BOARD OF ARCHITECTURAL REVIEW - SMALL

Virtual Meeting of October 29, 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/85370844715. If you have issues accessing the Zoom meeting, please call: (843)577-1686.

To access via phone, dial 1 (312) 626-6799. Webinar ID# 853 7084 4715. The meeting will be recorded.

Public Comment Instructions:
Use one of the following methods to request to speak at the meeting or provide comments. Provide your first and last 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, Thursday, October 29:
Call 843-724-3765; or
Complete the form at http://innovate.charleston-sc.gov/comments/; or
Send an email to Boards@charleston-sc.gov; or
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:
  o 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.

  o 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.

  o Those members of the public that have registered will be called in order by project.

  o Members of the public that speak are encouraged to remain in the meeting for the completion of the item they have commented on.

  o 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:
  o 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.

  o 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.

  o 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

248 GROVE STREET
TMS # 463-10-04-016

Request approval for partial demolition including portion of roof.

Not Rated / (Wagner Terrace) / c. 1955 / Historic Materials Demolition Purview
Agenda Item #1

Applicant’s Presentation
FILL IN OPENING, PATCH AREA WITH NEW BRICK TO MATCH EXIST.

NEW 6X6 WD. COLUMN 2'-4 3/4"

BFE + 1'
EL 14.0'

30 YR. ASPHALT SHINGLES ICE AND WATER SHIELD MEMBRANE ON 5/8" CDX ROOF DECKING
PROPOSED ROOF PLAN
Agenda Item #2

51 POINSETT STREET
TMS # 463-12-03-018

Request approval for complete demolition.

Not Rated / (North Central) / c. 1940 / Historic Materials Demolition Purview
Agenda Item #2

Applicant’s Presentation
BAR DEMOLITION APPLICATION

51 POINSETT STREET, CHARLESTON, SC 29403
TMS 463-12-03-018
JLA PROJECT # 5902.2008
BAR REQUESTED DATE: 10-29-2020

OWNER
MENCER D. EDWARDS

APPLICANT
F.A. JOHNSON, III, ESQ.
ATTORNEY FOR OWNER
1520 SENATE STREET
COLUMBIA, SC 29201

PROJECT ARCHITECT AND ENGINEER
JOHNSON, LASCHOBER AND ASSOCIATES, P. C.
701 EAST BAY STREET, SUITE 304
CHARLESTON, SC 29403
MARK LORAH, P.E. (STRUCTURAL ENGINEER)
LAURA CABINESS, P.E. (CIVIL ENGINEER)
JILLIAN READY, PLA (LANDSCAPE ARCHITECT)

DRAWING INDEX
PG. 1   COVER SHEET
PG. 2   EXISTING SITE SURVEY
PG. 3-19 PHOTO INVENTORY
PG. 20-49 STRUCTURAL EVALUATION REPORT
PG. 50-51 SANBORN MAPS
PG. 52   HISTORIC AERIAL MAP
PG. 53-55 CHARLESTON COUNTY PROPERTY HISTORY AND VALUE
PG. 56   HISTORIC PROPERTY RECORD SEARCH
NOTE: THE BUILDING LOCATED AT 51 POINSETT STREET IS PROPOSED TO BE DEMOLISHED IN ITS ENTIRETY.

NOTES & REFERENCES:
1. REFERENCE PLAT BY ROBERT L. FRANK RECORDED IN THE CHARLESTON CO. R.M.C. OFFICE IN PLAT BOOK DB AT PAGE 176.
2. REFERENCE IS MADE TO 811 LOCATE SERVICE TICKET NO. 2009253170.
3. THIS SURVEY DOES NOT REFLECT A TITLE SEARCH AND IS BASED ENTIRELY ON THE ABOVE REFERENCE DOCUMENT(S). ANY EASEMENTS OR ENCUMBRANCES OF RECORD NOT SHOWN ON THE REFERENCE PLAT MAY NOT BE SHOWN ON THIS SURVEY.
4. THERE ARE NO TREES 24" DBH OR LARGER ON THIS LOT.
5. CERTIFICATION IS TO THE PARTY/PARTIES FOR WHOM THIS SURVEY WAS PREPARED AND IS NOT TRANSFERABLE TO ANY OTHER INSTITUTIONS OR INDIVIDUALS.

FLOOD ZONE INFORMATION
ZONE AE-13 & X (NGVD29)
FIRM: 45019C 0512 J
EFFECTIVE DATE NOV. 17, 2004
COMMUNITY NO. 455412
COMMUNITY NAME CITY OF CHARLESTON
(FINAL ZONING DETERMINATION MUST BE DETERMINED BY THE CITY OF CHARLESTON)

GENERAL PROPERTY SURVEY
LOT 26
0.076 ACRES
ELEVATION: NGVD 1929 DATUM
TMS 463–12–03–018
51 POINSETT STREET
CITY OF CHARLESTON
CHARLESTON COUNTY, SC
BEING PREPARED FOR:
MENCER D. EDWARDS
DATE: 10/09/2020 SCALE: 1" = 20'
ATLANTIC SURVEYING, INC.
1058 GARDNER ROAD
P.O. BOX 30654
CHARLESTON, SOUTH CAROLINA 29417
PHONE (843)763–6669 FAX (843)765–7411
JOB #22367
North side of building facing Poinsett Street.
Decorative brick wall along North side of property facing Poinsett Street.
East side of building.
East side of building.
East side of building.
Southeast corner of building.
South side of building.
South side of building.
West side of building, stairs leading to second floor.
West side of building, proximity to adjacent structure.
West side of building, proximity to adjacent structure.
West side of building.
51 Poinsett Street
Photo Inventory

![Photo of a building at 51 Poinsett Street.

The building appears old and weathered, with peeling paint and visible structural damage. The roof has been partially removed, indicating that it may be under demolition or renovation. The surrounding area is overgrown with vegetation, suggesting a neglectful state. Power lines and an utility ladder are visible in the foreground, indicating ongoing construction or maintenance work.]

Johnson, Laschober & Associates, PC
701 East Bay Street, Suite 304, Charleston, SC
P.O. Box 2413
Mount Pleasant, SC

Telephone: 706-724-5756
Fax: 706-724-3955
Web Site: www.theJLAgroup.com
Email: jla@theJLAgroup.com

K:\5022008\Base\Outgoing\2020-10-19 BAR Demolition Application\Photo Inventory.docx
Overall view of house from Poinsett Street.

Street view from left to right: 49 Poinsett Street, 51A Poinsett Street, 51 Poinsett Street
Street view from left to right: 51 Poinsett Street, 53 Poinsett Street
Aerial View
ARCHITECTS ♦ ENGINEERS ♦ LANDSCAPE ARCHITECTS

STRUCTURAL EVALUATION REPORT

REPORT #: 001 Rev.1  DATE: September 14, 2020
PROJECT TITLE: 51 Poinsett Street  JOB #: 5902.2008

COMMENTS:

JLA performed a structural observation on 51 Poinsett Street on September 11, 2020. The house has been identified as unsafe by the Charleston city government, primarily because of the partially collapsed roof. The purpose of this observation and subsequent evaluation is to determine the existing condition of the building’s structure.

The building is two levels with one apartment occupying the whole first level. The second level has two apartments, one on the front (street) side and one on the rear. Access to the second-floor apartments is from an exterior stair on the side of the building.

The front portion of the roof has collapsed such that most of the front second-floor apartment is exposed to rainwater and other elements such as humidity, insects, wind, temperature variations, etc. There is evidence of advanced dryrot on the collapsed roof members, caused by sitting, soaking water. This indicates that there was likely a much smaller leak or series of leaks in the roof that caused the dryrot and the dryrot-damage caused the eventual collapse. The subsequent exposure to the elements allowed water to permeate down through the second floor into and throughout the walls of the first floor, down into the first-floor framing, and under the house to the foundation.

This water exposure has caused additional collateral damage in the form of primary exposure dryrot, which, in places, has advanced well into the wetrot stage. Wood used in construction is typically dried to between 7% and 15% (by weight.) Dryrot, a wood-eating fungus, will germinate at a moisture content of around 20% to 30% and wetrot grows on wood with a moisture content of 50% and above. There are also indications of both the dryrot and wetrot fungi on surfaces that not appear to be wet. This means that the wood framing hidden behind the wall and floor surfaces has also been permeated and saturated.

Additional collateral results include insect damage. Insects (termites, carpenter bees, ants, etc.) are attracted to softer wet wood. We also see significant water-logged expansion of wood elements. This collateral damage is evidenced by the buckling of the flooring and some wall surfaces.

A huge collateral damage is the presence of mold and other sporadic growth. While sporadic growth can pose a great health threat, JLA defers to health experts to draw conclusions about those aspects. JLA does acknowledge, however, that sporadic growth is a large indicator of structure-compromising, confined water. Surface mold was present throughout the structure, even in areas outside the direct water exposure. This means that the water and/or extreme humidity has gotten into walls and ceilings throughout the building. This confined water is a serious ongoing threat to the structure even if the water and associated damage is not yet evident.

The roof collapse is not the only area of water exposure in this structure. Multiple areas of exterior siding failures have exposed and compromised the underlying structure. There are also areas of compromise in the exterior floor and ceiling decking. Some of the worst damage associated with this is the rot and insect damage to the sills in this (balloon-framed) building. This includes the sills holding all of the wall framing at the foundation wall level, as well as sills and framing supports at the second-floor level.
Also evident from the exterior is the large amount of plant growth on the structure. Although plant growth is drawn to wet areas and can be an indication of compromised wood, it can also be very damaging to a structure by compromising the exterior water-tightness and prying apart wood elements. Humidity-driven mildew growth is also evident all over the exterior. Usually, this type of mildew grows on the surface, although there is strong evidence that this mildew has permeated the throughout the wood, particularly where the wood was compromised by other factors.

CONCLUSIONS AND RECOMMENDATIONS:

In JLA's professional opinion the following conclusions can be drawn about this property:

1. ALL AREAS: Both fungal and sporadic growth can spread, even to new wood which is placed against the contamination. In most cases, we can recommend that wood be exposed, dried, chemically treated and/or replaced in order to remove the growth. In its current exposed condition, there is no practical or safe way to dry this structure. Additionally, this growth has spread throughout the entire structure, even to areas which are not visibly wet or compromised. Accordingly, there is no way, short of total demolition to ensure complete growth removal.

2. ROOF/SECOND-FLOOR CEILING: The collapsed wood roof framing members and decking are not salvageable. This includes the entire roof in the front half of the building.

3. SECOND-FLOOR WALL AND FLOOR FRAMING: The second-floor framing in the front half of the building is severely compromised. This is evidenced by the sag, bounce and softness of the floor. The floor and surfaces in this area are not salvageable and must be removed. This includes the flooring, subfloor, lower ceiling drywall and furring strips. The walls in the front section have evidence of water staining and mold growth. All wall surfaces including drywall, trim and baseboards must be removed. Additionally, any framing which is significantly warped or contains dryrot must be removed. See note 1. JLA was not able to access the rear upper apartment, but the number and extent of holes visible from the outside indicate a significant water exposure and is consistent with the indications and evidence from the exterior and underside. JLA can conclude that the damage to the rear is similar to the water staining and mold growth seen in the front.

4. FRONT FIRST-FLOOR FRAMING: This framing has been severely compromised structurally and is currently unsafe. The framing, flooring and subflooring are not salvageable. The bounce and sag are sufficient to indicate dryrot and water compromise. There are areas where white fungal growth, indicative of a wetrot situation, was evidenced even with no visible wetness.

5. REAR FIRST-FLOOR FRAMING: there is evidence of water in the area. See note 1.

6. FIRST-FLOOR WALLS: The walls in both the front and rear portions have been exposed to water causing situations ranging from significant wetrot and mold to simple water-staining. All drywall, trim and baseboards must be removed and are not salvageable. This includes walls that do not have readily visible signs of wetness.

7. FOUNDATION FRAMING AND SILLS: The framing including sills and girders, holding the perimeter walls and the first floor have been exposed to water and contain dryrot. There are areas that have been completely compromised by dryrot and insects and are practically non-existent. The wood in these areas are not salvageable.

8. EXTERIOR SIDING: The siding ranges in condition from acceptable to destroyed/missing. Siding softened by water indicating a dryrot situation and siding which is split/cracked because of plant growth is not salvageable.

9. EXTERIOR DECK, CEILINGS, PORCH SURFACES; the second-floor front floor decking is not salvageable The side deck flooring is not salvable.

10. FOUNDATION: There is evidence of washout around the building foundation. There is no practical way to direct water away from the foundation with the exposed building in its current state. Accordingly, the foundation and supporting soil continues to be increasingly compromised.

This house has been severely compromised structurally. Approximately 50% of the roof, 80% of the flooring, 100% of the interior drywall, 33% of the exterior siding, 80% of the porch decking, and 30% of the wood framing are not salvageable. (Although not structural, approximately 100% of the...
electrical system and 80% of the mechanical systems are also non-salvageable.) The compromised and non-salvageable elements are distributed throughout the house with no one distinct area spared from compromise. Currently an intact, viable structure does not exist. Because of the extent and distribution of compromised and non-salvageable elements, trying to retrofit or replace/repair them would by default require a complete demolition.

Front overall view.
Deck Ceiling plant growth, mildew

Foundation compromise. Note separation near grade.
Widespread compromise to the exterior siding including plant growth.
Collapsed porch roof.

Access to crawl space.
Severe compromise to siding at second-floor level. Potential second floor and stud wall compromise.

Second floor framing exposed to elements.
Siding compromise, plant growth on rear of building.

Siding Compromise, plant growth on rear of building.
Destroyed sill in isolated areas.

Destroyed sill and framing in isolated areas.
Overall rear of building.

Side entry to upper apartments.
Compromised siding at second floor.

Compromised siding under the stairs.
Severe siding compromise and deterioration of stud framing.

Severe siding compromise and deterioration of stud framing.
Deterioration of siding

Isolated water damage at side porch entry.
Side porch decking showing compromised floor allowing water to get into the walls below.

Condition of front porch roof. Water/heat and insect exposure.
Unsafe Order

Front first-floor ceiling.
Buckled flooring

Collapsing ceiling on first floor. Note significant mold and dryrot.
Destroyed floor and mold filled walls.

Destroyed floor and mold filled walls.
Collapsing first floor ceiling and floor framing.

Compromised and collapsing ceiling.
Significant mold in area not noticeably wet.

Mold in drywall
Significant floor subsidence.

Dryrot in floor ceiling framing.
Severely compromised flooring and framing.

White mold and wetrot in area not noticeably wet.
Significant mold.

Extreme damage in walls. Evidence of wetrot.
Evidence of running water, washing out insulation.

Floor framing with previously replaced floor deck.
Water exposure on bearing ends of floor beams. Washout of foundation wall mortar.

Dryrot on girders, joists and floor deck.
Collapsed section of roof.

Second floor collapsing roof/ceiling.
Water exposed ceiling, mold growth starting. (second floor)

Unsafe second floor framing.
Collapsed roof.

Collapsed roof.
Significant water and mold in second floor ceiling.

Significant mold in second floor walls.
Collapsing and unsafe second floor framing.

Splitting and rotting second floor porch deck.
Over all view of house.

SUBMITTED BY:  Mark W. Lorah, P.E., F. ASCE, Structural Engineer

cc:  File
Charleston County SC

Parcel ID: 4631203018
OWNER1: EDWARDS MENCER DONAHUE
PLAT BOOK PAGE: A-151
DEED BOOK PAGE: 87E2-88
Jurisdiction: CITY OF CHARLESTON

Note: The Charleston County makes every effort possible to produce the most accurate information. The layers contained in the map service are for information purposes only. The Charleston County makes no warranty, express or implied, nor any guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided. The County explicitly disclaims all representations and warranties. The reader agrees to hold harmless the Charleston County for any cause of action and costs associated with any causes of action which may arise as a consequence of the County providing this information.
PIN: 4631203018

This data is as-of 09-12-2020

The information on this page is for Tax Year 2020 and reflects the status of the property for that tax year. This includes building information, values and information on exemptions, discounts and special assessments. Any changes for Tax Year 2021 will not be displayed until later in 2021.

Value Info

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Value History

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* **Capped Value**: At County-wide reassessments the increase in the value of a property for tax purposes is limited (capped) at no more than 15%.

** **Taxable/Use Value**: The Capped Value and Taxable/Use Value are usually the same. If the property has been approved for Agricultural Use the values will be different.

Dwelling Info

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Additional Improvements

No data available

Sketches
0 OBJECT RESULTS

SEARCH: Street Address: 51 Poinsett Street
Agenda Item #3

9 NAT'S COURT
TMS # 460-07-02-224

Request approval for complete demolition.

Not Rated / (West Side) / c. pre-1944 / Historic Materials Demolition Purview
Agenda Item #3

Applicant’s Presentation
GRANTS COURT - 9 NATS COURT
BAR-S DEMOLITION
10.29.2020
# Sheet Index

## Architecture

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Drawing 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.
REQUIREMENTS AFFECTING MODIFICATION

- The structure at 9 Nats Court is in a state of total envelope failure. The structure is not in a historic district on the National Register. The structure is not a landmark overlay status by the City of Charleston or individually listed on the National Register. Regardless of City of Charleston BAR recommendation, this structure is not eligible for a historic structure variance through SC SHPO.

- Work required by this structure would be classified as a substantial improvement by FEMA as it would exceed 50% of the value of the structure. The structure would be required to be elevated to a base flood elevation greater than 13' above MSL plus City of Charleston freeboard requirements. The resulting structure would be elevated more than 6' above adjacent grade.

- As a substantial improvement, the structure would be required to be brought up to full compliance with the 2018 South Carolina Residential Code. The building has collapsed to grade in most locations allowing direct contact between the floor system and soil and roof failures have exposed framing members to rain and wind. As a result floor and wall framing is either missing entirely or is saturated with moisture and contains rot and/or termite damage that renders them unusable for re-use under 2018 SCBC, either as working members or as substrate for “sistering” new members.

- 100% of the exterior lap siding is either missing, damaged, or modern. The structure has no exterior sheathing, exterior wall cladding is attached directly to wall framing and existing wall framing is not suitable for re-use.

- The building roof is totally unsalvageable modern 5V metal.

- If repaired, this structure would need to be completely reconstructed out of modern materials. Additionally, its historical massing would be obliterated by the requirement to elevate the structure over 6' above grade.

- This would be an entirely new structure in material and massing.

LOCATION OF STRUCTURE

- The structure does not contribute to the urban fabric of Nunan Street.

- The structure is located 145' away from the public right-of-way (Nunan Street) via a private driveway and is minimally visible from the row.

- The structure is not original to the site.

CONDITION OF STRUCTURE

- The structure is a heavily modified version of a Freedman's cottage. The Freedman's cottage has a mass that is long and narrow, with the narrow side oriented to face the street, and contains a piazza that is always located to the south or west of the structure to create covered outdoor living space and protect the structure from the harshest solar exposure which is south and west.

- The structure currently at the site has a piazza on its east side. This orientation confirms that this structure was constructed elsewhere and was relocated to this site at a later date.

- The current structure also contains many building components and conditions that indicate that it has been heavily modified.

- The foundation of the structure is dry stacked modern concrete block.

- Interior framing contains a mixture of modern nominal 2x4 studs along with actual 2x4 and 4x4 studs.

- 100% of the building roof finish is modern 5V metal. There is no remnant of the hand crimped metal roof that is most common to a Freedman's cottage.

- ~25% of piazza floor decking is missing entirely, of the decking that is remaining, ~50% of piazza is modern 1x4 T&G board.

- (2) of the (3) columns supporting the piazza roof do not sit bear on the rim joist that runs along the outside face of the piazza. These columns are located to the inside of the rim joist and bear completely on the decking. This indicated that a large portion of the piazza was modified from its original configuration.

- Guardrails and pickets of the piazza are constructed from modern materials.
- Structure is not located within a National Register Historic District.
- Structure is not individually listed on the National Register Historic Structure List.
- Project subject to bar for demolition only.
- Dashed box indicates enlarged boundary.

**Grants Court**

**NATS Court**

**Charleston, South Carolina**

**NOT FOR CONSTRUCTION**

**Drawing Notes**

- Structure is not located within a National Register Historic District.
- Structure is not individually listed on the National Register Historic Structure List.
- Project subject to bar for demolition only.
- Dashed box indicates enlarged boundary.

**Board of Architectural Review**

**Landmark Overlay Properties**

**City of Charleston**

**Department of Planning, Preservation & Community Development**

The following property lines have been plotted with the assistance of City Council to help avoid impact to the historic preservation district. The City of Charleston does not make edits or changes to this property line but the question of the property line is subject to revision by the City Council.

**Grants Court**

- Structure is not located within a National Register Historic District.
- Structure is not individually listed on the National Register Historic Structure List.
- Project subject to bar for demolition only.

**Dashed box indicates enlarged boundary.**
VIEW FROM NUNAN STREET, PUBLIC ROW.

NUNAN STREET

VIEW FROM NUNAN STREET, PUBLIC ROW.
DRAWING NOTES

- DASHED LINE INDICATES LOCATION OF SITE.
- FIRST INDICATION OF BUILDING IN GENERAL VICINITY.
DRAWING NOTES

- DASHED LINE INDICATES LOCATION OF SITE.
- FIRST INDICATION OF BUILDING IN CURRENT LOCATION.
- PIAZZA LOCATION ON NORTH EAST SIDE INDICATES BUILDING WAS NOT ORIGINALLY CONSTRUCTED ON SITE, BUT RELOCATED HERE.
- DASHED LINE INDICATES LOCATION OF SITE.
- PIAZZA LOCATION ON NORTH EAST SIDE INDICATES BUILDING WAS NOT ORIGINALLY CONSTRUCTED ON SITE, BUT RELOCATED HERE.
HEAVILY DAMAGED FLOORING AND DAMAGED JOISTS
NO FLOORING OR INTACT JOISTS PRESENT
MODERN 1X4 T&G
HEAVILY DAMAGED FLOORING AND DAMAGED JOISTS
NO FLOORING OR INTACT JOISTS PRESENT
MODERN 1X4 T&G
HEAVILY DAMAGED FLOORING AND DAMAGED JOISTS
NO FLOORING OR INTACT JOISTS PRESENT
MODERN 1X4 T&G
FLOORING DAMAGED BUT PRESENT
PLYWOOD

1 FLOOR PLAN - EXISTING
SCALE: 1/4"=1'-0" @ 24"x36" OR 1/8"=1'-0" @ 12"X18"
NORTH ELEVATION - EXISTING

- Plywood covering wall
- Supported by stacked rocks and bricks
- Wood lap siding
- Plywood covering opening
- Not original V metal roof

SUPPORTED BY STACKED ROCKS AND BRICKS
WOOD LAP SIDING
PLYWOOD COVERING OPENING
SUPPORTED BY STACKED ROCKS AND BRICKS
NOT ORIGINAL V METAL ROOF

AMSL 13' + 24"
+7.6'
0'-0"
6'-6"
ADJACENT GRADE
ABOVE GRADE
+15' - 0"

SHEETS

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.
WOOD LAP SIDING
NOT ORIGINAL 5V METAL ROOF
PLYWOOD COVERING
OPENING AND WALL
PLYWOOD COVERING
OPENING
0'-0" ABOVE GRADE
6'-6" ABOVE GRADE
+15' - 0"
AMSL 13' + 24"
+8.6'
AMSL
A-204
ELEVATIONS
EXISTING
JOB #:
DATE:
RE:
BAR-S DEMO
10.29.2020
00000.00
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.
GRANTS COURT
9 NATS COURT
CHARLESTON
SOUTH CAROLINA
NOT FOR CONSTRUCTION
EAST ELEVATION - EXISTING
SCALE: 1/4"=1'-0" @ 24"x36" OR 1/8"=1'-0" @ 12"X18"
EXISTING INTERIOR CONDITIONS 1
EXISTING INTERIOR CONDITIONS 2
EXISTING INTERIOR CONDITIONS 3
EXISTING PIAZZA CONDITIONS 4
EXISTING EXTERIOR CONDITIONS 5
EXISTING EXTERIOR CONDITIONS 6
EXISTING EXTERIOR CONDITIONS 7
Agenda Item #4

61 REID STREET “HOUSE A”
TMS # 459-09-03-00

Request conceptual approval for new construction of a duplex at front of lot.

New Construction / (East Side) / Old City District
Agenda Item #4

Applicant’s Presentation
PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED AT LOCATIONS MARKED ON PLAN. IF FIRE DEVICES SHALL BE IN ACCORDANCE WITH SECTION 906 OF THE IBC 2015. PROVIDE SUBMITTAL.

GC MUST FIELD VERIFY LAYOUT AND DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH WORK.

THESE DRAWINGS MUST BE USED FOR DESIGN INTENT ONLY. THE GC MUST SUBMIT DETAILED SHOP DRAWINGS AND MATERIAL SAMPLES FOR APPROVAL BY ARCHITECT OR ENGINEERS.

THE G.C. MUST NOTIFY ARCHITECT AND PERMITTING AGENCY OF ANY VALUE ENGINEERING CHANGES INSTRUCTED BY OR AUTHORIZED BY THE OWNER.

DEFERRED SUBMITTALS:

NONE

61 REID STREET
CHARLESTON • SC 29403
TMS # 459-09-03-006

ARCHITECT AND PROJECT MANAGEMENT:
KEVIN HOERTDOERFER ARCHITECTS
843.724.6002
khh@hoertdoerferarchitects.com

OWNER AND CONSTRUCTION MANAGEMENT:

GENERAL CONTRACTOR:

MEP ENGINEER:

CONTRACTOR:

STRUCTURAL ENGINEER:

MEP ENGINEER:

CONTRACTOR:

GENERAL CONTRACTOR:

61 REID STREET
CHARLESTON, SOUTH CAROLINA

61 REID STREET
CHARLESTON • SC 29403
TMS # 459-09-03-006

ARCHITECT AND PROJECT MANAGEMENT:
KEVIN HOERTDOERFER ARCHITECTS
843.724.6002
khh@hoertdoerferarchitects.com

OWNER AND CONSTRUCTION MANAGEMENT:

GENERAL CONTRACTOR:

MEP ENGINEER:

CONTRACTOR:

STRUCTURAL ENGINEER:

MEP ENGINEER:

CONTRACTOR:

GENERAL CONTRACTOR:

61 REID STREET
CHARLESTON, SOUTH CAROLINA
Previous BAR meeting results on 9/10/2020

Deferral

Staff comments regarding House A: 2-5

Board condition to require site section and clarification of subordination of House B to House A.
A. Lot information: TMS: 459-090-03-006

B. All dimensions to face of block or stud unless noted otherwise.

C. Property zoned DR-2F (residential)

D. FLOOD ZONE "X"

SETBACKS & RESTRICTIONS

FRONT: 3' from property boundary

REAR: 3' from property boundary

NORTH/EAST: 3' from property boundary

SOUTH/WEST: 7' from property boundary

TOTAL: 10'

HEIGHT: 50' (3 stories)

Minimum Lot Area per Family in SF-Type Dwelling Unit:

- Multi-Family: 1,650 (26.4)

CUT LINE
A. Lot information: TMS: 459-090-03-006
B. All dimensions to face of block or stud unless noted otherwise.
C. Property zoned DR-2F (residential)
D. FLOOD ZONE "X"

SETBACKS & RESTRICTIONS

FRONT:
3' from property boundary
NORTH/EAST:
3' from property boundary
SOUTH/WEST:
7' from property boundary
TOTAL:
10'

HEIGHT:
50' (3 stories)

Minimum Lot Area per Family in SF-Type Dwelling Unit:
Multi-Family
1,650 (26.4)

AREA CALCULATIONS (PROPOSED)

Maximum Lot Coverage of Buildings: (50%)
LOT AREA: 5,009 SF
HOUSE A: 1,284 SF
HOUSE B: 806 SF
TOTAL BLDG. FOOTPRINT: 2,090 SF
TOTAL LOT COVERAGE: 2,090 / 5,009 = 41.7%

EAVES & GUTTER OVERHANGS PROPERTY LINE BY +/- 0.9'

HOUSE A
7'-0" side setback
3'-0" rear setback

HOUSE B
7'-0" side setback
3'-0" rear setback

(Not for Construction)

PRELIMINARY DRAWINGS

SCALE: 1" = 10'-0"
PLAT SHOWING 61 REID STREET, CIRCA 1946
61 REID STREET - EXISTING HOUSE
REID STREET - LOOKING EAST
VIEW FROM NASSAU STREET
VIEW FROM NASSAU STREET
A. Lot information:
- TMS: 459-090-03-006

B. All dimensions to face of block or stud unless noted otherwise.

C. Property zoned DR-2F (residential)

D. FLOOD ZONE "X"

SETBACKS & RESTRICTIONS

FRONT:
- 3' from property boundary

REAR:
- 3' from property boundary

NORTH/EAST:
- 3' from property boundary

SOUTH/WEST:
- 7' from property boundary

TOTAL:
- 10'

HEIGHT:
- 50' (3 stories)

Minimum Lot Area per Family in SF-Type Dwelling Unit:
- Multi-Family: 1,650 (26.4)

AREA CALCULATIONS (PROPOSED)

Maximum Lot Coverage of Buildings:
- 50%

LOT AREA:
- 5,009 SF

HOUSE A:
- 1,284 SF

HOUSE B:
- 806 SF

TOTAL BLDG. FOOTPRINT:
- 2,090 SF

TOTAL LOT COVERAGE:
- 2,090 / 5,009 = 41.7%

CUT LINE

4/9/20, 10:41 AM

ISSUE

SEALS

CHARLESTON, SOUTH CAROLINA

khh/my

2001

SCHEMATIC DESIGN

4.13.2020

reid

Street

1

ISSUE

X.X.XXXX

NOT FOR CONSTRUCTION

PRELIMINARY DRAWINGS

EAVES & GUTTER

OVERHANGS PROPERTY LINE BY +/- 0.9'

HOUSE LOCATION
FIRST FLOOR PLAN - PREVIOUSLY PROPOSED

A101

61 REID STREET
CHARLESTON, SOUTH CAROLINA

SCALE: 1/4" = 1'-0"
THIRD FLOOR PLAN
PREVIOUSLY PROPOSED
stucco base, typ.
painted crown, fascia, and frieze
wood column, painted
wood railing, painted
wood windows, painted
standing seam metal roof
wood lap siding, painted
painted crown, fascia, and frieze
wood windows, painted
standing seam metal roof
wood lap siding, painted

SCALE:  1/4" = 1'-0"
NORTH ELEVATION - PREVIOUSLY PROPOSED  4/13/2020
A1

SCALE:  1/4" = 1'-0"
WEST ELEVATION - PREVIOUSLY PROPOSED  4/13/2020
A2

SCALE:  1/4" = 1'-0"
NORTH ELEVATION - PREVIOUSLY PROPOSED  8/31/2020
C1

SCALE:  1/4" = 1'-0"
WEST ELEVATION - PREVIOUSLY PROPOSED  8/31/2020
C2

EXISTING GRADE 8'-6" A.S.M.L.
T.O. FIRST FLOOR FRAMING
2'-0"
1'-10"
1'-0"
2'-0"
8'-0"
5'-10 1/2"
8'-0"
8'-0"
37'-8"
10'-0"
9'-0"
ISSUE X.X.XXXX

NOT FOR CONSTRUCTION

PRELIMINARY DRAWINGS

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

STREETSCAPE LOOKING SOUTH - PROPOSED

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

STREETSCAPE LOOKING NORTH - PROPOSED
Agenda Item #5

61 REID STREET “HOUSE B”
TMS # 459-09-03-006

Request conceptual approval for new construction of single family house at rear.

New Construction / (East Side) / Old City District
Agenda Item #5

Applicant’s Presentation
APPLICABLE CODES, INCLUDING SC STATEWIDE MODIFICATIONS:

2016 INTERNATIONAL RESIDENTIAL CODE
2016 INTERNATIONAL EXISTING BUILDING CODE
2016 INTERNATIONAL MECHANICAL CODE
2016 INTERNATIONAL FUEL GAS CODE
2016 INTERNATIONAL PLUMBING CODE
2016 NATIONAL ELECTRICAL CODE
2006 INTERNATIONAL ENERGY CONSERVATION CODE
2016 INTERNATIONAL FIRE PREVENTION CODE
2016 LIFE SAFETY CODE

SECTION OF THE IBC 2016, PROVIDE SUBMITTAL.

PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED AT LOCATIONS MARKED ON PLAN. FIRE-RESISTIVE DEVICES SHALL BE IN ACCORDANCE WITH SECTION 806 OF THE IBC 2015, PROVIDE SUBMITTAL.

GC MUST FIELD VERIFY LAYOUT AND DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH WORK.

THESE DRAWINGS MUST BE USED FOR DESIGN INTENT ONLY. THE GC MUST SUBMIT DETAILED SHOP DRAWINGS AND MATERIAL SAMPLES FOR APPROVAL BY ARCHITECT OR ENGINEERS.

THE G.C. MUST NOTIFY ARCHITECT AND PERMITTING AGENCY OF ANY VALUE ENGINEERING CHANGES INSTUCTED BY OR AUTHORIZED BY THE OWNER.

DEFERRED SUBMITTALS:

NONE

CITY OF CHARLESTON
DEPARTMENT COORDINATION METTINGS AND SUBMITTALS:

ZONING:
- MEET WITH CITY STAFF TO REVIEW PROJECT ON MARCH 4, 2020.
- DETERMINED THAT CURRENT SUBMITTAL MET ZONING REQUIREMENTS AND NO ADDITIONAL APPLICATIONS WERE REQUIRED.

BAR:
- NOT APPLICABLE TO THIS PROJECT, NO REVIEW REQUIRED.
- OWNERS MEET WITH STAFF PRIOR TO ACQUIRING PROPERTY, SOMETIME IN M ID 2019.

61 REID STREET
CHARLESTON • SC 29403
TMS # 459-09-03-006

ARCHITECT AND PROJECT MANAGEMENT:
KEVAN HOERTDOERFER ARCHITECTS
843.724.6902
khr@hoertdoerferarchitects.com

OWNER AND CONSTRUCTION MANAGEMENT:

CONTRACTOR:

STRUCTURAL ENGINEER:

MEP ENGINEER:
Previous BAR meeting results on 9/10/2020

Deferral

Staff comments regarding House B: 2-3

Board condition to require site section and clarification of subordination of House B to House A.
61 REID STREET
REID STREET - LOOKING WEST
VIEW FROM NASSAU STREET
VIEW FROM SOUTH STREET
Agenda Item #6

109 RUTLEDGE AVENUE
TMS # 457-03-01-103

Request conceptual approval for renovations to existing outbuilding.

Category 3 / (Harleston Village) / c. 1914 / Old and Historic District
Agenda Item #6

Applicant’s Presentation
Agenda Item #7

62 QUEEN STREET
TMS # 458-09-01-082

Request final approval for mural on eastern façade.

Not Rated / (French Quarter) / c. 1886-88; 1944-51; & 2019 / Old and Historic District
Agenda Item #7

Applicant’s Presentation
proposed east elevation: 1/4" = 1'-0"
Agenda Item #8

900 KING STREET
TMS # 463-16-01-001

Request conceptual approval for the new construction of timber frame pavilion and prefabricated greenhouse at the Green Heart Urban Farm.

Category1 / (North Central) / c.1886 / Historic Corridor
Agenda Item #8

Applicant’s Presentation
PROPOSED PREFABRICATED GREENHOUSE

**Instructor Greenhouse Frame Details**

- **Length:** 20 Ft  Available in standard 8’ increments (or multiples of bow spacing)
- **Eave Height:** 6 Ft  Available in 6’ or 6’
- **Column Spacing:** 4 Ft  Standard 8’
- **Total Sq. Ft.:** 3200
- **Foundation:** 1 1 - plates bolted to concrete pad, 2 - columns set in concrete footings
- **Columns:** 2” x 4” x 11ga rectangular galvanized steel tube
- **Trusses:** 2in x 2in x 15ga upper chords, 2in x 2in x 15ga lower chords (galvanized steel)
- **Purlins:** 1.5” x 1.5” x 15ga galvanized steel tube
- **Endwall:** 2 Ea. 2” x 2” x 11ga galvanized steel tube

All Frame Member Materials are Manufactured per ASTM-A-500 Specifications

**Instructor Polycarbonate Cover**

- **Roof:** 1 Ea. Clear 8mm polycarbonate structured sheets joined with aluminum Glazing H and separated from framework with anti-drip adhesive spacers
- **Sidewalls:** 2 Ea. Clear 8mm polycarbonate structured sheets joined with aluminum H-channel, eave incorporates a condensate collection channel that diverts condensate from roof to outside of structure
- **Endwalls:** 2 Ea. Clear 8mm polycarbonate structured sheets joined with alum H-channel
Agenda Item #9

65 PITT STREET
TMS # 460-16-03-070

Request conceptual approval of a new one and half story accessory building at rear.

Category 4- / (Radcliffeborough) / c. 1900 / Old and Historic District
Agenda Item #9

Applicant’s Presentation
65 PITT STREET ACCESSORY BUILDING
BAR CONCEPTUAL

ARCHITECT:
BECKY FENNO, AIA, LEED AP
JIANFEI SHEN, RA
FENNO ARCHITECTURE LLC
1459 STUART ENGALS BLVD., SUITE 202
MT. PLEASANT, SC 29464
(EMAIL) BFENNO@FENNOARCH.COM
(PHONE) 843.442.5552

OWNER:
LEIGH AND JARRETT HODSON
65 PIT STREET
CHARLESTON, SC
jhodson@sweetgrasscapital.com

SITE INFORMATION
• NEIGHBORHOOD: RADCLIFFBOROUGH
• TMS: 460-16-03.070
• ZONING: DR 1
• BUILDING SETBACKS:
  FRONT & REAR SETBACKS TOTAL MIN: 3'
  FRONT: NR'
  REAR: 3'
  SIDE SETBACKS TOTAL MIN: 15'
  SOUTHWEST SIDE: 9'
  NORTH EAST SIDE: 3'
• ACCESSORY BUILDING SETBACKS:
  FROM FRONT STREET: 70'
  FROM SIDE STREET: 9'
• BUILDING COVERAGE: 35% MAX. OR 1,540.35 SF
  1. LOT SIZE: 4,401 SF
  2. EXISTING COVERAGE: 43.3% OR 1,906 SF
  3. PROPOSED COVERAGE: 41% OR 1,806 SF
• ACCESSORY BUILDING
  1. SEE SEC. 54-506 F. EXCEPTIONS TO SETBACK
     REQUIREMENTS FOR ACCESSORY BUILDINGS
  2. EXCEEDING A FOOTPRINT OF 100 SF, ALLOWED
     TO ENCROACH TO WITHIN THREE FEET OF
     INTERIOR SIDE AND REAR PROPERTY LINE.
  3. MAX. EAVE HEIGHT: 11'-0"
  4. MAX. HEIGHT: 1 1/2 STORIES
  5. FOOTPRINT SHALL NOT EXCEED 600 SF IN TOTAL
     AREA
• NO CHANGE TO EXISTING TOPOGRAPHY / GRADING
• FEMA FLOOD ZONE: AE-13
  A. MIN. FIRST FLOOR LEVEL 15' ABOVE MAIN SEA
     LEVEL (2'-0" FREEBOARD)
EXISTING ACCESSORY BUILDING DEMOLITION REQUESTED

FLOOD NOTE: PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE AE (1%) AS PER FIRM MAP 45019C 0031202 DATED NOVEMBER 17, 2004.

PHYSICAL SURVEY
FOR
65 PITT ST

1944 SANBORN MAP
PICT STREET LOOKING WEST AT 65 PITT STREET

PICT STREET LOOKING WEST, BETWEEN 63 PITT ON THE LEFT AND 65 PITT STREET ON THE RIGHT. NOTE EXISTING ACCESSORY BUILDING VISIBLE DOWN DRIVEWAY (DEMOLITION REQUESTED)

VIEW FROM DRIVEWAY TO EXISTING ACCESSORY BUILDING ON SITE
LOOKING FROM 65 PITT STREET DRIVEWAY TO EXISTING BACK STRUCTURE

LOOKING FROM 67 PITT STREET DRIVEWAY TO EXISTING BACK STRUCTURE

LOOKING FROM 65 PITT DRIVEWAY TO EXISTING BACK STRUCTURE

PITT STREET LOOKING WEST BETWEEN 65 PITT STREET ON THE LEFT AND 67 PITT STREET ON THE RIGHT
67 PITT STREET ACCESSORY BUILDING

216 CALHOUN ST ACCESSORY BUILDING
(FURTHER BEHIND EXISTING SHED STRUCTURE)

63 PITT STREET ACCESSORY BUILDING
Agenda Item #10

11 HANOVER STREET
TMS # 459-09-02-019

Request conceptual approval for the new construction of two single-family dwellings.

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

Applicant’s Presentation
**Parking Plan**

- **Parking Scenario No. 1**
- **Parking Scenario No. 2**
- **Parking Scenario No. 3**
- **Parking Scenario No. 4**

**Concept Design Notes**

1. PLAN IS NOT FOR CONSTRUCTION.
2. ALL DIMENSIONS TO BE CONSIDERED APPROXIMATE AND TO BE VERIFIED BY A SURVEYOR.
3. LAYOUT TO BE VERIFIED AND REVIEWED BY LOCAL PLANNING OFFICE FOR COMPLIANCE TO ZONING CODE.
4. SITE PLAN LAYOUT AND GEOMETRY PROVIDED BY OTHERS TO CLINE ENGINEERING.

**Disclaimer**

INFORMATION DEPICTED IN THIS PLAN IS PROVIDED FOR GENERAL REFERENCE PURPOSES ONLY AND IS NOT TO BE CONSTRUED AS A SURVEY OR LEGAL DOCUMENT. ERRORS FROM NON-COINCIDENCE OF FEATURES FROM DIFFERENT SOURCES MAY BE PRESENT. CLINE ENGINEERING PLAN MAKES EVERY REASONABLE EFFORT TO ENSURE THAT THE INFORMATION PROVIDED HEREIN IS CURRENT AND ACCURATE. HOWEVER, CLINE ENGINEERING PROVIDES NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE ACCURACY, COMPLETENESS, RELIABILITY, OR SUITABILITY OF THIS DATA FOR ANY PARTICULAR USE OR PURPOSE. CLINE ENGINEERING ASSUMES NO LIABILITY WHATSOEVER ASSOCIATED WITH THE USE OR MISUSE OF SUCH DATA.

THE SURVEY WAS PROVIDE TO CLINE ENGINEERING, INC. BY THE CLIENT. CLINE ENGINEERING, INC. HAS NOT RESEARCHED THE SITE PLAN IN ANY WAY AND DOES NOT REPRESENT ANY OF THE SITE IMPROVEMENTS AS A PLAN THAT IS ABLE TO BE APPROVED OR VEHICULAR MANEUVERABILITY THAT IS ABLE TO BE APPROVED.

**Vehicle Maneuverability**

- Overall Length: 17.75ft
- Overall Width: 6.67ft
- Overall Body Height: 4.300ft
- Min Body Ground Clearance: 1.11ft
- Track Width: 6.00ft
- Lock-to-lock time: 1.00s
- Wall to Wall Turning Radius: 22.42ft
Agenda Item #11

75 KING STREET
TMS # 457-12-04-066

Request final approval for new addition, copper hoods.

Category 2 / (Charlestowne) / c. 1739 / Old and Historic District
ZONING NOTE:
This property was reviewed by Zoning administrators Lee Batchelder and Pennye Ashby who approved the proposed addition and required lot occupancy on October 1, 2020.
2,298 sqft existing area 40.7% Lot coverage
56 sqft proposed addition, 41.7% Lot coverage
1% lot coverage increase

LOT COVERAGE EXISTING & PROPOSED

75 KING STREET
Charleston SC
OCTOBER 14, 2020
EXISTING MASONRY WALL, SEE STRUCTURAL FOR NEW STEEL LINTEL & POSTS.

TIE EXISTING JOIST TO NEW LINTEL
PATCH TO MATCH EXISTING CEILING FINISH
CONCEALED STEEL POST, PATCH WALL FINISH TO MATCH.

EXISTING CONCRETE FLOOR TO BE REMOVED, SLEEPERS & HARDWOOD FLOORS TO REPLACE
EXISTING STEM WALL
PROVIDE CRAWLSPACE ACCESS

VAPOUR BARRIER SYSTEM OVER 3" CLEAN SMALL AGGREGATE STONE

COPPER STEP FLASHING
CHIMNEY BEYOND

FINISH FLOOR

3'-6" DATEM LINE
8'-3 1/2" A.F.F.
datum line
7'-9" A.F.F.

3'-1" A.F.F.

3 1/2" B.W.

3 COAT STUCCO ON BRICK
SLOPE AWAY

BRICK TO 16" BELOW GRADE, GROUT SOLID;
WATER PROOFING MEMBRANE
REINFORCED CMU REFERENCE STRUCTURAL PLANS
REINFORCED CONCRETE FOOTINGS REFERENCE STRUCTURAL

EXISTING MASONRY WALL, PROVIDE CRAWLSPACE ACCESS

75 KING STREET
Charleston SC
October 16, 2020

MARESCA & ASSOCIATES
ARCHITECTS
COORDINATE WITH ARCHITECT

WROUGHT IRON FRAME WITH COPPER ROOF

ANGLE IRON FRAME

WROUGHT IRON BRACKET
COORDINATE WITH ARCHITECT

WROUGHT IRON FRAME
WITH COPPER ROOF

COPPER FLASH

WROUGHT IRON BRACKET

ANGLE IRON FRAME

75 KING STREET
Charleston SC
October 16, 2020
Agenda Item #12

8 TRAPMAN STREET
TMS # 457-12-01-029

Request conceptual approval for the elevation of historic single house.

Category 4 / (Harleston Village) / c. 1870 / Old and Historic District
Agenda Item #12

Applicant’s Presentation
ELEVATION OF A HISTORIC RESIDENCE AT
8 TRAPMAN STREET
CHARLESTON, SOUTH CAROLINA

TMS #: 457-12-01-029
ZONING DISTRICT: DR-1F
GOVERNING CODE: IRC 2018
FLOOD ZONE: CURRENTLY AE (13); TO BE CONSTRUCTED
UNDER NEW MAPS (AE [11]); F.F. @ 5.8' AMSL
TARGET F.F.E. = 12.0' AMSL “NEW MAPS”

SCOPE OF WORK:
ELEVATION OF HISTORIC RESIDENCE TO INCLUDE:
• NEW MASONRY FOUNDATION
• SELECT MODIFICATIONS TO NON-HISTORIC PIAZZAS
• SELECT MODIFICATIONS TO ROOF
• MISC. IMPROVEMENTS TO PENETRATION

DRAWING SCHEDULE:
1 TITLE + DRAWING SCHEDULE
2 CONTEXT PHOTOS
3 EXISTING CONDITIONS PHOTOS
4 SANBORNE MAPS + HISTORIC IMAGES
5 EXISTING + PROPOSED SITE PLAN
6 EXISTING + PROPOSED 1ST FLOOR PLANS
7 EXISTING + PROPOSED 2ND FLOOR PLANS
8 EXISTING + PROPOSED ELEVATIONS
9 EXISTING + PROPOSED ELEVATIONS
10 EXISTING + PROPOSED STREETSCAPE

TARGET F.F.E. = 12.0' AMSL “NEW MAPS”
ELEVATION OF A HISTORIC RESIDENCE AT 8 TRAPMAN STREET

STREET (WEST) ELEVATION

VIEW OF NON-HISTORIC PIAZZA

NORTH ELEVATION

VIEW OF ELEVATED PATIO/ SIDEYARD

EXISTING FIRST FLOOR FENESTRATION + EXTERIOR STAIR

‘ADDITIVE’ WALL @ FIRST FLOOR [SUPPORTING PIAZZA ABOVE]
EXISTING SOUTHWEST ELEVATION

EXISTING NORTHEAST ELEVATION

PROPOSED SOUTHWEST ELEVATION

PROPOSED NORTHEAST ELEVATION

EXISTING + PROPOSED ELEVATION
EXISTING STREETScape

PROPOSED STREETScape

10 TRAPMAN TO BE ELEVATED ALSO (SEE SEPARATE APPLICATION)
Agenda Item #13

10 TRAPMAN STREET
TMS # 457-12-01-030

Request conceptual approval for the elevation of historic single house.

Category 4 / (Harleston Village) / c. 1880 / Old and Historic District
Agenda Item #13

Applicant’s Presentation
ELEVATION OF A HISTORIC RESIDENCE AT
10 TRAPMAN STREET
CHARLESTON, SOUTH CAROLINA

TMS #: 457-12-01-030
ZONING DISTRICT: DR-1F
GOVERNING CODE: IRC 2018
FLOOD ZONE: CURRENTLY AE (13); TO BE CONSTRUCTED
UNDER NEW MAPS (AE [11]); F.F. @ 4.9' AMSL
TARGET F.F.E. = 12.0' AMSL "NEW MAPS"*

SCOPE OF WORK:
ELEVATION OF HISTORIC RESIDENCE TO INCLUDE:
• NEW MASONRY FOUNDATION
• SELECT MODIFICATIONS TO NON-HISTORIC PIAZZAS
• REPLACEMENT OF EXISTING METAL STAIR W/ NEW SPIRAL
  STAIR
• MISC. IMPROVEMENTS TO FENESTRATION

DRAWING SCHEDULE:
1. TITLE + DRAWING SCHEDULE
2. CONTEXT PHOTOS
3. EXISTING CONDITIONS PHOTOS
4. SANBORN MAPS + HISTORIC IMAGES
5. EXISTING + PROPOSED SITE PLAN
6. EXISTING + PROPOSED 1ST FLOOR PLANS
7. EXISTING + PROPOSED 2ND FLOOR PLANS
8. EXISTING + PROPOSED ELEVATIONS
9. EXISTING + PROPOSED ELEVATIONS
10. EXISTING + PROPOSED STREETSCAPE

TARGET F.F.E. = 12.0 AMSL "NEW MAPS"*
ADJACENT PROPERTIES TO THE NORTH

ADJACENT PROPERTIES TO THE SOUTH

ADJACENT PROPERTIES TO THE NORTH (OPPOSITE SIDE OF TRAPMAN)

ADJACENT PROPERTIES TO THE SOUTH (OPPOSITE SIDE OF TRAPMAN)
ELEVATION OF A HISTORIC RESIDENCE AT
10 TRAPMAN STREET

PHOTO c. 1996 (SOURCE: HCF)

HISTORY + SANBORN MAPS
EXISTING SECOND FLOOR PLAN

EXISTING + PROPOSED 2ND FLOOR PLAN
8 TRAPMAN TO BE ELEVATED ALSO (SEE SEPARATE APPLICATION)

PROPOSED STREETScape
1/4" = 1'-0" (1/8"=1'-0"

EXISTING STREETScape
1/4" = 1'-0" (1/8"=1'-0"

A FREEDOM TOWN
BISCUITS POST 008
BEHAVIOR APPLICATION

10 TRAPMAN STREET

ELEVATION OF A HISTORIC RESIDENCE AT
EXISTING + PROPOSED STREETScape

DATE:
PROJECT NO.:
15 OCT, 2020
2020-39

CHECKED BY:
DRAWN BY:
E.S.L./J.F.M.
J.F.M.
JUILLIAR
ARCHITECTS
2509x280
ALLDRAWINGS WERE DRAWN TO SCALE.