-062

Requesting final approval for modifications to fenestration on rear addition.

Category 2 (Harleston Village) c. 1809 Old and Historic District
Agenda Item #5

Applicant’s Presentation
**Property Address:** 166 Wentworth St.  
**TMS No.:** 457-03-04-062  
**Meeting date requested:** June 24, 2021

<table>
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<th>Property Owner: Jerry Smith</th>
<th>Daytime phone: 843-901-9002</th>
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<tr>
<td>Applicant: Clark Glidewell/Architect</td>
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<td>Applicant's mailing address: 10 Ponce De Leon Ct</td>
<td>City: Charleston</td>
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<tr>
<td>Applicant's e-mail address: <a href="mailto:clarkglidewell@knology.net">clarkglidewell@knology.net</a></td>
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<tr>
<td>Applicant's relationship: Owner</td>
<td>Design Professional</td>
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<td>Project Valuation: $50,000.00</td>
<td>Description or Scope of Work: Request a change to the windows in the new addition east elevation. The addition was previously approved. The owner would like to add 4 high fixed transom windows providing additional light to kitchen. The windows will be Un-fired clay.</td>
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**Submittal Requirements:** Found here www.charleston-sc.gov/BAR. This document must supplement all Board level packages with appropriate boxes checked and signed.  
Zoning / Courtesy TRC approval required prior to making application for review.  
INCOMPLETE APPLICATIONS OR UNPAID INVOICES WILL NOT BE INCLUDED ON A BOARD AGENDA.

I hereby acknowledge by my signature below that this application and submittal is complete and accurate and that I am the owner of the subject property or an authorized representative. I authorize the subject property to be posted and inspected, and the application to be heard by the Board of Architectural Review of the City of Charleston on the date specified.

**Applicant’s signature:** Shelley Clark Glidewell  
**Date:** 6/14/21

**Print name legibly:** Shelley Clark Glidewell

For Office Use Only Below this Point

- The Board of Architectural Review has reviewed this request. Its findings are as follows:
- The Urban Design and Preservation Staff has reviewed this request. Its findings are as follows:

- Approval  
- Denial  
- Deferral  
- Approval with the following conditions:

- Final Approval is granted upon fulfillment of the above-specified conditions and is referred to the Preservation Staff for further action.

- Chairman’s or Staff’s Signature:  
- Date:  

- Arch. Rating:  
- Const. Date:  
- Old and Historic Dist.  
- Old City Dist.  
- Landmark Dist.  
- North of Line St.

- Date received:  
- Fee amount:  
- Permit/Plan Number:  
- Staff person:  

1. An appeal of a Board decision stays all further action on applications.
2. This approval does not constitute approval by other City boards or departments. Prior to construction, all plans and specifications must be reviewed and approved by the Building Inspections Division and a building permit must be obtained and posted on the property.
3. This approval expires two years from approval date.
EXISTING EAST ELEVATION

SCALE: 1/4" = 1'-0"
Agenda Item #6

257 RUTLEDGE STREET

TMS # 460-07-04-005

Requesting conceptual approval for new construction of duplex and pool.

Category 4 (Cannonborough/Elliottborough) c. 1890 Old City District
Agenda Item #6

Applicant’s Presentation
Wegner Residence
257 Rutledge Avenue
Charleston, South Carolina

BAR SUBMITTAL
June 15, 2021

INDEX TO DRAWINGS

T000 TITLE SHEET
T001 SITE PLAN & PHOTOS
T002 SITE PLAN & PHOTOS
A100 FLOOR PLANS
A200 EXTERIOR ELEVATIONS
A300 EXTERIOR ELEVATIONS
A400 BUILDING SECTIONS

Applicant: June OO Connor
American Ventures Inc.
88 Broad Street
Charleston, SC 29403
Agenda Item #7

46 SOUTH BATTERY

TMS # 457-16-01-053

Requesting conceptual approval to replace wood steps to piazza with stone steps and iron handrail.

Category 2  (Charlestowne)  c. 1835  Old and Historic District
Agenda Item #7

Applicant’s Presentation
46 SOUTH BATTERY STREET

EXTERIOR MODIFICATIONS

THIS: 467-16-01-093
FLOOD ZONE AE-10

BAR SUBMITTAL FOR CONCEPTUAL APPROVAL OF:
REPLACEMENT OF WOOD STAIR TO PIAZZA WITH MASONRY STAIR & IRON HANDRAIL
ZONING APPROVAL NOT REQUIRED

HISTORY FROM HISTORIC CHARLESTON FOUNDATION ONLINE ARCHIVES:
CONSTRUCTED CA. 1835; ALTERATIONS 1850S, 1942, 1970S. BUILT BY
PHILIP JOHNSTON PORCHER FOR HIS DAUGHTER, MARIANNA.
THREE-STORY HOUSE WITH DOUBLE-TIERED PIAZAS AND MAIN ENTRY
DOOR FACING SOUTH BATTERY.

DRAWING LIST

A000  TITLE SHEET
A001  SITE PLAN
F1    SITE PHOTOS
A101  EXISTING & PROPOSED FIRST FLOOR PLAN
A201  EXISTING & PROPOSED SOUTH ELEVATION
A202  PROPOSED WEST ELEVATION

OWNERS:
ZOE & BRYS STEPHENS
46 SOUTH BATTERY STREET
CHARLESTON, SC 29401

TMS: 457-16-01-053
FLOOD ZONE AE-10

ZONING APPROVAL NOT REQUIRED
46 South Battery

EXISTING MASONRY WALL

PRIVY

GARAGE

(@ 15 Lamboll)

GARAGE

(@ 19 Lamboll)

NEW STAIR

SHOWN SHADED

SCALE: 1/8" = 1'-0"
EXISTING SOUTH ELEVATION

EXISTING STAIR TO PIAZZA

EXISTING STAIR TO PIAZZA

EXISTING STAIR TO PIAZZA
46 SOUTH BATTERY
CHARLESTON, SC
A REHABILITATION OF EXISTING PLAN

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

EXISTING PLAN

PROPOSED PLAN

REMOVE EXISTING WOOD STAIR

PROPOSED MASONRY STAIR SHOWN SHADED
46 SOUTH BATTERY
CHARLESTON, SC

A REHABILITATION OF

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

EXISTING SOUTH ELEVATION

EXISTING WOOD STAIR TO BE REMOVED

PROPOSED SOUTH ELEVATION

PROPOSED STAIR SHOWN SHADING

NO CHANGE TO EXISTING HOUSE

EXISTING SOUTH ELEVATION

EXISTING SOUTH ELEVATION
A REHABILITATION OF 46 SOUTH BATTERY
CHARLESTON, SC

PROPOSED WEST ELEVATION

PROPOSED STAIR SHOWN SHADED

STAIR PRECEDENT

SCALE: 1/4" = 1'-0"
Agenda Item #8

42 CHARLOTTE STREET

TMS # 459-13-01-175

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

Category 2    (Mazyck-Wraggborough)    c. 1831    Old and Historic District
Agenda Item #8

Applicant’s Presentation
Proposed Duplex at 42 Charlotte Street.

Johan Venning House, Lumber Merchant, Built in 1831

Located in the Garden District. 3 Story (with English Basement + ½ Story at Attic Level) Height 44.9’

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

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

**Non-Grided:** 40/42 Charlotte Street Lot Depth: 254’ Backs up to 45 & 47 Chapel Street Depth: ~112’
The Total Depth thru Block there is 367’; Our Lot is ~ 81’ x ~254’ = 20,655 Sq Ft or .48 acre
Zoning: DR-1F; Fema X- Zone
Section thru entire Lot of 40 & 42 Charlotte Street: The Front of New Proposed sits ~193' back from Right of Way.
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: 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
This New Proposal in reducing the depth by 3' to 35'

Proposed 42 A & B Charlotte Street:
A. Footprint (East) 803 Sq Ft
B. Footprint (West) 630 Sq Ft
Common 742 Sq Ft
Total of Two Units Footprint 2,175 Sq Ft

For Comparison: Primary Structure 40 Charlotte Footprint
Main House: 2,314 Sq Ft
Kitchen House 410 Sq Ft
2,724 Sq Ft

To Be in Compliance with 54-306; and 54-308
We Compressed the Shape by 35% from where we started
We have been able to keep it in one Structure.
We Have reduced the height presently to (30'); compared to Primary structure at 45'
We presently have not required any zoning set back
We have reduced depth to protect the tree
Conservatory Glass Structure at 40 Charlotte Street:
Paying respect to the Glass Structure that is documented
for over 77 years on the West Property Line

1852 Bridgen Allen Map; 40 Charlotte Street (with Three Structures)
Glass Structure Exists for over 77 Years

1888 Sanborn Map; 40 Charlotte St
21 Legare Street: Carriage House Runs Parallel to Legare; Has Full Parapet Walls;
(Carriage House Stretches across entire Rear Lot)
STUDY: Height of Adjacent Buildings (at Ridge):  
Front House Height 40 Charlotte: 44.9’

Proposed 42 Charlotte 30.5’ --- 45 Chapel 34.8’ --- 47 Chapel 31.7’ --- 49 Chapel 37.5’

View from 40 Charlotte Looking North to 42 Charlotte and Rear Structures on Chapel
Rough Model View between 40 and 44 Charlotte of 42 Charlotte (Note Cupola is ~211’ from Sidewalk)
Note that Charlotte Street sits 4’ below the base of the Wall. So the only visible part will be most of the conservatory, and the two western (left) roof dormers. You will not be able to see doors and windows on the first floor.

40/42 Charlotte St. Driveway, Looking North
View between 45 and 47 Chapel Street; (Note Cupola is ~ 150’ from Sidewalk). Note this is from the first proposal, but heights have changed only a few inches, so it is still appropriate.

View between 47 and 49 Chapel Street; (Note Cupola is ~ 150’ from Sidewalk). Note this is from the first Proposal, but note that the conservatory has reduced in over 3’ in height, and tapered in at the roof.
Recap:
New Proposed Duplex Carriage House
Sits 211’ 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;  
There are 2 great examples within few feet of this proposed structure; Are slightly larger  
The Footprint is less than the primary structure 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 Primary Structure: 40 Charlotte St. at 44.9’ and  
The Height is less than all three ridges of Rear properties on Chapel Street in our Study  
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 Inspiration

Design Foot Notes:
Cupolas are found on the Sanborn Maps; not only for light, they are critical to release rising hot air  
Using one structure at the Rear verse 4 to 6 Micro-Houses; respects History of form  
In respect to Neighbors to North, A single building at 2 stories is better than multiples at 3 stories  
And by honoring a full setback at the Rear of proper, and a wider but shorter house, give more sun  
We have with engineers & will be managing all water runoff; Capturing as part of Sustainable Plan

Requested Letters of support from immediate neighbors and others I have met on the street; over 18 letters and each was contacted with new updates and continued support, see summary

STUDIES: Structure Orientation:
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:

Sanborn 1888: Within a few Blocks We Have Many Examples of Appropriate Forms
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
### Rear Structures that ran Parallel to the Street: GONE

<table>
<thead>
<tr>
<th>Notes</th>
<th>Neighborhood</th>
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</table>

39 Rear Structures that Ran Parallel to the Street Nearby: GONE
EXAMPLES: 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
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
Zero George is a similar footprint except its lot depth 135’ our lot is 255’ (~50% Lot in depth and width) its back house is 28’ x 40’ if scaled to our double lot (81’ x 255’) the similar rear structure would be 56’ x 80’ (our proposed building is 38’x56)

JPH Notes:

From Christina Butlers Article: For Charleston Empire
Mazyckborough: industrial enterprises: Part of the neighborhood is still owned by South Carolina Electric and Gas (a small brick gas house built in 1855 is a visual reminder of earlier industry in the neighborhood) and by the State Ports Authority. Another example is the circa 1866 Northeastern Railway Depot building with its arched brick windows and latticework gable ends, which is now the popular East Bay Beirgarten

Attracted by dock and factory work, nineteenth century Mazyck-Wraggborough became home to German immigrants, enslaved people living out, free people of color, and other working class residents, who lived on short courts; many of these smaller enclaves were replaced by Wraggborough Homes in 1938, although there are still surviving examples of modest wood frame Charleston single houses in the neighborhood, dotted here and there amongst stately mansions with deep, lush gardens.

Multiple Lantern, Cupula, and Clear Stories in these few blocks
Film is thin and does not require anchors into roofing. It does not delaminate from roofing during heavy winds and become airborne by itself. If applied in the correct spots, one cannot see it from ground due to its contact-paper like thickness.
PROJECT GOAL

DESIGN WITH GRADUATES, STUDENTS, AND ARCHITECTURE PROFESSORS OF THE AMERICAN COLLEGE OF THE BUILDING ARTS AND VISITING ARCHITECTS, A STRUCTURE THAT INCORPORATES TRADITIONAL AND SUSTAINABLE DESIGN, MATERIALS, AND CONCEPTS. THE PROJECT GOAL IS TO COMMISSION GRADUATES TO WORK ALONGSIDE PROFESSIONALS TO DESIGN AND BUILD. CAREFULLY STITCHING TOGETHER A DREAM OF ARCHITECTURE THAT HUMBLES AND TEACHES ABOUT DESIGN, COST SAVINGS, NEW VERSUS OLD BUILDING TECHNOLOGY, ALL TO PROVIDE A LIVING LABORATORY SHOWCASING THE QUALITY OF BUILDING ARTS.

COMMENTS FROM STAFF AND BOARD 4/8/21


UPDATE - FROM CHARLOTTE STREET THE VIEW TO THE REAR OF THE LOT (SOUTH ELEVATION) IS MOSTLY BLOCKED BY THE WALL BETWEEN 40 & 42 CHARLOTTE ST., WHICH AT ITS BASE IS OVER 4’ HIGHER FROM THE PUBLIC RIGHT OF WAY. AS DEPICTED IN THE MODEL ABOVE (WITHOUT THE TREES), THE CONSERVATORY AND PART OF THE ROOF WILL BE VISIBLE, BUT NOT THE FIRST FLOOR FACADE FROM ANY PUBLIC RIGHT OF WAY.

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.
### History of 40/42 Charlotte Street

<table>
<thead>
<tr>
<th>Year</th>
<th>Event</th>
</tr>
</thead>
</table>
| 1790's | Samuel Har, Carpenter  
Purchased Lot from Charlotte to Chapel Street  
Paid $400 Guinea  
Divided and sold Charlotte St Side |
| ?? | John Eberly Halls, Butcher  
Purchased Lot |
| 1827 | Jonah M. Yemming, 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 Marble Steps & Mantles to 41 Charlotte  
Glass Roof Structure is present all through Walkers |
| 1898 | Walker Family  
Changes hands to Family for $3,600 |
| 1950 | Changes hands again to Family for $14,500 |
| 1955 | William Seabrook  
Purchased house |
| 1978 | Thomas & Julie R Baker  
Purchased House  
Add new Kitchen Wing |
| 2019 | Building ArrHwe  
Purchased House & Lot  
Major Renovation |
| 2020 | Vicky & Pete Neighbour, Lumber Merchants  
Purchased House and Front Half of lot |

### Diagrams
- **2021 Satellite Image of 40 and 42 Charlotte Street**: Are outlined in Green
- **1888 Sanborn Fire Insurance Maps**: Sheet 28. 40 and 42 Charlotte Street are outlined in Green
- **Historic House at 40 Charlotte**
- **Driveway Leading to 42 Charlotte**

---

*BUILDING ART LLC.*  
JOHN PAUL HUGULEY  
JohnPaul.BuildingArt@gmail.com  
+1(843)670-5245

*DRAWN BY:*  
MARTYN DELLO  
STEVEN FANCSALI  
JACK DUNCAN, AIA

*REVISED:*  
No.  
Date:  
Description:

6/25/21  
Bar recommended  
Revisions 1st Submittal

---

*DRAWINGS FOR REVIEW AND APPROVAL BY CHARLESTON CITY BOARD OF ARCHITECTURAL REVIEW*  
Sheet: 2  
Date: 25 JUNE 2021
EXISTING SITE PLAN

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

38 CHARLOTTE ST.
38C CHARLOTTE ST.
44 CHARLOTTE ST.
49 CHAPEL ST.

INGRESS/EGRESS/UTILITY EASMENT

SHEET 5

HISTORIC 40 CHARLOTTE ST.
42 CHARLOTTE ST.
45 CHARLOTTE ST.
47 CHARLOTST.
EXISTING SITE PLAN

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

GARDEN WALL SEPERATING 40 & 42 CHARLOTTE ST.

GRAND TREE: OAK

WOODEN FENCE INSIDE PROPERTY LINE

INGRESS/EGRESS/UTILITY EASMENT

TREE: PECAN

VIEW OF GARDEN WALL LOOKING NORTHWEST

GARDEN WALL CONSTRUCTION USING SUSTAINABLE TECHNOLOGY

RENDERING OF GARDEN WALL DURING EDUCATIONAL WORKSHOP
OLD PROPOSED SITE PLAN

SCALE: 1/16" = 1'-0"
NEW PROPOSED SITE PLAN

SCALE: 1/16" = 1'-0"
OLD PROPOSED SITE SECTION

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

NEW PROPOSED SITE SECTION

SCALE: 1/32" = 1'-0"
EXISTING SITE SECTION

SCALE: 1/16" = 1'-0"
OLD SECOND LEVEL
SCALE: 1/8" = 1'-0"
UNIT A EXTERIOR MEASUREMENT - 897 SF
UNIT B EXTERIOR MEASUREMENT - 1,015 SF
TOTAL 1,912 SF
EXTERIOR MEASUREMENT

NEW SECOND LEVEL
SCALE: 1/8" = 1'-0"
UNIT A EXTERIOR MEASUREMENT - 961 SF
UNIT B EXTERIOR MEASUREMENT - 702 SF
COMMON EXTERIOR MEASUREMENT - 286 SF
TOTAL 1,949 SF
EXTERIOR MEASUREMENT
SOUTH ELEVATION (FRONT)

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

STANDING SEAM ROOF
PARAPET
POTENTIAL SOLAR FILM
FORGED BRACKETS
BRICK
STUCCO BASE

25 JUNE 2021

FORTY-TWO CHARLOTTE STREET
CHARLESTON, SC 29403

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

DRAWN BY:
MARTYN DELLO
STEVEN FANCSALI
JACK DUNCAN, AIA

REVISIONS:

NO.      DATE              DESCRIPTION
DRAWINGS FOR REVIEW AND APPROVAL BY CHARLESTON CITY BOARD OF ARCHITECTURAL REVIEW

6/25/21             BAR RECOMMENDED REVISIONS 1ST SUBMITTAL 1
NEW SOUTH ELEVATION (FRONT)

SCALE: 1/8" = 1'-0"
NEW NORTH ELEVATION (BACK)

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

FIREPLACE VENT
WEST ELEVATION (SIDE) OLD
SCALE: 1/8" = 1'-0"

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

COMMENTS FROM STAFF AND BOARD 4/8/21
6) ELIMINATE THE BRICK ENTIRELY ON THE WESTERN END OF THE CONSERVATORY
UPDATE - BRICK HAS BEEN REMOVED

CONSERVATORY INSPIRATION 1

CONSERVATORY INSPIRATION 2
COMMENTS FROM STAFF AND BOARD 4/8/21

4) RESTUDY AND BALANCE THE FENESTRATION. THE WINDOWS SHOULD BE VERTICAL IN PROPORTION RATHER THAN HORIZONTAL, AND DIRECTED TOWARD A RESIDENTIAL SCALE RATHER THAN INDUSTRIAL.

UPDATE - RESTUDIED THE FENESTRATION. THE CURRENT PROPOSAL WAS DESIGNED BY BOBBY McALPINE, AIA, DURING A CHARETTE REGARDING THE PROPER DESIGN AND BUILDING OF METAL RESIDENTIAL WINDOWS FOR GRADUATES OF THE BUILDING ARTS. WHILE THE SQUARE LITES INITIALLY PROPOSED CAN FEEL INDUSTRIAL IN THEIR APPEARANCE, THE NEW WINDOW DESIGNS LEAN TOWARDS A MORE RESIDENTIAL FEEL WITH A RECTANGULAR, PORTRAIT ORIENTATION. MUCH THOUGHT AND WORK WAS EXPENDED TO MAINTAIN A HARMONY THROUGHOUT THE ENTIRE PROJECT IN ORDER TO MAINTAIN A HARMONY THROUGHOUT THE PROPOSAL.

6) THE CUPOLA IS OUT OF SCALE AND SHOULD BE RESTUDIED

UPDATE - RESTUDIED AND BROUGHT DOWN IN SCALE WHILE MAINTAINING CONSISTENCY WITH THE WINDOWS BELOW.
VIEW OF PROJECT LOT, 42 CHARLOTTE ST., FROM 40 CHARLOTTE ST.

FRONT OF HISTORIC HOUSE AT 40 CHARLOTTE ST.

VIEW OF 42 CHARLOTTE FROM REAR OF 40 CHARLOTTE

BACK OF HISTORIC HOUSE AT 40 CHARLOTTE ST.
DORMER STUDY SWOOPED SHED

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

SHED ROOF INSPIRATION 1

SHED ROOF INSPIRATION 2

SHED ROOF INSPIRATION 3
DORMER STUDY SWOOPED HIP

SCALE: 1/8" = 1'-0"
Agenda Item #9

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 #9

Applicant’s Presentation
A drawing demonstrating the minimal visibility of proposed new French doors at 66 Church Street as required by the Bar-Small.

- Analysis -
The proposed new doors would be seen no closer than 78'-10" away. They would be out of the vision of 77% of the public. The doors at their most visible would be 87'-4" away from a viewer. At the most only the top 1'-9" of the doors would be seen and would subtend at the eyes of a 6'-0" tall person at an angle of approximately 1.3°.

\[
\frac{120\text{°}}{27\text{°}} = 4.44 \text{° visible}
\]
Comments from Previous Presentation

“The applicant has made an exceptionally thoughtful application for the piazza enclosure.”

- Historic Charleston Foundation

“Clearly they have been carefully thinking this through and obviously trying to detail it well, so I want the applicant to know I think they’re doing about as good a job as they can.”

- BAR member Gardner

“Agree completely. I think this is a very sensitive [design]. About as sensitively done as you could hope for.”

- BAR member Wilson

“I think it’s minimal in size and I think it’s well done.”

- BAR member Van Slambrook
Additional Support from Immediate Neighbors

Apart from the owners of 66 Church Street and their guests, the only people who will see these new doors from any closer than 78’ - 10” away will be the neighbors immediately to the south at 64 Church St. They support this application:

---

66 Church

Meredith Dunnan
To:
Cc: Christopher Liberatos

Tue, May 25, 2021 at 6:13 AM

Dear Christopher, We have reviewed your lovely drawings of 66 Church Street and approve of the addition to enclose the piazza off of the kitchen.
Meredith and John Dunnan
64 Church Street
Response: See “Supplemental Drawing A - Visibility Study” attached herein.
Response: We believe that the attached drawings are more than sufficient for determining that this proposal is in compliance with the Ordinance: there is a plan detail drawn three times larger than required, and elevations of all proposed new doors, the details of which are designated to match those of the existing ones. They were deemed sufficient to have been accepted by BAR staff before. We have no further drawings on our list to do for this project - these drawings are ready to be issued to the permitting office. If there is a detail that we have mistakenly omitted that the B.A.R. has purview over that the Board believes it needs to determine this application's compliance with the Ordinance, we ask that the Board be more specific about what it believes is missing.
Response to Board’s Motion Item #3

Response: There are no walls being proposed in this application. We are only proposing new doors. As is shown on Detail #3 p. 1 of our drawings, the new doors were always intended to be installed behind the east 2005 railing, and as the “Visibility Study” shows, the east railing is out of view of the public R.O.W. and therefore outside the purview of the B.A.R.
Determining Compliance with the Policy Statement for Piazza Enclosures

Therefore, the Board of Architectural Review resolves closely to review applications for piazza enclosures, and will consider those applications which, after review by the Preservation Officer, meet the following criteria:

1. The necessity for the additional area which results from the enclosure must be sufficiently compelling and extreme that no other alternative could reasonably accomplish this purpose. The applicant must demonstrate through floor plans, elevations, and photographs that any other alternative solution shall result in unacceptable alterations to the historic fabric of the structure.

2. The location of the piazza enclosure shall be to the rear of the piazza, be minimal in size, and not alter the conceptual relationship between the house and the piazza.

“The piazza enclosure proposal meets the approval criteria set forth in the Policy Statement for Piazza Enclosures. The necessity for the additional area which results from the enclosure is sufficiently compelling that any alternative solution results in unacceptable alterations to the historic fabric. And two, the location of the piazza is in the rear and minimal in size. ... [the design] does not alter the conceptual relationship between the house, piazza, or hyphen.”

- City staff
Determining Compliance with the Ordinance

The Ordinance calls for:

Sec. 54-230. - Purpose of creating districts.

In order to promote the economic and general welfare of the city and of the public generally, and to insure the harmonious, orderly and efficient growth and development of the city, it is deemed essential by the city council of the city that the qualities relating to the history of the city and a harmonious outward appearance of structures which preserve property values and attract tourist and residents alike be preserved; some of these qualities being the continued existence and preservation of historic areas and structures; continued construction of structures in the historic styles and a general harmony as to style, form, color, proportion, texture and material between structures of historic design and those of more modern design. These purposes are advanced through the preservation and protection of old historic or architecturally worthy structures and quaint neighborhoods which impart a distinct aspect to the city and which serve as visible reminders of the historical and cultural heritage of the city, the state, and the nation.

Reasons for denial:

...
Precedent
Agenda Item #10

45 South Street

TMS # 459-09-03-078

Request conceptual approval for new construction of single-family residence.

New Construction (East Side) Old City District
Agenda Item #10

Applicant’s Presentation
Johnson House
Charleston, South Carolina

Schematic Design
6.14.21
Site / Context

Johnson House
45 South Street
Charleston, South Carolina
All Enclosures to be AE Flood Zone Compliant

Piazza Extent to Respect 7'-0" Setback

Storage Area

Dashed Line Indicates Cantilevered Piazza Above

Entry Foyer

45 South Street
Charleston, South Carolina
Johnson House
45 South Street
Charleston, South Carolina
Rear (South) Elevation
3/16" = 1'-0"
Agenda Item #11

569-571 KING STREET

TMS # 460-12-02-070

Request conceptual approval for renovation to modify commercial and residential space.

Category 4      (Cannonborough/Elliottborough)      c. 1880/1835      Old and Historic District
Agenda Item #11

Applicant’s Presentation
PROPOSED RENOVATIONS: 569-571 KING STREET + 1 CANNON STREET

CONTACT INFORMATION
OWNER: JASEGA LLC
CONTACT: ELAINE JENKINS
PO BOX 364, JOHN'S ISLAND, SC 29457-0364

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

STRUCTURAL ENGINEER: TBD
MEP ENGINEER: TBD

SCOPE OF WORK:
RENOVATIONS TO THE FOUR MIXED-USED BUILDINGS TO RESTORE COMMERCIAL USE ON THE FIRST FLOOR AND AFFORDABLE HOUSING ON THE SECOND FLOOR. RENOVATIONS WILL INCLUDE A SECOND-STORY ADDITION AT 569C KING AND A REAR ADDITION AT 1 CANNON STREET.

PREVIOUS APPROVALS:
NONE
north elevation (569 King) from roof

looking east above 569-C King roof

south elevation (571 King) from roof

looking west through 571 King piazza
existing roof plan:  1/4" = 1'-0"

- indicates area to be demolished

CHARLESTON, SC
569-571 KING STREET
+1 CANNON STREET
Charleston, SC
843-577-1820 phone
843-577-8048 fax

843-577-7861 king
843-577-8048 x4

not for construction

A3.4
EXISTING ROOF PLANS
2021-05-28

REVISIONS

SHEET
proposed first floor plan: 1/4" = 1'-0"
APARTMENT C
860 heated SF

APARTMENT B
725 heated SF

APARTMENT A
1,195 heated SF

SHARED COMMON SPACE
300 outdoor SF

APARTMENT D
368 heated SF

proposed second floor plan: 1/4" = 1'-0"

indicates new wall construction

SHARED STAIRWELL

all drawings property of aj architects, l.l.c., duplication without the express authorization of aj architects, l.l.c. is forbidden

ASHELY KLUTTZ
JENNINGS
Charleston, SC 05303

AJ ARCHITECTS
Charleston, SC 29403

569-571 KING STREET
300 OUTDOOR SF

368 heated SF

1,195 heated SF

300 outdoor SF

866 heated SF

725 heated SF

proposed second floor plan: 1/4" = 1'-0"
PROPOSED NORTH (CANNON STREET) ELEVATION: 1/4" = 1'-0"

- Existing north (cannon street) elevation: 1/4" = 1'-0"
- Proposed north (cannon street) elevation: 1/4" = 1'-0"

- Restore existing cornice and brackets
- Restore existing metal roofing or replace in-kind
- Restore existing wood windows or replace in-kind
- Restore existing lap siding or replace in-kind
- Restore existing eaves or replace in-kind
- New shiplap siding with 4" exposure, primed and painted
- New lap siding with 5" exposure, primed and painted
- New low-slope membrane roof
- New wood double hung window with true divided lites
- New wood storefront within existing opening, repair surround, add cornice
- New wood storefront, surround, and cornice, restore existing concrete stoop
- New wrought iron gates
- CMU wall w/ 3-coat masonry stucco
- Brick wall cap
- New masonry base
- Elevator shaft

- New infill window and door
- New window
- New fence/gate

- Potential location for mural - to be proposed and reviewed separately

- Remove existing aluminum storefront
- New wood two panel door and surround, primed and painted
- Brake metal parapet cap
- New metal roofing or replace in-kind
- Restore existing wood windows or replace in-kind
- Restore lap siding or replace in-kind
- Existing infill window and door
- Existing window
- Existing fence/gate
A3.1
proposed south (alley) elevation: 1/4" = 1'-0"

A3.5
existing south (alley) elevation: 1/4" = 1'-0"

remove existing porch infill
remove existing stair
remove existing shed roof
remove existing door
remove existing stair
remove existing screen wall and door

restore existing wood windows
new wood parapet wall w/ brake metal cap
existing chimney to remain in place, re-point
existing wood lap siding to remain
where possible, new lap siding to match existing for parapet extension
new water table at top of existing masonry wall
re-point/repair existing masonry wall
new metal stair and rail
relocated electric meters
new wood paneled screen wall with wrought iron gate

restore existing wood windows
restore existing lap siding or replace in-kind
restore existing metal roofing or replace in-kind

569-571 KING STREET +1 CANNON STREET

569 KING
Agenda Item #12

26 MONTAGU STREET

TMS #457-03-02-047

Request conceptual approval for rear addition to existing house, and the new construction of secondary building at rear.

Category 3 (Harleston Village) c. 1820 Old and Historic District
Agenda Item #12

Applicant’s Presentation
26 MONTAGU STREET

RENOVATION OF EXISTING HOUSE AND CONSTRUCTION OF NEW REAR DEPENDENCY
BAR-S SUBMITTAL FOR PRELIMINARY APPROVAL

OWNER:
RACHEL K. & PAUL - ALEXANDER CRYSTAL
26 MONTAGU ST
CHARLESTON, SC 29401
RACHEL@RKC-ARCHITECT.COM

ARCHITECT:
FENNO ARCHITECTURE LLC
BECKY FENNO, AIA, LEED AP
1459 STUART ENGALS BLVD.
SUITE 202
MT. PLEASANT SC, 29464
BFENNO@FENNOARCH.COM
843.442.6552

SITE INFORMATION
• TMS: 457-03-02-047
• ZONING: DR-1F
• NEIGHBORHOOD: HARLESTON VILLAGE
• OLD CITY HEIGHT DISTRICT - 3
• RESIDENTIAL SHORT TERM RENTAL CATEGORY SR CAT 1

• BUILDING SETBACKS:
  FRONT & REAR:
  FRONT: 25’
  REAR: 25’
  SIDE SETBACKS:
  TOTAL MIN: 15’
  SOUTHWEST SIDE: 9’
  NORTH EAST SIDE: 3’

• LOT AREA: 10,288 SF
• NUMBER OF UNITS: ALLOWABLE: 4
  PROPOSED: 2
• LOT COVERAGE
  ALLOWABLE: 50%
  EXISTING: 2318.67 SF (22.5%)
  PROPOSED: 3089.5 SF (30%)
• NO CHANGE TO EXISTING TOPOGRAPHY / GRADING OR DRAINAGE
• FEMA FLOOD ZONE: X-ZONE (AREA OF MINIMAL FLOOD HAZARD)
• PARKING REQUIRED:
  2 SPACES PER UNIT
  TOTAL: 4 SPACES

APPROVALS TO DATE:
BZA - MAY 4, 2021
APPROVAL OF VERTICAL EXTENSION OF EXISTING NON-CONFORMING SETBACK ON EAST SIDE

AERIAL PHOTO SHOWING SITE LOCATION
RESPONSE TO STAFF AND BOARD COMMENTS FROM MEETING ON JUNE 10, 2021

1. COMMENT:
THE REMOVAL OF THE DISORDERLY AND INSENSITIVE ADDITIONS IS A POSITIVE CHANGE.

RESPONSE:
NO COMMENT/ITEM SATISFIED

2. COMMENT:
The rooflines of what is proposed to remain are somewhat confusing to begin with, but a refinement of these intersections should be studied. (Perhaps a deeper elevator recess and a separation of rooflines).

RESPONSE:
- The hyphen wall has been recessed further (2' from the face of the main house) to create more definition between the existing historic house and the new rear addition.
- The rooflines of the hyphen and addition have been revised. The hyphen roof is now a low slope roof to create a transition between the existing house and the new addition. The gable roof of the addition has been "pulled back" so that it does not touch the existing west facing gable of the historic house.

3. COMMENT:
The HVAC location should be restudied in light of the major renovation.

RESPONSE:
- The HVAC on the main house will be hidden from the public way by the 6' wood paneled fence. There is an existing wood fence at the north end of the piazza. This will be removed and a new paneled wood fence constructed at the north end of the hyphen.
- The HVAC for the dependency is not visible from the public way.

4. COMMENT:
Restudy footprint and geometry of rear dependency to be more narrow, more vertical proportionally

RESPONSE:
- Various items have been revised to give the dependency a more narrow and vertical appearance:
  - The footprint as been revised to be more narrow in the east-west direction, creating a more rectangular footprint that is similar to the footprint in the old Sanborn maps. This has also slightly reduced the footprint size and has pulled the entire footprint of the dependency (including the front entry stair) back from the face of the existing structure.
  - The north and south elevations are more narrow and vertical
  - The roof pitch has been increased to 10:12 to increase the appearance of verticality
  - Windows have been changed to 2 over 2, again to increase the appearance of verticality

5. COMMENT:
Consider unification of historic fenestration

RESPONSE:
- The existing windows were reviewed with contractor and client. All felt it was too invasive to begin to unify the window types; I.E. too many historic windows would need to be removed and replaced to create a unified appearance.
- It was decided to leave the windows "as is" and let them tell a story of the evolution of the building.
CONTEXT PHOTOS:

MONTAGU STREET - LOOKING WEST. NUMBER 26 IS ON THE RIGHT.

MONTAGU STREET - LOOKING EAST. 26 MONTAGU IS THE SECOND HOUSE ON THE LEFT, WITH THE SIDE PIAZZA.

PHOTO OF 28 MONTAGU, THE NEIGHBOR TO THE WEST.

PHOTO OF 24 MONTAGU, THE NEIGHBOR TO THE EAST.
EXISTING PHOTOS:

26 MONTAGU IN THE 1970s.

SOUTH ELEVATION FACING MONTAGU STREET.

WEST ELEVATION AT REAR END OF HOUSE.

WEST ELEVATION.

EAST ELEVATION.

EAST ELEVATION AT REAR OF HOUSE.
EXISTING PHOTOS:

NORTH ELEVATION

NORTHWEST ELEVATION

REAR OF THE PROPERTY LOOKING NORTHEAST

REAR OF THE PROPERTY LOOKING BACK TO MONTAGU STREET
STUDY OF VISIBILITY TO REAR OF SITE FROM BULL STREET:

ARROW SHOWING LOCATION WHERE VISIBILITY PHOTOS WERE TAKEN ON BULL STREET

VIEW FROM 43 BULL STREET: TREES ON THE REAR OF THE PROPERTY AT 26 MONTAGU CAN BE SEEN OVER THE WALL BETWEEN 43 BULL ST AND 26 MONTAGU. RED BOX SHOWS WHERE THESE TREES CAN BE SEEN OVER THE WALL.

DETAIL VIEW OF THE SAME AREA BEHIND 43 BULL ST. RED BOX SHOWS AREA WHERE NORTH ELEVATION OF PROPOSED DEPENDENCY COULD BE PARTIALLY VISIBLE (IF THE VEGETATION DID NOT EXIST).
INTERIOR PHOTOS OF MAIN ROOMS FACING MONTAGU STREET

FIRST FLOOR LIVING ROOM: EXISTING WINDOWS FACING STREET ARE ON LEFT SIDE OF PHOTO AND WINDOWS FACING PIAZZA ARE ON THE RIGHT

SECOND FLOOR BEDROOM: EXISTING WINDOWS FACING STREET ARE ON LEFT SIDE OF PHOTO AND WINDOWS FACING PIAZZA ARE ON THE RIGHT

SECOND FLOOR BEDROOM: WINDOWS FACING PIAZZA
AERIAL AND SANBORN MAPS:

1902 SANBORN MAP

1944 SANBORN MAP

1951 SANBORN MAP

1955 SANBORN MAP

CHARLESTON COUNTY GIS - PROPERTY HIGHLIGHTED IN RED
WV
FHYD WM
GHH
(TOTAL FOUND 193.1')
(TOTAL CALL 191.5')

1.8'
1.4'
6' MASONRY WALL
6' MASONRY WALL
5' WOOD FENCE
BRICK
6' MASONRY WALL

1 STORY 2 STORY
WOOD FRAME RESIDENCE
2 STORY PORCH
1ST FLOOR PORCH
2ND FLOOR
SCREEN PORCH

20.3' 8.3'
43.5' 43.8'
8.3'
14.9'
1.0'
6.7' 9.7'
10.0' 17.3'
23.1'
0.5'
52.2'

TRELLIS
4' CHAIN LINK FENCE
GATE
4' WOOD FENCE
2' LATTICE

HCRN
PKNAIL(F) REBAR(F)
•
TMS: 457-03-02-047
TOTAL AREA
0.24 acres
10,288 sq ft

FACE OF CURB

SCALED LOCATION

PROPERTY LINE PER
DEED BK. "P564", PG. 421
191.
59'

140.85'
52.25'

N 14°41'43" W
N 74°25'21" E
S 14°20'41" E
S 76°02'14" W

NEIGHBORHOOD: HARLESTON VILLAGE
OLD CITY HEIGHT DISTRICT - 3
RESIDENTIAL SHORT TERM RENTAL CATEGORY SR CAT 1
BUILDING SETBACKS:
FRONT & REAR: 25'
FRONT: 25'
REAR: 20'
SIDE SETBACKS
TOTAL MIN: 15'
SOUTHWEST SIDE: 9'
NORTH EAST SIDE: 3'

LOT AREA: 10,288 SF
NUMBER OF UNITS:
ALLOWABLE: 4
PROPOSED: 2
LOT COVERAGE
ALLOWABLE: 50%
EXISTING: 2318.67 SF (22.5%)
PROPOSED: 3089.5 SF (30%)

NO CHANGE TO EXISTING TOPOGRAPHY / GRADING OR DRAINAGE
FEMA FLOOD ZONE: X-ZONE
(AREA OF MINIMAL FLOOD HAZARD)
PARKING REQUIRED:
2 SPACES PER UNIT
TOTAL: 4 SPACES
EXISTING ROOF PLAN

SLOPE 8:12
SLOPE 12:12
SLOPE 2:12

REMOVE THE PART OF EXISTING ROOF

26 MONTAGU STREET
CHARLESTON, SC 29401

FENNO ARCHITECTURE
1459 STUART ENGALS BLVD, SUITE 202,
MT. PLEASANT, SC 29464

ISSUE NUMBER:
REVISION NUMBER:
DATE:
REBECCA FENNO

A104
ROOF PLAN - EXISTING

BAR SUBMITTAL

1/4" = 1'-0"
EXISTING LOW SLOPE STANDING SEAM METAL ROOF.

NEW STANDING SEAM METAL ROOF, TYP.

ONE STORY PORCH BELOW

EXISTING

PROPOSED

SLOPE 8:12

SLOPE 8:12

SLOPE 8:12

SLOPE 2:12

HYPHEN ROOF LOWER AND RECESSED TO CREATE A TRANSITION B/T THE EXISTING HOUSE AND THE NEW ADDITION

FENNO ARCHITECTURE, LLC - ALL RIGHTS RESERVED

101158
Charleston, SC

T 843.668.9080
F 843.668.9089
www.fennodesign.com

ROOF PLANS - PROPOSED

A104.1

26 MONTAGU STREET
Charleston, SC 29401

FENNO ARCHITECTURE
1459 STUART ENGALS BLVD, SUITE 202,
MT. PLEASANT, SC 29464

06.28.21
STREETSCAPE ELEVATIONS

A200

26 MONTAGU STREET
CHARLESTON, SC 29401

FENNO ARCHITECTURE
1459 STUART ENGALS BLVD, SUITE 202,
MT. PLEASANT, SC 29464

06.28.21

3/16" = 1'-0" PROPOSED STREETSCAPE

3/16" = 1'-0" EXISTING STREETSCAPE

DATE DESCRIPTION REV
EXISTING GABLE BEYOND EXISTING LOW SLOPE STANDING SEAM METAL ROOF

NEW ADDITION WITH WOOD LAP SIDING; NO WINDOWS THIS ELEVATION DUE TO PROXIMITY TO PROPERTY LINE

NEW STANDING SEAM METAL ROOF

EXISTING WOOD SCREEN AND WOOD COLUMN

NEW WOOD DOUBLE HUNG WINDOW

MOVE EXISTING WINDOW SOUTH

EXISTING MASONRY WALL

NEW WOOD SCREEN AND WOOD COLUMN

EXISTING MASONRY WALL

EXTEND CORNERBOARD TO BOTTOM OF SIDING TO DELINEATE OLD AND NEW

NEW WOOD RAILING

C  FENNO ARCHITECTURE, LLC - ALL RIGHTS RESERVED

9' - 10"

10' - 9"

6' - 5 1/2"

3' - 11 3/8"

26 MONTAGU STREET

BAR SUBMITTAL

ISSUE

REVISION

1/4" = 1'-0"

PROPOSED EAST ELEVATION - PREVIOUS

PROPOSED EAST ELEVATION - CURRENT

PROPOSED EAST ELEVATION - CURRENT
EXISTING WEST ELEVATION

EXISTING ONE STORY ADDITIONS TO BE REMOVED

WOOD DECKS AND STAIRS TO BE REMOVED

WOOD FACE TO BE RENOVATED

EXISTING LATTICE TO BE REMOVED / REPLACED

REBUILD ACCESS DOORS W/ NEW LATTICE

WOOD FENCE TO BE REMOVED; REBUILT IN NEW LOCATION

26 MONTAGUE STREET

BAR SUBMITTAL

ISSUE

REVISION

A203

WE EST. ELEVATION - EXISTING

1/4" = 1'-0"
**Proposed West Elevation - Previous**

**Proposed South Elevation - Previous**

**Proposed West Elevation - Current**

**Proposed South Elevation - Current**

- **Standing Seam Metal Roof**
- **Wood Lap Siding**
- **Aluminum Clad Double Hung Windows with 3 1/2" Wood Trim**
- **Copper Lanterns**
- **Wood Handrail**
- **Foundation Wall with Stucco Finish**

**Materials:**
- **Wood Lap Siding**
- **Foundation Wall with Stucco Finish**
- **Aluminum Clad Double Hung Windows with 3 1/2" Wood Trim**
- **Copper Lanterns**
- **Wood Handrail**
- **Standing Seam Metal Roof**

**Dimensions:**
- **First Floor 0" - 9'**
- **Second Floor 10' - 10 1/8"**
- **Second Floor Ceiling Height 19' - 4 1/8"**
- **Wood Bracket 32' - 2 3/8"**

**Note:**
- All elevations are drawn to scale. 1/4" = 1'-0"
GRADE - 3' - 0"
FIRST FLOOR 0"
FIRST FLOOR CL. 9' - 6"
SECOND FLOOR 10' - 10 1/8"
SECOND FL. CL. 19' - 4 1/8"

WOOD LAP SIDING
ALUMINUM CLAD DOUBLE HUNG WINDOW WITH 3 1/2" WOOD TRIM
WOOD HANDRAIL
OVERHANG WITH ALUMINUM STANDING SEAM METAL ROOF GALVALUME OR EQUAL

WOOD LAP SIDING
ALUMINUM CLAD DOUBLE HUNG WINDOW WITH 3 1/2" WOOD TRIM
WOOD HANDRAIL
OVERHANG WITH ALUMINUM STANDING SEAM METAL ROOF GALVALUME OR EQUAL