BOARD OF ARCHITECTURAL REVIEW - SMALL

July 28, 2022
4:30 PM

DEPARTMENT OF PLANNING, PRESERVATION & SUSTAINABILITY
www.charleston-sc.gov/bar
Protocol

MEETING PARTICIPATION:
Information on each application, including documents submitted by the applicant, as well as post-meeting results and staff comments will be available online at www.charleston-sc.gov/bar.

To view or participate in the Board Meeting, please refer to the following options:
• In-Person: Public Meeting Room at 2 George Street, First Floor
• YouTube Streaming (to view live or after the meeting): The meeting will be recorded and livestreamed to the City of Charleston BAR-L YouTube channel at https://www.youtube.com/channel/UCBofP1rUHr3PnAGIY3w7a5Q/playlists.

WRITTEN PUBLIC COMMENTS:
Use one of the following methods to submit written comments. The deadline to submit written comments is 12:00 PM one business day before the meeting. Comments must include your name, address, telephone number, meeting date, and project number. Written comments are provided to the Board 24 hours in advance of the meeting and will be acknowledged into the record and summarized; if this is a concern, you are encouraged to attend the meeting in person.
• Complete the Citizen Participation form at http://innovate.charleston-sc.gov/; or
• Call 843-724-3781; or
• Mail comments to the Dept. of Planning, Preservation & Sustainability, 2 George St, Charleston, SC 29401.
Protocol

MEETING PROCEDURES:
The Applicants (all team members) have been required to register and submit any documents in advance of the meeting. Staff will control the slide 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.

PUBLIC COMMENTS:
All applications heard today are part of public meeting format. Written public comments, received by the deadline of noon the day before the meeting, are provided to the Board members 24 hours in advance of the meeting and will be acknowledged into the record and summarized. Members of the public who wish to be heard in person during an agenda item’s public portion shall announce their name and address for the record.

BOARD MEMBERS:
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.

Results will be posted on the City website at www.charleston-sc.gov/bar.
Agenda Item #1

Approval of Minutes from July 14, 2022, Meeting
Agenda Item #2

12 Line Street
TMS # 459-05-04-138

Request demolition of portion of historic structure. Site visit 8:30 am.

Category 4  | East Slde  | c. pre-1944  | Historic Demolition Purview
Agenda Item #2

Applicant’s Presentation
CMU Addition & Misc. Demolition

12 Line Street
Charleston, South Carolina

July 5, 2022
BAR DemolitionSet
UP
2 Occupants
1 STORY CMU ADDITION TO BE DEMOLISHED

LINE STREET (40' R/W)

1 STORY CMU ADDITION TO BE DEMOLISHED

FLOOD ZONE: AE 10
F.I.S.R.A.: 4290932
EFFECTIVE: 2/21
COMMUNITY NO: 4290932
COMMUNITY NAME: CITY OF CHARLESTON

GENERAL PROPERTY SURVEY
12 NW LINE & HANOVER
12 LINE STREET
TMS #: 459-05-04-138
CITY OF CHARLESTON
CHARLESTON COUNTY, SC
PREPARED FOR
DOUG HICKERSON
SCALE: 1"= 20'  DATE: 06/10/2022

ATLANTIC SURVEYING, INC.
1723 CHURCH STREET
SUITE 200
CHARLESTON, SOUTH CAROLINA 29403
PHONE 843-767-6565 FAX 843-767-7411

GRAPHIC SCALE

VERTICAL DATUM: NAVD 88

1st Floor Upfit
7.5.22
Charleston, SC 29403
Sanborn Maps

1902 Sanborn Map

1944 Sanborn Map

1st Floor Upfit

Sanborn Maps

7.5.22

12 Line St
Charleston, SC 29403
1ST FLOOR DEMOLITION PLAN

1 STORY CMU ADDITION TO BE DEMOLISHED

2 STORY STRUCTURE TO REMAIN

EXISTING DOOR TO BE DEMOLISHED FOR NEW DOOR AND SIDELIGHT

EXISTING ENTRY DOOR & PLYWOOD TRANSOM INFILL TO BE DEMOLISHED FOR NEW DOOR AND TRANSOM

EXISTING STUCCO & PLYWOOD TRANSOM INFILL TO BE DEMOLISHED STOREFRONT

NEW WINDOW

1ST FLOOR UPGRADE

7.5.22

12 LINE ST
CHARLESTON, SC 29403
Exterior Photos

1st Floor Upfit

7.5.22

12 Line St
Charleston, SC 29403
Interior Photo of CMU Addition

1st Floor Upfit

12 Line St
Charleston, SC 29403
Agenda Item #3

13 Rutledge Avenue
TMS # 457-12-03-018

Request conceptual approval to raise historic house, remove existing addition, and add new addition.

Not Surveyed | Charlestowne | c. 1968 | Old and Historic District
Agenda Item #3

Applicant’s Presentation
13 RUTLEDGE AVENUE
CHARLESTON, SOUTH CAROLINA 29401

SCOPE OF WORK:
EXISTING BUILDING
RAISE EXISTING SINGLE FAMILY RESIDENCE TO CURRENT FLOOD ELEVATION
REMOVE EXISTING BRICK SIDING, REPLACE WITH LAP SIDING, ADD FRONT
PIAZZA AND BRICK ENTRY STEPS, REWORK EXISTING CARPORT TO A MORE
COMPATIBLE ELEVATION
ADDITION
REMOVE EXISTING LAP SIDING ADDITION AND WOOD DECK
ADD NEW 1 1/2 STORY ADDITION WITH LAP SIDING TO MATCH
ADD RAISED PATIO

LOCATION MAP:
CITY OF CHARLESTON
CHARLESTON COUNTY,
SOUTH CAROLINA

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

HEIGHT RESTRICTIONS:
ALLOWABLE: PROPOSED:
30' 30' 1 1/2 STORIES 1 1/2 STORIES
2 1/2 STORIES

MEETS ZONING REQUIREMENTS

SETBACKS:
EXISTING SETBACKS:
FRONT: 25'-9"
REAR: 22'-5"
SIDE (SOUTH/WEST): 12'-0"
SIDE (NORTH/EAST): 6'-5"
SIDE (SOUTH): 10'-3"
SIDE (NORTH): 2'-0"

PROPOSED SETBACKS:
FRONT: 25'-1"
REAR: 45'-3"
SIDE (SOUTH): 10'-3"
SIDE (NORTH): 2'-0"

CONTINUING NON-CONFORMING SETBACK ON BOTH
NORTH AND SOUTH SIDES

LOT COVERAGE:
ALLOWABLE: PROPOSED:
50% EXIST 1,501 SF + PROPOSED
LOT: 5,587 SF 239 SF
FOOTPRINT ALLOWED: 1,740 SF (31%)
TOTAL PROPOSED FOOTPRINT
2,793 SF

MEETS ZONING REQUIREMENTS

CODE INFORMATION
JURISDICTION
CITY OF CHARLESTON
T.M.S. #: 457-12-03-018

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.

PROJECT CONTACT INFORMATION
PROJECT #: 22.101
ARCHITECT:
ROBBIE MARTY ARCHITECT, LLC
CONTACT PERSON: ROBBIE MARTY
164 MARKET STREET SUITE 346
CHARLESTON, SC 29401
PH. (843) 906-4794
E-MAIL: ROBBIE@RMACHS.COM

SITE
RUTLEDGE AVENUE - SITE CONTEXT EXISTING
SCALE: 3/32" = 1'-0"

RUTLEDGE AVENUE - SITE ELEVATION PROPOSED
SCALE: 3/32" = 1'-0"
**EXTERIOR ELEVATIONS - EXISTING & PROPOSED**

**13 RUTLEDGE AVENUE**
CHARLESTON SOUTH CAROLINA 29401

**CONCEPT BAR** 06/23/2022  A3.3

- **NEW COVERED PIAZZA**
  - *Painted Wood Columns*
- **NEW BRICK ENTRY STEPS/IRON RAIL**
- **BRICK FOUNDATION**
- **ashialt Shingles**
- **6" CEMTITIOUS LAP SIDING**
- **RAISED BRICK PATIO**
- **BRICK STEPS W/IRON RAIL**
- **NEW REAR ENTRY STEPS WOOD WITH IRON RAIL**
  - *Painted Wood Columns*
- **BRICK FOUNDATION W/ VENTED LOUVERS AND ACCESS DOORS**
- **SOUTH ELEVATION - EXISTING**
  - Scale: 1/8" = 1'-0"
- **SOUTH ELEVATION - PROPOSED**
  - Scale: 1/8" = 1'-0"
Agenda Item #4

51 Chapel Street
TMS # 459-13-01-071

Request alterations to previous conceptual approval, replacement of ground floor columns and handrail, and restoration of second floor porch.

Category 3 | Garden District | c.1890 | Old and Historic District
Agenda Item #4

Applicant’s Presentation
51 CHAPEL STREET
CHARLESTON, SOUTH CAROLINA  29403

SCOPE OF WORK:
REMOVE EXISTING STEEL FIRE STAIR FROM EAST SIDE OF BUILDING
REPLACE GROUND FLOOR IRON COLUMNS AND HANDRAIL
REPLACE ENCLOSED SECOND FLOOR SCREENED PORCH WITH OPEN PORCH AND HANDRAIL

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CODE / ZONING INFORMATION

ZONING
JURISDICTION
CITY OF CHARLESTON

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 BUILDING CODE, THE NEC, NFPA CODES, SAFETY AND HEALTH REQUIREMENTS AND ENERGY CODES.

BUILDING CLASSIFICATION
OCCUPANCY TYPE: R-2
CONSTRUCTION TYPE: V-B

ZONING INFORMATION
T.M.S. #: 459-13-01-071
FEMA 2016 FLOOD ZONE: SHADED X
PROPERTY AREA: 3,570 SF +/-

ZONING DISTRICT: DR-1F

SETBACKS, LOT OCCUPANCY, HEIGHT
NO CHANGE TO SETBACKS, LOT OCCUPANCY, HEIGHT, NUMBER OF UNITS OR NUMBER OF BEDROOMS

AREA CALCULATIONS

TOTAL AREA OF BUILDING: 3,164 SQFT.
FIRST FLOOR: 1284 SQFT.
SECOND FLOOR: 1128 SQFT
THIRD FLOOR: 752 SQFT

PROJECT CONTACT INFO

PROJECT #: 20.227
PROJECT
51 CHAPEL STREET
ADDRESS: CHARLESTON, SC 29403

CLIENT/TENANT: 51 CHAPEL LLC
CONTACT PERSON: MARC ANDERSON
54 CHAPEL STREET
CHARLESTON, SC 29403
E-MAIL: andersonmc@yahoo.com

ARCHITECT: ROBBIE MARTY ARCHITECT, LLC
CONTACT PERSON: ROBBIE MARTY
164 MARKET STREET SUITE 246
CHARLESTON, SC 29401
PH. (843) 906-4794
E-MAIL: robbie@rmachs.com

STRUCTURAL ENG: ROSEN & ASSOCIATES, INC
CONTACT PERSON: WEAVER KIRKPATRICK
65 BROAD STREET
CHARLESTON, SC 29401
PH. (843) 882-7623
E-MAIL: wkirkpatrick@rosenonline.com

CONTRACTOR: FLOOD VENT PROS
CONTACT PERSON: JOTHEM JAYNE
PO BOX 1371
JOHNS ISLAND, SC 29457
PH. (843) 442-9777
E-MAIL: info@floodventpros.com

PROJECT CONTACT INFO

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

CONTACT PERSON: ROBBIE MARTY

CONTRACTOR:

FLOOD VENT PROS
PO BOX 1371
JOHNS ISLAND, SC 29457
PH. (843) 442-9777
E-MAIL: info@floodventpros.com
SECOND FLOOR PORCH

SECOND FLOOR PORCH WEST SIDE
FRONT PORCH REPAIR

FIRST FLOOR PLAN - EXISTING

- EXISTING BRICK STEPS TO REMAIN
- EXISTING STEEL FIRE STAIR TO BE REMOVED
- THIRD FLOOR EXIT REWORKED INTO ORIGINAL INTERIOR STAIR CONDITION

FIRST FLOOR PLAN - PROPOSED

- NEW WOOD COLUMN PT & PAINTED
- EXISTING BRICK STEPS TO REMAIN
- NEW WOOD HANDRAIL PT & PAINTED

SCALE: 1/8" = 1'-0"
FRONT PORCH REPAIR

REMOVE EXISTING IRON COLUMNS AND RAIL
REMOVE HALF WALL AT SCREENED PORCH
REMOVE SCREEN AND SCREEN COMPONENTS

REMOVE EXISTING VINYL SIDING THROUGH-OUT
ASSESS CONDITION OF EXISTING SIDING - SUBMIT PLAN TO BAR

NEW SQUARE WOOD COLUMN IN SAME LOCATION AS EXISTING PAINTED
NEW RAIL PT & PAINTED
EXISTING COLUMNS TO REMAIN

NEW RAIL PT & PAINTED
REMOVE STEEL FIRE STAIR AND STRUCTURE IN TOTAL
REMOVE ENCLOSED PORCH WALL

SCALE: 1/8" = 1'-0" CHAPEL STREET ELEVATION - EXISTING
SCALE: 1/8" = 1'-0" CHAPEL STREET ELEVATION - PROPOSED
FRONT PORCH REPAIR
51 CHAPEL STREET CHARLESTON SOUTH CAROLINA 29401

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

EAST ELEVATION - PROPOSED
SCALE: 1/8" = 1'-0"

REMOVE EXISTING DOORS
REMOVE EXISTING DOOR ENCLOSURE
REMOVE STEEL FIRE STAIR AND STRUCTURE IN TOTAL
REMOVE PORCH ENCLOSURE

REPAIR SIDING AT EXTERIOR DOOR AND ATTACHMENT POINTS OF STEEL STAIR

EXISTING COLUMNS
NEW RAIL PT & PAINTED
NEW RAIL
FRONT PORCH REPAIR
51 CHAPEL STREET CHARLESTON
SOUTH CAROLINA 29401

NEW SQUARE WOOD COLUMN IN SAME LOCATION AS EXISTING
PAINTED

NEW RAIL PT & PAINTED

REMOVE EXISTING WINDOW

REMOVE EXISTING DOOR

REMOVE EXISTING HALF WALL

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

WEB ELEVATION - PROPOSED
SCALE: 1/8" = 1'-0"
51 CHAPEL SKETCH - NORTHEAST CORNER

51 CHAPEL SKETCH - NORTHWEST CORNER
Agenda Item #5

376 Race Street
TMS # 460-04-01-062

Request replacement of metal roof with shingles at rear cottage, appeal of Board Decision.

Not Rated | Westside | c. 1930 | Historic Materials Demolition Purview
Agenda Item #5

Applicant’s Presentation
376 Race Street, Unit B
Neighborhood: Westside

Request for Roof Replacement

Owner: J. Colton Karch
Presented to: Charleston BAR- Small
Date: 7/11/2022
From: Westside Neighborhood Association  
To: Board of Architectural Review  
Date: July 8, 2022  
Re: 376 Race Street Roof Replacement 

Greetings Mr. J. Colton Karch, 

As the newly elected leaders of the Westside Neighborhood Association, we thank you for bringing your concerns before the Association. 

After reviewing your request and with the photos you provided, it clearly shows your quality of life was interrupted and stressed, dealing with water leaks from torrential rain and ongoing costly repairs due to the metal roof that’s currently on your home. 

There is just cause to replace your roof with shingles at your residence, 376 Race Street and we find no harm in the architectural changes to eliminate the metal on your roof and replace with shingles. We’ve verified that your neighbors do not have any objection for your home improvement. 

Therefore, the Westside Neighborhood Association grants your request to eliminate the metal roof and replace your roof with shingles. 

Best regards,  
Audrey Lisbon, President  
Westside Neighborhood Association
Subject: Roof Replacement

Address: 376 Race Street

To: City of Charleston

Upon inspection of the existing metal roof on the structure at the back of this property, we have determined that proper repairs are not possible.

Starting at the eave and rake edges we found significant roof decking rot. Due to the brittle nature of the existing metal, it is not possible to pull this back, repair, and re-install. There are also a number of repairs done with 5v metal roofing materials, not double lock metal standing seam. The ridge is completely failing and would need to be capped with a conventional ridge cap. Keeping the double lock (manual crimp) along the ridge is not feasible.

Taking into consideration the cost of repairs, and the inability to complete them in a cohesive fashion, we are recommending full replacement.

Spire Contracting L.L.C.
825 Fred Street Charleston SC 29412
www.spirecharleston.com
LIC. 50344
Project Background & Request

The owner of 376 Race Street is requesting approval for the replacement of the rear cottage roof with hurricane rated shingles. While the owner would like to save the existing tern metal roof and greatly values the historic significance of tern metal roofs in Charleston, salvaging this particular roof is not possible as it is **beyond repair**. The existing roof lacks the integrity to protect the rest of the structure. It severely leaks during every rainstorm, causing damage to both the exterior and interior of the home. Furthermore, replacement with a new galvalume metal roof is not financially feasible, nor would it maintain the “architectural significance” of the existing tern metal roof. Therefore, the owner requests the Board’s approval for a shingle roof so that he can ensure the structural integrity of the home and continue to make other necessary improvements to the property. He is dedicated to improving the property using principles of classical architecture that would elevate the property's overall architectural significance in the Westside neighborhood.
Ariel Context Views
Street Context Views

Street view facing East

Street view facing West
Additional Street Context Views

View from street (right side of property)

View from street (left side of property)
Sheathing, Soffit, Fascia, and Drip Edge Damage

There are several areas where the exposed plywood sheathing/soffits are severely damaged. We know that the rot goes beyond what is visible from the exterior and will require the removal of the roof along every edge to ensure a proper repair.
Sheathing, Soffit, Fascia, and Drip Edge Damage

There are several areas where the exposed plywood sheathing/soffits are severely damaged. We know that the rot goes beyond what is visible from the exterior and will require the removal of the roof along every edge to ensure a proper repair.
Sheathing, Soffit, Fascia, and Drip Edge Damage

Additionally, sheathing, soffits and fascia around the porch are in very poor condition due to the compromised drip edge. We do not know the extent of the damages without peeling back the brittle and rusted metal. We believe that the ends of the rafters will also need to be repaired which would require the removal of the existing roof.
Sheathing, Soffit, Fascia, and Drip Edge Damage

Additionally, sheathing, soffits and fascia around the porch are in very poor condition due to the compromised drip edge. We do not know the extent of the damages without peeling back the brittle and rusted metal. We believe that the ends of the rafters will also need to be repaired which would require the removal of the existing roof.
Sheathing, Soffit, Fascia, and Drip Edge Damage

Additionally, sheathing, soffits and fascia around the porch are in very poor condition due to the compromised drip edge. We do not know the extent of the damages without peeling back the brittle and rusted metal. We believe that the ends of the rafters will also need to be repaired which would require the removal of the existing roof.
Sheathing, Soffit, Fascia, and Drip Edge Damage

There are several areas where the drip edge has rusted through, as well as small holes scattered around the roof. These areas of exposure have caused water damage to the sheathing, most of which is not visible/unknown until the existing roof is removed.
Damage from Previous Owner’s Attempted Repairs

Previous owners attempted to repair the roof by placing panels over the old chimney openings and used exposed fasteners to hold the panels in place. The use of exposed fasteners has caused additional damage to the surrounding metal. The seals on the exposed fasteners are failing (a common problem due to Charleston climate). Also pictured is the use of a rubber sealant in the valley, which continues to leak.
Damage from Previous Owner’s Attempted Repairs

Previous owners attempted to repair the roof by placing panels over the old chimney openings and used exposed fasteners to hold the panels in place. The use of exposed fasteners has caused additional damage to the surrounding metal. The seals on the exposed fasteners are failing (a common problem due to Charleston climate). Also pictured is the use of a rubber sealant in the valley, which continues to leak.
Interior Leaks: Bathroom

During each rainstorm this spring, water leaks through the bathroom ceiling. Since the ceiling is wood, the water is running through the bathroom vent. This is one instance where the owner was gone all day and returned home to a soaked floor. The bathmats in the picture were sopping wet and water covered the floor.
Interior Leaks: Porch Ceiling Context Pictures
Interior Leaks: Porch Ceiling

Water is leaking on an interior corner of the porch and kitchen, causing damage to the sheetrock and presumably framing since there is consistent moisture. Pictured below are damages being caused on the exterior porch.

Consistent moisture is causing issues where concrete porch meets house. Difficult to see, but water runs down the wall and along concrete.

Water runs down this wall and over concrete.
Interior Leaks: Kitchen Wall

Water is leaking on an interior corner of the porch and kitchen, causing damage to the sheetrock and presumably framing since there is consistent moisture. Pictured below are damages being caused inside the kitchen.
Summary

• The current roof requires full replacement and significant woodwork to properly ensure the integrity of the home for years to come.
• Replacing the current roof with a galvalume roof, as previously suggested by the BAR, is not a practical solution. The cost is too great a burden ($25K minimum plus unforeseen damages), but more importantly this solution would not maintain the historic character or “architectural significance” of the existing roof.
• A Certainteed landmark shingle roof that is hurricane rated is the most practical solution for this structure and would allow the owner to do all necessary repairs to ensure that the building envelope is properly protecting this historic structure.
• Additionally, the Westside Neighborhood Association and the owner’s adjacent neighbors fully support the replacement of this roof with shingles.
Agenda Item #6

169 Wentworth Street
TMS # 457-03-04-012

Request conceptual approval for new accessory structure.

Category 4 | Harleston Village | pre-1944 | Old and Historic District
Agenda Item #6

Applicant’s Presentation
SHEET LIST

A000 Cover
A001 Sanborn Maps
A002 Survey + Streetscape Photos
A003 Surrounding Context Photos
A004-E Existing Site Plan
A004-F Proposed Site Plan
A211 Proposed Guest House
A212 Proposed Guest House
A311 Guest House Sections + Details
proposed guest house located: 126'-11" to back of curb
Willis Residence | 169 Wentworth Street | Charleston, SC 29403

eefava architects, etc, inc. | 54 Broad Street | Charleston, South Carolina 29401 | 843.723.5099 | eefava.com

Note: These drawings are strictly representations of the existing conditions of the structure and are the result of on site data collection. All dimensions and scaled elements noted herein are for reference only and should be verified by all individuals utilizing these documents for any other purpose.

TWO STORY ACCESSORY STRUCTURE (23' HEIGHT) + THREE STORY MAIN HOUSE (39' HEIGHT)

TWO STORY ACCESSORY STRUCTURE (23' HEIGHT) + THREE STORY MAIN HOUSE (39' HEIGHT)

TWO STORY ACCESSORY STRUCTURE (4'4") + 1.5 STORY ACCESSORY STRUCTURE (23' HEIGHT)

ONE AND A HALF STORY ACCESSORY STRUCTURE (16' HEIGHT) + THREE STORY MAIN HOUSE

TWO STORY ACCESSORY STRUCTURE (ZERO PROPERTY LINE) + THREE STORY MAIN HOUSE (39')

TWO STORY ACCESSORY STRUCTURE (ZERO PROPERTY LINE / 25' HEIGHT)

EXISTING SINGLE STORY ACCESSORY STRUCTURE TO BE REMOVED

EXISTING SINGLE STORY ACCESSORY STRUCTURE WITH 35' ADJACENT STRUCTURE

EXISTING SINGLE STORY ACCESSORY STRUCTURE WITH 14' TALL WALL

EXISTING SINGLE STORY ACCESSORY STRUCTURE TO BE REMOVED
ALL DESIGN AND DETAILS ARE THE EXCLUSIVE PROPERTY OF E. E. FAVA ARCHITECTS, ETC. - ALL RIGHTS RESERVED - DRAWINGS MAY NOT BE REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION. COPYRIGHT 2022.

Note: These drawings are strictly representations of the existing conditions of the structure and are the result of on-site inspection by Architect. All dimensions and scaled elements noted herein are for reference only and should be verified by all individuals utilizing these documents for any other purpose.
1. Contractor shall maintain a neat & orderly construction site at all times and shall not allow the unnecessary accumulation of construction debris. Contractor's hours, access, staging area, dumpster, and portable w.c. location to be coordinated with and approved by Owner prior to commencement of work.

2. The building shall remain secure and weather tight at all times.

3. Contractor shall be responsible for securing all required permits and approvals necessary to initiate and complete specified work.

4. All demolition and construction shall be in accordance with current applicable building codes and local regulations, including, but not limited to, City of Charleston Board of Architectural Review and Building Inspection Departments.

5. Contractor shall notify Architects immediately of any problems/discrepancies due to unforseen conditions revealed during site work & construction.

6. Contractor shall notify Architect, Engineer and Owner immediately should demolition work reveal any additional 'hazmat' materials or substances that have not been previously removed. Architect waives all responsibility and liability for any work required, proposed, and/or completed with hazardous materials or substances.

7. The design adequacy & safety of all temporary supports, bracing, & shoring is the sole responsibility of the Contractor.

8. All dimensions must be verified by contractor prior to commencement of work, including installation of fixtures and/or architectural components. All fixture and architectural component sizes should be verified with Architect prior to purchase.

9. Contractor shall verify with Architect and Engineer all structural, mechanical, electrical, and plumbing conditions requiring Engineer's/Consultant's approval. Contractor shall coordinate and verify all HVAC, Plumbing, and Electrical equipment fixture specifications and locations with Architect and Engineer prior to commencement of work.

10. Contractor shall secure verification & approval in writing from the Owner for any requested change orders prior to commencing work associated with a change order.

11. Contractor shall provide documentation that structure is protected by an owner approved chemical termiticide treatment which shall include soil treatment and/or field applied wood treatment. The concentration, rate of application, and method of treatment of chemical termiticide shall be in strict accordance with the termiticide label, legally permissible regulations and standards.

12. The Owner, Engineer, and Architect waive all responsibility & liability for Contractor's failure to follow the associated plans, specification notes, & design they convey, or for problems which arise from other's failure to obtain/follow the Owner's/Engineer's/Architect's guidance with respect to any inconsistencies, errors, omissions, ambiguities, or conflicts which are alleged.

Notes:

- Willis Residence | 169 Wentworth Street | Charleston, SC 29403
- Willis Residence | 169 Wentworth Street | Charleston, SC 29403
- Willis Residence | 169 Wentworth Street | Charleston, SC 29403
- Willis Residence | 169 Wentworth Street | Charleston, SC 29403
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- Willis Residence | 169 Wentworth Street | Charleston, SC 29403

ALL DESIGN AND DETAILS ARE THE EXCLUSIVE PROPERTY OF E. E. FAVA ARCHITECTS, ETC. - ALL RIGHTS RESERVED - DRAWINGS MAY NOT BE REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION. COPYRIGHT 2022.
To Whom it May Concern

We the undersigned have had the opportunity to review the proposed plans designed by e.e. fava architects, for the home of Sophie & Cope Willis @ 169 Wentworth Street. We are supportive of their BAR requests for the proposed improvements and new rear accessory structure. We respectfully ask for your approval of their submission. Thank you

NAME                      STREET ADDRESS            SIGNATURE            DATE

Jim McGivan               171 Wentworth St               [Signature]          6/12/22

Theresa Lesher            67 Rutledge Ave                        [Signature]          6/23/22

________________________________________________________________________________________

________________________________________________________________________________________

________________________________________________________________________________________

________________________________________________________________________________________

________________________________________________________________________________________

________________________________________________________________________________________
Agenda Item #7

91 Nassau Street
TMS # 459-05-03-053

Request conceptual approval for exterior renovation.

Category 4  |  East Side  |  c. 1852  |  Old City District
Agenda Item #7

Applicant’s Presentation
EXTERIOR RENOVATION AND INTERIOR REMODEL FOR SHORT TERM RENTAL

91 NASSAU STREET
CHARLESTON, SOUTH CAROLINA 29403
TMS # 459 05 03 053

ARCHITECTURAL DRAWINGS SUBMITTED FOR BAR STAFF REVIEW

SV1.0  CURRENT SURVEY
SP1.0  SITE PLAN AND PROPERTY INFORMATION
A1.0  FLOOR PLANS
A1.1  FLOOR PLANS
A2.0  EXTERIOR ELEVATIONS
A2.1  EXTERIOR ELEVATIONS

THE OWNER SEAN MCLAUGHLIN MET WITH ZONING ASSOCIATE PLANNER SEAN KILLION TO REVIEW DRAWINGS AND CONFIRM THE PROJECT IS ZONING COMPLIANT ON 7/1/2022.
PROPERTY INFORMATION:
1. THIS SITE PLAN WAS DEVELOPED FROM THE SURVEY BY PALMETTO LAND SURVEYING, INC.
2. TMS # 459 05 03 053
3. VERIFY LOCATION FOR EXISTING WALL
4. PROJECT NOTES:
   a. SEE "S" SERIES DRAWINGS FOR MEMBER SIZING, ETC.
   b. DO NOT SCALE DRAWINGS

REQUIRED OFF STREET PARKING SPACES:
   MANDATORY SPACES FOR EXISTING DWELLING FOR STR = 1
   PROPOSED NEW RESIDENCE = 2
   TOTAL PROPOSED SPACES = 3

PROJECT NOTES:
1. TYPICAL SILT FENCE IS REQUIRED TO BE EMBEDDED TOWARDS CONSTRUCTION SITE.
2. STAKES ARE TO BE SPACE NO MORE THAN SIX (6) FEET.
3. ADDITIONAL ROWS MAY BE REQUIRED PER INSPECTION.
4. ROADS TO BE KEPT CLEAN. CONTRACTOR WILL BE RESPONSIBLE FOR KEPT CLEAN.
5. STORMWATER INLETS ARE TO BE PROTECTED WITH GEOTEXTILE FABRIC OR CONTROLLED AREA.
6. WASHOUT AREA AND DUMPSTER MUST BE LOCATED INSIDE SEDIMENT CONTROLLED AREA.

EROSION CONTROL NOTES:
1. SILT FENCE IS REQUIRED TO BE EMBEDDED TOWARDS CONSTRUCTION SITE.
2. STAKES ARE TO BE SPACE NO MORE THAN SIX (6) FEET.
3. ADDITIONAL ROWS MAY BE REQUIRED PER INSPECTION.
4. SHAPE AND SOIL CONDITION CONTRACTOR WILL BE RESPONSIBLE FOR DESIGN AND CONSTRUCTION.
5. WATER FLOW THROUGH SILT FENCE IS REQUIRED TO BE PROTECTED WITH GEOTEXTILE FABRIC OR EROSION CONTROL AREA.
6. MANICUT ARAA AND DMPARTMENTS OF LOCATED ENDS NEEDED TO CONTROLLED AREA.

LOT COVERAGE CALCULATIONS:
LOT SIZE - 0.098 ACRE - 4,287 SQUARE FEET
BUILDING COVERAGE FOR EXISTING DWELLING FOR STR FOOTPRINT DOES NOT CHANGE
BUILDING COVERAGE FOR PROPOSED NEW RESIDENCE - 722 SQUARE FEET
BUILDING COVERAGE EXISTING DWELLING FOR STR WITH ELEVATED HVAC - 1,150 SQUARE FEET
TOTAL LOT COVERAGE EXISTING AND PROPOSED - 44% = 1,872 SQUARE FEET

EROSION CONTROL NOTES:
1. SILT FENCE IS REQUIRED TO BE EMBEDDED TOWARDS CONSTRUCTION SITE.
2. STAKES ARE TO BE SPACE NO MORE THAN SIX (6) FEET.
3. ADDITIONAL ROWS MAY BE REQUIRED PER INSPECTION.
4. ROADS TO BE KEPT CLEAN. CONTRACTOR WILL BE RESPONSIBLE FOR KEPT CLEAN.
5. STORMWATER INLETS ARE TO BE PROTECTED WITH GEOTEXTILE FABRIC OR CONTROLLED AREA.
6. WASHOUT AREA AND DUMPSTER MUST BE LOCATED INSIDE SEDIMENT CONTROLLED AREA.

LIMITED NOTE
AUTOTURN

SETBACKS:
EXISTING DWELLING FOR STR FOOTPRINT DOES NOT CHANGE
SETBACKS ARE NOT AFFECTED

PROJECT NOTES:
1. A PRELIMINARY SITE LAYOUT IS RECOMMENDED PRIOR TO FINAL SITE PLANNING OR CONSTRUCTION.
2. TABLE DATA HELD TO BE VERIFY WITH THE OUTDOOR/MONITORING BEFORE DESIGN AND CONSTRUCTION.
3. VERIFY SITE STORAGE CAPACITY BEFORE DESIGN AND CONSTRUCTION.
4. VERIFY ACCESSIBILITY OF SERVICE ENTRANCES.

LEGEND
NOTE: ALL SYMBOLS MAY NOT BE USED ON THIS SHEET

EROSION CONTROL NOTES:
1. SILT FENCE IS REQUIRED TO BE EMBEDDED TOWARDS CONSTRUCTION SITE.
2. STAKES ARE TO BE SPACE NO MORE THAN SIX (6) FEET.
3. ADDITIONAL ROWS MAY BE REQUIRED PER INSPECTION.
4. SHAPE AND SOIL CONDITION CONTRACTOR WILL BE RESPONSIBLE FOR DESIGN AND CONSTRUCTION.
5. WATER FLOW THROUGH SILT FENCE IS REQUIRED TO BE PROTECTED WITH GEOTEXTILE FABRIC OR EROSION CONTROL AREA.
6. MANICUT AREA AND DMPARTMENTS OF LOCATED ENDS NEEDED TO CONTROLLED AREA.
Agenda Item #8

91 Nassau Street
TMS # 459-05-03-053

Request conceptual approval for new rear residence.

Category 4 | East Side | c. 1852 | Old City District
Agenda Item #8

Applicant’s Presentation
NEW RESIDENCE

91 NASSAU STREET
CHARLESTON, SOUTH CAROLINA  29403
TMS # 459 05 03 053

ARCHITECTURAL DRAWINGS SUBMITTED
FOR BAR STAFF REVIEW

SV1.0  CURRENT SURVEY
SP1.0  SITE PLAN AND PROPERTY INFORMATION
A1.0  FLOOR PLANS
A2.0  EXTERIOR ELEVATIONS

THE OWNER SEAN MCLAUGHLIN MET WITH
ZONING ASSOCIATE PLANNER SEAN KILLION
TO REVIEW DRAWINGS AND CONFIRM THE
PROJECT IS ZONING COMPLIANT ON 7/1/2022.
**PROPERTY INFORMATION:**

1. THIS SITE PLAN WAS DEVELOPED FROM THE SURVEY BY PALMETTO LAND SURVEYING, INC.

2. TMS # 459 05 03 053

3. ADDITIONAL ROWS MAY BE REQUIRED PER INSPECTION.

4. PROPERTY IS ZONED DR-F2 RESIDENTIAL.

**REQUIRED OFF STREET PARKING SPACES:**

1. MEDIUM SPACES FOR EXISTING DWELLING STRUCTURE - 1

2. MEDIUM SPACES FOR PROPOSED NEW RESIDENCE - 2

3. TOTAL PROPOSED SPACES - 3

**PROJECT NOTES:**

1. A PRELIMINARY SITE LAYOUT IS RECOMMENDED BEFORE FINAL SITE DESIGN OR CONSTRUCTION.

2. VERIFY SOIL BEARING CAPACITY BEFORE DESIGN AND CONSTRUCTION.

3. ADDITIONAL ROWS MAY BE REQUIRED PER INSPECTION.

4. NOTIFY ARCHITECT OF ANY DISCREPANCIES.

**EROSION CONTROL NOTES:**

1. SILT FENCE IS REQUIRED TO BE EMBEDDED TOWARDS CONSTRUCTION SITE.

2. STAKES ARE TO BE SPACE NO MORE THAN SIX (6) FEET.

3. ADDITIONAL ROWS MAY BE REQUIRED PER INSPECTION.

4. ROADS TO BE KEPT CLEAN. CONTRACTOR WILL BE RESPONSIBLE FOR RINING CONTENTS.

5. STORMWATER INLETS ARE TO BE PROTECTED WITH GEOTEXTILE FABRIC OR CONTROLLED AREA.

6. WASHOUT AREA AND DUMPSTER MUST BE LOCATED INSIDE SEDIMENT CONTROLLED AREA.

**LEGEND:**

1. NOTE: ALL SYMBOLS MAY BE USED ON THIS SHEET

2. DRIVING WALL

3. DRAINAGE

4. PROPERTY LINE

5. SETBACK LINE

6. PERVIOUS PAVERS

7. PATIO WITH BALCONY ABOVE

8. DRIVEWAY

9. SEE SEPARATE PERMIT APPLICATION FOR 91 NASSAU STREET.

**SITE PLAN Calculator ESCALADE**

- **FULL SIZE CADILLAC ESCALADE**
- **PROPERTY LINE**
- **SETBACK LINE**
- **EXISTING DWELLING STRUCTURE FROM THE STREET.**
- **NOTE: PROPOSED SITE DOES NOT CROSS THE LINE OF SITE OF THE EXISTING STRUCTURE FROM THE STREET.**

**SETBACKS:**

1. FRONT SETBACK = 89'-7"

2. REAR SETBACK = 3'-0"

3. NORTH SETBACK = 3'-0"

**HEIGHTS:**

1. EXISTING WALL = 8'-1"

2. NEW WALL = 11'-3"

3. OVERALL BODY HEIGHT = 21.37 FT

**LOT COVERAGE CALCULATIONS:**

1. TOTAL LOT COVERAGE EXISTING AND PROPOSED = 44% = 1,872 SQUARE FEET

2. NORTH SETBACK = 3'-0"

3. SOUTH SETBACK = 11'-8"

**SETBACKS ARE NOT AFFECTED BY AREAS:**

1. WATER FLOW

2. EROSION CONTROL SILT FENCE

3. SEDIMENT LEAVING SITE.

4. STORMWATER INLETS ARE TO BE PROTECTED WITH GEOTEXTILE FABRIC OR CONTROLLED AREA.

5. WASHOUT AREA AND DUMPSTER MUST BE LOCATED INSIDE SEDIMENT CONTROLLED AREA.

**DRAWING FOR REVIEW**

1. ARCHITECT

2. GENERAL CONTRACTOR:

3. LICENSED WITH STATE OF SOUTH CAROLINA

4. MAIL @ CLARK FERGUSON.COM

5. 918 378 0753

6. SUMMERVILLE, SOUTH CAROLINA 29483

7. NASSAU STREET

8. CHARLESTON, SOUTH CAROLINA 29403

9. FOR MEMBER SIZING, ETC.
Agenda Item #9
1 Council Street
TMS # 457-11-04-004

Request conceptual approval for alteration to existing addition.

Not Surveyed | East Side | c. 1852 | Old and Historic District
Agenda Item #9

Applicant’s Presentation
Translations Design Studio assumes no liability for any home constructed from this plan. It is the responsibility of the purchaser of this plan to perform the following before construction:

1. Contractor must verify ALL DIMENSIONS prior to proceeding with construction.
2. Contractor must verify compliance with ALL LOCAL BUILDING CODES in the area the home is to be built.
3. Plans indicate locations only, all engineering aspects should incorporate actual site conditions.

Liz Baker, Assoc. AIA
(843) 367-7367
liz@translationsdesign.com
www.translationsdesign.com

PROJECT
Peterson Residence
1 Council Street
Charleston, SC 29401

LOCATION MAP N.T.S.

BRITT LAND SURVEYING, INC.
P.O. BOX 50533
CHARLESTON, SC 29416
843-810-0771
WWW.BRITTSURVEYSINC.COM

SCALE: 1” = 20’

DATE: / / 

DEAN L. BRITT PLLC S.C. REG. NO. 10792
CERTIFICATE IS HELD ONLY IN PRINT AND ORIGINAL MUST BE SIGNED BY SURVEYOR.

PLAT OF:
CLONING SURVEY SHOWING
4½ COUNCIL STREET
PREPARED FOR:
PETER LEMPESS
LOCATED IN THE
CITY OF CHARLESTON
CHARLESTON COUNTY – SOUTH CAROLINA

LOCATION: 1 COUNCIL STREET – 29401
TAX MAP #: 457-11-04-00-004
DATE: OCTOBER 29, 2016
FIELD DATE: OCTOBER 24, 2016
JOB NO.: 182785
COUNTY/STATE: CHARLESTON, S.C.

DATE STARTED DATE REVISED
05/30/21
05/02/22

SCALE: 1/8" = 1'-0"
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**PROJECT**
Peterson Residence
1 Council Street
Charleston, SC 29401

**FLOOD PLAIN REQUIREMENTS**
PROPERTY IS LOCATED IN FLOOD ZONE AE (ELEV 13) AS SHOWN FROM FEMA F.I.R.M. MAP PANEL NUMBER 45019C, DATED DECEMBER 17, 2004

**BUILDING OCCUPANCY:**
1ST FLOOR: OWNER - OCCUPIED BUSINESS
2ND FLOOR: OWNER - RESIDENTIAL

**NOTE:**
THE HOME MUST COMPLY WITH 2018 SOUTH CAROLINA BUILDING CODE.

SAFETY GLAZING IN WINDOWS IN HEAVILY CREATED HAZARDOUS LOCATIONS.

EXTERIOR WALLS SHALL BE FIRE-RESISTANCE RATED: 1 HOUR-TESTED IN ACCORDANCE WITH ASTM E119, UL 263 OR SECTION 703.3 OF THE SOUTH CAROLINA BUILDING CODE WITH EXPOSURE FROM OUTSIDE.
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Peterson Residence
1 Council Street
Charleston, SC 29401

ADD 4" CONCRETE SLAB ON TOP OF WORKSHOP EXISTING SLAB

EXISTING WORKSHOP SLAB IS 10" BELOW BOTTOM OF FRONT DOOR

ADD 4" CONCRETE SLAB ON TOP OF WORKSHOP EXISTING SLAB

EXISTING 10" RAISED WOOD FLOOR

ADD 4" CONCRETE SLAB ON TOP OF WORKSHOP EXISTING SLAB

EXISTING SLAB

SCALE: 1/4" = 1'-0"
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NOTE: ADD TEMPERED GLASS INSIDE OF EXISTING WINDOW.

Peterson Residence
1 Council Street
Charleston, SC 29401

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Peterson Residence
1 Council Street
Charleston, SC 29401

Design Studio
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1ST & 2ND FLOOR
DEMO PLAN
SCALE: 1/4" = 1'-0"

SECOND FLOOR PLAN (DEMO)
FIRST FLOOR PLAN (DEMO)
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3. Plans indicate locations only, all engineering aspects should incorporate actual site conditions.

---

REAR ELEVATION

RIGHT ELEVATION
TRADD STREET

REAR ELEVATION

RIGHT ELEVATION

FRONT ELEVATION
COUNCIL STREET

---

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---

Project: Peterson Residence
1 Council Street
Charleston, SC 29401

---

DRAWN
ECB

DATE STARTED
05/30/21

REVISED
05/02/22

EXISTING
ELEVATIONS
SCALE: 1/4" = 1'-0"
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PROJECT
Peterson Residence
1 Council Street
Charleston, SC 29401

DRAWN
ECB

Sheet: A5

FRONT ELEVATION
COUNCIL STREET
SCALE: 1/4" = 1'-0"

RIGHT ELEVATION
TRADD STREET
SCALE: 1/4" = 1'-0"

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

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

REPLACE WITH NEW WINDOW
ADD MATCHING WINDOW IN PLACE OF EXISTING DOOR

DATE STARTED
05/30/21

DATE REVISED
05/02/22

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DESIRED
CJW
DATE STARTED
05/30/21
05/02/22
REVISED
SHEET
PROJECT
Peterson Residence
1 Council Street
Charleston, SC 29401
Translations Design Studio
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NOTE:
LATERAL LOAD WALL GOES ALL THE WAY TO STRUCTURAL ROOF.
SHEER WALL HAS 1/2" OSB ON ONE SIDE.

NOTE:
LOFT ABOVE KITCHEN

3" x 8" RECLAIMED WOOD @ 48" O.C.

10" DUCT

3" x 8" FLOOR JOIST @ 20" O.C.
2x6 BOTTOM PLATE

EXTERIOR WALLS 3" x 4 1/2" STUDS @ 16" O.C.

11'-0"

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

SECTION A
ISOMETRIC
SCALE: 1/4" = 1'-0"
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PROJECT

Peterson Residence

1 Council Street
Charleston, SC 29401

DRAWN
ECB

DATE STARTED
05/02/22

DATE COMPLETED
05/30/21

PERSPECTIVES

A7
Translations Design Studio assumes no liability for any home constructed from this plan. It is the responsibility of the purchaser of this plan to perform the following before construction:

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Peterson Residence
1 Council Street
Charleston, SC 29401

PROJECT

DRAWN
ECB
A8

PHOTOS
FRONT ELEVATION
COUNCIL STREET
RIGHT ELEVATION
TRADD STREET
REAR ELEVATION
RIGHT ELEVATION
Translations Design Studio assumes no liability for any home constructed from this plan. It is the responsibility of the purchaser of this plan to perform the following before construction.

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3. Plans indicate locations only, all engineering aspects should incorporate actual site conditions.

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PROJECT
Peterson Residence
1 Council Street
Charleston, SC 29401

DRAWN
ECB

DATE STARTED
05/30/21

DATE REVISED
05/02/22

SHEET
E1

SCALE: 1/4" = 1'-0"
June 29, 2022

Ms. Virginia Harness
South Carolina Department of Archives & History
8301 Parklane Road
Columbia, SC 29223

Re: 1 Council Street  TMS No: 457-11-04-004  Category: Not Rated  Old and Historic District

Dear Ms. Harness:

A request to vary from the FEMA flood requirements has been submitted for the above referenced property. We request verification that the property meets the definition of a historic structure outlined in the Code of the City of Charleston Sec 27-103. Current color photographs and map are enclosed.

FOR SHPO USE ONLY

Historic Structure Status
☐ Listed individually in the National Register of Historic Places
☐ Preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register
☐ Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered district or a district preliminarily determined by the Secretary to qualify as a registered district
☒ Certified or preliminarily determined by the State Historic Preservation Office as contributing to the historical significance of a registered district or a district preliminarily determined by the Secretary of the Interior to be eligible for inclusion in the National Register
☐ Property is not a historic structure

Signature  Virginia Harness  6/22/22
Name  Virginia Harness
Title  Architectural Historian

Sincerely,

Linda C. Bennett
Senior Preservation Planner
Agenda Item #10

235 Meeting Street
TMS # 457-08-01-012

Request conceptual approval for storefront alterations.

Category 3 | pre-1884 | Old and Historic District
Agenda Item #10

Applicant’s Presentation
235 Meeting Street
Renovation
Charleston, SC 29401

SCOPE OF WORK:
INTERIOR RENOVATION NO ZONING CHANGES

AREA CALCULATIONS
EXISTING TOTAL HEATED AREA OF UNIT: 5433.76 sq
FIRST FLOOR: 5433.76 sq
PROPOSED TOTAL HEATED AREA OF UNIT: 5433.76 sq
FIRST FLOOR: 5433.76 sq

AREA CALCULATIONS
EXISTING TOTAL HEATED AREA OF UNIT: 4046.46 sq
SECOND FLOOR: 4046.46 sq
PROPOSED TOTAL HEATED AREA OF UNIT: 4046.46 sq
SECOND FLOOR: 4046.46 sq

GENERAL CONSTRUCTION NOTES
1. CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL REQUIRED PERMITS AND APPROVALS NEEDED TO INITIATE AND COMPLETE SPECIFIED WORK.
2. CONTRACTOR SHALL BE IN ACCORDANCE WITH CURRENT APPLICABLE BUILDING CODES AND LOCAL REGULATIONS.
3. CONTRACTOR SHALL NOTIFY ALL APPROPRIATE AUTHORITY(IES) OF ALL CONSTRUCTION PERMITS REQUIRED FOR THE PROPOSED CONSTRUCTION PROJECT.
4. CONTRACTOR SHALL NOTIFY ALL APPROPRIATE AUTHORITY(IES) OF ALL CONSTRUCTION PERMITS REQUIRED FOR THE PROPOSED CONSTRUCTION PROJECT.
5. CONTRACTOR SHALL NOTIFY ALL APPROPRIATE AUTHORITY(IES) OF ALL CONSTRUCTION PERMITS REQUIRED FOR THE PROPOSED CONSTRUCTION PROJECT.
6. CONTRACTOR SHALL NOTIFY ALL APPROPRIATE AUTHORITY(IES) OF ALL CONSTRUCTION PERMITS REQUIRED FOR THE PROPOSED CONSTRUCTION PROJECT.
7. CONTRACTOR SHALL BE IN ACCORDANCE WITH CURRENT APPLICABLE BUILDING CODES AND LOCAL REGULATIONS.
8. CONTRACTOR SHALL BE IN ACCORDANCE WITH CURRENT APPLICABLE BUILDING CODES AND LOCAL REGULATIONS.
9. CONTRACTOR SHALL BE IN ACCORDANCE WITH CURRENT APPLICABLE BUILDING CODES AND LOCAL REGULATIONS.
10. CONTRACTOR SHALL BE IN ACCORDANCE WITH CURRENT APPLICABLE BUILDING CODES AND LOCAL REGULATIONS.
11. CONTRACTOR SHALL BE IN ACCORDANCE WITH CURRENT APPLICABLE BUILDING CODES AND LOCAL REGULATIONS.
12. CONTRACTOR SHALL BE IN ACCORDANCE WITH CURRENT APPLICABLE BUILDING CODES AND LOCAL REGULATIONS.
13. CONTRACTOR SHALL BE IN ACCORDANCE WITH CURRENT APPLICABLE BUILDING CODES AND LOCAL REGULATIONS.
14. CONTRACTOR SHALL BE IN ACCORDANCE WITH CURRENT APPLICABLE BUILDING CODES AND LOCAL REGULATIONS.
15. CONTRACTOR SHALL BE IN ACCORDANCE WITH CURRENT APPLICABLE BUILDING CODES AND LOCAL REGULATIONS.
Agenda Item #11

252 Coming Street
TMS # 460-08-02-061

Request conceptual approval for renovation to entrance and piazza, add outdoor seating, accessibility lift, and gates.

Category 4 | Cannonborough/Elliottborough | c. 1890-1905 | Old City District
Agenda Item #11

Applicant’s Presentation
CHUBBY FISH EXPANSION
252 COMING ST, UNITS C & D
(FORMERLY 254 COMING ST)
CHARLESTON, SC 29403
UP
TMS: 460-08-02-062 (254 COMING)
460-08-02-061 (252 COMING)
FLOOD ZONE: X
ZONING: CT (NON-RESIDENTIAL)
MAX HEIGHT: 50' AND 3 STORIES ALLOWED
HEIGHT PROPOSED: EXISTING TO REMAIN
SETBACKS PER ZONING:
FRONT (NON-RES): NOT REQUIRED
REAR (NON-RES): NOT REQUIRED
SIDE S/W (NON-RES): NOT REQUIRED
SIDE N/E (NON-RES): NOT REQUIRED
SETBACKS AS PROPOSED:
FRONT: 0' (EXISTING TO REMAIN)
REAR: 0' (EXISTING TO REMAIN)
SIDE (NORTH): 9" (EXISTING TO REMAIN)
BUILDING COVERAGE:
MAX BUILDING COVERAGE: NOT APPLICABLE
LOT SIZE (254 COMING): 1,466 SF
LOT SIZE (252 COMING): 1,762 SF
PARKING
REQUIRED PARKING: 1 STALL PER 100 SF OF INSIDE PATRON USE AREA
INSIDE PATRON USE AREA: 301 SF + 285 SF = 586 SF
586 SF / 100 = 6 PARKING STALLS REQUIRED
1 PARKING STALL PROVIDED AS APPROVED PER PREVIOUS SPECIAL EXCEPTION
OUTDOOR SEATING
EXISTING PATIO USE AREA (FORMERLY 254 COMING ST)
SAVAGE WROUGHT IRON GATE, NEW OPENING IN EXISTING WALL
SALVAGE WROUGHT IRON GATE AND FENCE, REINSTALLED AFTER PREVIOUSLY REMOVED
PROPERTY LINE TO BE ABANDONED
EXISTING 2-STORY BLDG AT 252 COMING
EXISTING 1-STORY BLDG WITH SECOND FLOOR PORCH AT 252 COMING
EXISTING 2-STORY BLDGS AT 252 COMING
40.50' 43.47'
36.00' 43.94'
40.29'
45.00'
GENERAL FLOOR PLAN NOTES:
1. DIMENSIONS INDICATED ARE FROM FACE OF STUD AND TO FACE OF MASONRY, U.O.N.
2. CONTRACTOR TO COORDINATE LOCATIONS OF ADDITIONAL PENETRATIONS THROUGH WALLS AND FLOORS NOT INDICATED ON ARCHITECTURAL DRAWINGS. REFER TO STRUCTURAL FOR LINTEL OR FRAMING REQUIREMENTS.
3. DO NOT SCALE DRAWINGS.
4. DIMENSIONS TO EXISTING ELEMENTS ARE TO FACE OF ELEMENT.
5. PROVIDE 1/2" GYP. BD ON ALL EXISTING WALLS, U.O.N., RE: INTERIOR DESIGN AND ARCH DRAWINGS.

NEW WROUGHT IRON FRAME ADDED FOR GATE STABILITY
NEW WROUGHT IRON GATE, RED AND PAINT
SALVAGED WROUGHT IRON GATE
GATE HINGES
SAVAGED WROUGHT IRON GATE

EXISTING FIRST FLOOR PLAN - BAR
SCALE: 3/4" = 1'-0"

FIRST FLOOR PLAN
SCALE: 3/4" = 1'-0"

NEW OPENING IN EXISTING CMU WALL
EXISTING PARTIAL HEIGHT CMU WALL, TO REMAIN SALVAGED 36" WROUGHT IRONGATE IN NEW OPENING EXISTING COLUMNS, REPLACE IN KIND AS REQUIRED FOR PORCH REVISIONS, TYP.

CHUBBY FISH EXPANSION
104 ADJACENT BUILDING
103 IRON GATE; REINSTALL EXISTING IRON GATE THAT WAS PREVIOUSLY REMOVED
102 ENTRY
101 BAR
100 RAW BAR

EXISTING 36" H RAILING, REMOVE AND REINSTALL AS NECESSARY INCINEL PLATFORM LIFT
TANKLESS WATER HEATERS
EXISTING 36" H RAILING, REMOVE AND REINSTALL AS NECESSARY INCLINED PLATFORM LIFT

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. WHEN THIS DRAWING IS PRINTED AT AN 11"X 17" FORMAT the scale of the drawings are at 1/2 of the noted scale. (U.N.O.)
EXISTING WOOD LAP SIDING TO REMAIN, PATCH AND REPAIR IN KIND AS NECESSARY, TYP.

EXISTING WOOD WINDOWS TO REMAIN, PATCH AND REPAIR IN KIND AS NECESSARY, TYP.

EXISTING METAL ROOFING TO REMAIN, PATCH AND REPAIR IN KIND AS NECESSARY; COAT WITH HYDROSTOP

EXISTING DORMERS TO REMAIN, TYP.

EXISTING METAL ROOFING TO REMAIN, PATCH AND REPAIR IN KIND AS NECESSARY; COAT WITH HYDROSTOP

EXISTING FOUNDATION WALL TO REMAIN, PAINT

EXISTING WOOD STAIR AND RAILING, TO REMAIN; PATCH AND REPAIR IN KIND AS NECESSARY

NEW 42" WOOD GUARDRAIL, TO MATCH 2ND FLOOR RAIL AT 252 COMING ST UNITS A/B

EXISTING METAL ROOFING TO REMAIN, PATCH AND REPAIR IN KIND AS NECESSARY; COAT WITH HYDROSTOP

EXISTING DORMERS TO REMAIN, TYP.

EXISTING METAL ROOFING TO REMAIN, PATCH AND REPAIR IN KIND AS NECESSARY; COAT WITH HYDROSTOP

EXISTING FOUNDATION WALL TO REMAIN, PAINT

EXISTING WOOD DOORS TO REMAIN, PATCH AND REPAIR IN KIND AS NECESSARY, TYP.

EXISTING METAL ROOFING TO REMAIN, PATCH AND REPAIR IN KIND AS NECESSARY; COAT WITH HYDROSTOP

EXISTING METAL ROOFING TO REMAIN, PATCH AND REPAIR IN KIND AS NECESSARY; COAT WITH HYDROSTOP

EXISTING FOUNDATION WALL TO REMAIN, PAINT

EXISTING WOOD DOORS TO REMAIN, PATCH AND REPAIR IN KIND AS NECESSARY, TYP.

EXISTING FOUNDATION WALL TO REMAIN, PAINT

EXISTING METAL ROOFING TO REMAIN, PATCH AND REPAIR IN KIND AS NECESSARY; COAT WITH HYDROSTOP

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EXISTING METAL ROOFING TO REMAIN, PATCH AND REPAIR IN KIND AS NECESSARY; COAT WITH HYDROSTOP

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EXISTING WALL, TO REMAIN, PAINT
EXISTINGمعرفة WALL TO REMAIN
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EXISTING DORMER TO REMAIN, TYP.
Agenda Item #12

96 Ashley Avenue
TMS # 457-03-04-073

Request conceptual approval to rebuild piazza stair, add hood over entrance, pedestrian and driveway gates, and hardscaping.

Category  2 | Harleston Village | c. 1800 | Old and Historic District
Agenda Item #12

Applicant’s Presentation
96 ASHLEY AVENUE - UNIT 1
MAIN HOUSE RENOVATION
CHARLESTON, SOUTH CAROLINA 29401

PROPERTY INFORMATION:

- TAX MAP #: 457-03-03-073
- ZONING DISTRICT: STR
- PROPERTY AREA: 8896.44 SF (.196 acres)
- YEAR BUILT: 1820

PROJECT SCOPE:

- PROJECT #: 96 ASHLEY AVE.
- ADDRESS: 96 ASHLEY AVENUE UNIT 1 CHARLESTON, SC 29401
- ARCHITECT: NEIL STEVENSON ARCHITECTS
- CONTACT PERSON: TARA RAMANO
- 680 KING STREET, SUITE B CHARLESTON, SC 29403
- PHONE: (843) 853-8800 X 302
- EMAIL: NEIL@NEILSTEVENSONARCHITECTS.COM

FLOOD ZONE INFORMATION:

- FLOOD ZONE: AE-11
- Bázis flood elevation: 1.7 MSL
- Bázis flood + 2% frequency: 2.92 MSL
- FLOOD ZONE: AE-11

COMMON AREA:

- FLOOR 1: 308.96 SF
- FLOOR 2: 285.73 SF
- FLOOR 3: 241.13 SF
- TOTAL: 835.82 SF

UNHEATED AREA:

- FLOOR 1 (COVERED PORCH): 459.16 SF
- FLOOR 1 (COVERED PORCH): 499.38 SF
- FLOOR 2 (COVERED PORCH): 401.46 SF
- FLOOR 3 (COVERED PORCH): 388.86 SF
- TOTAL: 2029.88 SF

HEATED AREA:

- FLOOR 1: 1672.20 SF
- FLOOR 2: 2198.64 SF
- FLOOR 3: 7283.1 SF

NOTE 1: COST OF RENOVATION WORK IS LESS THAN 50% OF THE VALUE OF THE EXISTING STRUCTURE AND DOES NOT CONSTITUTE A SUBSTANTIAL IMPROVEMENT.

NOTE 2: NEW MECHANICAL UNITS AND SYSTEMS TO BE MOUNTED ABOVE THE FLOOD ELEVATION WATER RESISTANT MATERIALS TO BE USED BELOW THE ELEVATION.
VIEW FROM BACKYARD PARKING

VIEW FROM STAIR CASE
HEATED AREA:
FLOOR 1: 1,672.20 SF
FLOOR 2: 2,186.64 SF
FLOOR 3: 1,980.32 SF
FLOOR 4: 1,474.96 SF
TOTAL: 7,283.1 SF

UNHEATED AREA:
FLOOR 1 (COVERED PORCH): 459.16 SF
FLOOR 2 (COVERED PORCH): 401.46 SF
FLOOR 3 (COVERED PORCH): 499.38 SF
TOTAL: 1,360.00 SF

COMMON AREA:
FLOOR 1: 308.96 SF
FLOOR 2: 285.73 SF
FLOOR 3: 241.13 SF
TOTAL: 836.82 SF

REFERENCES:
UNIT 1: UNIT 2: UNIT 3: COMMON AREAS: PORCH:
NOTES:
1. ORIGINAL HOUSE IS CONSIDERED THE AREA WITHIN THE BRICK WALLS.
2. TYPICAL WOOD BASE IS 3/4" WALL. 1 1/2" TOTAL. BASE APPEARS TO BE ORIGINAL AND HISTORIC.
3. CEILING HEIGHT = 10'-10 1/2". ORIGINAL HOME HAD HISTORIC CEILING MOLDING.
4. TRIM AT DOORS AND WINDOWS APPEARS ORIGINAL AND HISTORIC.
5. PEELING PAINT THROUGHOUT INTERIOR OF HOUSE.

BASEMENTS OR PORTIONS OF ELEMENTS TO BE REMOVED ARE SHOWN DASHED. REFER TO KEY NOTIONS FOR ADDITIONAL CLARIFICATION FOR PARTIALLY REMOVED OR REUSED ELEMENTS. RETURN UN-USED DOORS, HARDWARE, AND ACCESSORIES TO OWNER.

VERIFY EXISTING CONDITIONS OF SPACE PRIOR TO DEMOLITION WORK.

AREAS OF DEMOLITION ARE APPROXIMATE; GENERAL CONTRACTOR TO COORDINATE TO COORDINATE DEMOLITION WITH EXISTING CONDITIONS, NEW CONSTRUCTION, AND ADDITIONAL SCOPE OF WORK INCLUDED IN MECHANICAL, PLUMBING, AND ELECTRICAL DOCUMENTS.

WALL DEMOLITION TO INCLUDE FRAMING, SHEATHING, FINISHES AND ALL APPURTENANCES.

ANY HIDDEN STRUCTURAL COLUMNS OR SUPPORT IS TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO REMOVAL. ANY BUILDING SUPPORT WHICH DEVIATES FROM THAT SHOWN OR IS IN QUESTION IS TO BE BROUGHT TO ARCHITECT'S ATTENTION IMMEDIATELY.

CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING FLOORING AND FINISHES TO REMAIN.

REMOVE ALL ABANDONED ACCESSORIES AND DEVICES NOT OTHERWISE NOTED. PATCH DRYWALL AND PREP FOR NEW FINISHES.
KEY

ALL WALLS ARE TYPE A WALLS, U.O.N.
PATCH AND REPAIR DRYWALL AND PLASTER ON EXISTING WALLS, IN DIMENSIONS INDICATED ARE FROM FACE OF STUD AND TO FACE OF PROVIDE SHELF AND ROD IN ALL CLOSETS.

ALL NEW DOOR STYLES AND PANELS ARE TO MATCH EXISTING WHERE DOORS, WINDOWS OR OPENINGS IN WALLS ARE TO BE NEW BUILDING FOOTPRINT IS NOT TO EXCEED EXISTING BUILDING ASSESS EACH FIREPLACE AND ADD VENTLESS GAS FIREPLACE INSERTS PROVIDE GLASS SHOWER PARTITIONS AT ALL SHOWERS.

CONTRACTOR TO VERIFY ALL DIMENSIONS WITH EXISTING CONDITIONS. VERIFY ALL DOOR HEIGHTS IN FIELD. DOOR HEIGHTS TO MATCH PER 2018 IEBC 805.5.1:

1/16" = 1'-0"

First Floor

NEW WALLS
8'-2 3/4"
22,13 pies2
5'-5"
9'-7"
2'-7"
293,44 pies2
17'-1"
9'-7 1/2"
119,66 pies2
2'-4"
8'-6"
3'-1/2"
6'-9"
4'-6 3/4"
359,89 pies2
2'-7 1/2"
2'-10"
5'-4"
1'-10"
13'-5"

C
66,78 pies2
5'
2'-7 1/2"
6'-10 1/2"
8'-5 1/2"
2'-7"
1'-8"
4'-8 3/4"
1'-8"
D
3
4
4'-4 1/2"
7'-2 1/2"
2'-7 1/2"
9'-7 1/2"
13'-5"
8'-5"
8'-7 1/2"
6"
54,27 pies2
4'-6 3/4"
2
4'-6 1/2"
1'-8"
1'-8"
9'-11"
1'-8"
218,15 pies2
4'-3 3/4"
BATH
1'-8"
4'-6"
15'-11 1/4"
1'-3"
199,35 pies2
2'-7"
16'-10"
7'-6 1/2"
2'-7 1/2"
17'-10"
21'-7"
1'-10 1/2"
1'-3"
B
1'-10"
17'-2 1/2"
3'-1/2"
1'-7"
5'-1/4"
26,67 pies2
50'-1/2"
4'-3"
9'-4"
2'-7"
A
21,95 pies2
2'-7 1/2"
11'-2 3/4"
1'-7"
14'-5 1/2"
26,80 pies2
7'-1"
6'-11 1/2"
7'-1 1/2"
2'-7 1/2"

REFERENCEs
1. Roof Floor

1/4" = 1'-0"
1. EXISTING NORTH ELEVATION
1/8" = 1'-0"

2. EXISTING SOUTH ELEVATION
1/8" = 1'-0"

3. EXISTING SOUTH ELEVATION
1/8" = 1'-0"

4. EXISTING WINDOWS TO REMAIN

5. PROPOSED NORTH ELEVATION
1/8" = 1'-0"

6. PROPOSED SOUTH ELEVATION
1/8" = 1'-0"

7. PROPOSED SOUTH ELEVATION
1/8" = 1'-0"
The drawings included in this document provide the initial stage of design information. Additional detailing and specifications will be provided in subsequent drawings. Please note that the scale of the drawings are at 1/2 of the noted scale.
PROPOSED STAIRCASE

First Floor
1/4" = 1'-0"

Second Floor
1/4" = 1'-0"

Third Floor
1/4" = 1'-0"

12,05 sq ft

1.08.1

Drawn By: A.C.P
AOR: NCS
Date: 13/5/2022

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THE SCALE OF THE DRAWINGS ARE AT 1/2 OF THE NOTED SCALE. (U.N.O.)

96 Ashley Ave
Charleston, SC 29401

PROPOSED STAIRCASE - FLOOR PLAN / SECTIONS

96 Ashley Ave.
Agenda Item #13

89 & 89 ½ Wentworth Street
TMS # 457-04-03-002

Request conceptual approval for new masonry garden wall.

Category 2 | Harleston Village | c. 1787 | Old and Historic District
Agenda Item #13

Applicant’s Presentation
Agenda Item #14

651 King Street
TMS # 460-04-04-095

Request conceptual approval for new mixed use building.

Not Surveyed | Cannonborough/Elliottborough | New | Old and Historic District
Agenda Item #14

Applicant’s Presentation
SURVEY / 03
BAR-S CONCEPTUAL SUBMISSION 07/28/2022

651 KING STREET
CHARLESTON, SC

651 KING- MIXED USE

IN WITNESS WHEREOF, I, JONATHAN F. BURB, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF SOUTH CAROLINA, DO HEREBY CERTIFY THAT THE FLOOR PLAN OF THE PROPERTY DESCRIBED HEREIN HAS BEEN EXACTLY DRAFTED.

[Signature]
JONATHAN F. BURB, RLS-237402

[Stamp]
651 KING- MIXED USE
651 KING STREET
CHARLESTON, SC

HISTORY - SITE / 04
BAR’S CONCEPTUAL SUBMISSION 07/28/2022
SITE NAME: 651 King Street
SITE NUMBER: c-460-4-4:95
RECORDED BY: Geier Brown Renfrow Architects, Washington, D.C.
DATE: 3/04/85
VIEW: S/E
NEG. FILE #: 19:20 [S7]

LOCATION: City of Charleston
COUNTY: Charleston

HISTORY - BUILDING / 05
BAR: S CONCEPTUAL SUBMISSION 07/28/2022
VIEW FROM KING STREET FACING EAST- 640 KING STREET

VIEW FROM KING STREET FACING EAST- 630 & 636 KING STREET

VIEW FROM KING STREET FACING SOUTH

VIEW FROM KING STREET FACING WEST- 653 KING STREET

651 KING- MIXED USE
651 KING STREET
CHARLESTON, SC

CONTEXT- KING STREET / 07
BAR-S CONCEPTUAL SUBMISSION 07/28/2022
Agenda Item #15

8 Smith Street
TMS # 457-08-03-062

Request conceptual approval for new portico over front door.

Not Surveyed | Harleston Village | c. 1940 | Old and Historic District
Agenda Item #15

Applicant’s Presentation
8 Smith Street
Porch
Overhang

TMS: 457-08-03-062
Property Owner: John Miklos
Contractor: Lowcountry Contractors LLC
Company Contact: Sarah Eder 843-242-8838
# Bar Application

## Board of Architectural Review

**Property Address:** 8 Smith Street

**Net No.:** 4570983062

**Meeting Date Requested:** July 14th

**Applicant:** John Mikhos

**Address:** 1204 East Avenue

**Application Type:** Existing Structure

**Proposed Changes:**
- New bar and seating area
- Renovation of existing bar

**Net Evaluation:** $20,000

**Design Professional:**
- Owner: Design Professional
- Contractor: Real Estate Developer

**Approval Details:**
- **Date Approved:** July 14, 2020
- **Signature:**

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**Note:**

1. Approval is granted upon fulfillment of the above-notified conditions and is referred to the Preservation Staff for further action.
2. Approval does not constitute approval by other City Boards (e.g., Zoning). Prior to construction, all plans and specifications must be reviewed and approved by the Building Inspection Department and a building permit must be obtained as required by the City.
3. This application is for a Bar and Restaurant.
Color Schedule

<table>
<thead>
<tr>
<th>Bar Color Schedule</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Title:</strong> Bar Color Schedule</td>
</tr>
<tr>
<td><strong>Manufacturer:</strong> Traditional Williams Colors of Historic Charleston</td>
</tr>
</tbody>
</table>

- **Color:** Bar Color Schedule
- **Number:** Traditional Williams Colors of Historic Charleston
- **Description:** Traditional Williams Colors of Historic Charleston

**Note:** The document contains a table with columns for color, number, and manufacturer details, but the specific entries are not clearly visible in the image provided.
Architectural Drawings
Current Views of Front Door/Entry
8 Smith St
Current Views of Front/Door Entry
8 Smith St
Overhang Color and Shape

The first Picture is the Current View of the Front Door Entry.

The second photo is the inspiration for the color and the shape of the overhang that the Homeowner wants. There will be NO columns added per design plan.
Homes on Smith St with Similar Overhangs
Homes on Smith St with Similar Overhangs