BOARD OF ARCHITECTURAL REVIEW - SMALL

August 25, 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-S YouTube channel at https://www.youtube.com/channel/UCBofP1rUHr3PnAGlY3w7a5Q/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.
Minutes: Agenda Item A

Approval of Minutes from August 11, 2022, Meeting
Agenda Item #1

56 Congress
TMS # 463-16-03-089

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

NS | North Central | c. 1920 | Historic Materials Demolition Purview
Agenda Item #1

Applicant’s Presentation
CONGRESS STREET

DEMOLISH EXISTING HOME IN ITS ENTIRITY.

LaShaun Key, AIA
56 Congress St New Design
08.15.22

www.keydesignllc.com
(843)606-0040

DEMOLITION PLAN
01

08.15.22

www.keydesignllc.com
(843)606-0040
LaShaun Key, AIA
Re: BAR-S Meeting Photos for 56 Congress St Demolition Request

August 15, 2022

1. South and east façade side view from Congress st.
2. West façade from Congress st.
3. North façade from rear of property.
4. Exposed ceiling with water and mold damage. This room is located on the east wall, towards the front of the original structure.
5. Exposed wall interior showing a gypsum sheathing.
6. Exposed wall interior indicating water damage.
7. Exposed west wall with water and mold damage on the ceiling. This room is located on the west wall, towards the front of the original structure.
8. Water damage in ceiling. This room is located on the west wall, towards the end/back of the original structure.
9. Attic space with multiple holes in roof.
10. Wet unsupported beam at rear addition. This room is located on the west wall, towards the end/back of the original structure.
11. Water damage on ceiling. This room is located on the east wall, towards the end/back of the original structure.
12. Water damage on wall and ceiling. This room is located on the west wall, and it part of the addition.
13. Brick separating and grout worn, needs repointing.
14. Stepped crack in brick, missing brick sill, missing weather barrier, and water damage in wall.
15. Brick ties missing at foundation.
16. Gap at addition visible through roof to sky.
17. Loose porch column.
18. Damaged rafter tails.
19. Worn grout and missing brick sill.
20. Damaged rafter tails.
21. Incorrect foundation of addition. CMU “sitting” on each other with no grout/ not tied together.
22. Worn grout at southeast corner.
Context across the street to the right.
Context across the street to the left.
Context on either side of home.
Context at the corner of Benson and Congress.
Per your request, the existing residential structure at 56 Congress Street was evaluated to determine the general structural condition of the home. Below are the visual 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 residence with wood framing and brick veneer and an asphalt shingle roof. The overall structure is approximately 42' x 23' and consists of the original portion with brick veneer (approximately 30'x23'), built around 1920 and a rear addition with vinyl siding (approximately 12'x23'), built within the last 15-20 years.

The original portion of the structure consists of individual brick masonry piers bearing below grade supporting heavy timber floor beams around the perimeter and through the center of the structure with timber floor joists and hardwood plank flooring above. The front porch consists of concrete masonry unit (CMU) wall along the front with brick veneer and a concrete slab supported by the CMU porch wall and the exiting brick veneer at the edge of the house. There are brick piers with decorative wrought iron columns supporting the wood framed porch roof with a metal awning around the perimeter of the porch. The interior walls of the home consisted of timber studs (3x3) visible in areas where portions of the interior gypsum wallboard were previously removed. With the wallboard removed, it was visible that some portions of the structure (west side) had exterior horizontal plank sheathing whereas on the east side there was a mixture of plywood and gypsum-type wallboard exterior wall sheathing. The ceiling and roof framing consisted of 2x4 (1.75”x 3.5”) studs/joists at 24” with gable end wall exterior sheathing and roof sheathing consisting of wood planks.

The rear addition foundation consists of dry-stacked CMU blocks (no mortar between blocks) bearing directly on the soil at grade level (three 8” CMU blocks on one solid 4” thick block resting directly on topsoil). The floor framing consisted of 6x6 timber beams with 2x6 framing at 24” on-center spacing. The floor level of the addition was approximately 4-6” lower than the floor of the original portion of the home and the ceiling was also lower than the original ceiling. It is assumed that conventional 2x4 stud framing was used for the wall construction of the addition but it could not be verified as no wall framing was visible due to wall finishes being intact in the addition. The ceiling and roof framing of the addition consisted of 2x framing members approximately at 16” on center spacing with vertical 2x brace members supporting the roof rafters at mid-span.

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. Based on the observations and noted deficiencies, general repair recommendations have been provided in order to establish general repair approaches. It is assumed that further evaluation and design would be required in order to provide direction suitable for construction and permitting requirements, which is outside the scope of this report.
1. FOUNDATION

a. **Brick Pier Mortar Deteriorating (Original Structure)** – The mortar of the brick piers were crumbling to the touch in various piers of the original portion of the home. The brick and mortar appeared damp or moist. It is unknown if these brick piers are founded directly on soil below grade or if they are founded on a concrete footing (individual or strip footing. With the brick veneer of the structure on the west and south side in good condition (no signs of cracks or vertical settlement), there may be a concrete footing present supporting the brick veneer at least. This would need to be field verified.

   **Repair Recommendation:** It is recommended that the deteriorated mortar of the brick piers be removed and repointed as required.

b. **Loose Bricks On Top of Brick Piers Supporting Floor Beams (Original Structure)** – In various locations, the top course of brick of the brick piers were either were removed, had broken off or were never built to the proper height originally and loose bricks were stacked on top of the pier to support the floor beam. One pier had loose bricks stacked on their faces.

   **Repair Recommendation:** It is recommended that the floor framing be temporarily supported and the loose brick be removed and new brick be installed and properly mortared into place. Provide treated wood blocking and shims as required for proper leveling of floor framing.

c. **No Structural Attachment of Floor Framing To Piers/Foundation (Original Structure)** – There were no visible attachment or anchorage of the floor framing (floor beams) to the brick piers to resist lateral or uplift forces from wind or seismic events.

   **Repair Recommendations:** It is recommended that mechanical attachment devices (galvanized metal strapping or mechanical hold-down device) be installed at each existing brick piers as required.

d. **Moisture Below Crawlspace (Original Structure)** - The soil in the crawlspace below the original portion of the house was damp in most places.

   **Repair Recommendation:** It is recommended that a vapor barrier (6 mil polyethylene sheeting minimum) be installed within the crawlspace of the entire structure. It is also recommended that the openings in the brick veneer around the perimeter of the structure be covered (brick veneer, louvers or other skirting materials) to prevent water infiltration below the structure. Grade around the perimeter should be evaluated and ensure that the ground slopes away from the structure. It is also recommended that gutters and downspouts be installed around the perimeter of the entire structure to allow the rainwater to be shed away from the structure.

e. **Signs of Termite Infestation On Framing (Original Structure/Addition)** – Signs of termite activity (mud tubes) were visible on the perimeter beams at the rear corner of the structure.
Repair Recommendation: The entire home should be evaluated by a local pest control company to determine level of infestation, damage to the structure and proper treatment. All existing interior wall coverings should be removed in order to determine termite activity and the extent of damage. Any damaged floor/wall/ceiling/roof framing should be replaced in kind.

f. **Dry Stacked CMU Piers (Rear Addition)** – The foundation piers for the addition consisted of 8” CMU piers “dry stacked” (without mortared joints) and were bearing directly on the soil at grade. This type of foundation is not acceptable per current residential building code. One pier was visibly leaning and not provide proper support.

Repair Recommendation: It is recommended that the existing CMU piers be removed and new reinforced concrete footing be installed with the bottom of the footings bearing a minimum of 18” below the existing grade. New steel reinforced CMU piers (fully grouted) should be installed with proper mechanical attachment to the existing floor framing of the rear addition as required.

2. FLOOR FRAMING

a. **Existing Floor Framing Not Structurally Adequate (Rear Addition)** - Based on a structural evaluation of the existing floor framing, some the existing 6x6 floor beams are structural inadequate for the span. The ends of these floor beams were inadequately supported where they abutted the original structure. They were attached via “toe-nails” and inadequate framing clips. In addition, the floor sheathing appears to have been installed parallel with the floor joists instead of perpendicular to the floor joists causing bouncy/spongy floor areas. In general, the construction of this addition appears to be of poor quality and construction methods.

Repair Recommendation: It is recommended that additional CMU piers be installed to reduce the span of the 6x6 floor beams (7 ft max) and piers should be installed at the ends where they abut the original structure. Additional 2x6 floor joists are recommended to be installed between the existing joists to support the existing floor sheathing. The joists should be supported using joist hangers at each end and 8d nails attaching the existing sheathing to the new joists at 6” on center.

3. EXTERIOR WALLS

a. **Termite Damage In Framing (Original Structure & Rear Addition)** - Signs of termite activity (mud tubes) were present on the interior face of the exterior wall of the bathroom in the rear addition. With signs of termite activity in the crawlspace area and in the attic area, it is assumed that portions of the wall framing along the west side of the structure (original & rear addition) are damaged due to this infestation.

Repair Recommendation: It is recommended that the interior wall board of the exterior walls be removed in order to determine the level of damage that may be present from the termite activity. Damaged wall framing and sheathing planks should be removed and replaced as required.
4. **ROOF & CEILING STRUCTURE**

a. **Holes in Roof (Original Structure)** – Sunlight was visible entering through the roof of the original portion of the structure over rear portion by kitchen as well as the side room along west wall. There were corresponding stains in the ceiling in these rooms from previous water damage and the ceiling board was sagging. The hole along the west wall was due to a missing or damaged plumbing vent collar. Water damage may have also contributed to the fallen ceiling board in the front entry room of the original structure due to failed roofing (shingles) or from inadequate flashing around the perimeter gable end or the gable wall attic vent. The age of the existing asphalt shingle roof is unknown.

   **Repair Recommendation:** It is recommended that the existing roof shingles be repaired or completely replaced with all roof penetrations properly flashed in order to address the current roof leaks. Damaged ceiling boards should be removed and replaced as required.

b. **Termite Activity In Attic Framing (Original Structure)** – In the attic of the original structure, the plumbing vent that penetrates the roof as mentioned above was not properly flashed allowing water to enter the attic space in this area. Termite infestation and damage was visible in the wood existing top plate, ceiling framing and roof framing in the area of this plumbing vent.

   **Repair Recommendation:** It is recommended that all termite damaged wood framing should be removed and replaced in kind as necessary. As stated previously, the existing interior wall boards along the exterior walls should be removed allowing inspection of the existing framing in order to determine the extent of the termite damage.

c. **Exposed Roof Rafter Tails Deteriorated At Overhangs (Original Structure)** – Many of the ends of the existing roof rafters are deteriorating due to exposure to the elements and lack of upkeep and protection. Soffit and fascia boards are missing or deteriorating. It is unknown if the roof is properly flashed at the eaves and gable ends causing water damage to the perimeter of the roof rafters and roof plank sheathing.

   **Repair Recommendation:** It is recommended that any damaged or deteriorated roof rafter tail ends be removed and new 2x4 rafter tail ends be installed and sistered to the existing roof rafters as required. Any damaged roof plank sheathing should also be removed and replaced in kind or using 3/4” plywood sheathing as required. The perimeter fascia and soffit boards should be replaced with proper eave and rake edge flashing installed as required.

5. **EXTERIOR OF STRUCTURE**

a. **Front Porch Brick Piers** - The existing brick porch piers supporting the decorative wrought iron columns were loose and not properly attached. Two of the three piers were loose and the third was no stable and able to be moved by hand. This deficiency requires immediate attention.
**Repair Recommendation:** It is recommended that these brick piers be removed and rebuilt. Additional CMU piers below the slab that tie into the existing footing may be required to provide proper support and attachment of these piers to the porch foundation wall.

b. **Rear Entry Stairs & Landing** - The existing wood entry stair and landing is deteriorating and not code compliant. The stair tread boards are mostly deteriorated and are a safety hazard. There are no handrails and the railings are not code compliant. 

**Repair Recommendations:** It is recommended that the existing rear stairs and landing structure be demolished and a new stair and landing be installed using pressure treated wood with proper handrails and railings meeting current code requirements.

c. **Portions of Brick Veneer Damaged/Missing** – The existing brick veneer along the east side of the home is in need of repair. The mortar joints need to be repointed, various bricks are missing around the window sills and at the floor level, exposing the framing and wall sheathing to the elements. The gypsum exterior wall board visible on the inside of the structure near the front door is damaged and deteriorated due to water exposure. An exterior wall penetration is not properly flashed.

**Repair Recommendation:** All missing/damaged brick should be replaced to match the existing to the greatest extent possible and any damaged wall framing or sheathing should be replaced as required. All mortar joints along the east wall should be repointed. All wall penetrations and window openings should be properly flashed as required. Depending on the extent of damage to the exterior sheathing and vapor barrier along this wall, the brick may need to be completely removed to address these issues and then re-installed.

**SUMMARY**

The overall condition of the structure is poor-fair. The extent to which there is additional damage in the exterior wall/ceiling framing due to termite activity is unknown at this time. The existing rear addition was constructed in poor workmanship and would recommend demolishing it and rebuilding with proper foundations and framing to meet code requirements. The original portion of the home is in fair condition however given the amount of repairs required throughout the existing home with regard to other trades (mechanical, electrical and plumbing) and any planned alterations that may be desired to be made to the existing home, the evaluation of the structure for compliance and required structural upgrades to meet current/existing building codes would be a substantial effort and cost for your consideration.

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 possible that further structural deterioration may be hidden behind interior and exterior wall covering materials adding to the known deficiencies.
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.

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

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<thead>
<tr>
<th>PROJECT NAME:</th>
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<tbody>
<tr>
<td>56 Congress Street</td>
<td>56 Congress Street, Charleston, SC 29403</td>
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<tr>
<th>PHOTO NO.</th>
<th>DATE:</th>
<th>DESCRIPTION</th>
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<tbody>
<tr>
<td>P1110407</td>
<td>8/10/22</td>
<td>General photo of structure from front</td>
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<td>56 Congress St – Structural Eval</td>
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<tr>
<td>P1110405</td>
<td>8/10/22</td>
<td>Photo of East side of structure.</td>
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**PHOTO NO.**  
102551  

**DATE:**  
8/10/22  

**DESCRIPTION**  
Photo of West side of structure.

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**PHOTO NO.**  
P1110369  

**DATE:**  
8/10/22  

**DESCRIPTION**  
Existing brick pier below original portion of structure with loose bricks supporting center floor beam.
### PHOTO NO. P1110388 (DATE: 8/10/22)

**DESCRIPTION**

Floor beam of rear addition attached to original structure floor beam using inadequate framing clip. Also in view is evidence of mud tubes from termites on beam.

![Image of floor beam with termite evidence](image)

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### PHOTO NO. P1110341 (DATE: 8/10/22)

**DESCRIPTION**

Photo taken below the rear addition. Left arrow points to leaning CMU block pier, center arrow points to floor sheathing spanning in wrong direction and right arrow points to typical dry stacked CMU pier supporting the existing rear addition.

![Image of rear addition with CMU piers](image)
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**PHOTO NO.** 103653  **DATE:** 8/10/22

**DESCRIPTION**
Photo of bathroom wall at rear addition showing termite mud tubes along interior face of exterior wall.

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**PHOTO NO.** 103212  **DATE:** 8/10/22

**DESCRIPTION**
Photo of sunlight shining through holes in roof over back right corner room of original structure (adjacent to kitchen).
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<td>104402</td>
<td>8/10/22</td>
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**DESCRIPTION**

Photo of sunlight shining through plumbing vent penetration in roof along west wall of original structure. Arrow points to roof rafter and ceiling joist damaged by termites.

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**DESCRIPTION**

Photo of existing exterior wall framing and sheathing near front door. Gypsum exterior wall sheathing damaged and deteriorated with tar paper and brick visible.
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**PHOTO NO.**  104150  **DATE:**  8/10/22

**DESCRIPTION**
Existing ceiling gypsum board sagging in rear room below where holes in roof are located.

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**PHOTO NO.**  104818  **DATE:**  8/10/22

**DESCRIPTION**
Existing ceiling damage in front of original structure, possibly due to roof leak or other water infiltration.
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**PHOTO NO.**
P1110391

**DATE:**
8/10/22

**DESCRIPTION**
Photo of East wall showing missing bricks within the veneer, missing bricks below the window sill and a pipe penetration without any flashing. Rear addition in background.

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**PHOTO NO.**
102135

**DATE:**
8/10/22

**DESCRIPTION**
Brick pier at front porch. Pier was loose and was able to be turned on porch with little effort. This should be repaired immediately.
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**PHOTO NO.**
P1110392

**DATE:**
8/10/22

**DESCRIPTION**
Photo of deteriorated exposed rafter tails and incomplete fascia/soffit construction.
Agenda Item #2

71 Moultrie Street
TMS # 460-03-01-017

Request demolition of portion of historic structure. Site visit 8:50 am.

Category 4 | Hampton Park Terrace | c. 1920 | Historic Materials Demolition Purview
Agenda Item #2

Applicant’s Presentation
71 Moultrie St.
Charleston SC 29401

- BAR Submission cover sheet
- Zoning approval – no special variances needed.
- Includes pictures of property with notes.
- Includes material spec sheets, and profiles with notes.
- Work to be completed: Repairs, and replacement of windows with like kind (Victor built spec sheet included). Remove and replace front doors (spec sheet included). Addition to the rear of the property, front porch addition/change of second floor (current porch floor may not be original).
Front of property

Front of property up close
Left side from ballfield across the street.

Same side sidewalk shot toward Rutledge
To the right of the property looking toward The Citadel

To the left of the property, looking toward Rutledge
Rear of the property

Looking from Rutledge sidewalk, across two parking lots
Left: Picture taken from Rutledge ave. Barely can see house between two oak trees.

Right: Location from where left picture was taken. Parked symbol is in front of house.
Left: Windows rotten out, And lots of window panes Are broken, and/or plexiglass.

Right: Window previously Replaced, bottom sash Missing. Top sash rotten.
• Left & Right: More pictures of rotten windows, and plexiglass panes.
Door: **Knotty Alder 3/4 Lite Clear Glass Exterior Door**

Stain: **Minwax Red Mahogany**

[https://www.krosswood.com/products/krosswood-knotty-alder-3-4-lite-open-rim](https://www.krosswood.com/products/krosswood-knotty-alder-3-4-lite-open-rim)

NOTES: Existing transom to stain, changing slab only.
Windows beyond repair, addition windows, and windows with a different grid style will be replaced with a Victorbilt, putty glaze historic series window. Repairs to wood rot, and damaged glass or plexiglass replacement as Needed.
Left: Porch flooring
To match existing. Exact profile.

Right: Porch ceiling
To match existing
Exact profile.
Left: Crown moulding to match existing exactly.

Right: Siding repairs, and addition to match existing exactly.
### Architectural Drawings

- **T-101** Title Page
- **C-101** Survey
- **C-102** Proposed Site Plan
- **R-101** Existing Floor Plans
- **R-201** Existing Elevations
- **R-202** Existing Elevations

### Structural Drawings

- **S1** General Notes, Foundation & First Floor Framing Plan
- **S2** Second Floor & Ceiling Framing Plans
- **S3** Roof Framing Plan
- **S4** Sections, Details & Schedules

### Notes
1. Contractor to verify dimensions in field.
2. Contractor to verify all dates & times.
3. RAE OF DRAWING DATE = 2006.
4. Wall thickness are face of steel on exterior of wall.
5. Do not use dimensions from plans.

<table>
<thead>
<tr>
<th>Drawing Title</th>
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<tbody>
<tr>
<td>Title Sheet</td>
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### Window Schedule

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<th>WINDOW TYPE</th>
<th>FRAME SIZE</th>
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<td>DOUBLE HUNG</td>
<td>36&quot; x 72&quot;</td>
<td>MASONITE/WHITE</td>
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<td>30&quot; x 60&quot;</td>
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<td>24&quot; x 84&quot;</td>
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### Appliance Schedule

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### Door Schedule

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<td>MOOD</td>
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<td>ODUS</td>
<td>WHITE</td>
</tr>
<tr>
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</tbody>
</table>

### Notes
- Contractor to verify dimensions in field.
- Contractor to verify all listed door.
- Scale of original drawing = 1/8" = 1'.
- Wall thickness and face of 3/8" at 1/4" or 1/2" in.
- Do not scale drawings from plans.
<table>
<thead>
<tr>
<th>ITEM NO.</th>
<th>ROOM NAME</th>
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<th>FIXTURE SPECIFICATION</th>
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<td>105</td>
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<td>ACET</td>
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</tbody>
</table>

PLUMBING SCHEDULE

MARSHALL DESIGN BUILD
MICHAEL M. TANNER
CHARLESTON, SC 29401
michael@marshalldesignbuild.com

PROJECT: MULBERRY ST PROJECT
71 MULBERRY STREET
CHARLESTON, SC 29403

DATE: 02/05/2023

ISSUE HISTORY:
02/05/2023 - PERMIT SET
15 APR 22 - ENGINEERING DRAWINGS
01 APR 22 - DESIGN DEVELOPMENT
21 MAR 22 - CADD REVIEW

SCALE: 1/2 OF NOTED SCALE
DRAWING TITLE: PLUMBING SCHEDULE
DRAWING NO: A-403
Agenda Item #3

559 Rutledge Avenue
TMS # 460-07-02-202

Request enclosure of historic piazza. Site visit 9:10 am.

Category 4 | North Central | c. 1890 | Historic Corridor District
Agenda Item #3

Applicant’s Presentation
NOTE:
IF THIS PLAN IS PRINTED ON 11"x17" PAPER, REDUCE NOTED SCALE BY 50%
WOOD

1. All framing lumber (joists, rafters, headers and beams) shall be Hem-Fir Grade #2 or Spruce-Pine-Fir Grade #2 or better, having the following minimum base design values: Bending stress Fb = 850 psi for single member use 1000 psi for repetitive member use Horizontal shear Fv = 70 psi Compression perpendicular to grain Fc = 400 psi. Modulus of elasticity E = 200,000 psi. Note: Spruce-Pine-Fir (Southern) is not acceptable. Spruce-Pine-Fir must be graded by AGA.

2. All exterior deck framing lumber or structural posts shall be Southern Yellow Pine Grade #2 or better, having the following minimum properties (based on 2x4 lumber): Bending stress Fb = 975 psi for single member use 1150 psi for repetitive member use Horizontal shear Fv = 90 psi Compression perpendicular to grain Fc = 475 psi. Modulus of Southern Yellow Pine Grade #2 should be no less than 1450 psi. Modulus of Southern Yellow Pine Grade #2 should be no less than 1450 psi. Modulus of Elasticity E = 1,550,000 psi. All wood noted as (P.T.) shall be Southern Yellow Pine Grade #2 or better pressure treated to 1.5% pounds per square foot chemical retention.

3. Proliferated beams treated with "VCS" or "Microlam" shall have the following minimum properties: Bending stress Fb = 3000 psi for single member use Horizontal shear Fv = 285 psi. Modulus of Elasticity E = 1,300,000 psi. NOTE: HIGHER STRENGTH MEMBERS MAY BE USED AS SPECIFICALLY NOTED IN STRUCTURAL DRAWINGS.

4. All stud in bearing walls shall be Spruce-Pine-Fir stud grade or better, having the following minimum base design values: Bending stress Fb = 325 psi for single member use compression parallel to grain Fc = 425 psi Modulus of Elasticity E = 1,200,000 psi.

5. Expanse walls shall be minimum 2x4's @ 16" O.C. for heights up to 10' -0", and 2x6's @ 16" O.C. for heights greater than 10' -0". All stud-bearing walls shall have two continuous top plates and one continuous bottom plate unless noted otherwise. Plates of top plate shall occur over a stud. Plates shall be staggered a minimum of three feet.

6. Provide solid blocking at 4'-0" O.C. between band joist and first interior parallel joist unless using manufactured floor joists.

7. Pulls and base hangers shall be sized and attached according to manufacturer's requirements.

8. U.N.C. manufactured floor plate systems shall have a min. 1 1/4" PSI rim board at all perimeter trenching bearings. Provide squag blocks and web stiffeners as required to distribute loadings.

9. Floor mop floor systems shall have a min. 2s base matching the depth of the floor system.

10. All freestanding walls shall have pretreated top and cap plates. Posts within wall shall have pretreated cap attached to beams. Posts bearing directly on masonry or concrete shall have pretreated base.

11. Trusses, truss joists and floor joists shall align directly over studs with an offset of no more than three inches. Install additional studs as required.

12. Holes bored in bearing wall studs shall not exceed 1/2" in diameter.

13. Holes shall not cut through manufactured floor trusses except as specifically allowed by the manufacturer.

14. All roof offers and trusses shall be connected at each bearing point with one prefabricated galvanized metal connector. Each connector shall be min. 11 gauge and shall be attached to have a capacity to resist a min. 450 # uplift unless noted otherwise.

15. Trusses and truss joint spacing shall be based on maximum acceptable spacing of trusses shall be adjusted as required to meet loading requirements.

16. Contractor shall submit roof and floor truss shop drawings and calculations sealed by a professional engineer in the governing jurisdiction to the Architect for review.

17. All structural wood exposed to outdoor unprotected or bearing directly on concrete or masonry shall be pressure treated (P.T.) with approved materials to resist decay and infestation by termites and moisture.

18. All wall or floor plates shall be encased to foundation walls with anchor bolts bored a min. 8" into poured concrete and 1/2" into poured CMU. Minimum 2 anchors per section of plate and max. spacing of anchors at 6'-0" O.C. One anchor shall be placed within 12" from end of each sill plate. All anchor bolts are to be coated in a manner compatible with the method of treatment of the plate.

19. All exterior wood framework supported on foundation walls shall be min. 5" above finished grade.

20. All wood framed exterior corners shall be solidly braced min. 4'-0" each direction from the corner with 1x2 exterior plywood or other approved structural sheathing or approved galvanized steel corner bracing.

21. Provide blocking between all plates 2x10 and greater, at intervals not to exceed 8'-0" O.C.

22. All structural wood posts under beams and headers over 4'-0" span shall be min. 2x4 unless noted otherwise.

23. All framing shall be detailed and installed in accordance with MIPA Manual for House Framing.

24. Unless noted otherwise, plywood sheETOORS shall be glued and nailed with APA approved electronic structural adhesive and min. 6d common nails spaced @ 6" O.C. at edges and @ 12" O.C. at intermediate supports unless noted otherwise.

25. All plywood roof, floor and wall sheathing shall be APA approved.

26. All wood blocking, ratlers, etc. shall be attached to steel or concrete framing with power actuated fasteners or 3/16" diameter bolts unless noted otherwise. Fasteners shall be spaced at 32" max. O.C. and shall be staggered. Fasteners shall have a min. capacity of 10D# in sheat and pulled unless noted otherwise.

DOORS AND WINDOWS

Contractor shall verify that windows and doors to be installed shall comply with applicable building code standards for egress, light, ventilation, and wind impact loads. Contractor shall install fire-rated doors at specific locations as required by fire adjusters and fire resistant construction.

THERMAL AND MOISTURE PROTECTION

1. All slates on grade in conditioned spaces shall be insulated with min. ins. 1/2 thick rigid insulation from top of slab downward to 24" below grade and invited 24" from perimeter of slab.

2. Waterproof exterior foundation walls enclosing habitable spaces as required by applicable building code at exterior of wall prior to backfilling.

3. Framing. Code approved connection material framing shall be provided on top and sides of all window and door openings in such a manner as to be watertight, except that self-framing windows having a continuous top and not less than 1 1/4" high shall possess the material sized the perimeter of the opening, including corners, shall not require additional flashing. Joint flashing may also be omitted when specifically approved by the building official. Similar flashing shall be placed at the intersection of chimneys or other masonry construction with framed or stucco walls, with projecting lips on both sides of masonry, wood or metal coping or sills; continuously above all projecting wood trim at all wall and roof intersections, under bullnose gutters; at junctions of chimneys and roofs, and in roof valleys and around all roof openings. The Contractor is further responsible for using sound judgment and accepted building practices to prevent thermal and moisture infiltration and to protect the integrity of the building.

4. The Contractor shall install fire-rated doors at specific locations as required by applicable building codes.

5. Building paper shall be of the grade specified by the Architect.

6. Air Egress. When brick, clay, tile, fiber cement planks, concrete or natural or artificial stone are used, min. "Type" or "equivalent" building paper shall be attached to the sheathing with fasteners whenever necessary to prevent moisture penetration behind the veneer.

HEATING, VENTILATION AND AIR CONDITIONING

Design and installation of HVAC system, including sizing of equipment and ductwork, is the responsibility of the Mechanical Contractor. These plans typically show suggested locations for installation of return air ducts and gas flues. Duct sizes shown are approximate and actual sizes may vary. Contractor shall verify size and location of these items with design drawings as provided by the installer. ENVIRONMENTAL HAZARDS These plans do not include design for systems to alleviate specific environmental hazards, including radon gas, seepage of toxic waste, acid rain, lead or asbestos.

P.T. WOOD REQUIREMENTS:

1. All exterior framing shall be pressure-treated. Framing shall be pressure-treated with chromatic copper azinates (CCA) (as available and as allowed). Alkaline copper azinate (ACA) or copper azole (CABA and ACA-B) is not acceptable. Dried lumber or structural posts shall be Southern Yellow Pine, Grade 2 or Better, having the following minimum properties (based on 2x4 lumber): Bending stress test = 975 psi for single member use Horizontal shear test = 90 psi Compression parallel to grain Fc = 475 psi Compression perpendicular to grain Fc = 1450 psi

PREFA BRICTED JOIST HANGERS. BEAM HANGERS, POST CAPS AND POST BASES SHALL BE SIZE AND ATTACHED PER MANUFACTURERS RECOMMENDATION.

3. Fasteners and Connectors utilized with Pressure-Treated members shall be hot galvanized or stainless steel.
1. 3/4" minimum bearing is required at joist ends. 3 1/2" minimum bearing is required when joists are continuous over the support.
2. Attach 2x4 min. squash blocks to TJI joist top and bottom flanges with 1 -8d nail.
3. Rim joist material to be 1-1 1/4" Parallel Strand Composite member (U.N.O.).
4. Joists at bearings with 2-8d (or 1Od or 12d box) nails (each side), 1/2" minimum from end to minimize splitting.
5. Nail TJI joist blocking panels or TJ rim joist to bearing plate with 8d nails at 6" O.C.
6. Nail rim joist to every TJI joist with 8d nails, one at top and bottom flange.
7. 5Rim joist material to be 1-1 1/4" Parallel Strand Composite member (U.N.O.).
8. Web stiffeners are required if the sides of joist hangers do not laterally support (contact) the TJ joist top flange.
9. Holes for HVAC, electrical, plumbing, etc. are not allowed except as specifically approved by TrustJoist. Refer to "TI Joist Hole Charts" in manufacturer’s brochure for specific information.
10. Refer to keyed details herein for specific TJI joist framing reinforcement and attachment. Details not keyed may not be substituted. If a condition arises that is not specifically keyed and detailed here, contact TrustJoist or their supplier for additional detail as required.
11. Contractor shall refer to floor framing diagrams supplied by manufacturer and sealed by a professional engineer for additional information.

STRUCTURAL CRITERIA:

LOADS (PSF):

LIVE DEAD TOTAL

FLOOR JOISTS

40 10 50

ADDITIONAL SPECIFICATIONS:

DEFLECTION ON ALL MANUFACTURED FLOOR JOISTS SHALL BE LIMITED TO L/480 OR 1/2". WHICHER IS LESS.

WEB BRACING NOTES:

- All new structure is designed and braced according to the requirements of the sections R602.10 of the 2012 I-1 Family Residential Code.  
- New exterior walls (including bearing walls and below opening and on table end walls) are to be braced using the CS-ISP method, which calls for Continuous Wood Structural Panel Sheathing with a minimum 3/8" thickness.  
- Wood panel edges at intermediate supports shall be braced at 12" O.C. using 8d nails or 1 1/4" staples spaced 3" on center at panel edges and spaced 6" on center at intermediate supports.

WHERE CSPF IS CALLED FOR ON THESE FRAMING PLANS, WALL PANELS ARE TO BE CONSTRUCTED AS CONTINUOUS Portal FRAME BRACED WALL PANELS AS PER FIGURE R602.10.3.

- All other requirements and details contained in the IRC-2009 that are not specifically stated in these notes shall also be followed. Consult Architect with any questions regarding wall bracing requirements in the field.

GENERAL REQUIREMENTS:

1. The term "work" as used in these notes shall include all provisions as drawn or specified in these documents as well as all other provisions specifically included by the Architect in the form of drawings, specifications and written instructions.
2. Contractor shall visit the site to verify all existing dimensions and conditions and shall notify the Architect in writing of any discrepancies before proceeding with the work or shall be responsible Contractor shall be familiar with provisions of all applicable codes and shall issue compliant of the work to those codes.
3. These documents do not include the necessary components for construction safety. Safety, care of adjarant properties during construction, compliance with state and federal regulations regarding safety are and shall be the Contractor's responsibility.
4. Contractor shall supervise and direct the work and be solely responsible for all construction means, methods, techniques, and safety procedures and for coordinating all portions of the work.
5. In the event of conflict between local, state, and national codes, the more stringent shall govern.
6. All construction is to follow the following code: I.R.C. One and Two Family Dwelling Code, 2018 edition of SC.

STRUCTURAL SPECIFICATIONS:

Refer to structural drawings in these documents for specific Structural Criteria including live and dead loading for roofs, floors and other structural components. Under no circumstances shall loading be assumed to be less than the applicable building code minimum.

The conditions and assumptions stated in these documents shall be verified by the Contractor for conformance to local codes and conditions. In the event of a discrepancy between these specifications and local codes or conditions, the Contractor shall notify the Architect in writing of the discrepancy and special engineering shall be applied to insure the building's structural integrity.

1. These requirements may be superseded by more stringent information within the drawings. The more stringent information shall be followed.
2. Any additional equipment or fixtures not shown on structural drawings and having a weight in excess of 400 pounds shall be brought to the attention of the Architect prior to installation.
3. The basic stability of the structure is dependent upon the diaphragm action of floors, walls and not1ing together. Contractor to provide all guy, brace, strut, etc. as required to accommodate all live, dead and wind loads until final connections between these elements are makesl.
4. Basement and foundation walls are dependent upon the completed installation of floors for their stability. Contractor shall not place backfill until these elements are completely installed, or Contractor has provided shoring and braces as required to adequately restrain wall.

NOTE: IF THIS PLAN IS PRINTED ON 11"x17" PAPER, REDUCE NOTED SCALE BY 50%
NOTE:
IF THIS PLAN IS PRINTED
ON 11"x17" PAPER, REDUCE
NOTED SCALE BY 50%
NEW HOME PLANS FOR:
559 Rutledge Ave.
Charleston, SC, 29403

3D VIEWS ARE NOT TO SCALE AND MAY NOT REFLECT EXACTLY WHAT IS AVAILABLE FOR THE PROJECT. RENDER VIEWS ARE REPRESENTATIONS OF WHAT THE VIEW COULD LOOK LIKE, NOT WHAT IT WILL LOOK LIKE. 2D VIEWS ALWAYS SUPERCEDE 3D VIEWS

© LOW COUNTRY HOME DESIGNERS, LLC. ALL RIGHTS RESERVED, DUPLICATION AND DISTRIBUTION OF THIS PLAN WITHOUT WRITTEN PERMISSION IS PROHIBITED

NOTE: IF THIS PLAN IS PRINTED ON 11"x17" PAPER, REDUCE NOTED SCALE BY 50%
Agenda Item #4

8 Larnes Street
TMS # 460-07-02-185

Request after the fact approval for the removal of metal roof, removal of 6/6 wood windows for 1/1 vinyl windows, removal of wood shutters, removal of chimney & demolition of front porch.

Not Rated | Westside | c. 1930 | Historic Materials Demolition Purview
Agenda Item #4

Applicant’s Presentation
## Application / Certificate of Appropriateness

**Property Address:** 8 Larnes St  
**TMS No.:** 460-07-02-185  
**Meeting date requested:** 2-10-22

**Review request:**  
- □ Conceptual  
- □ Preliminary  
- □ Final  
- □ New Construction  
- □ Alterations / Additions  
- □ Repairs or repaint with no changes  
- □ Color Change  
- □ Demolition  
- □ Appeal Decision of Urban Design Staff

### Property Details

- **Property Owner:** MAG Construction Services, LLC  
- **Daytime phone:** 843-870-9321
- **Applicant:** MAG Construction Services, LLC  
- **Daytime phone:** 843-870-9321
- **Applicant’s mailing address:** 100 Old Trolley Rd, unit M  
  - **City:** SUMMERVILLE  
  - **State:** SC  
  - **Zip:** 29485
- **Applicant’s e-mail address:** magconstructionservicesllc@gmail.com
- **Applicant’s relationship:** Owner  
- **Project Valuation:** Description or Scope of Work: Demo back portion of building to allow for new construction. Repairs to front porch with regards to rotted wood. Demo portion of rear building to allow for new addition and repairs to wood rot.

### 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.

### Important Notice

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.

---

For the Board of Architectural Review's use:

- The Board of Architectural Review has reviewed this request. Its findings are as follows:
  - Approval with the following conditions:
    - Final approval of demolition with Staff comments; retaining the roof, repair the windows

Staff comments: 1. The windows appear to be original wood and to have a 6-over-6 grid pattern, with the exception of one on the south side. These should be repaired rather than removed.

- 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: [Signature]
  - Date: 2.10.22

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

- Date received:  
- Fee amount:  
- Permit/Plan Number: BAR2022-000715  
- Staff person: board 2.10.22
8 LARNES ST
CHARLESTON, SC 29403

View from the street
View of front left side of home
View from front right side of home
SITE PLAN

SCALE: 1" = 10'-0"

TMS 460-07-02-185
0.06 ACRES
REFERENCES:
3. Deed E167-536.

NOTES:
1. Property appears to be located in flood zone AE-10', per FIRM 45019C-0512K, dated 1-29-2021.
2. Datum referenced to SPC 3900 and NAVD88.
3. Features outside of the subject property are shown for descriptive purposes only.
4. Only easements and rights-of-way shown on the references and/or obvious to the Surveyor are shown.
5. Boundary determined using the reference plats for the adjoining parcels, deeds, and lines of occupation.

Matthew J. Halter, PE, PLS
120 Sandhill Path
Summerville, SC 29483
843-514-9415
matthewhalter@gmail.com

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

SURVEYED JANUARY 6, 2022
CITY OF CHARLESTON
CHARLESTON COUNTY
SOUTH CAROLINA

BOUNDARY SURVEY OF
8 LARNES STREET,
PORTION OF LOTS 47 & 48,
TMS# 460-07-02-185,
OWNED BY ALVIN RICHARDSON,
MEASURING 0.06 ACRES

CITY OF CHARLESTON &
CHARLESTON COUNTY STAMPS
Agenda Item #5

155 Tradd Street
TMS # 457-11-04-032

Request conceptual approval for partial enclosure at rear of piazza.

Category 3 | Charlestowne | c. 1900 | Old and Historic District
Agenda Item #5

Applicant’s Presentation
DRAWINGS INDEX

SHEET 1: EXISTING SITE PLAN
SHEET 2: EXISTING WEST ELEVATION
EXISTING FIRST FLOOR PLAN
SHEET 3: EXISTING NORTH ELEVATION
EXISTING SOUTH ELEVATION
EXISTING SECOND FLOOR PLAN
SHEET 4: EXISTING EAST ELEVATION
EXISTING ROOF PLAN
SHEET 5: PROPOSED WEST ELEVATION
PROPOSED SECOND FLOOR PLAN
SHEET 6: PROPOSED SOUTH ELEVATION
PROPOSED NORTH ELEVATION
WALL SECTION 1-6
SHEET 7: WALL SECTION 1-7
WALL SECTION 2-7
SHEET 8: PHOTOGRAPHS (4)

CONTACT INFORMATION

APPLICANT: DAVID SHAWN FOSTER
CHARLESTON CONSTRUCTION SERVICES
843-450-4712
buildcharleston@bellsouth.net

EXISTING SITE PLAN

SCALE: 1" = 10'

NOTE: NO ALTERATIONS TO THE EXISTING SITE PLAN ARE PLANNED.
PROPOSED ADDITION
PROPOSED WOOD SIDING AND TRIM TO MATCH EXISTING.
2'10"X6'10" WINDOW UNIT TO MATCH EXISTING SECOND FLOOR PORCH WINDOWS.

EXISTING BRICK CHIMNEYS
WOOD DOUBLE HUNG WINDOWS AND WOOD SHUTTERS, TYPICAL.
WOOD LAP SIDING, 7" EXPOSED FACE.
4" CORNER AND WINDOW TRIM TYPICAL.
STUCCO FOUNDATION WALL

PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

WOOD LAP SIDING, 7" EXPOSED FACE.
WOOD DOUBLE HUNG WINDOWS AND WOOD SHUTTERS, TYPICAL.
STUCCO FOUNDATION WALL

WOOD EAVE TRIM SIZES AND DETAILING TO MATCH EXISTING EAVE TRIM.
1'4"X3'-0" WINDOW UNIT TO MATCH EXISTING TRANSOM WINDOWS.

PROPOSED ADDITION
WOOD LAPPED SIDING WITH 7" EXPOSED FACE TO MATCH EXISTING.
4" WIDE WINDOW TRIM TO MATCH EXISTING WINDOW TRIM.
EXIST 9" TAPERED WOOD COLUMNS, WOOD HANDRAILS AND BALUSTERS.

EXISTING PORCH ROOF FRAMING AND SUPPORT BEAM TO REMAIN.
REMOVE TWO SUPPORT COLUMNS, BALUSTERS AND HAND RAILS AS SHOWN ON PROPOSED ELEVATIONS.
WOOD LAP SIDING AND TRIM TO MATCH EXISTING SIZING AND TRIM. INSTALL OVER MOISTURE BARRIER ON 1/2" CDX PLYWOOD SHEATHING, ATTACH TO 2"X6" STUD @ 16" OC WITH CODE COMPLIANT FASTENERS AND SPACING.
INSULATE WALL CAVITIES, ABOVE CEILING AND BELOW FLOOR WITH R-19 BATTs.
LEVEL NEW FINISH FLOOR TO BE FLUSH WITH EXISTING SECOND FLOOR FLOOR.
PROVIDE MATCHING DECK WATERTIGHTNESS AND DRIP EDGE AT EDGE OF PORCH DECK. TURN WATERPROOFING MATERIAL UP THE FACE OF THE WALL SHEATHING 6" MINIMUM.
EXISTING PORCH FLOOR FRAMING AND SUPPORT BEAM TO REMAIN. VERIFY STRUCTURAL ADEQUACY TO ACCOMMODATE NEW CONSTRUCTION LOADING.

SECTION AT WEST ELEVATION
SCALE: 1" = 1'-0"
EXISTING ROOF TO REMAIN UNALTERED.

EXISTING PORCH ROOF FRAMING AND SUPPORT BEAM TO REMAIN. VERIFY STRUCTURAL ADEQUACY TO ACCOMMODATE NEW CONSTRUCTION LOADING. REMOVE TWO SUPPORT COLUMNS, BALUSTERS AND HAND RAILS AS SHOWN ON PROPOSED ELEVATIONS.

INSULATE WALL CAVITIES AND BETWEEN CEILING FRAMING WITH R-19 FIBERGLASS BATT. INSULATE BETWEEN FLOOR FRAMING WITH FULL DEPTH FIBERGLASS BATT.

NEW 2'-10" X 5'-10" DOUBLE HUNG WOOD WINDOW TO MATCH EXISTING PORCH WINDOWS. TRIM TO MATCH EXISTING WINDOW TRIM.

WOOD LAp SIDING AND TRIM TO MATCH EXISTING SIDING AND TRIM. INSTALL OVER MOISTURE BARRIER ON 1/2" CCA PLYWOOD SHEATHING, ATTACH TO 2 X 6 STUDS @ 16" O.C. WITH CODE COMPLIANT FASTENERS AND SPACING. INSULATE WALL CAVITIES, ABOVE CEILING AND BELOW FLOOR WITH R-19 BATT.

LEVEL, NEW FINISH FLOOR TO BE FLUSH WITH EXISTING SECOND FINISH FLOOR. PROVIDE MATCHING DECK WATERPROOFING AND DRAIN EDGE AT EDGE OF PORCH DECK. TURN WATERPROOFING MATERIAL UP THE FACE OF THE WALL SHEATHINGS AT MINIMUM EXISTING PORCH FLOOR FRAMING AND SUPPORT BEAM TO REMAIN. VERIFY STRUCTURAL ADEQUACY TO ACCOMMODATE NEW CONSTRUCTION LOADING.

EXISTING ROOF AND PORCH FLOOR FRAMING TO REMAIN.

EXISTING MATCHING DOUBLE HUNG WOOD WINDOW.

EXISTING FLOOR FRAMING AND FOUNDATION TO REMAIN. VERIFY STRUCTURAL ADEQUACY OF ALL EXISTING FLOOR AND FOUNDATION ELEMENTS TO SUPPORT ALL ADDITIONAL CONSTRUCTION LOADS.

EXISTING GRADE

FIELD VERIFY ALL DIMENSIONS AND STRUCTURAL CONDITIONS.
Agenda Item #6

6 Prioleau Street
TMS # 458-09-04-075

Request preliminary approval for construction of two single-family buildings on a vacant lot governed by Factors Walk PUD.

New  |  French Quarter  |  Old and Historic District
Agenda Item #6

Applicant’s Presentation
LOT INFORMATION:

ADDRESS: 6 PRIOLEAU STREET
CHARLESTON, SC 29401

TMS NO: 458-09-04-075

FLOOD ZONE: AE 11

ZONING: FACTORS WALK PUD

SETBACKS:
NORTH: 0'-0"  
EAST: 0'-0"  
SOUTH: 15'-0" TYPE B LANDSCAPE BUFFER  
WEST: 0'-0"

MAX HEIGHT: 30' MEASURED FROM B.F.E. AT TOP OF ADJACENT CURB TO TALLEST POINT OF RIDGE

MAX DWELLING UNITS: 2 SINGLE FAMILY RESIDENTIAL

MAX IMPERVIOUS LOT COVERAGE: 50% OF HIGH GROUND  
HIGH GROUND: 7,950 SF  
MAX ALLOWABLE IMPERVIOUS: 3,975 SF

PARKING: NOT LESS THAN 3 OFF STREET PARKING SPACES

SHEET INDEX

S1 EXISTING SURVEY
S2 PROPOSED SITE PLAN
S3 AERIAL VIEW OF THE SITE
S4 PHOTOGRAPHS OF THE STREETSCAPE
S5 DRAWINGS OF STREETSCAPE: HEIGHT, SCALE, MASS
L1 CONCEPTUAL LANDSCAPE DESIGN
L2 LANDSCAPE INSPIRATION AND MATERIALS
A1.0 GROUND FLOOR PLANS
A1.1 FIRST FLOOR PLANS
A1.2 SECOND FLOOR PLANS
A1.3 THIRD FLOOR PLANS
A1.4 ROOF PLANS
A2.1 NORTH ELEVATIONS
A2.2 EAST ELEVATIONS
A2.3 SOUTH ELEVATIONS
A2.4 WEST ELEVATIONS
A2.5 BUILDING SECTIONS E
A2.6 BUILDING SECTION F, G
A3.1 WALL SECTIONS
A3.2 WALL SECTIONS
A3.3 DETAILS
A3.4 DETAILS
A4.1 DOOR AND WINDOW SCHEDULE
A5.1 COLOR + MATERIAL INSPIRATION

PROJECT TEAM

ARCHITECTURAL DESIGN: AMBER AUメント
AMBER AUメント
1 COOL BLOW ST. #136
CHARLESTON, SC 29403
843.822.0426
amber@amberaument.com

GENERAL CONTRACTOR: SOUTHEASTERN CONSTRUCTION CO
A. DAVID WILLIS
PO BOX 3370
SUMMERSVILLE, SC 29484
843.514.1790
david@seconstructionco.com

STRUCTURAL ENGINEER: BRIAN WELLS, PE, LLC
501 BELLE HALL PARKWAY UNIT 201
MOUNT PLEASANT, SC 29464
843.514.1790
brian@wellsengineer.net

LANDSCAPE DESIGN: GLEN R. GARDNER
6 1/2 JUDITH STREET
CHARLESTON, SC 29403
843.722.5885
glen@garderla.com

PREVIOUS APPROVALS:
BZA-S APPROVAL TO REMOVE 19" LIVE OAK (01.05.22)
BAR-S CONCEPTUAL APPROVAL (02.28.2008)
BAR-S APPROVAL TO REMOVE 19" LIVE OAK (01.05.22)
BAR-S CONCEPTUAL APPROVAL (04.28.22)

SCOPE OF WORK:
NEW CONSTRUCTION OF 2 SINGLE FAMILY RESIDENTIAL UNITS

APPLICABLE CODES:

VANDERKING LLC, 6 PRIOLEAU ST. CHARLESTON, SC 29401
amber aument design studio, 1 cool blow street, unit 136, charleston, south carolina 29403 843.822.0426
F.E.M.A SPECIAL FLOOD HAZARD LINE

ZONE AE (11)
ZONE AE (12)

LOT SIZE: 7,977 SF

15' LANDSCAPE BUFFER

LOT SIZE: 7,977 SF

28" LIVE OAK

TREE MITIGATION: 60 SF

TYPE B REQUIRED PLANTINGS PER 100 FT

3 RECOMMENDED TREES
4 UNDERSTORY TREES
20 BUFFER SHRUBS

SEE LANDSCAPE PLAN FOR PLANT SPECIES AND LOCATION TO FOLLOW

EXISTING TREE
RECOMMENDED TREE
UNDERSTORY TREE
BUFFER SHRUBS

GATE
PRIVACY WALL TO REMAIN
HVAC PLATFORM
FLAT ROOF
ROOF TERRACE
HVAC PLATFORM
FLAT ROOF
GATE

NORTH, EAST, WEST SETBACKS: 0'-0"
SOUTH SETBACK: 15'-0"

0'-0" NORTH SETBACK
0'-0" WEST SETBACK
0'-0" EAST SETBACK

PRINCIPAL BUILDING AREA OF COMBINED STRUCTURES: 3,833 SF: 48.05% LOT COVERAGE

BUILDING A: FRONTING PRIOLEAU ST

HEATED GROUND FLOOR: XXX SF
HEATED FIRST FLOOR: 2,020 SF
HEATED SECOND FLOOR: 2,020 SF
HEATED THIRD FLOOR: 746 SF
TOTAL HEATED: 4,786 SF

PERVIOUS DRIVEWAY: 180 SF
PERVIOUS WALKWAYS: 204 SF

BUILDING B: FRONTING CONCORD ST

HEATED GROUND FLOOR: XXX SF
HEATED FIRST FLOOR: 1,725 SF
HEATED SECOND FLOOR: 1,725 SF
HEATED THIRD FLOOR: 602 SF
TOTAL HEATED: 4,072 SF

PERVIOUS DRIVEWAY: 97 SF
PERVIOUS WALKWAYS: 250 SF

PRINCIPAL BUILDING AREA: 2,108 SF PRINCIPAL BUILDING AREA: 1,725 SF

PROPOSED SITE PLAN

scale 1/8"=1'-0"

VANDERKING LLC . 6 PRIOLEAU ST. CHARLESTON, SC 29401
amber aurum design studio. 1 cool blow street. unit 136. charleston, south carolina 29403 . 843.822.0626

BAR-S PRELIMINARY REVIEW : 08.25.22
AERIAL VIEW OF THE LOT AND ADJACENT BUILDINGS

VANDERKING LLC 6 PRIOLEAU ST. CHARLESTON, SC 29401
amber seastrom design studio 1 cool blow street unit 136 charleston south carolina 29403 843.822.0626
SITE PHOTOGRAPHS OF THE LOT AND ADJACENT BUILDINGS

VANDERKING LLC, 6 PROLEAU ST. CHARLESTON, SC 29401
amber cement design studio, 1 cool blow street, unit 136, charleston, south carolina 29403  843.822.5625
GROUND FLOOR PLAN

SCALE 3/16"=1'-0"

GENERAL NOTES:
1. THIS GROUND FLOOR PLAN IS FOR DESCRIPTIVE PURPOSES ONLY AND IS INTENDED TO BE USED IN CONJUNCTION WITH THE FOUNDATION PLAN PROVIDED BY THE STRUCTURAL ENGINEER. SEE STRUCTURAL FOUNDATION PLAN FOR ALL MATERIALS, CONNECTIONS, NOTES, & DETAILS.

2. ALL DIMENSIONS TO FACE/CENTER OF BLOCK UNLESS NOTED OTHERWISE.

3. CONTRACTOR TO PROVIDE ANY NECESSARY HYDROSTATIC VENTS AT ELEVATOR SHAFT AND/OR STORAGE AREAS AS REQUIRED BY CODE.

4. SEE LANDSCAPE DRAWINGS FOR ALL GRADING AND DRAINAGE.

5. ALL MATERIALS BELOW B.F.E. ARE CLASS 4 OR 5

BUILDING A
FOOTPRINT: 2,108 SF
GROUND FLOOR HEATED: 1,000 SF
OUTDOOR LIVING ROOM: 516 SF

BUILDING B
FOOTPRINT: 1,725 SF
GROUND FLOOR HEATED: 1,000 SF
OUTDOOR LIVING: 328 SF

COMBINED STRUCTURES: 3,833 SF: 48.05% LOT COVERAGE

FIRST FLOOR HEATED: 1,725 SF
SECOND FLOOR HEATED: 1,725 SF
THIRD FLOOR HEATED: 602 SF
TOTAL HEATED: 4,052 SF

FIRST FLOOR HEATED: 2,020 SF
SECOND FLOOR HEATED: 2,020 SF
THIRD FLOOR HEATED: 746 SF
TOTAL HEATED: 4,786 SF

GARAGE: 8'0" CEILING HT.

LANDSCAPE PLANS TO FOLLOW

GATE

RECESSED GARAGE BAYS

PRIVACY WALL TO REMAIN

MAIL/Delivery Drop

ELEVATED SLAB ELEV.

OUTDOOR LIVING ROOM

CEILING HEIGHT 8'6"

OUTDOOR LIVING ROOM

BAR-S PRELIMINARY REVIEW: 08.25.22

VANDERKING LLC . 6 PRIOLEAU ST. CHARLESTON, SC 29401
BUILDING A
THIRD FLOOR HEATED: 746 SF
ROOF TERRACE: 515 SF

BUILDING B
THIRD FLOOR HEATED: 602 SF
UNCOVERED ROOF TERRACE: 123 SF
UNCOVERED ROOF TERRACE: 573 SF

THIRD FLOOR PLAN
SCALE 3/16"=1'-0"
BUILDING A

ROOF TERRACE: 460 SF

BUILDING B

UNCOVERED ROOF TERRACE: 122 SF
UNCOVERED ROOF TERRACE: 573 SF

ROOF PLAN
scale 3/16"=1'-0"
A. NORTH ELEVATION: BUILDING A: PRIOLEAU

1. SEE A3.1 FOR ALL MATERIALS AND DETAIL INFORMATION
2. ALL MATERIALS BELOW B.F.E. ARE CLASS 4 OR 5
3. ALL WALLS BELOW FLOOD ARE BREAK AWAY CONSTRUCTION
4. SEE A1.3 FOR ALL ROOF SLOPES, GUTTER LOCATIONS, AND LIGHTNING RODS
5. SEE A4.1 FOR DOOR AND WINDOW SCHEDULE
6. SEE LANDSCAPE DRAWINGS FOR ALL GRADING AND DRAINAGE

ROUND WOOD RAIL AND 1X1-1/2 WOOD PICKETS
14" ROUND WOOD COLUMN
CAST STONE LINTELS AND SILS
KYNAR FINISH STANDING SEAM METAL
STO LIMESTONE SMOOTH STUCCO FINISH CHIMNEY AND BISHOP'S ARCH
12" ROUND WOOD COLUMN

11'-0"
6'-6" GRADE
AE 11
6'-10"

TOP OF SLAB
STO LIMESTONE SMOOTH STUCCO FINISH; PIERS EXPRESSED

KOLBE ALUM CLAD WOOD WINDOW:
SEE SHEET A4.1 FOR WINDOW SIZE AND TYPE

16'-0" FIRST FLOOR FFE
28'-4" SECOND FLOOR FFE
39'-8" ROOF TERRACE FFE
50'-0" HEIGHT LIMIT

PAINTED BRICK SIDING
CAST STONE CORNICE RETURN STO LIMESTONE SMOOTH STUCCO FINISH CHIMNEY AND BISHOP'S ARCH
FLOOD VENTS AS REQUIRED BY CODE

VANDERKING LLC . 6 PRIOLEAU ST. CHARLESTON, SC 29401
amber averyt design studio. 1 cool blow street. unit 136. charleston, south carolina 29403  843.822.0426
GENERAL NOTES

1. SEE A3.1 FOR ALL MATERIALS AND DETAIL INFORMATION
2. ALL MATERIALS BELOW B.F.E. ARE CLASS 4 OR 5
3. ALL WALLS BELOW FLOOD ARE BREAK AWAY CONSTRUCTION
4. SEE A1.3 FOR ALL ROOF SLOPES, GUTTER LOCATIONS, AND LIGHTNING RODS
5. SEE A4.1 FOR DOOR AND WINDOW SCHEDULE
6. SEE LANDSCAPE DRAWINGS FOR ALL GRADING AND DRAINAGE
C. SOUTH ELEVATION: BUILDING A: PRIOLEAU

GENERAL NOTES
1. SEE A3.1 FOR ALL MATERIALS AND DETAIL INFORMATION
2. ALL MATERIALS BELOW B.F.E. ARE CLASS 4 OR 5
3. ALL WALLS BELOW FLOOD ARE BREAK AWAY CONSTRUCTION
4. SEE A1.3 FOR ALL ROOF SLOPES, GUTTER LOCATIONS, AND LIGHTNING RODS
5. SEE A4.1 FOR DOOR AND WINDOW SCHEDULE
6. SEE LANDSCAPE DRAWINGS FOR ALL GRADING AND DRAINAGE

VANDERKING LLC . 6 PRIOLEAU ST. CHARLESTON, SC 29401
amber avant design studio. 1 cool blow street. unit 136. charleston, south carolina 29403  843.822.0426

C. SOUTH ELEVATION: BUILDING B: CONCORD

GENERAL NOTES
1. SEE A3.1 FOR ALL MATERIALS AND DETAIL INFORMATION
2. ALL MATERIALS BELOW B.F.E. ARE CLASS 4 OR 5
3. ALL WALLS BELOW FLOOD ARE BREAK AWAY CONSTRUCTION
4. SEE A1.3 FOR ALL ROOF SLOPES, GUTTER LOCATIONS, AND LIGHTNING RODS
5. SEE A4.1 FOR DOOR AND WINDOW SCHEDULE
6. SEE LANDSCAPE DRAWINGS FOR ALL GRADING AND DRAINAGE

VANDERKING LLC . 6 PRIOLEAU ST. CHARLESTON, SC 29401
amber avant design studio. 1 cool blow street. unit 136. charleston, south carolina 29403  843.822.0426
0 1 10 feet 5

D. WEST ELEVATION: BUILDING A: PRIOLEAU

scale 3/16"=1'-0"

KYNAR FINISH STANDING SEAM METAL

ROUND WOOD RAIL AND 1X1-1/2 WOOD PICKETS

14" ROUND WOOD COLUMN

CAST STONE LINTELS AND SILLS

STO LIMESTONE SMOOTH STUCCO

FINISH CHIMNEY AND BISHOP'S ARCH

12" ROUND WOOD COLUMN

GENERAL NOTES

1. SEE A3.1 FOR ALL MATERIALS AND DETAIL INFORMATION
2. ALL MATERIALS BELOW B.F.E. ARE CLASS 4 OR 5
3. ALL WALLS BELOW FLOOD ARE BREAK AWAY CONSTRUCTION
4. SEE A1.3 FOR ALL ROOF SLOPES, GUTTER LOCATIONS, AND LIGHTNING RODS
5. SEE A4.1 FOR DOOR AND WINDOW SCHEDULE
6. SEE LANDSCAPE DRAWINGS FOR ALL GRADING AND DRAINAGE

PAINTED BRICK

STO LIMESTONE SMOOTH STUCCO

FINISH PARAPET WITH CAST COPING

11'-0" FIRST FLOOR FFE

28'-4" SECOND FLOOR FFE

39'-8" ROOF TERRACE FFE

2'-0" FREEBOARD

STO LIMESTONE SMOOTH STUCCO

FINISH; PIERs EXPRESSED

PANELED MAHOGANY FRENCH DOORS

10" ROUND WOOD COLUMN

BAR-S PRELIMINARY REVIEW: 08.25.22

VANDERKING LLC . 6 PRIOLEAU ST. CHARLESTON, SC 29401
amber avenue design studio. 1 cool blow street. unit 136. charleston, south carolina 29403 843.822.0426
GRADE BEAM, SEE STRUCT. DWGS.

1'-6" GRAVEL RAIN CATCH AT PERIMETER OF FOUNDATION, TYP.

NOTE: SEE STRUCTURAL DRAWINGS FOR SIZE, DEPTH, AND REINFORCING REQUIREMENTS FOR ALL ELEMENTS OF BUILDING FOUNDATION.

1" CONCRETE SLAB

WALL SECTION

SCALE: 3/8" = 1'-0"

GARAGE SLAB

ELEV. 5'-10"

SLOPE GRADE AWAY FROM FOUNDATION, TYP.

2'-0" MIN.

SEE STRUCTURAL FOR GRADE BEAM ATTACHMENT TO PILES AS REQ'D BY V ZONE

ELEV. 5'6"

2X6 PLATE, SEE STRUCT. DWGS.

BAND BEAM, SEE STRUCT. DWGS.

CMU PIER, STUCCO FINISH TO ALIGN, SEE STRUCT. DWGS.

STO LIMESTONE SMOOTH STUCCO FINISH

PT 2X12 SILL PLATE

CLOSED CELL SPRAY FOAM INSULATION (R-30 MIN)

PLYWOOD SHEATHING, SLOPE TO DRAIN AS REQUIRED. SEE STRUCT. DWGS.

2X6 STUD KNEE WALL

CAST STONE CAP DOWEL ROD CONNECTION SEE SHEET A3.4

STO LIMESTONE SMOOTH STUCCO FINISH

DURALAST 50 MIL MEMBRANE

CAST STONE CORNICE

2X4 SLEEPERS

BISON DECKING WITH 1/4" SPACING

CAST STONE LINTEL

CAST STONE SILL

CAST STONE SILL

CAST STONE LINTEL

PARTIAL ELEVATION: BUILDING B NORTH EAST CORNER

SCALE: 3/8" = 1'-0"

A3.1

CAST STONE BANDBOARD WITH EMBEDDED ANGLE CONNECTIONS: SEE SHEET A3.4 FOR SPECS

BRICKMOLD

STO LIMESTONE SMOOTH STUCCO FINISH

1/2" PLYWOOD SHEATHING

WEATHER PERM. VAPOR BARRIER

ALUM CLAD WOOD SDL LITE: SEE SHEET A4.1 FOR SIZE AND TYPE

1/2" PLYWOOD SHEATHING

WEATHER PERM. VAPOR BARRIER

2X BLOCKING

2X RAFTERS, SEE STRUCT. DWGS.

2X6 STUD WALL W/ INSULATION (R-13 MIN)

" GYPSUM BOARD

2X BLOCKING REQ'D AT ALL PANEL EDGES, SEE STRUCT. DWGS.

BRICKMOLD

ALUM CLAD WOOD WINDOW SDL: SEE SHEET A4.1 FOR SIZE AND TYPE

CANT

COPPER FLASHING

SECTION @ BUMPOUTS

SCALE: 3/8" = 1'-0"

A3.1

PAINTED BRICK VENEER

CAST STONE WINDOW SILL

SECOND FLOOR SYSTEM, SEE STRUCT. DWGS.

1" GYPSUM BOARD FINISH, TO RUN FLUSH (NO DROP BEAM)

WINDOW HEADER, SEE STRUCT. DWGS.

(2)2X6 TOP PLATE FOR RAFTER BEARING

(2)34" x 18" LVL BEAM, SEE STRUCT. DWGS.

2X8 CEILING JOISTS, SEE STRUCT. DWGS.

COPPER DRIP EDGE

CAST STONE CORNICE WITH INTEGRATED GUTTER

2X8 ROOF RAFTER TO BE SISTERED ONTO PRIMARY ROOF RAFTERS, SEE STRUCT. DWGS.

ROOF SHEATHING, RUN CONTINUOUS OVER SHIPLAP, SEE STRUCT. DWGS.

PROVIDE ICE & WATER SHEILD

KYNAR FINISH STANDING SEAM METAL ROOF

COPPER FLASHING

BAR-S PRELIMINARY REVIEW: 08.25.22

VANDERKING LLC . 6 PRIOLEAU ST. CHARLESTON, SC 29401
amber venues design studio. 1 coal blow street. unit 136. charleston, south carolina 29403  843.822.0426

A3.I
GRADE BEAM, SEE STRUCTURAL DRAWINGS.

1'-6" GRAVEL RAIN CATCH AT PERIMETER OF FOUNDATION, TYP.

NOTE: SEE STRUCTURAL DRAWINGS FOR SIZE, DEPTH, AND REINFORCING REQUIREMENTS FOR ALL ELEMENTS OF BUILDING FOUNDATION

4" CONCRETE SLAB

GARAGE SLAB

ELEV. 5'-10"

SLOPE GRADE AWAY FROM FOUNDATION, TYP.

2'-0" MIN. 6"

GRADE

ELEV. 5'6"

PT 2X12 SILL PLATE

CAST STONE BANDBOARD WITH EMBEDDED ANGLE CONNECTIONS: SEE SHEET A3.4 FOR SPECS

1/2" PLYWOOD SHEATHING

WEATHER PERM. VAPOR BARRIER

2X BLOCKING

PIER AND COLUMN SHAFT ALIGN

FRIEZE AND COLUMN SHAFT ALIGN

ARCHITRAVE AND COLUMN SHAFT ALIGN

KYNAR FINISH STANDING SEAM METAL ROOF

1/2" PLYWOOD SHEATHING

WEATHER PERM. VAPOR BARRIER

COPPER FLASHING

CAST STONE CORNICE WITH INTEGRATED GUTTER

2X RAFTERS, SEE STRUCTURAL DWGS.

2X6 STUD WALL W/ INSULATION (R-13 MIN)

1 2" GYPSUM BOARD

2X BLOCKING REQ'D AT ALL PANEL EDGES, SEE STRUCTURAL DWGS.

2X6 PLATE, SEE STRUCTURAL DWGS

1/2" PLYWOOD SHEATHING

WEATHER PERM. VAPOR BARRIER

2X BLOCKING

2X RAFTERS, SEE STRUCTURAL DWGS

2X6 STUD WALL W/ INSULATION (R-13 MIN)

1 2" GYPSUM BOARD

2X BLOCKING REQ'D AT ALL PANEL EDGES, SEE STRUCTURAL DWGS.
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### Exterior Doors Building B: Concord

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EXTERIOR COLOR PALETTES AND MATERIALS INSPIRATION
6. SEE LANDSCAPE DRAWINGS FOR ALL GRADING AND DRAINAGE

5. SEE A4.1 FOR DOOR AND WINDOW SCHEDULE

4. SEE A1.3 FOR ALL ROOF SLOPES, GUTTER LOCATIONS, AND LIGHTNING RODS

3. ALL WALLS BELOW FLOOD ARE BREAK AWAY CONSTRUCTION

2. ALL MATERIALS BELOW B.F.E. ARE CLASS 4 OR 5

1. SEE A3.1 FOR ALL MATERIALS AND DETAIL INFORMATION

GENERAL NOTES

scale 3/16"=1'-0" scale 3/16"=1'-0"

A. NORTH ELEVATION: BUILDING A: PRIOLEAU

B. EAST ELEVATION: BUILDING A: PRIOLEAU

C. SOUTH ELEVATION: BUILDING A: PRIOLEAU

D. WEST ELEVATION: BUILDING A: PRIOLEAU

E. ROOF TERRACE ELEVATION: BUILDING A: PRIOLEAU

F. SECTION A-A: BUILDING A: PRIOLEAU

G. SOUTH ELEVATION: BUILDING B: PRIOLEAU

H. WEST ELEVATION: BUILDING B: PRIOLEAU

I. ROOF TERRACE ELEVATION: BUILDING B: PRIOLEAU

J. SECTION A-A: BUILDING B: PRIOLEAU
**Staff Comments for Conceptual Approval: 04.28.22**

1. Streamlined massing and projections. Reduced the window types and sizes to create more rhythm and repetition between the structures.
2. Ground floor could be lowered to 8' based on FEMA and 2' freeboard. Recess of garage doors is very important. Complicated site. Height fits the context. Agree that garage doors are minimally-sized single-bay highly upgraded garage doors.
3. As requested ground floor height was reduced to 8'0". Garage doors were also recessed to implement garage access facing the street, Applicant must utilize property as well as screened but open parking beneath a building directly north on the same block. To implement garage access facing the street, Applicant must utilize property as well as screened but open parking beneath a building directly north on the same block. To implement garage access facing the street, Applicant must utilize property as well as screened but open parking beneath a building directly north on the same block. To implement garage access facing the street, Applicant must utilize property as well as screened but open parking beneath a building directly north on the same block. To implement garage access facing the street, Applicant must utilize property as well as screened but open parking beneath a building directly north on the same block.
4. Staff is relying upon the provided three-dimensional images to comprehend how the structures will be visually related to each other. The appearance of only two story structures visible from Prioleau and Concord streets.
5. Staff has worked with the Applicant, particularly friendly for ground-floor pedestrian level experience and public realm. Staff has worked with the Applicant, particularly friendly for ground-floor pedestrian level experience and public realm. Staff has worked with the Applicant, particularly friendly for ground-floor pedestrian level experience and public realm. Staff has worked with the Applicant, particularly friendly for ground-floor pedestrian level experience and public realm.
6. Operation to bring more sophistication to an ordinarily utilitarian function.

**Board Comments for Conceptual Approval: 04.28.22**

1. Nice design.
2. 8'. Agree with applicant that roof terrace element has precedent in this area. Not ideal, a study of the area reveals parking garages a block north and south of this site. With this, the massing is found to be sufficiently responsive to each open view corridor.
3. Staff agrees with the Applicant that the windows should be simplified. The windows have a great visual presence on the north side. As the windows get smaller, the overall mass is simplified. The Applicant should consider reducing the size of the windows to create a more cohesive design.
4. Treatment of garage doors is very important. Come down in height. Simplification of garage doors is important. Complicated site. Height fits the context. Agree that garage doors are minimally-sized single-bay highly upgraded garage doors.

**Staff Comments Addressed for Preliminary Submittal**

1. Staff has reviewed the new revised material selections and agrees that the proposal is more cohesive and less cluttered. The Applicant has addressed the concern about the visual presence of the garage doors. The reduced size of the garage doors helps to create a more cohesive design.
2. Staff agrees with the Applicant that the windows should be simplified. The windows have a great visual presence on the north side. As the windows get smaller, the overall mass is simplified. The Applicant should consider reducing the size of the windows to create a more cohesive design.

**Board Comments Addressed for Preliminary Submittal**

1. Agree with applicant that roof terrace element has precedent in this area. Not ideal, a study of the area reveals parking garages a block north and south of this site. With this, the massing is found to be sufficiently responsive to each open view corridor.
2. Ground floor could be lowered to 8' based on FEMA and 2' freeboard. Recess of garage doors is very important. Complicated site. Height fits the context. Agree that garage doors are minimally-sized single-bay highly upgraded garage doors.
STAFF COMMENTS FOR CONCEPTUAL APPROVAL: 04.28.22

1. The composition of each structure is busy, perhaps driven by program or perhaps intentionally designed to 2.
   differentiate it against the habitable floors above. Bandboard in this case, creates more rhythm and repetition between the structures.

2. Ground floor could be lowered to 8' based on FEMA and 2' freeboard. Recess of garage doors is important. Complicated site. Height fits the context. Agree that fenestration and continuity needs restudy.

3. Nice design. Juliet balconies would benefit the project. Height is probably appropriate for this location. Appreciate pulling back the top level. Could reduce the ground floor closer to location. Sufficiently responsive to each open view corridor.

4. Treatment of garage doors is very important. Come down in height. Simplification of window patterns is due. Height/scale/mass is ok.

5. The Staff is withholding final approval based on the Staff's review of the following:
   - The composition of each structure is busy, perhaps driven by program or perhaps intentionally designed to differentiate it against the habitable floors above. Bandboard in this case, creates more rhythm and repetition between the structures.
   - Ground floor could be lowered to 8' based on FEMA and 2' freeboard. Recess of garage doors is important. Complicated site. Height fits the context. Agree that fenestration and continuity needs restudy.
   - Nice design. Juliet balconies would benefit the project. Height is probably appropriate for this location. Appreciate pulling back the top level. Could reduce the ground floor closer to location. Sufficiently responsive to each open view corridor.

   Staff suggests the ground floor be a projected base of the same brick material for sufficiently responsive to each open view corridor.

   Staff is withholding final approval based on the Staff's review of the following:
   - The composition of each structure is busy, perhaps driven by program or perhaps intentionally designed to differentiate it against the habitable floors above. Bandboard in this case, creates more rhythm and repetition between the structures.
   - Ground floor could be lowered to 8' based on FEMA and 2' freeboard. Recess of garage doors is important. Complicated site. Height fits the context. Agree that fenestration and continuity needs restudy.
   - Nice design. Juliet balconies would benefit the project. Height is probably appropriate for this location. Appreciate pulling back the top level. Could reduce the ground floor closer to location. Sufficiently responsive to each open view corridor.

   Staff suggests the ground floor be a projected base of the same brick material for sufficiently responsive to each open view corridor.

   Staff comments addressed for preliminary submittal.

   Staff comments for conceptual approval: 04.28.22

   Conceptual Approval: 04.28.22

   A. North Elevation: Building B: Concord
   - 2'-0" 11'-0" 13'-0" 15'-0"

   Conceptual Approval: 04.28.22

   D. West Elevation: Building B: Concord
   - 2'-0" 11'-0" 13'-0" 15'-0"

   Conceptual Approval: 04.28.22

   A. North Elevation: Building B: Concord
   - 2'-0" 11'-0" 13'-0" 15'-0"

   Conceptual Approval: 04.28.22

   D. West Elevation: Building B: Concord
   - 2'-0" 11'-0" 13'-0" 15'-0"

   Conceptual Approval: 04.28.22

   A. North Elevation: Building B: Concord
   - 2'-0" 11'-0" 13'-0" 15'-0"

   Conceptual Approval: 04.28.22

   D. West Elevation: Building B: Concord
   - 2'-0" 11'-0" 13'-0" 15'-0"

   Conceptual Approval: 04.28.22

   A. North Elevation: Building B: Concord
   - 2'-0" 11'-0" 13'-0" 15'-0"

   Conceptual Approval: 04.28.22

   D. West Elevation: Building B: Concord
   - 2'-0" 11'-0" 13'-0" 15'-0"
STAFF COMMENTS FOR CONCEPTUAL APPROVAL: 04.28.22

1. Streamlined massing and projections. Reduced the window types and sizes to create a more harmonious composition. Removed the difference in height that was visible between the habitable floors above. Bandboard in this case, creates more rhythm and repetition between the structures.

2. Believe simplified fenestration and simplifying some of the decorative elements like the garages is very important. Complicated site. Height fits the context. Agree that the composition of each structure is busy, perhaps driven by program or perhaps the desire for visual interest on tall facades. Charleston architecture relies on simplicity in massing and rational repetitive fenestration. Because there is reduced visibility to a portion of both proposed buildings, Staff has worked with the Applicant, particularly friendly for ground-floor pedestrian level experience and public realm. Operation to bring more sophistication to an ordinarily utilitarian function.

3. Treatment of garage doors is very important. Come down in height. Simplification of fenestration and continuity needs restudy.

4. Reduced the window sizes and types for more harmonious composition. Removed the appearance of only two story structures visible from Prioleau and Concord streets.

5. Proposing smaller garage doors that will be of high quality mahogany, and carriage style differentiate it against the habitable floors above. Bandboard in this case, creates more rhythm and repetition between the structures.

6. As requested ground floor height was reduced to 8’. Agreement. Garage doors were also recessed to implement garage access facing the street, Applicant must utilize property as well as screened but open parking beneath a building directly north on the site. To develop this block, car parking needs to be hidden from view as much as possible. The visible portion of each building will be viewed. With this, the massing is found to be sufficiently responsive to each open view corridor.

7. Staff is relying upon the provided three-dimensional images to comprehend how the visible portion of each building will be viewed. With this, the massing is found to be sufficiently responsive to each open view corridor. With this, the massing is found to be sufficiently responsive to each open view corridor.

8. Agreement. Agenda item A-4.6 on Agenda 4.21 should be reconsidered.

BOARD COMMENTS ADDRESSED FOR PRELIMINARY SUBMITTAL

1. The composition of each structure is busy, perhaps driven by program or perhaps the desire for visual interest on tall facades. Charleston architecture relies on simplicity in massing and rational repetitive fenestration. Because there is reduced visibility to a portion of both proposed buildings, Staff has worked with the Applicant, particularly friendly for ground-floor pedestrian level experience and public realm. Operation to bring more sophistication to an ordinarily utilitarian function.

2. Agreement. Agenda item A-4.6 on Agenda 4.21 should be reconsidered.

BOARD COMMENTS ADDRESSED FOR PRELIMINARY SUBMITTAL

1. As requested ground floor height was reduced to 8’. Agreement. Garage doors were also recessed to implement garage access facing the street, Applicant must utilize property as well as screened but open parking beneath a building directly north on the site. To develop this block, car parking needs to be hidden from view as much as possible. The visible portion of each building will be viewed. With this, the massing is found to be sufficiently responsive to each open view corridor.

2. Agreement. Agenda item A-4.6 on Agenda 4.21 should be reconsidered.
Agenda Item #7

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 #7

Applicant’s Presentation
NEW RESIDENCE

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

ARCHITECTURAL DRAWINGS FOR BAR REVIEW

SV1.0  CURRENT SURVEY
SP1.0  SITE PLAN AND PROPERTY INFORMATION
SP1.1  PROPERTY SECTION
CP1.0  CONTEXT PHOTOS
A1.0  FLOOR PLANS
A2.0  EXTERIOR ELEVATIONS
A2.1  EXTERIOR ELEVATIONS

THE OWNER SEAN McLOUGHLIN MET WITH
ZONING ASSOCIATE PLANNER SEAN KILLION
TO REVIEW DRAWINGS AND CONFIRM THE
PROJECT IS ZONING COMPLIANT ON 7/1/2022.

THIS PROJECT WAS DEFERRED BEFORE PRESENTATION AT THE
JULY 28TH BAR-S MEETING. THE BOARD REQUEST THE
APPLICANT RESUBMIT WITH ALL SUBMITTAL REQUIREMENTS.

ITEMS ADDED TO THIS SET OF DRAWINGS INCLUDE:
1. ANY REFERENCE TO SHORT TERM RENTAL REMOVED FROM
   DRAWINGS.
2. ADJACENT PROPERTIES ADDED TO SITE PLAN.
3. SP1.0 PROPERTY SECTION ADDED TO SHOW EXISTING
   STRUCTURE AND PROPOSED SUBORDINATE STRUCTURE.
4. CP1.0 CONTEXT PHOTOS ADDED FOR REFERENCE.
5. PREVIOUS VERSIONS ARE SHOWN FOR COMPARISON.
CURRENT SURVEY DATED 5/5/2022

SV1.0

GENERAL CONTRACTOR:
George Zourzoukis

ORIGINAL: 30 May 2022

CLARK
ARCHITECT
Cell 918 378 0753
LICENSED WITH STATE OF SOUTH CAROLINA
FERGUSON
Mail@ClarkFerguson.com
316 Hydrangea Street
Summerville, South Carolina 29483

CHARLESTON, SOUTH CAROLINA 29403
91 Nassau Street

DO NOT SCALE DRAWINGS
SEE "S" SERIES DRAWINGS FOR MEMBER SIZING, ETC.
Agenda Item #8

180 Tradd Street
TMS # 457-07-04-018

Request conceptual approval for new carport with loggia.

Category 4 | Charlestowne | c. 1914 | Old and Historic District
Agenda Item #8

Applicant’s Presentation
1. CONTRACTOR SHALL CAREFULLY COORDINATE WITH OWNERS/ARCHITECT AND
   SECURE APPROVAL FOR PROPOSED LOCATIONS FOR ALL NEW MECHANICAL
   COMPONENTS, ELECTRICAL PANEL, AND HOT WATER HEATER, AS APPLICABLE.
2. BUILDING SHALL REMAIN WEATHER-TIGHT AND SECURE AT ALL TIMES.
3. ALL VENTS AND/OR DUCTS WHICH PENETRATE ROOFS OR EXTERIOR WALLS ARE TO
   BE PROPERLY SLEEVED, FLASHED AND COUNTERFLASHED.
4. ALL EXISTING MATERIALS NOTED ON DRAWINGS SHALL BE APPLIED IN STRICT
   CONFORMANCE WITH THE MANUFACTURER'S WRITTEN RECOMMENDATIONS AND
   CURRENT APPLICABLE BUILDING CODES AND LOCAL REGULATIONS.
5. CONTRACTOR SHALL SECURE SUBMITTAL AND APPROVAL IN WRITING FROM THE
   OWNER FOR ANY REQUESTED CHANGE ORDERS PRIOR TO COMMENCING WORK
   ASSOCIATED WITH A CHANGE ORDER.
6. THE OWNER AND ARCHITECT WAIVE ALL RESPONSIBILITY AND LIABILITY FOR
   CONTRACTOR'S FAILURE TO FOLLOW ASSOCIATED PLANS, SCHEDULES, AND
   THE DESIGN THEY CONVEY, OR FOR PROBLEMS ARISING FROM OTHERS' FAILURES TO
   OBTAIN/FOLLOW THE OWNER'S OR ARCHITECT'S GUIDANCE WITH RESPECT TO ANY
   CONSISTENCY/INCONSISTENCIES, ERRORS, OMISSIONS, AMBIGUITIES OR CONFLICTS WITH
   THEIR GUIDANCE.
EXISTING SITE PLAN

**QUATTLEBAUM SITE STRUCTURE**

101 RADD ST CHARLESTON, SC 29401

**OWNERS:** SCOTT AND MARLENE QUATTLEBAUM

**NEIGHBORHOOD:** SOUTH OF BROAD, CHARLESTOWNE

**ZONING:** STR

**FLOOD ZONE:** AE 11

**LOT SIZE:** 7,405 SF

**LOT OCCUPANCY:**
- **ALLOWED LOT OCCUPANCY OF A BUILDING**
  - EXISTING: 24.5% = 2,556.3 SF
  - PROPOSED: 41.9% = 3,106.3 SF

**MAIN HOUSE REQUIRED SETBACKS:**
- FRONT: 25' SIDE N/E: 6'
- REAR: 25' SIDE S/W: 12'
- TOTAL: 50' TOTAL: 18'

**MAIN HOUSE EXISTING:**
- FRONT: 26'-6" SIDE N/E: 3'
- REAR: 40'-10 1/2" SIDE S/W: 12'
- TOTAL: 27'-4 1/2" TOTAL: 15'

**MAIN HOUSE PROPOSED:** NO CHANGE

**ACCESSORY REQUIRED:**
- FRONT STREET: 60' REAR: 3' SIDE STREET: 25' SIDE: 3'

**ACCESSORY EXISTING:**
- FRONT STREET: 114'-3 1/2" REAR: 0'-2" SIDE STREET: 9'-1" SIDE: 15'-4 1/4"
EXISTING 4,024 SF 2.5-STORY WOOD FRAME HOME

MAIN HOUSE SETBACKS
- FRONT: 25'
- SIDE N/E: 6'
- REAR: 25'
- SIDE S/W: 12'
- TOTAL: 50' TOTAL: 18'

MAIN HOUSE EXISTING:
- FRONT: 26'-6"'
- SIDE N/E: 3'
- REAR: 40'-10 1/2"'
- SIDE S/W: 12'
- TOTAL: 27'-4 1/2" TOTAL: 15'

MAIN HOUSE PROPOSED: NO CHANGE

ACCESSORY REQUIRED:
- FRONT STREET: 60' REAR: 3'
- SIDE STREET: 25' SIDE: 3'

ACCESSORY PROPOSED:
- FRONT STREET: 105'-7 1/2" REAR: 0'-2" REAR: 0'-2"
- SIDE STREET: 9'-1" SIDE: 15'-4 1/4"

TMS: 45-707-040-18
OWNERS: SCOTT AND MARLENE QUATTLEBAUM
NEIGHBORHOOD: SOUTH OF BROAD, CHARLESTON

LOT OCCUPANCY:
- ALLOWED LOT OCCUPANCY OF A BUILDING: 50.0% = 3,702.5 SF
- EXISTING: 24.5% = 2,556.3 SF
- PROPOSED: 41.9% = 3,106.3 SF

ZONING: STR
FLOOD ZONE: AE 11
LOT SIZE: 7,405 SF
MAIN HOUSE REQUIRED SETBACKS:
- FRONT: 25' SIDE N/E: 6'
- REAR: 25' SIDE S/W: 12'
- TOTAL: 50' TOTAL: 18'

MAIN HOUSE EXISTING:
- FRONT: 26'-6"
- SIDE N/E: 3'
- REAR: 40'-10 1/2"
- SIDE S/W: 12'
- TOTAL: 27'-4 1/2" TOTAL: 15'

MAIN HOUSE PROPOSED: NO CHANGE

Access to the public through the Southern Carolina Preservation League and the property of property by application, including terraces, decks, and balconies. Bridges, porches, terraces, and other structures for exterior or interior use shall not be

[Diagram showing site structure and dimensions]
EXISTING 4,024 SF 2.5-STORY WOOD FRAME HOME

EXISTING NEIGHBORING ACCESSORY STRUCTURE

7'-9" MASONRY PIER

7'-0" MASONRY WALL

5'-6" EXISTING MASONRY WALL

HVAC

9'-1"

13'-10"

10'-2"

8'-8"

21'-3"

34'-2"

7'-9" MASONRY PIER

7'-9" MASONRY PIER

6'-6" EXISTING MASONRY WALL

5'-6" EXISTING MASONRY WALL

CARPORT

LOGGIA

NOT TO SCALE

VARIANCE RECEIVED

VARIANCE RECEIVED

10'-2" MASONRY WALL

12'-7"

29'-8"

6'
EXISTING NEIGHBORING ACCESSORY STRUCTURE

7'-9" MASONRY PIER

7'-0" MASONRY WALL

EXISTING 4,024 SF 2.5-STORY WOOD FRAME HOME

HVAC

EXISTING NEIGHBORING ACCESSORY STRUCTURE

5'-6" EXISTING MASONRY WALL

+/- 3'-4" 6'-6" EXISTING MASONRY WALL

2" 9'-1"

VARIA NCE RECEIVED

7'-9" MASONRY PIER

7'-0" MASONRY WALL

CAPPED TURBAN BEACH

CAPPED TURBAN BEACH

CAPPED TURBAN BEACH

CAPPED TURBAN BEACH

CAPPED TURBAN BEACH

CAPPED TURBAN BEACH
SOUTH ELEVATION
(VIEW FROM MAIN HOUSE)

EXISTING BLOCK WALLS BEYOND TO REMAIN

VERTICAL WOOD STUD WALL BETWEEN CARPORT AREA
AND LIVING AREA
3 COAT STUCCO NEW DOOR FRAMES

PT 304 TAPERTAIL 24" O.C.
REPLACE AND NOT TO BE MODIFIED ADJUSTED NEEDED
FOR REUSE

EXISTING BLOCK WALLS BEYOND TO REMAIN

SOUTH ELEVATION
(VIEW FROM MAIN HOUSE)
WEST ELEVATION (VIEW FROM GARDEN)

NORTH ELEVATION (VIEW FROM 1/3 COLONIAL STREET)

QUATTLEBAUM SITE STRUCTURE
1801 RAID STREET
CHARLESTON, SC 29401

EXTERIOR WEST AND NORTH ELEVATIONS

A2

SCHEMATIC EXTERIOR WEST AND NORTH ELEVATION

A1

EXTERIOR ELEVATIONS

A203
A smooth surface and flat butt give Ludowici’s Classic 16” interlocking tile a clean look. The larger size means fewer pieces per square and a more economical installation. Classic interlocking tile is suitable for a full range of architectural styles and can be customized with a number of custom textures* to fit your design aesthetic. Classic interlocking tiles are available in all standard and custom colors, mists and blends offered by Ludowici. See the Colors of Ludowici brochure for more information about our extensive color program.

**PHYSICAL CHARACTERISTICS**

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<td>Also available in custom textures.* Please see the Terra Cotta Textures brochure for more information.</td>
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**APPROVALS & CERTIFICATIONS**

- Miami-Dade NOA No: 13-0430.08
- State of Florida Approval No: FL 13777
- ASTM C1167 Grade 1 Roof Tile With Water Absorption Less Than 2%
- Class A Fire Rated
- IAPMO UES ER-452

**LUDOWICI WARRANTY**

All Ludowici tiles are manufactured in the United States and carry a 75-year warranty against color fading and manufacturing defects. For complete warranty details, please visit www.ludowici.com.

**GREEN ATTRIBUTES**

Ludowici terra cotta is an energy-efficient, sustainable choice for your new roof. Learn more about our green story in the Ludowici Green Promise brochure.

* Textures available include brushed butt, battered butt and top sand. Similar tile profiles available in additional textures. Please see a sales representative for more details. Photos are for representation purposes only and should not be used for final product selection. Tiles ordered should be chosen from actual samples available at the time of order. Ludowici reserves the right to alter and adjust products, colors and finishes at any time. Please contact a sales representative for more information.
CLASSIC 16” INTERLOCKING TILE

Visit www.ludowici.com to download a detailed product sheet on Hip, Ridge and Decorative Hip Starters.

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<td>16”</td>
<td>12”</td>
<td></td>
</tr>
<tr>
<td>Exposure</td>
<td>13”</td>
<td>13”</td>
<td>12”</td>
<td></td>
</tr>
<tr>
<td>Weight</td>
<td>2.8 lbs./pc.</td>
<td>5.5 lbs./pc.</td>
<td>2.3 lbs./pc.</td>
<td></td>
</tr>
</tbody>
</table>
From: lk@krawdavlaw.com
To: ASHBYP@charleston-sc.gov
Cc: scottplane@aol.com, towningtkrawcheck@gmail.com
Subject: Quattlebaum garage
Date: Wed. Jun 29, 2022 5:13 pm

Pennye, our next-door neighbor Scott Quattlebaum has provided us with plans for a garage he hopes to build near the northern property line at the corner of Tradd and Colonial Streets. Townie and I have reviewed the plans and we do not object to the design or location of the proposed structure. We hope that the City will look favorably on our good neighbors’ proposal. I hope this finds you well and with best wishes. Lenny

Leonard Krawcheck
Krawcheck & Davidson, LLC
9 State Street
Charleston, SC 29401
phone: (843)577-2577
facsimile: (843)723-9951
email: lk@krawdavlaw.com

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NOTICE: While Krawcheck & Davidson, LLC, does not render tax advice, it nevertheless advises the following, pursuant to IRS Circular 230 Disclosure: To comply with certain U.S. Treasury Regulations, please be advised that, unless expressly stated otherwise, any U.S. Federal tax advice contained in this communication, including attachments, was not and is not intended or written to be used, and cannot be used, by any taxpayer for the purpose of avoiding any penalties that may be imposed on such taxpayer by the Internal Revenue Service. In addition, if any such tax advice is used or referred to by any other parties in promoting, marketing or recommending any partnership or other entity, investment plan or arrangement, then (i) the advice should be construed as written in connection with the promotion or marketing by others of the transaction(s) or matter(s) addressed in this communication, and (ii) the taxpayer should seek advice based on the taxpayer’s particular circumstances from an independent tax advisor.
Agenda Item #9

41 Broad Street
TMS # 458-09-03-119

Requesting conceptual approval to reestablish glass transom on storefront

Category 2 | Charlestowne | c. 1835 | Old and Historic District
Agenda Item #9

Applicant’s Presentation
<table>
<thead>
<tr>
<th>TITLE PAGE</th>
<th>DRAWING INDEX</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 1984 SANBORN MAP</td>
<td>5 EXISTING STREET VIEW PHOTOGRAPHS</td>
</tr>
<tr>
<td>2 SURVEY CARD</td>
<td>6 EXISTING CONDITION PHOTOGRAPHS</td>
</tr>
<tr>
<td>3 EXISTING ELEVATIONS</td>
<td>7 SIMILAR CONDITIONS ON BROAD STREET PHOTOGRAPHS</td>
</tr>
<tr>
<td>4 PROPOSED ELEVATIONS</td>
<td>8 PROPOSED REAR DOOR SPECIFICATION</td>
</tr>
</tbody>
</table>
SURVEY CARD

41 BROAD ST - 1973 SURVEY CARD

SCALE: NTS

JOB #: 08.15.2022

RE: B.A.R. SUBMITTAL

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BRINGARDNER INJURY LAW FIRM
41 BROAD STREET
CHARLESTON, SOUTH CAROLINA
P. 2
EXISTING LIGHT FIXTURE & TRANSOM

EXISTING REAR DOOR SLAB

SHEET TITLE
EXISTING CONDITIONS
SHEET 1
P. 6

BRINGARDNER INJURY LAW FIRM
41 BROAD STREET
CHARLESTON
SOUTH CAROLINA

EXISTING CONDITION
SHEET #

DRAWINGS AND SPECIFICATIONS ARE PROPRIETARY AND PROPERTY OF SYNCHRONICITY, LLC. NO USAGE ON ANY OTHER PROJECT OR DESIGN ... UNDER LAW. USAGE FOR ANY REASON OUTSIDE OF THIS SPECIFIC PROJECT MUST HAVE WRITTEN PERMISSION FROM SYNCHRONICITY, LLC
Proposed Rear Door Specification

Job #:
Date:
Re:

B.A.R. Submittal

08.15.2022

Sheet Title
Sheet #

Drawings and Specifications are proprietary and property of Synchronicity, LLC. No usage on any other project or design... under law. Usage for any reason outside of this specific project must have written permission from Synchronicity, LLC.

BRINGARDNER INJURY LAW FIRM
41 BROAD STREET
CHARLESTON
SOUTH CAROLINA

Proposed Full Light Door Specification

Quote #:
Print Date: 8/5/2022 8:48:54 PM UTC
All Images Viewed from Exterior

Page 1 of 2

1. Proposed Full Light Door Specification

2. Proposed Full Light Door Specification

Thank you for choosing Andersen Windows & Doors.
Agenda Item #10

79 Ashley Avenue
TMS # 457-03-03-194

Request conceptual approval for hardscape and lighting alterations.

Category 2 | Harleston Village | c. 1842 | Old and Historic District

Deferred by Applicant
Agenda Item #11

92 Morris Street
TMS # 460-15-02-033

Request conceptual approval to elevate and renovate rear addition, and new pool house at rear.

Category 4 | Cannonborough/Elliottborough | c. 1880 | Old City District
Agenda Item #11

Applicant’s Presentation
ELEVATION OF HISTORIC RESIDENCE AND NEW ADDITION AT
92 MORRIS STREET
CHARLESTON, SOUTH CAROLINA

TMS #: 460-15-02-033
ZONING DISTRICT: DR-2
GOVERNING CODE: IRC 2018
FLOOD ZONE: AE (1%), F.F. @ 7.1’ AMSL PER OWNER’S SURVEY
TARGET F.F.E. = 11.0’ AMSL

SCOPE OF WORK:
ELEVATION OF HISTORIC RESIDENCE TO INCLUDE:
• NEW MASONRY FOUNDATION
• NEW MASONRY STAIRS @ FRONT FACADE
• NEW TWO-STORY ADDITION @ REAR
• NEW POOL HOUSE (ADJ. LIVING SPACE)
• MISC. REPAIRS + REPAINTING AS NEEDED

DRAWING SCHEDULE:
A-001 TITLE + DRAWING SCHEDULE
A-002 EXISTING CONDITIONS PHOTOS
A-003 CONFER PHOTOS
A-004 PROPERTY HISTORY + SANBORN MAPS
A-005 SITE LAYOUT (EXISTING + PROPOSED)
A-101 EXISTING + PROPOSED 1ST FLOOR PLANS
A-102 EXISTING + PROPOSED 2ND FLOOR PLANS
A-201 EXISTING + PROPOSED ELEVATIONS
A-202 EXISTING + PROPOSED ELEVATIONS
A-203 POOL HOUSE (ADJ. LIVING SPACE)
A-204 3D STUDIES
A-205 3D STUDIES

NOTE: THIS DESIGN HAS BEEN
REVIEWED BY ZONING STAFF AND IS
COMPLIANT WITH THE ZONING
ORDINANCE.
EXISTING SITE LAYOUT
LOT AREA: 4,130 SF
EXISTING FOOTPRINT: 812 sf; ca. 2018 FOOTPRINT: 1556 sf
ALLOWABLE LOT COVERAGE: 35%
EXISTING LOT COVERAGE: 20% (ca. 2018: 38%)

PROPOSED SITE LAYOUT
LOT AREA: 4,130 SF
PROPOSED FOOTPRINT: 1,211 sf (MAIN) + 220 sf (ACCESSORY)
ALLOWABLE LOT COVERAGE: 35%
PROPOSED LOT COVERAGE: 1431sf / 34.6% (NOTE: REMAINING LOT COVERAGE (14sf) TO BE USED FOR ELEVATED POOL EQUIPMENT VIA ACCESSORY EXCEPTION IN THE ORDINANCE)
NON-HISTORIC METAL STAIR
NON-ORIGINAL BRICK PIERS
BELOW MODIFIED WOOD COLUMNS
CONCRETE SLAB
CONCRETE STEP
(2) ELECTRIC METERS
RAILING REMNANT
FULL HT. COLUMN
WOOD PIAZZA FLOOR
NOTE: DIFFERENT BRICK USED AT THIS PIER
FIRST FLOOR PREVIOUSLY DEMO'D DOWN TO STUDS + LATH
6 TDL SASHES, WHERE PRESENT - 2'-8" 1 2" SILL, 4'-6" TYP.
EVIDENCE OF ORIGINAL CHIMNEY (PREVIOUSLY REMOVED) PRESENT
PRESUME NON-ORIGINAL MASONRY FLUE
FORMER WINDOW OPENING (SIM. TO ABOVE)
FORMER REAR WALL, CURRENTLY EXPOSED & EXTERIOR (2 SIDES SERVICE BAT PREVIOUSLY INCORPORATED INTO WALL & MODIFIED TO CURRENT)
NON-ORIGINAL WALL LOCATION(ATE)
FORMER PIAZZA, PREVIOUSLY INFILLED/MODIFIED
FORMER REAR WALL CURRENTLY EXPOSED @ EXTERIOR (NO SIDING) BUT PREVIOUSLY INCORPORATED INTO LARGE REAR ADDITION DEMOLISHED IN 2019
±9'-0" CLG. HT. @ FIRST FLOOR
92 MORRIS STREET
CHARLESTON SC 29403
EXISTING + PROPOSED 1ST FLOOR PLAN
ELEVATION OF HISTORIC RESIDENCE AND NEW CONSTRUCTION OF REAR ADDITION
EXISTING FIRST FLOOR PLAN
PROPOSED FIRST FLOOR PLAN
3/8" = 1'-0" (3/16" IF HALF-SIZED)
3/8" = 1'-0" (3/16" IF HALF-SIZED)

NEW REAR MASONRY STAIR + LANDING; NOTE: VERIFY PROPOSED GRADING + HSR CL (5TH)
CONFIRM SIZE (SILL TO FULLY CLEAR LANDING)
CONFIRM SIZE (HEADER TO FULLY CLEAR STEPS)
2x4 FRAMING THIS WALL
EVIDENCE OF ORIGINAL CHIMNEY (PREVIOUSLY REMOVED) PRESENT
FIRST FLOOR PREVIOUSLY DEMOLISHED DOWN TO STEPS + LANT
2 3/4" SASHES, WHERE PRESENT - 3'-6" SILL, 4'-0" TYP.
AP - 17 CLR. AT FLOOR PL.
2 ELECTRIC METERS
CONCRETE SLAB
NON-ORIGINAL BRICK PERF BLDG WOODEN HEIGHL COLUMN
CONFIRM SIZE (HEADER TO FULLY CLEAR STEPS)

NEW (PRESUME REINSTATED) PIAZZA SCREEN
EXISTING + PROPOSED 1ST FLOOR PLAN
ELEVATION OF HISTORIC RESIDENCE AND NEW CONSTRUCTION OF REAR ADDITION
EXISTING FIRST FLOOR PLAN
PROPOSED FIRST FLOOR PLAN
3/8" = 1'-0" (3/16" IF HALF-SIZED)
3/8" = 1'-0" (3/16" IF HALF-SIZED)
PLASTER PRESENT IN TWO MAIN ROOMS (IN POOR CONDITION)

±8’-5” CLG. HT. @ SECOND FLOOR

6 TDL SASHES, U.N.O. - 2’-8” 1 2” SILL, 4’-6” TYP.

REMNANT OF FORMER FIREPLACE (MANTEL)

FORMER PIAZZA, PREVIOUSLY INFILLED/MODIFIED

CONDITIONS ASSUMED (INACCESSIBLE)

E.P.

HIGH/TRANSOM WINDOWS

NOTE: COLUMNS + RAILING LIKELY ORIGINAL/HISTORIC; CLG. IS REPLACEMENT (PLYWOOD); AGE OF DECKING UNKNOWN

NON-HISTORIC METAL STAIR

PRESUME NON-ORIGINAL MASONRY FLUE

FORMER REAR WALL, CURRENT EXPOSED TO EXTERIOR (NO SERVICE) - BAT PREVIOUSLY INCORPORATED INTO LARGE BEAM / SHEATHING NOW EXPOSED IN BSR

EXISTING PROJECTION REMOVED (CLG. @ ±8’)

LANDING

PARTITION CAPPED @ 8’ A.F.F.

EXISTING + PROPOSED 2ND FLOOR PLAN

92 MORRIS STREET
CHARLESTON, SC 29403

DRAWN BY:
DATE:
PROJECT NO.

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3D STUDIES

EXISTING VIEW FROM SOUTH

EXISTING VIEW FROM SOUTHWEST

PROPOSED VIEW FROM SOUTH

PROPOSED VIEW FROM SOUTHWEST
Agenda Item #12

Revised BAR Sign Policy Statement (GENERAL)
BOARD OF ARCHITECTURAL REVIEW
SIGN POLICY STATEMENT
(Old and Historic District and the Old City District)

By motion of the Board of Architectural Review - Large on August 10, 2022 and of the Board of Architecture Review - Small (BAR-S) on August 25, 2022, the following guidelines were amended regarding the installation of signs in the Old and Historic District and the Old City District.

As part of the built environment, signs have a significant visual impact. In the past, businesses were primarily locally-owned and signs reflected the local aesthetics of the time. In the global age, many businesses answer to national or international corporate entities. Signs developed by these global marketers are often intended for high-traffic metropolitan or suburban areas, and are not compatible with the architectural heritage of Charleston which our responsibility is to safeguard. Therefore, the Board of Architectural Review makes the following statement of policy:

1. Signs should respect the architectural character of the building and its immediate surroundings, in addition to the building’s size, scale, design, and material. The submission of a comprehensive sign package for a structure is strongly encouraged.

2. There shall be no presumption of approval for corporate logos or branding; instead, signs should be reviewed as part of an overall graphics system for a building, regardless of when the submission for approval is made. If multiple tenants occupy one building, their requests for signage, if any, will be reviewed in terms of size and placement so as to avoid a cluttered appearance to the whole of the building and its context. Private agreements regarding tenant signage to which the City is not a party are irrelevant to the submission for approval and will not be considered.

3. Signs should contain the business name and the minimum amount of information, if any, necessary to convey the type of business. Repetitive signs or extraneous information, such as telephone numbers, hours of operation, products and or services sold, etc., will not be allowed.

4. Sign materials should be compatible with those of the building and should not obscure significant architectural features. Illuminated signs are not appropriate for the Old and Historic District and Old City District.

5. Signs should be attached to the building carefully to prevent damage to historic fabric (for example, fitting should penetrate mortar joints rather than brick).

6. This policy statement supersedes the signage policy dated November 28, 2007.

These policy statement Amendments were approved by resolution by the BAR-L on August 10, 2022 and BAR-S on August 25, 2022.

BAR-S Chairman City Architect

BAR-L Chairman City Architect
Agenda Item #13

New BAR Sign Policy Statement (HISTORIC CORRIDOR DISTRICT)
By motion of the Board of Architectural Review - Large on August 10, 2022 and of the Board of Architecture Review - Small (BAR-S) on August 25, 2022, the following guidelines were amended regarding the installation of signs in the Historic Corridor District.

As part of the built environment, signs have a significant visual impact. In the past, businesses were primarily locally-owned and signs reflected the local aesthetics of the time. In the global age, many businesses answer to national or international corporate entities. Signs developed by these global marketers are often intended for high-traffic metropolitan or suburban areas, and are not compatible with the architectural heritage of Charleston which our responsibility is to safeguard. Therefore, the Board of Architectural Review makes the following statement of policy:

1. Signs should respect the architectural character of the building and its immediate surroundings, in addition to the building’s size, scale, design, and material. The submission of a comprehensive sign package for a structure is strongly encouraged.

2. There shall be no presumption of approval for corporate logos or branding; instead, signs should be reviewed as part of an overall graphics system for a building, regardless of when the submission for approval is made. If multiple tenants occupy one building, their requests for signage, if any, will be reviewed in terms of size and placement so as to avoid a cluttered appearance to the whole of the building and its context. Private agreements regarding tenant signage to which the City is not a party are irrelevant to the submission for approval and will not be considered.

3. Signs should contain the business name and the minimum amount of information, if any, necessary to convey the type of business. Repetitive signs or extraneous information, such as telephone numbers, hours of operation, products and or services sold, etc., will not be allowed.

4. Sign materials should be compatible with those of the building, whether it be historic or not, and should not obscure significant architectural features. Illuminated signs will only be considered if they are muted in tone and brightness, where the submission demonstrates the signage to be harmonious with the building and its context and is aesthetically congruous with the size of the building. External sign illumination is to be a neutral white. Only internal sign illumination which identifies the building may be allowed. Color in illumination is discouraged but may be considered for internal sign illumination on a case by case basis.

5. Signs should be attached to the building carefully to prevent damage to historic fabric (for example, fitting should penetrate mortar joints rather than brick).

6. All illuminated signage is to be reviewed and approved by the City Architect before an Approval is entered into the Government Management System by Staff.

7. This policy statement supersedes the signage policy dated November 28, 2007.

These policy statement Amendments were approved by resolution by the BAR-L on August 10, 2022 and BAR-S on August 25, 2022.
Agenda Item #14

Policy Statement for the Historic Materials Demolition Purview

Withdrawn by Staff