



*City of Charleston*

## **DESIGN REVIEW BOARD**

September 21st, 2020

4:30 PM

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DEPARTMENT OF PLANNING, PRESERVATION & SUSTAINABILITY

[www.charleston-sc.gov/drb](http://www.charleston-sc.gov/drb)

## 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 “Nea, 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/drb](http://www.charleston-sc.gov/drb) .
- For additional information:
  - Contact [DRB@charleston-sc.gov](mailto:DRB@charleston-sc.gov)
  - Visit [www.charleston-sc.gov/bar](http://www.charleston-sc.gov/bar) if you are experiencing technical difficulties during the meeting.
- These proceedings are being recorded.

# Agenda Item #1

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**506 SAINT ANDREWS BLVD.**

TMS # 421-03-00-047

Request the demolition of a single family home built in 1955.

LOT 8-B, BLOCK D-C  
TMS 421-03-00-199  
MAX BERRY

LOT 3, BLOCK C  
TMS 421-03-00-045  
MARGUERITE A. BOHNE

LOT 2, BLOCK C  
12,000 Sq.Ft.  
0.275 AC.

LOT 9, BLOCK D-C  
TMS 421-03-00-048  
SUSAN ELLEN SMITH  
TRUST &  
OWEN G. MEISLIN

LOT 1, BLOCK C  
TMS 421-03-00-046  
SCOTT SMITH &  
YNN E. McGAUGHEY-SMITH

ONE STORY  
STUCCO GARAGE

ONE STORY  
STUCCO SIDED  
DWELLING

CONCRETE SIDEWALK

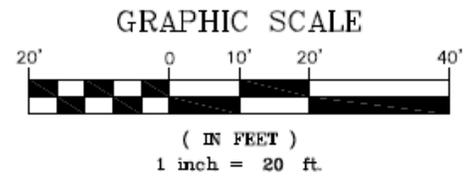
- LEGEND:
- PROPERTY LINE
  - ADJACENT PROPERTY LINE
  - ROAD RIGHT-OF-WAY LINE
  - PROPERTY CORNER FOUND
  - PROPERTY CORNER SET
  - WOOD FENCE
  - CHAIN LINK FENCE

NOTES & REFERENCES:

1. REFERENCE PLAT BY W.L. GAILLARD RECORDED IN THE CHARLESTON CO. R.O.D. OFFICE IN PLAT BOOK F AT PAGE 255.
2. THIS SURVEY DOES NOT REFLECT A TITLE SEARCH AND IS BASED ENTIRELY ON THE ABOVE REFERENCED DOCUMENT(S). ANY EASEMENTS OR ENCUMBRANCES OF RECORD NOT SHOWN ON THE REFERENCE PLAT MAY NOT BE SHOWN ON THIS SURVEY.
3. CERTIFICATION IS TO THE PARTY/PARTIES FOR WHOM THIS SURVEY WAS PREPARED AND IS NOT TRANSFERABLE TO ANY OTHER INSTITUTIONS OR INDIVIDUALS.

**BOUNDARY SURVEY**  
**LOT 2, BLOCK C**  
**RIVER PARK SECTION OF MORELAND**  
**TMS 421-03-00-047**  
**506 SAINT ANDREWS BOULEVARD**  
**CITY OF CHARLESTON**  
**CHARLESTON COUNTY, SC**

PROPERTY OF  
AARON D. HYSON & JESSICA FORCUCCI  
DATE: AUGUST 10, 2020 SCALE: 1" = 20'



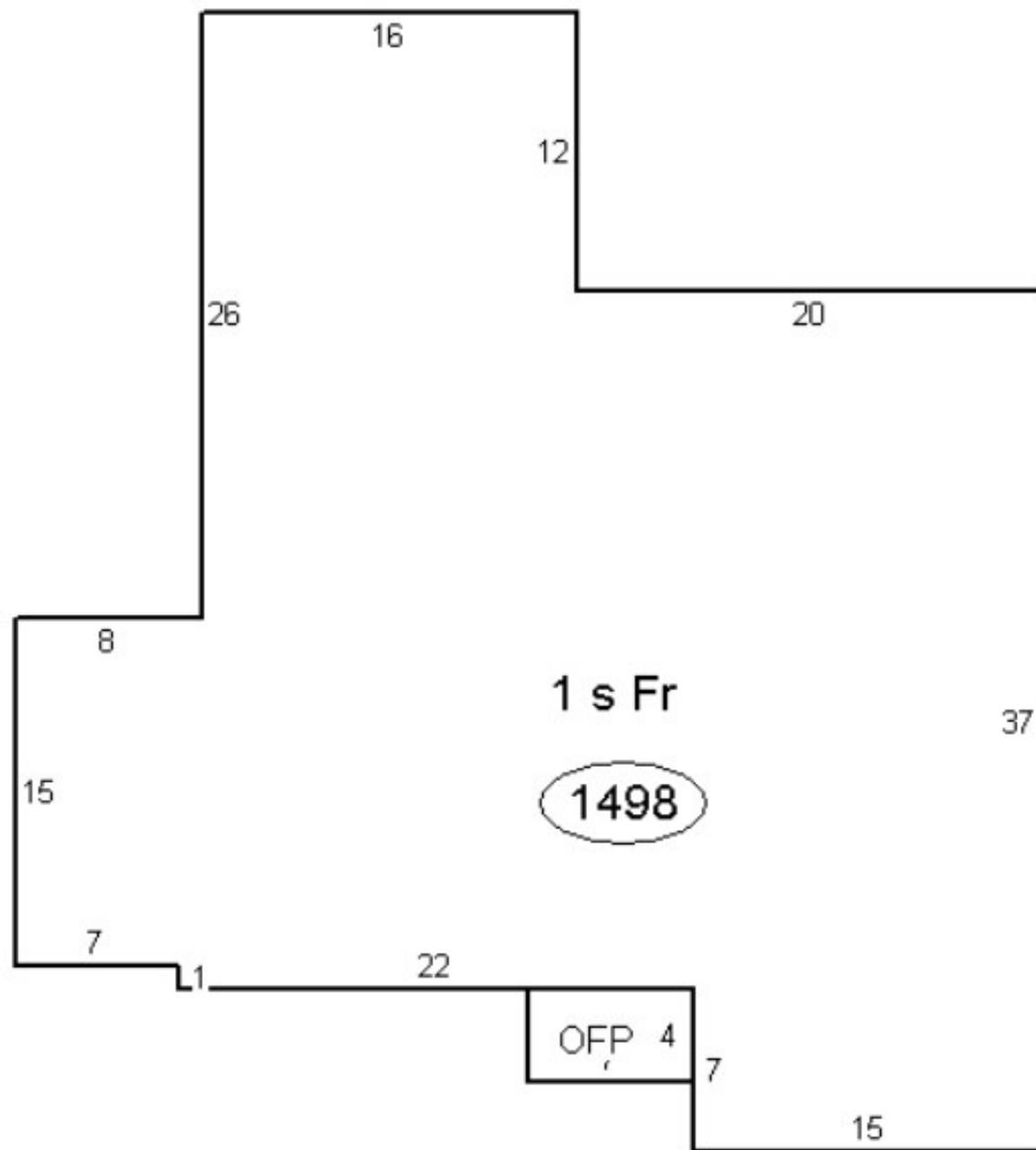
**ATLANTIC SURVEYING, INC.**  
1058 GARDNER ROAD  
P.O. BOX 30604  
CHARLESTON, SOUTH CAROLINA 29417  
PHONE (843)763-6669 FAX (843)766-7411



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; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

**SAINT ANDREWS BOULEVARD - US HIGHWAY 61 (100' R/W)**





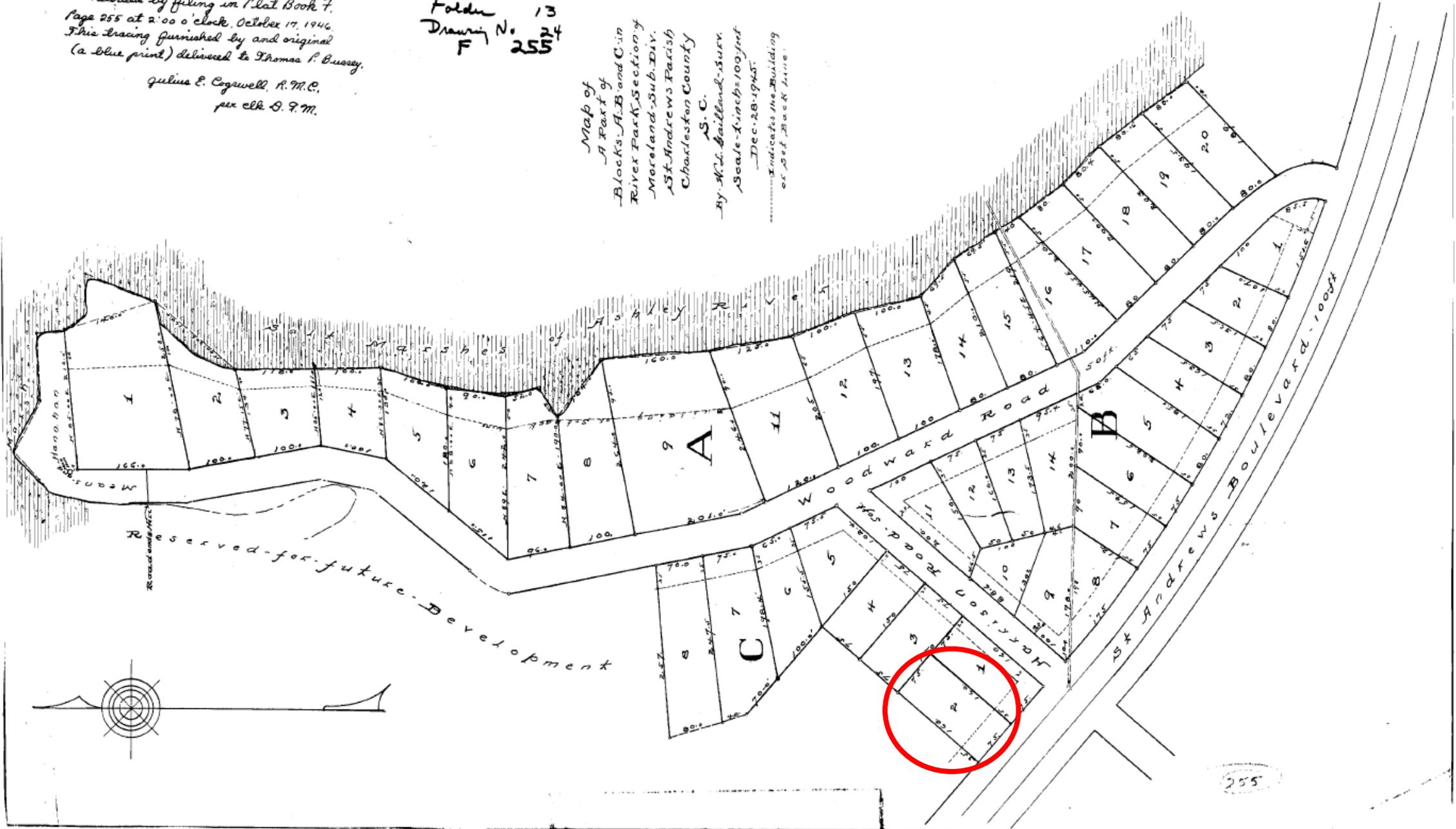
Register Means Conveyance Office,  
Charleston County, S.C.

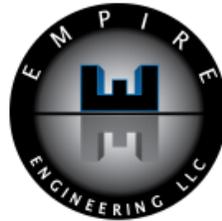
Recorded by filing in Plat Book 7,  
Page 255 at 2:00 o'clock, October 17, 1946.  
This tracing furnished by and original  
(a blue print) delivered to Thomas P. Cursey,

Julius E. Cogswell, R.M.C.,  
per clk S. F. M.

File 2  
Drawer 2  
Folder 13  
Drawing No. 255  
F

Map of  
A Part of  
Blocks A, B and C in  
River Park Section of  
Moreland, Sub. Div.  
St. Andrews Parish  
Charleston County  
S. C.  
By W. L. Bailland, Surv.  
Scale - 4 inches = 100 feet  
Dec. 28, 1945.  
..... Indicates the Building  
or Best Back Line.





**Civil & Structural Engineering**  
4930 Rivers Avenue, N. Charleston, SC 29406  
Phone (843) 308-0800 Fax (843) 308-0806

August 31, 2020

Aaron Hyson  
719 N. Godfrey Park Place  
Charleston, SC 29407

Subject: Site Inspection for  
506 St. Andrews Blvd, Charleston, SC

Empire # 20-135

Mr. Hyson:

Based on our site visit on July 31<sup>st</sup> to the above referenced project, it is our opinion it is not feasible to structurally repair and restore this structure. See below a list of items we observed:

1. The existing roof has failed in areas and has allowed weather to rot the interior framing of the roof, ceiling, and floor systems. Most of the roof system will need to be replaced.
2. A large portion of the ceiling joists will need to be replaced due to under sized members which span too far as well as area that have been exposed to weather and rot.
3. Most of the first-floor framing system will need to be replaced due to under sized members which span too far as well as area that have been exposed to weather and rot.
4. The existing exterior walls are constructed with hollow masonry. Vertical rebar and concrete fill need to be installed at 32" on center in the existing hollow block wall. The rebar should extend from the top of wall to the concrete footings. The bottom course of block should be removed to allow for rebar to be epoxied to the concrete footing with 8" embedment minimum.
5. We were not able to inspect the concrete footings. We recommend the footing be inspected for size and saw cut to determine if rebar is present. If no reinforcement is present, a new foundation will be required.

Due to the large amount of rotten timber, undersized timber framing, hollow masonry exterior walls, and possible insufficient concrete footings, it is our opinion the structure should not be repaired. If you have any questions, please do not hesitate to call. We appreciate the opportunity to work with you and look forward to working with you again in the future.

Sincerely,  
EMPIRE ENGINEERING, LLC

Jeremy M. Powell, PE



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719 N. Godfrey Park Place  
Charleston, SC 29407

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Sincerely,  
EMPIRE ENGINEERING, LLC

Jeremy M. Powell, PE





506







POSTED

506



























