City of Charleston

BOARD OF ARCHITECTURAL REVIEW - LARGE

Virtual Meeting of August 26, 2020
4:30 PM

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

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

Use the following link for online access: https://us02web.zoom.us/j/89221369033. If you have issues accessing the Zoom meeting, please call (843) 735-8918.

To access via phone, call 1 (312) 626-6799. Webinar ID# 892 2136 9033. The meeting will be recorded.

Information on each application, including documents submitted by the applicant, will be available online at www.charleston-sc.gov/bar one week prior to the meeting.

Public Comment Instructions:
Use **one** of the following methods to request to speak at the meeting or provide comments.
Provide your name, address, telephone number, meeting date, and project number. Requests to speak at the meeting and comments must be received by 12:00 p.m. EST, Wednesday, August 26:

1. Call 843-724-3765; or
2. Complete the form at http://innovate.charleston-sc.gov/comments/; or
3. Send an email to Boards@charleston-sc.gov; or
4. Mail comments to: Department of Planning, Preservation & Sustainability, 2 George St, Charleston, SC 29401.

MEETING PROTOCOL

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

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

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

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

- Public Comment:
  - The applicants (all team members) and the public have been required to register, indicate the project they wish to comment on, and submit any documents in advance of the meeting.
  - Just as in an in-person meeting, all applications heard today are part of a public meeting format. If you have registered and will speak during the public comment portion of the meeting you will need to state your name and address for the record.
  - Those members of the public that have registered will be called in order by project.
  - Members of the public that speak are encouraged to remain in the meeting for the completion of the item they have commented on.
  - Staff will call on the registered members of the public to speak for each project. Unregistered members of the public who raise their hand will not be called on.

- Board:
  - Board members should open the "Participants" panel so that each Board member can see the status of other Board members' microphones and cameras.

MEETING PROTOCOL (continued)

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

- If a Board member needs to recuse, he will be temporarily removed from the meeting and placed back in the meeting at the start of the next agenda item.

- If the Board needs to go into Executive Session, they will call into a separate conference line and all video and audio on Zoom will be temporarily turned off until they are ready to return to the regular meeting.

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

- For additional information:
  - Contact BAR@charleston-sc.gov
  - Visit www.charleston-sc.gov/bar if you are experiencing technical difficulties during the meeting.

- These proceedings are being recorded.

Agenda Item #1

Approval of minutes from the June 10, 2020 meeting.

Agenda Item #2

Approval of minutes from the June 24, 2020 meeting.

Agenda Item #3

16 BROAD STREET
TMS # 458-09-03-026

Request final approval for replacement of existing slate roof on three sections with new sheathing, ice and water shield, copper trims, and Buckingham slate.

Category 1/ (French Quarter) / c. 1817; 1850 / Old and Historic District

Agenda Item #3

Applicant's Presentation

BAKER ROOFING

16 Broad St.

By Peter Johnston | February 02, 2020

POWERED BY
CompanyCam

1 16 Broad St | Charleston, SC Oct 8, 2019 | 9:06 AM Peter Johnston

2 16 Broad St | Charleston, SC Oct 8, 2019 | 9:07 AM Peter Johnston

3 16 Broad St | Charleston, SC Oct 8, 2019 | 9:12 AM Peter Johnston

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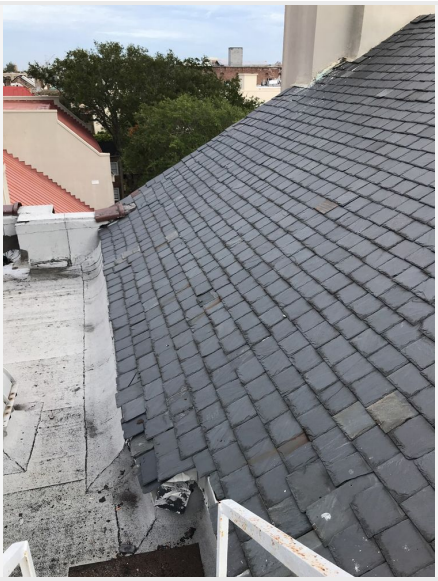

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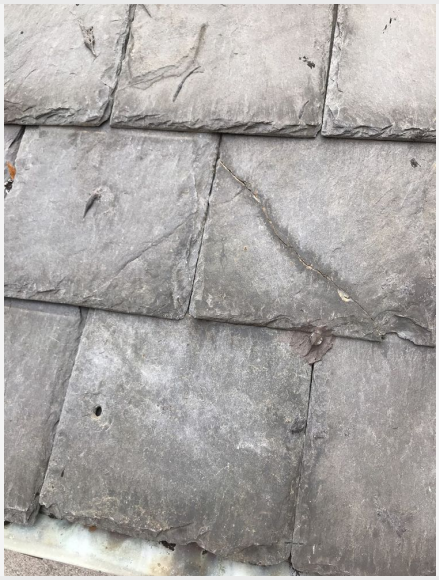
14 16 Broad St | Charleston, SC Oct 8, 2019 | 9:16 AM Peter Johnston

15 16 Broad St | Charleston, SC Oct 8, 2019 | 9:16 AM Peter Johnston

16 16 Broad St | Charleston, SC Oct 8, 2019 | 9:19 AM Peter Johnston

17 16 Broad St | Charleston, SC Oct 8, 2019 | 9:20 AM Peter Johnston



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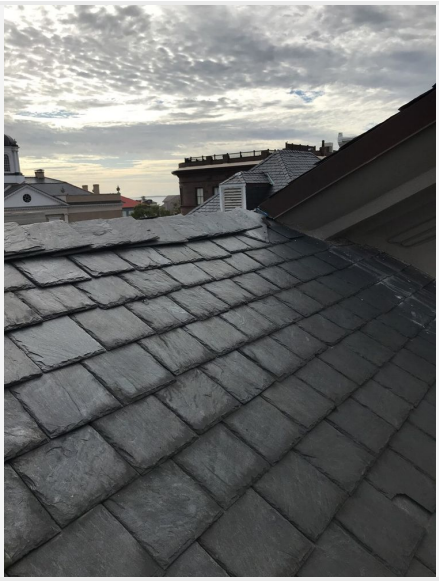

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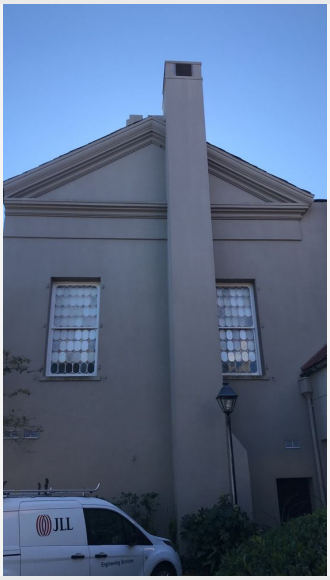

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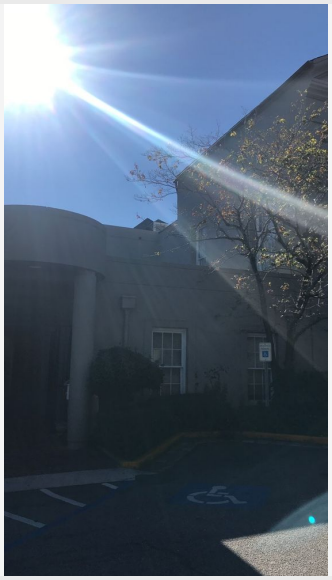

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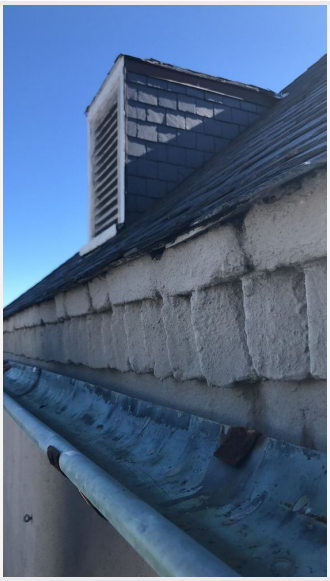

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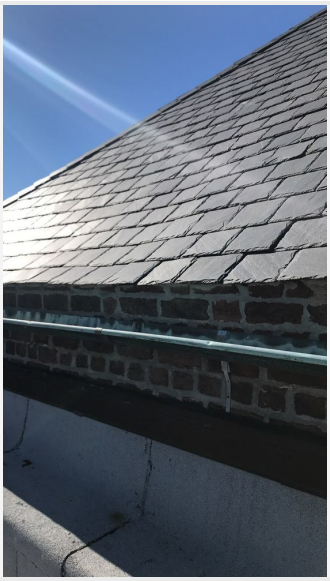

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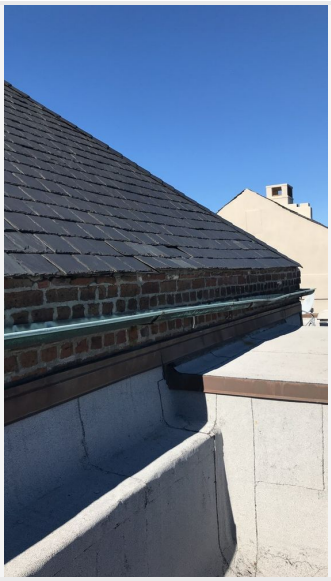

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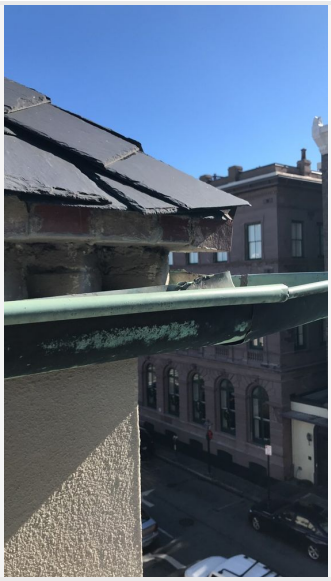

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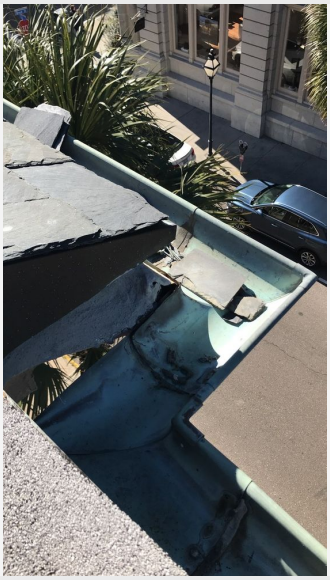
59 16 Broad St | Charleston, SC Dec 19, 2019 | 12:15 PM Peter Johnston

60 16 Broad St | Charleston, SC Dec 19, 2019 | 12:18 PM Peter Johnston



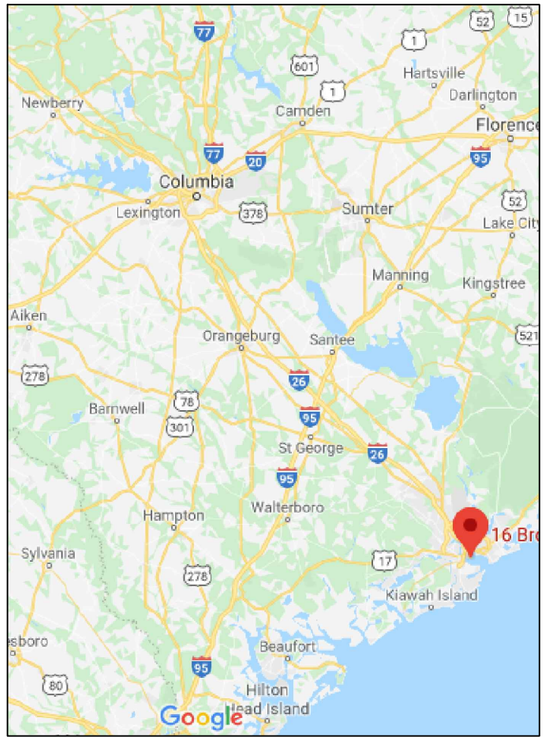
61 16 Broad St | Charleston, SC Dec 19, 2019 | 12:41 PM Peter Johnston

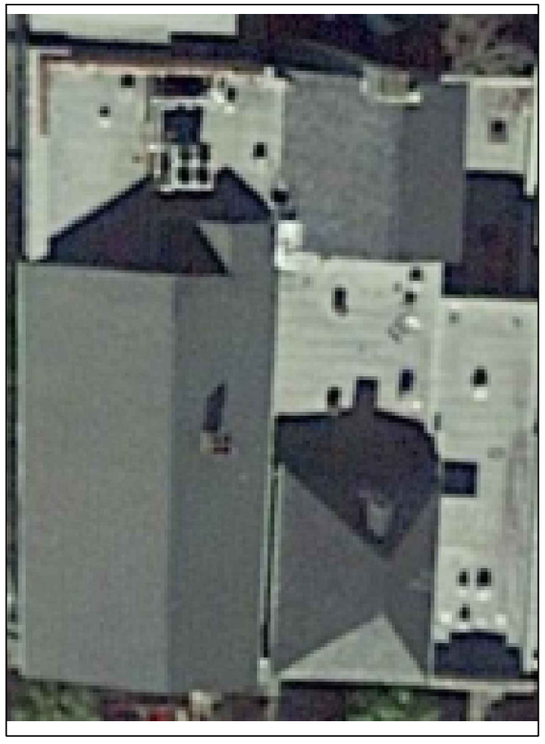
PERMIT PACKAGE

SLATE ROOFING

16 BROAD STREET

CHARLESTON, SC 29401





DWGS PREPARED FOR:

16 BROAD STREET
CHARLESTON, SC 29401

517 MERCURY STREET
RALEIGH, NC 27611
(919) 828-2975 PHONE
(919) 828-9352 FAX

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DRAWING REVISIONS

		DATE
1	-	-
2	-	-
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4	-	-

DRAWN BY: K. SPENCER

PROJECT MANAGER: -

CHECKED BY: -

PROJECT NAME: 16 BROAD STREET

SCALE: AS NOTED

DATE: 7/29/2020

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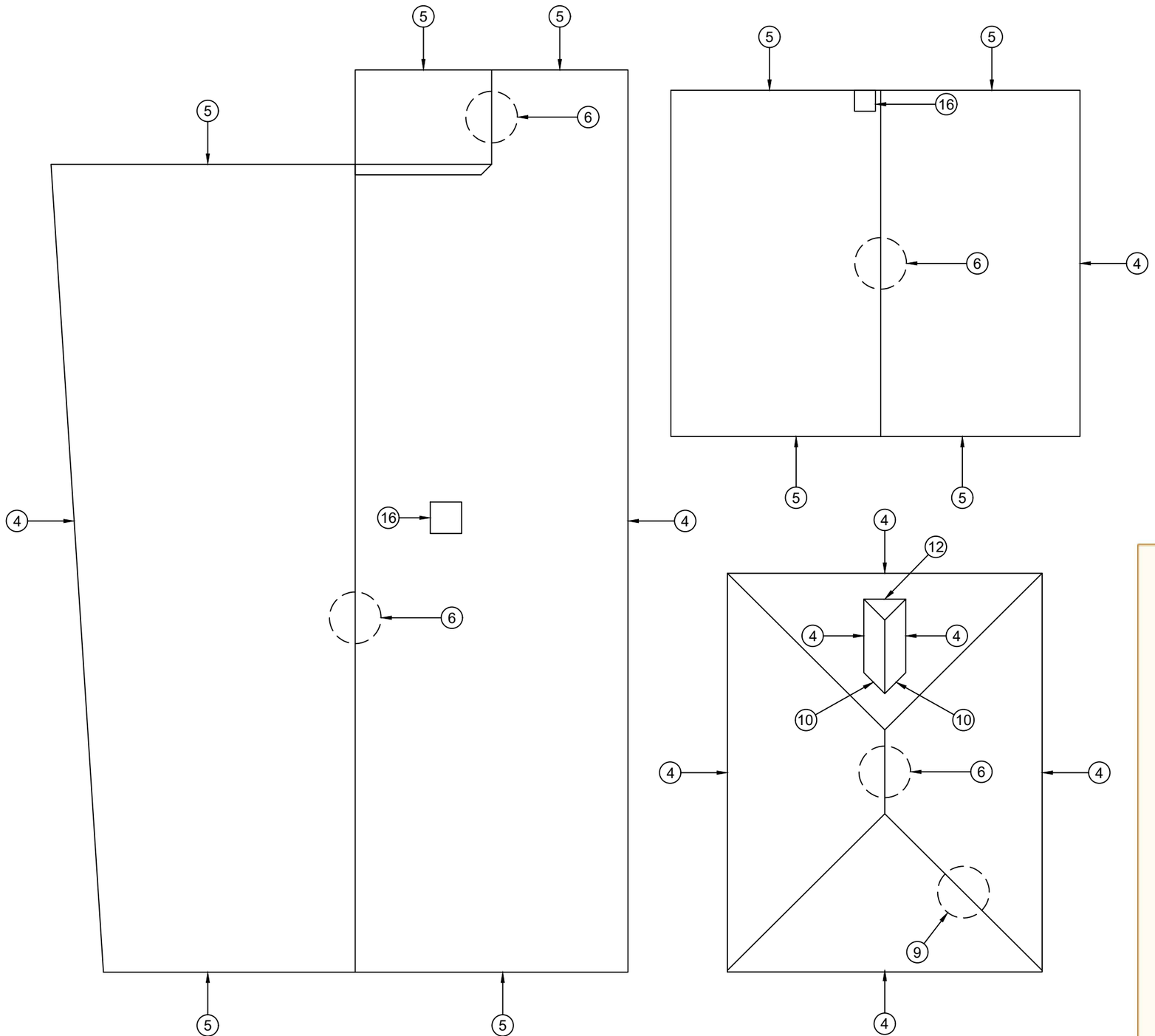

TABLE 36

RECOMMENDED MINIMUM FASTENING SCHEDULE FOR APA PANEL ROOF SHEATHING
(Increased nail schedules may be required in high wind zones and where roof is engineered as a diaphragm.)

		Nailing[a,b]	
		Maximum Spacing (in.)	
Panel Performance Category[c]	Size[d]	Supported Panel Edges[e]	Intermediate
3/8 – 1	8d	6	12[f]
1-1/8	8d or 10d	6	12[f]

a. Use common smooth or deformed shank nails for panels with Performance Category 1 or smaller. For 1-1/8 Performance Category panels, use 8d ring- or screw-shank or 10d common smooth-shank nails.

b. Other code-approved fasteners may be used.

c. For stapling asphalt shingles to Performance Category 3/8 and thicker panels, use staples with a 15/16-inch minimum crown width and a 1-inch leg length. Space according to shingle manufacturer's recommendations.

d. See Table 6, page 14, for nail dimensions.

e. Supported panel joints shall occur approximately along the centerline of framing with a minimum bearing of 1/2". Fasteners shall be located 3/8 inch from panel edges.

f. For spans 48 inches or greater, space nails 6 inches at all supports.

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DRAWN BY: K. SPENCER
PROJECT MANAGER: -
CHECKED BY: -

PROJECT NAME: 16 BROAD STREET

SCALE: AS NOTED
DATE: 7/29/2020

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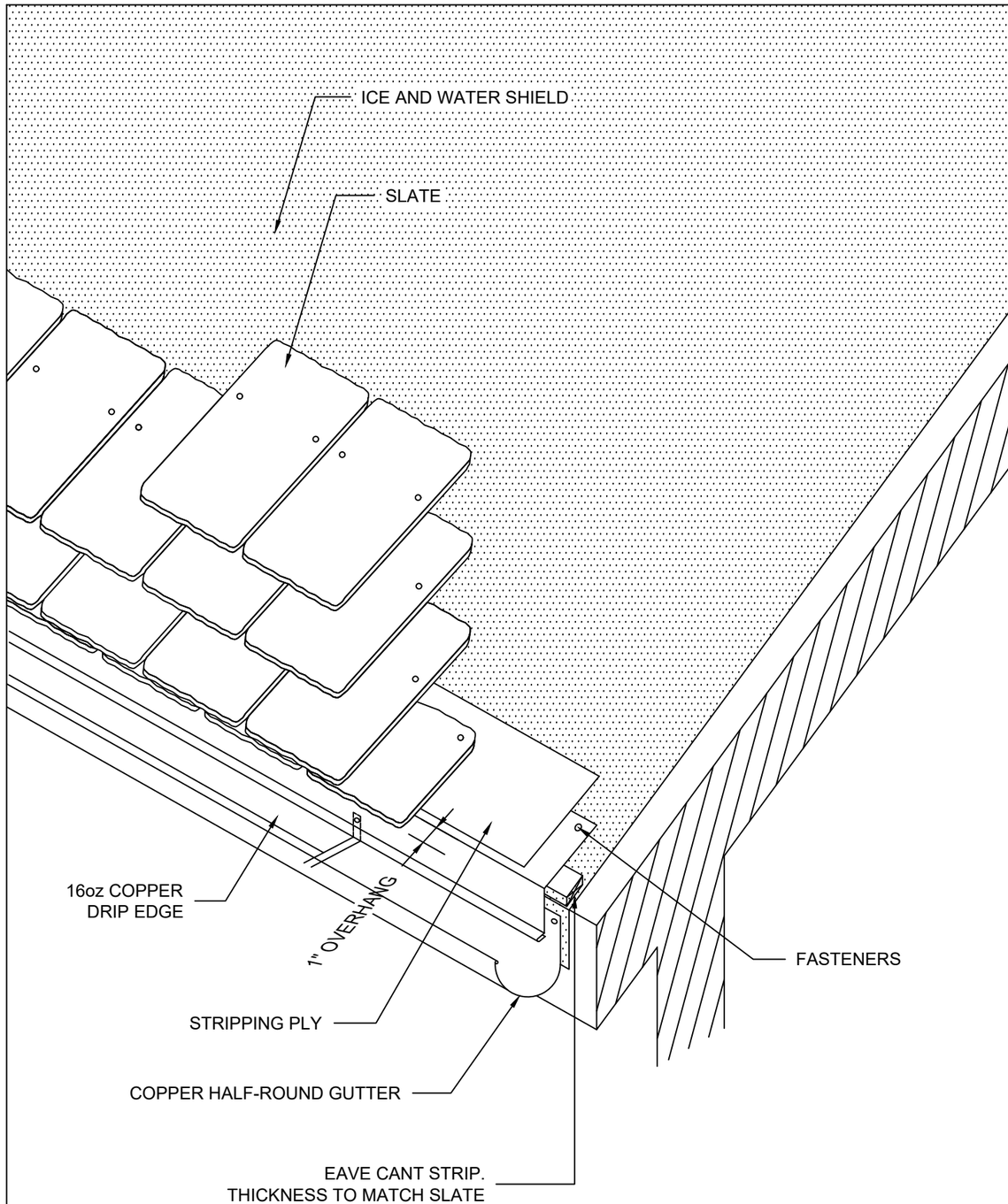
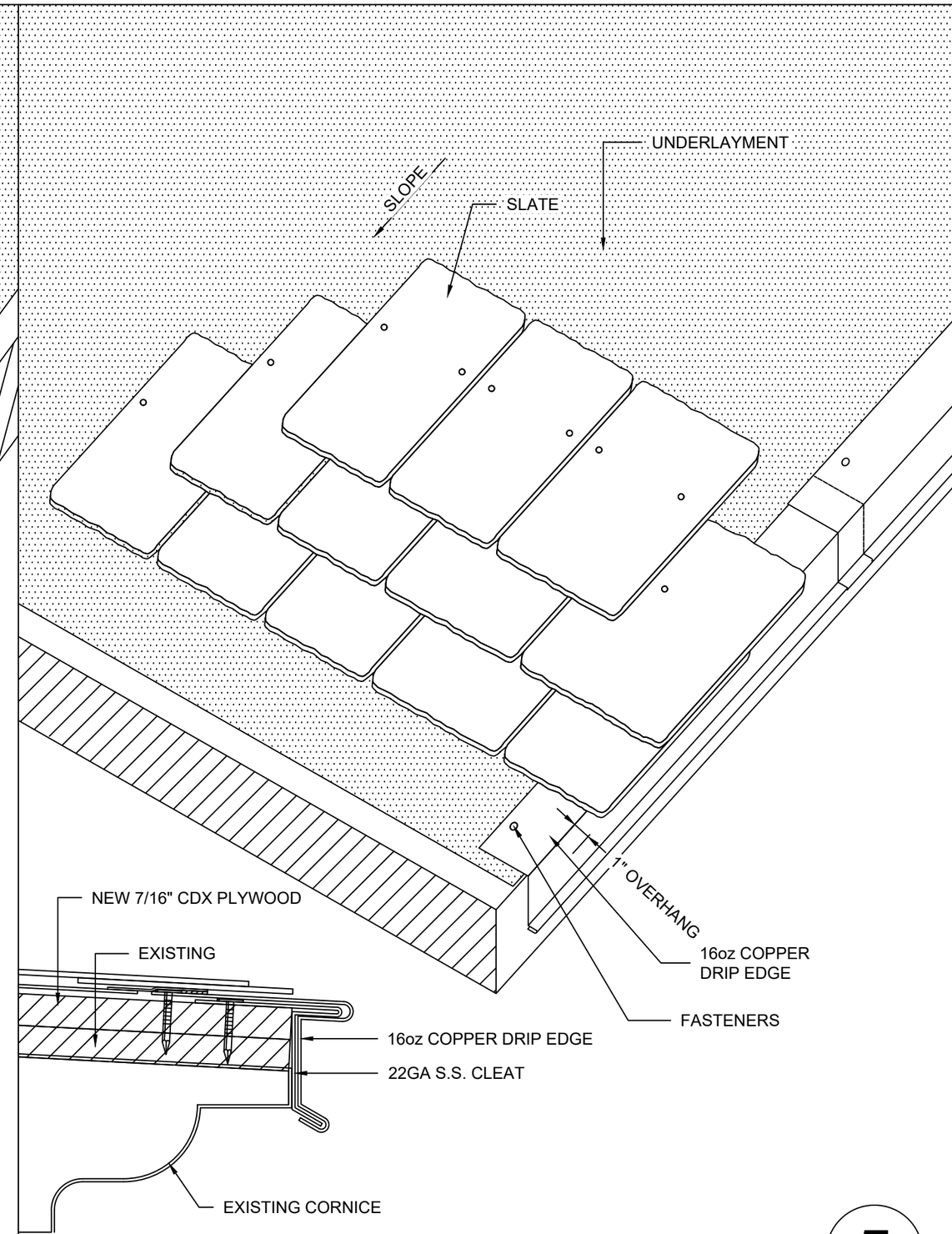


4

EAVE WITH GUTTER AND ICE - DAM AND
WATER PROTECTION MEMBRANE



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RAKE

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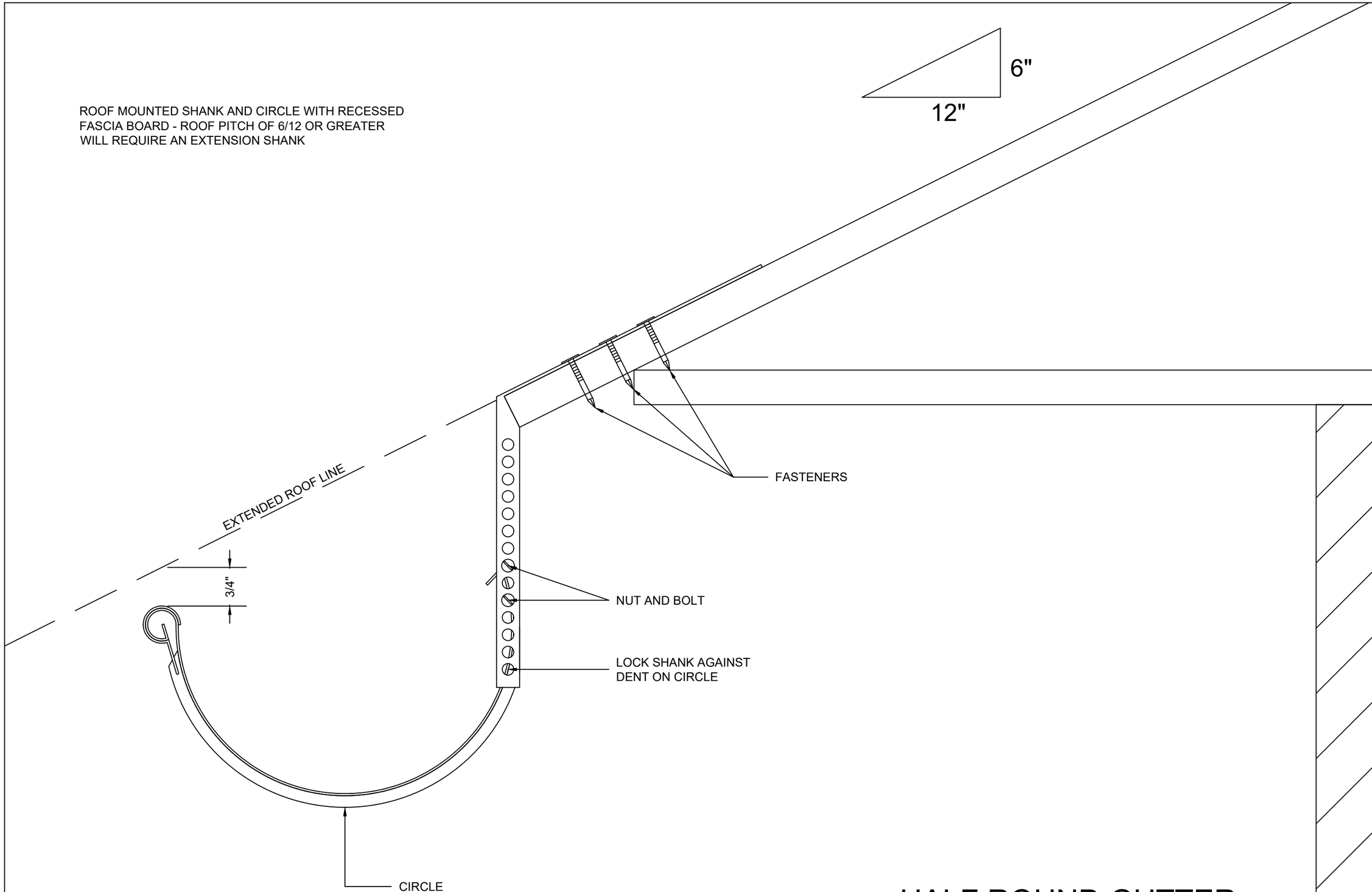
DRAWN BY: K. SPENCER
PROJECT MANAGER: -
CHECKED BY: -

PROJECT NAME: 16 BROAD STREET

SCALE: AS NOTED
DATE: 7/29/2020

A2

ROOF MOUNTED SHANK AND CIRCLE WITH RECESSED FASCIA BOARD - ROOF PITCH OF 6/12 OR GREATER WILL REQUIRE AN EXTENSION SHANK



HALF ROUND GUTTER

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DRAWN BY: K. SPENCER

PROJECT MANAGER: -

CHECKED BY: -

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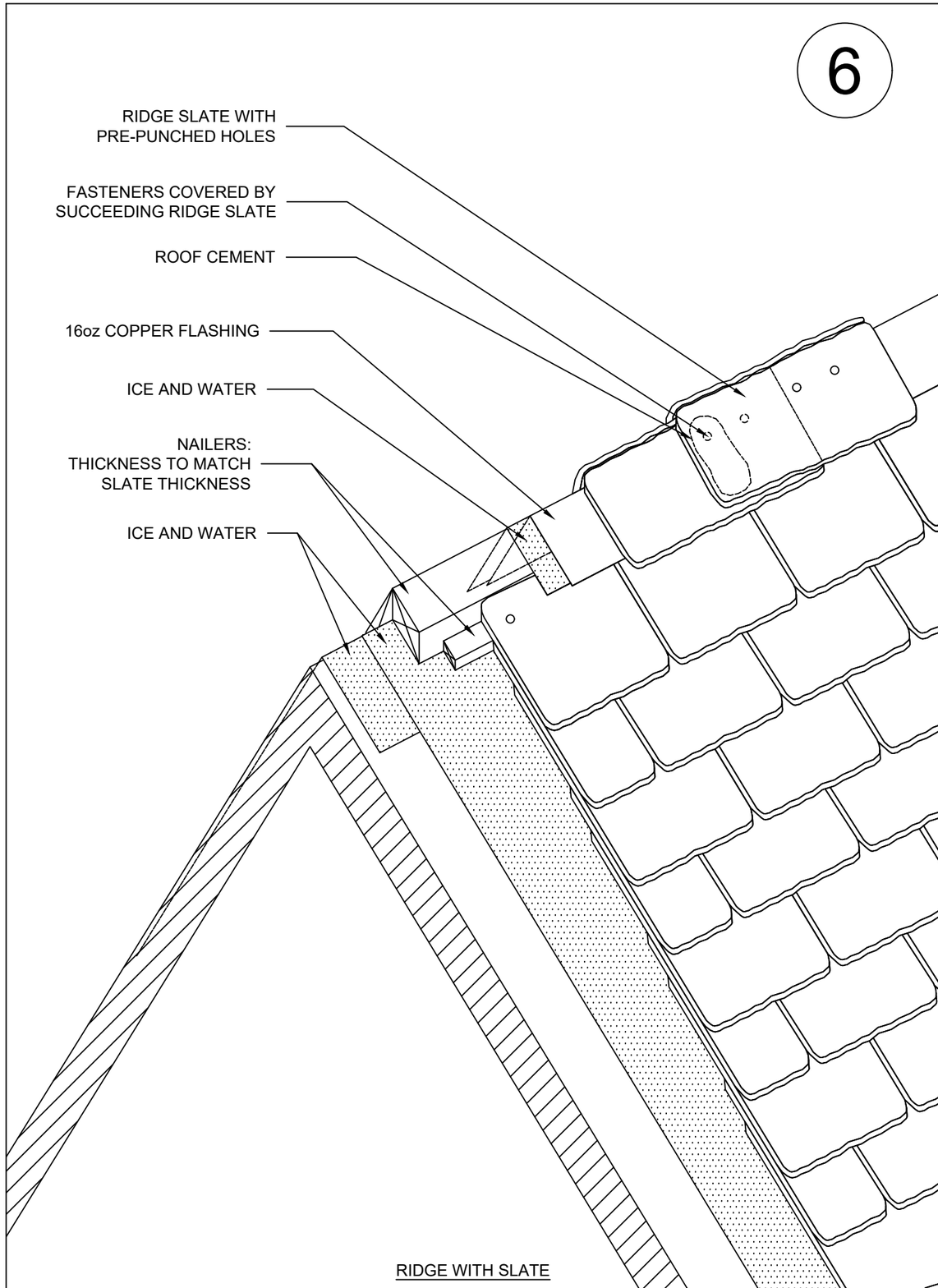
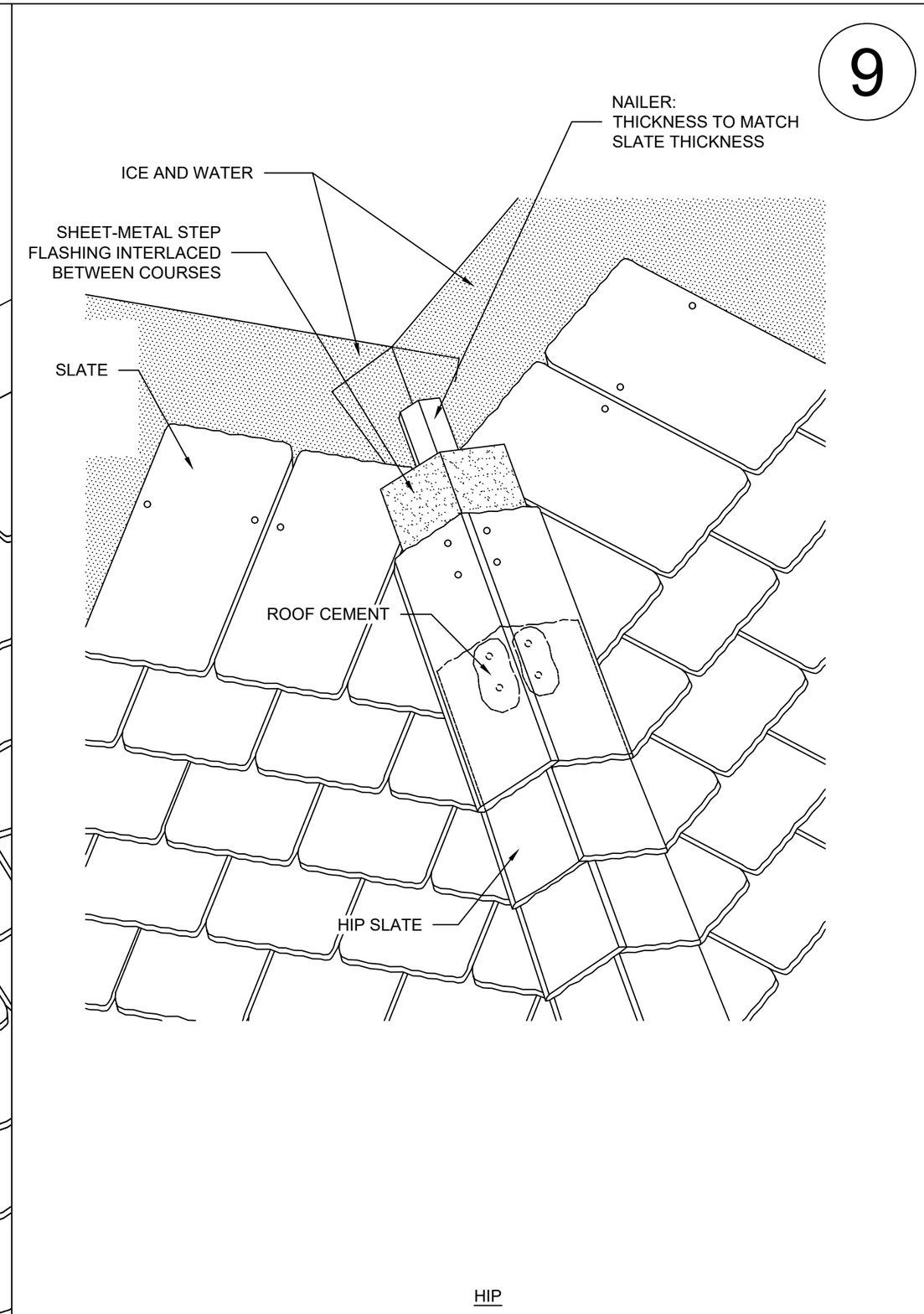
SCALE: AS NOTED

DATE: 7/29/2020

A3



RIDGE WITH SLATE



HIP

DWGS PREPARED FOR:

16 BROAD STREET
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517 MERCURY STREET
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DRAWN BY: K. SPENCER

PROJECT MANAGER: -

CHECKED BY: -

PROJECT NAME: 16 BROAD STREET

SCALE: AS NOTED

DATE: 7/29/2020

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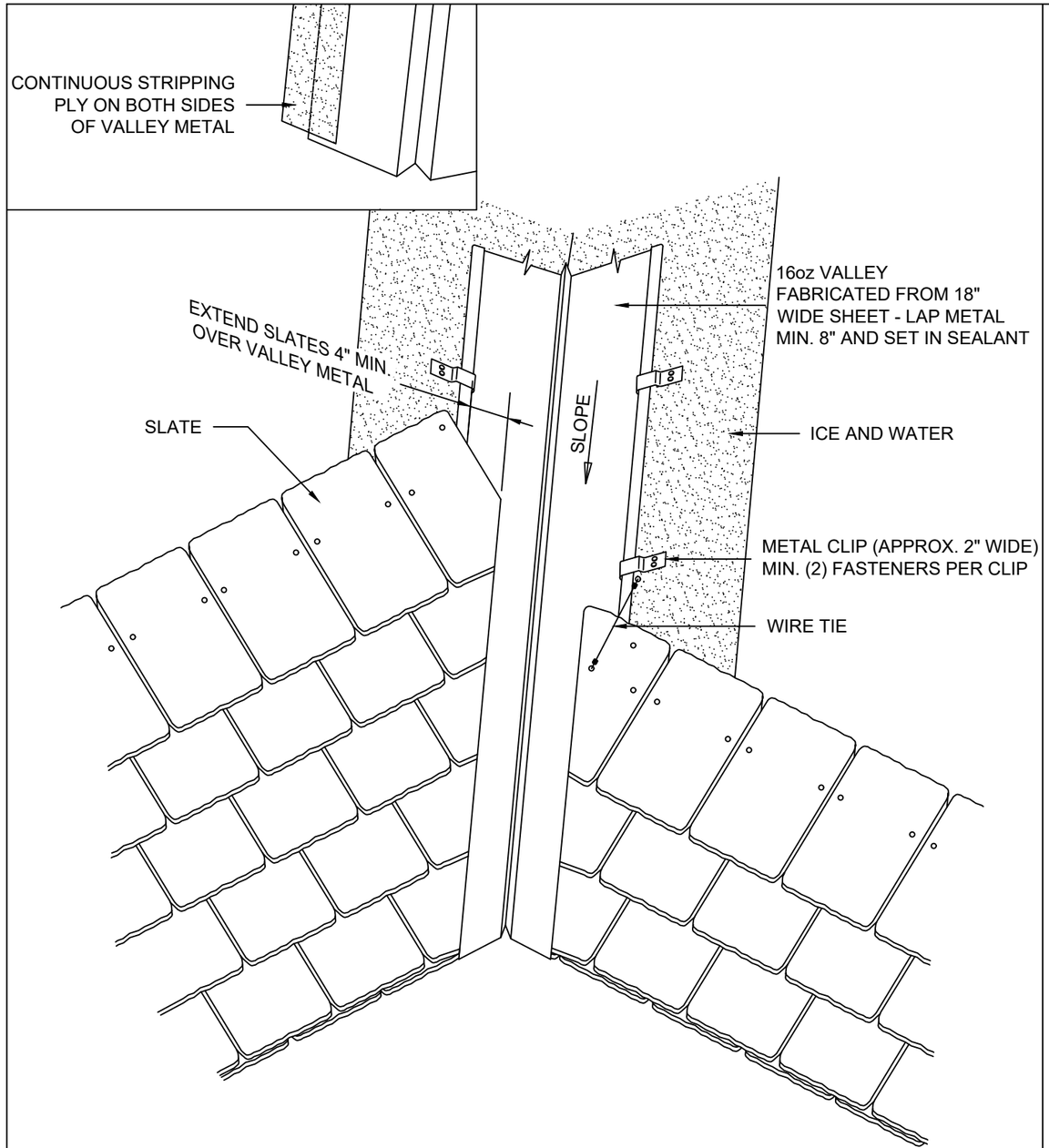
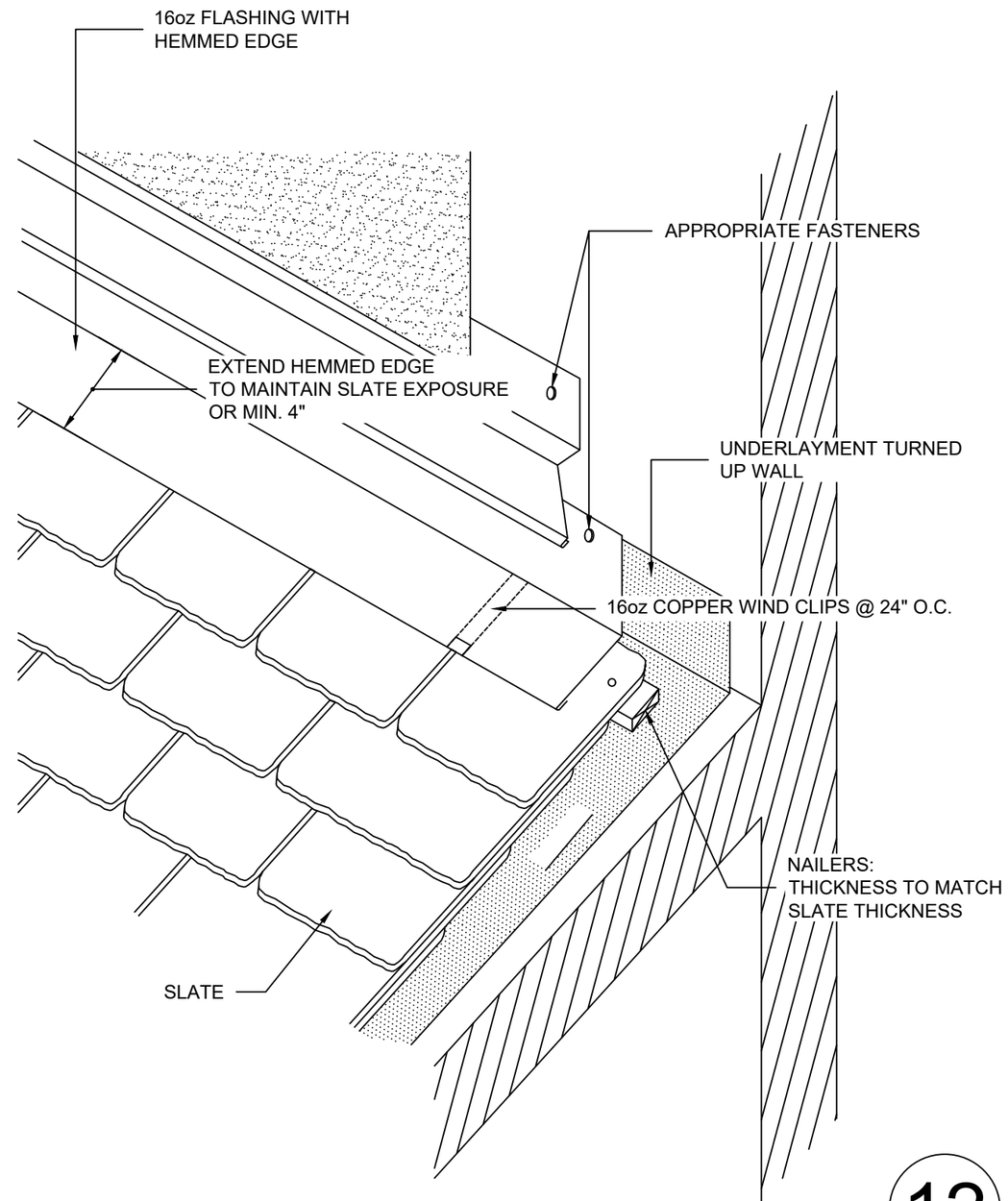


10

OPEN VALLEY



12

HEADWALL FLASHING

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CHARLESTON, SC 29401

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(919) 828-2975 PHONE
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PROJECT MANAGER: -
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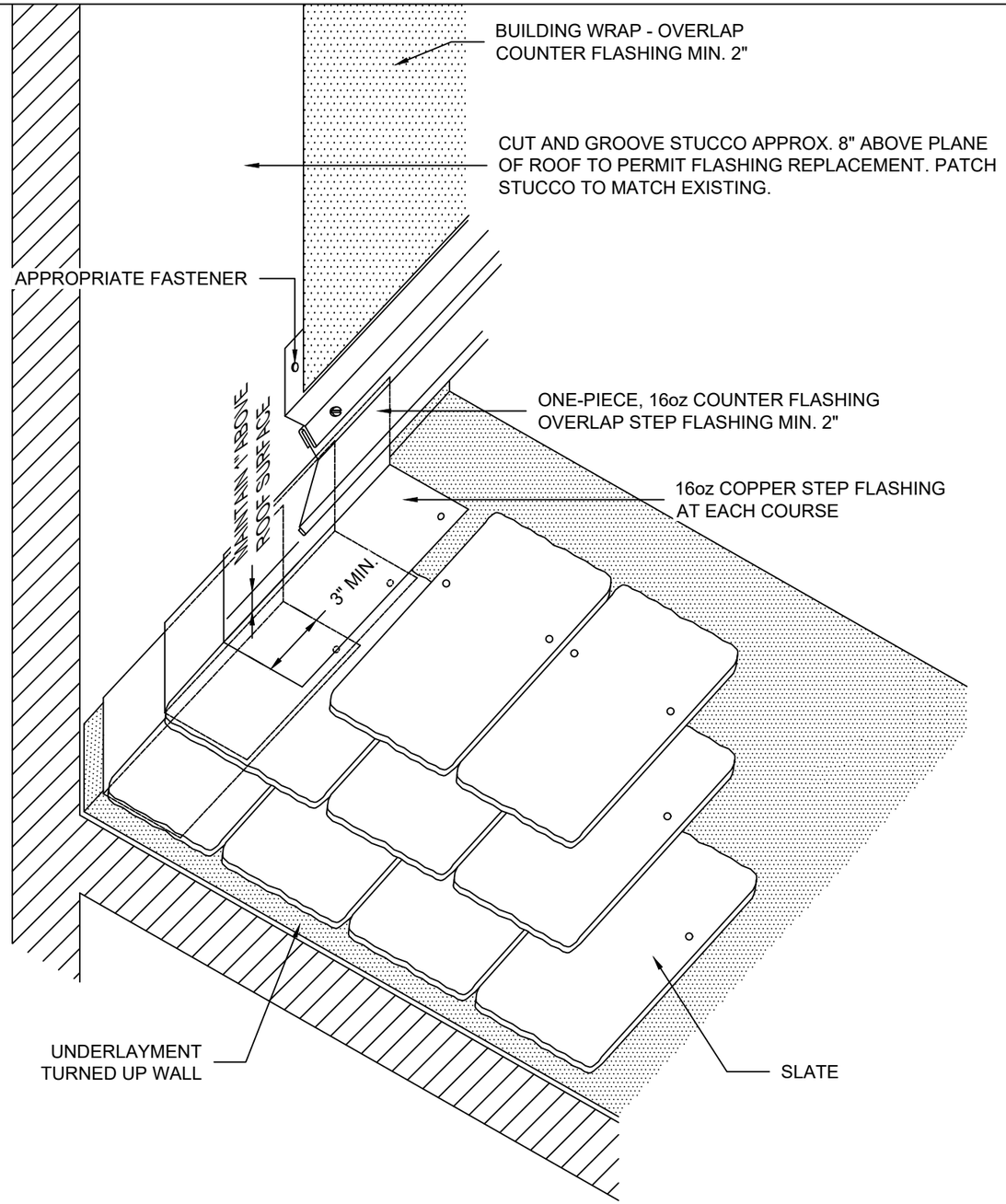
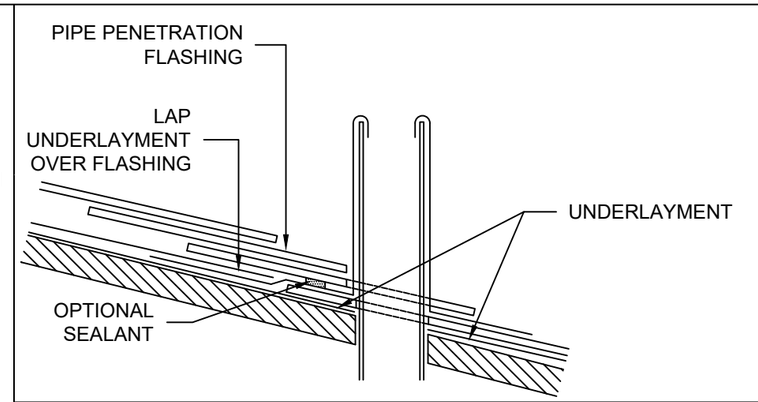
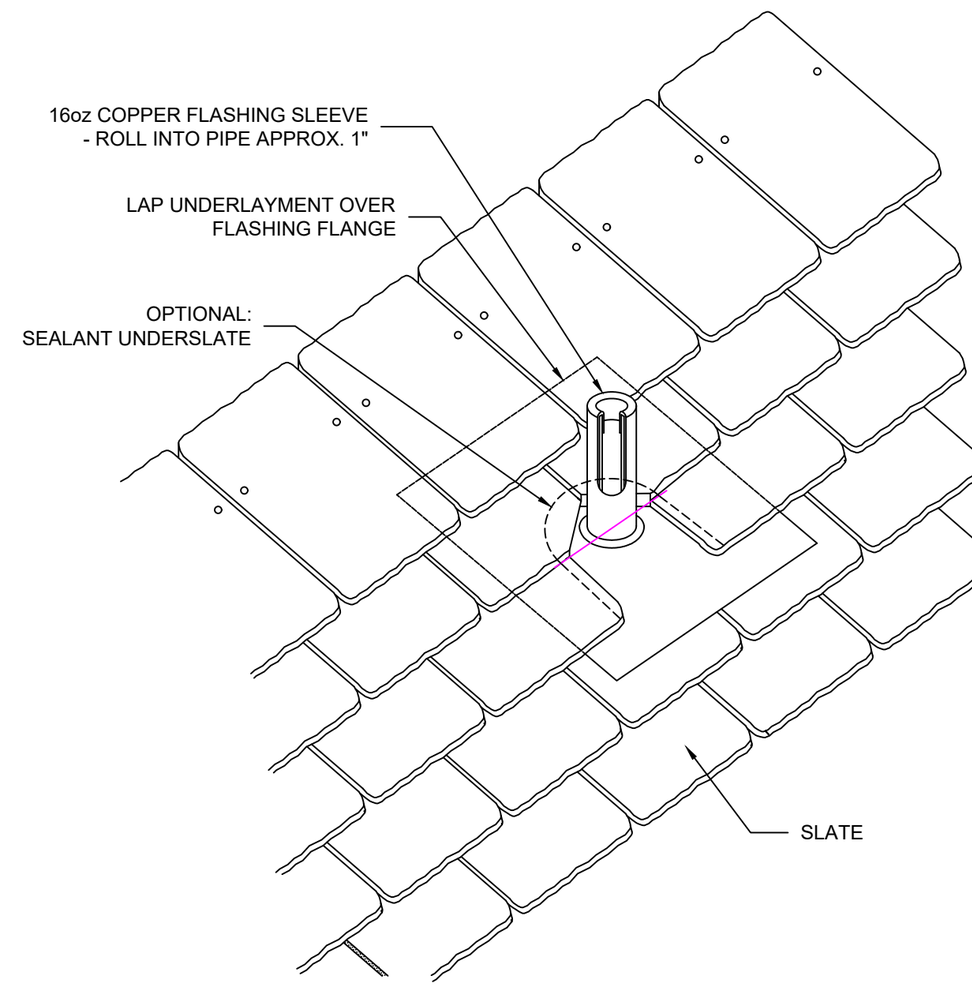


13A

SIDEWALL FLASHING WITH ONE-PIECE COUNTERFLASHING





15

VENT PIPE PENETRATION

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DRAWN BY: K. SPENCER
PROJECT MANAGER: -
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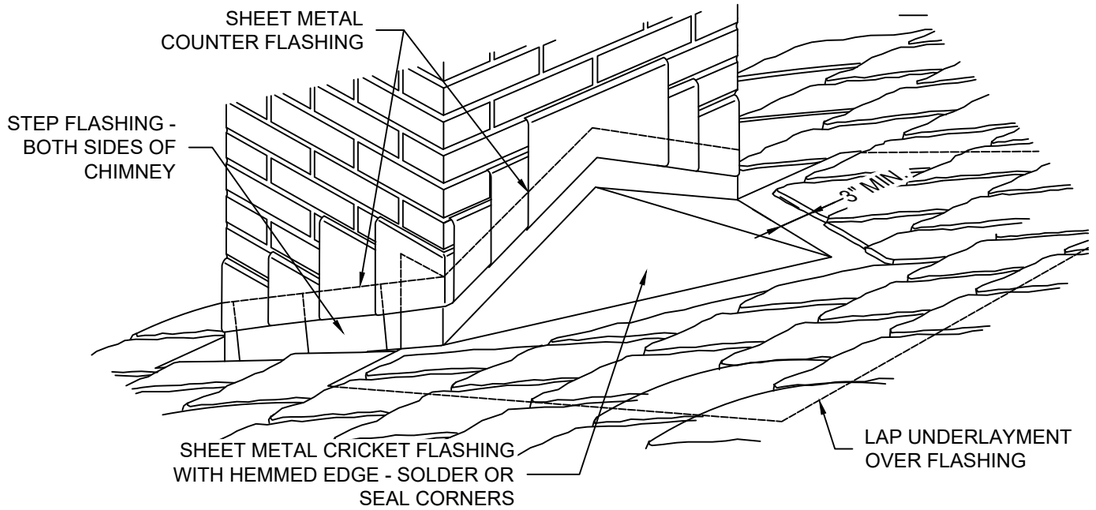
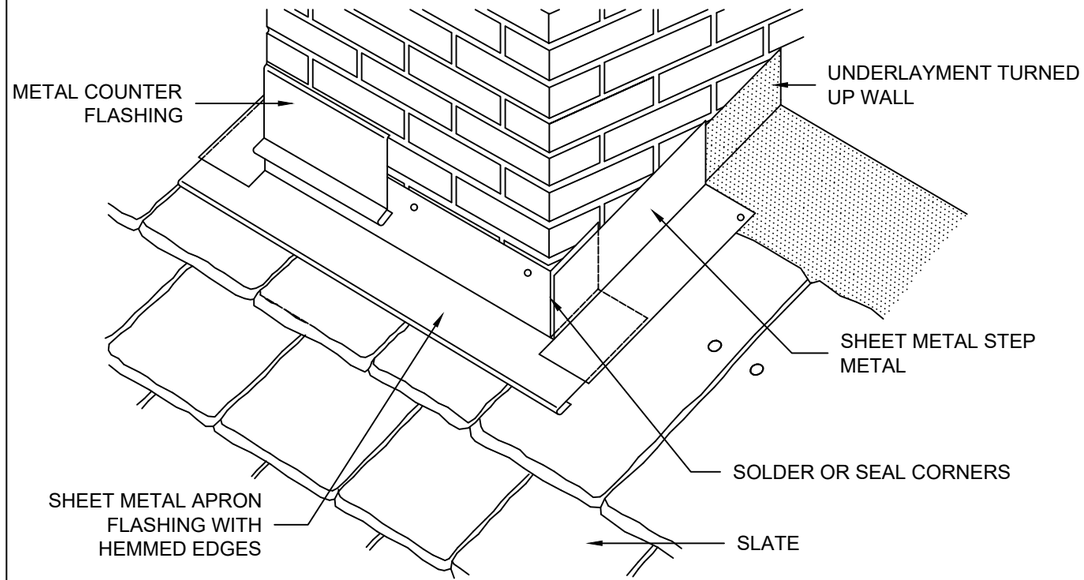


A CRICKET FLASHING AT MASONRY CHIMNEY



B APRON FLASHING AT MASONRY CHIMNEY

16

CHIMNEY WITH BACKER FLASHING (24 INCHES WIDE OR LESS)

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