BOARD OF ARCHITECTURAL REVIEW - SMALL

February 10, 2022
4:30 PM

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

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

MEETING LINK: https://us02web.zoom.us/j/84739934864
To access via phone, dial 1 (312) 626-6799  Webinar ID# 847 3993 4864.

Information on each application, including documents submitted by the applicant, and results after the meeting, will be available online at www.charleston-sc.gov/bar

The meeting will be recorded and livestreamed to the City of Charleston BAR-S You Tube channel at https://www.youtube.com/channel/UCBofP1rUHR3PnAGlY3w7a5Q/playlists. Information on the applications will be available at www.charleston-sc.gov/bar in advance of the meeting.

Public Comment Instructions:
Written comments are received by the Board in advance of the meeting and will be acknowledged into the record and summarized; if this is a concern, you are encouraged to sign up to speak at the meeting.

Please submit written comments and sign up to speak via the Citizen Participation webpage http://innovate.charleston-sc.gov/. Comments and registration must be received by 12:00 p.m., on the DAY BEFORE THE MEETING. If you need assistance please call 843-724-3765.
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.

• 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.
Protocol

Board:
- 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 for accuracy.

- If a Board member needs to recuse, he or she 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.

• Results and staff comments will be posted on the City website at www.charleston-sc.gov/bar.
• These proceedings are being recorded and broadcasted to the City of Charleston’s YouTube Channel.
Agenda Item #1

Vote on temporary chairperson
Agenda Item #2

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

Request partial demo of historic structure and repairs to front porch. Site visit 2/10/22 at 8:30 am.

Not Rated  |  Westside  |  c. 1930  |  Historic Materials Demolition Purview
Agenda Item #2

Applicant’s Presentation
SITE PLAN

SCALE: 1" = 10'-0"

TMS 460-07-02-185

0.06 ACRES

SEE SURVEY BY MATTHEW HALTER

EXISTING HOUSE TO BE REBUILT

EXISTING Structure TO REMAIN

EXISTING HOUSE LIMIT

EXISTING COTTAGE, SEE DROPS

"A" - "G" THRU "A" - "I"

PERVIOUS SIDEWALK TO
REAR COTTAGE

NORTH
REFERENCES:
3. Deed 167-536.

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
FOOTING & FOUNDATION PLAN

GENERAL NOTES:
1. All design & construction shall follow 2018 INTERNATIONAL RESIDENTIAL. 2018 PLUMBING, 2018 MECHANICAL, 2017 ELECTRICAL & 2019 ENERGY CODE REQUIREMENTS.
2. Design wind load is 140 MPH.
3. Floor live load is 40 PSF.
4. Roof live load is 20 PSF.
5. Seismic zone 19 D2.
6. All lumber used in construction shall be southern pine, grade 2 or better.
7. All concrete used in construction shall have a minimum compressive strength of 3000 psi.
8. 2 x 4 jack studs & 1 x 6 jack stud shall be installed on each side of exterior doors & windows.

SCALE 1" = 1'-0"
FRONT ELEVATION

REPAIR PORCH ROOF & INSTALL NEW METAL OR BALL ROOFING

REPLACE ALL DOORS & WINDOWS

REPAIR DECK & REPLACE RAILS W/ NEW RAILS PER CODE

REMOVE EXISTING SIDINGS & INSTALL NEW HARDIE SIDING

FIRE RATED SHEATHING TO A DISTANCE OF 6' 7" FROM ADJACENT ROOF (RHS)

RESULT PLANTER, SEE PLAN A-1

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

REAR ELEVATION

NEW DOUBLE HUNG WINDOWS

NEW HARDIE SIDING

NEW TRIM

3" CONCRETE BLOCK FOUNDATION W/ PARSED FINISH

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

- Remove existing & install new posts & handrail
- Remove & replace all existing windows (typ)
- Remove kitchen cabinets & all plumbing
- Remove all interior walls & doors (typ)
- Remove existing fireplace
- Remove existing stairs & reconstruct per Dwg A-1
- Cut deck, porch & rebuild steps to meet 2018 IRC code, see Dwg A-1
- Remove walls, floors, floor joists & ceiling joist from this point back

DEMOLITION PLAN - SECOND FLOOR

- Remove existing & install new posts & handrail
- Remove & replace all existing windows (typ)
- Remove kitchen cabinets & all plumbing
- Remove all interior walls & doors (typ)
- Remove existing fireplace
- Remove existing stairs & reconstruct per Dwg A-1
- Remove existing stairs & landings into existing house
FIRST FLOOR FRAMING

SCALE: \( \frac{1}{4}'' = 1' - 0'' \)

SECOND FLOOR FRAMING

SCALE: \( \frac{1}{4}'' = 1' - 0'' \)
DEMOGRAPHIC PLAN

SECTION 1

DOOR LIST:
1. 3'-0" x 6'-0" EXTERIOR
2. 2'-4" x 6'-0"
3. 5'-0" x 6'-0"

WINDOW LIST:
1. NEW WINDOW, SIDE TO MATCH EXISTING
2. 3'-6" x 6'-0" H, SINGLE OR DOUBLE HUNG
3. 2'-8" x 6'-0" H, SINGLE OR DOUBLE HUNG
4. NEW WINDOW, SIDE TO MATCH EXISTING

FLOOR PLAN - UNIT C

SCALE: 1" = 1'-0"
**FRONT ELEVATION**

**SCALE:** 1" = 1'-0"

**ROOF FRAMING PLAN**

**SCALE:** 1" = 1'-0"

**DECK FRAMING PLAN**

**SCALE:** 1" = 1'-0"

**FOOTING & FOUNDATION PLAN**

**SCALE:** 1" = 1'-0"
View from the street
View of front left side of home
View from front right side of home
Rear building front right side
Rear building left side
Agenda Item #3

540 King Street
TMS # 460-08-04-062

Request mock-up panel review.

New Construction (Cannonborough/Elliottborough) Old and Historic District
Agenda Item #3

Applicant’s Presentation
Agenda Item #4

32 Ann Street
TMS # 460-12-02-106

Request new lighted sign to replace existing.

Category 2  (Wraggborough)  c.1848  Old and Historic District
Agenda Item #4

Applicant’s Presentation
TE NEW DAY AND TIME FOR BI-WEEKLY MEETINGS

Date: 30 November 2021

Time: 9.00 am

Weather: Sunny

Temp. Range: ±70° F

Schedule:
Approximately on schedule; awaiting building permit

Present at Site:
Jake Olesak, Mike McSween (Huss Construction); Lee Christensen (Frank Productions); Jerry Ulmer, Jun Gervacio (Live Oak Consulting); Whitney Powers (Studio A)

Work in Progress:
demolition

Observation/General Notes:
This Field Report reflects the site conditions and discussions as observed by the Architect. Should the Contractor, Owner or others find inconsistencies or errors in this report, please direct your comments to Studio A for correction within 3 business days.

(1) Due to the size of the proposed chiller (54 tons rather than the specified 60 tons), the location of the HVAC equipment enclosure may remain in the area where the current enclosure exists. It will be enlarged to accommodate the service requirements of the system. An in-person review of the proposal by Kim Hlavin, BAR administrator, is scheduled for December 3. The new configuration was discussed.

• BAR comments to address include attachment to the existing building such as at the new enclosure and gate. The gate is now hung from the adjacent fixed panel and secures with a padlock at cane bolt (or similar). Shop drawings should be provided.

• The existing loading dock is to receive new decking and a stair in lieu of the ramp.

• A free standing ventilated brick fence wall will be provided in the kitchen vicinity. This has been considered to reduce the area around the transformer for maintenance purposes (along with a 6’ metal picket fence) and to screen the recycling bins.

• The length of this wall should be finalized once there is information on the grease trap requirements per Jerry Ulmer. See Items to Verify.

• A single bike rack loop is indicated to allow for access for the recycling adjacent to the parking.

• Piping from the chiller can be routed below the loading dock and into the backstage area. See note #11.

(2) In the demolition of the stair adjacent to the men’s restroom a 4”Ø pipe was exposed that appears to be some type of drain. A cleanout is to be installed level with the floor.

(3) To avoid slab cutting for the new mop sink location, Jake suggested that the mop sink be installed and the plumbing service line run over the slab and under the stairs in closer proximity to the waste line exit from the building. That would limit the concrete cutting for the tie-in. Jerry indicated this was not a problem.

(4) Jake indicated that when investigating the condition of the existing plumbing they discovered that the waste line left the building at the door opening adjacent to the women’s restroom. There was also a breach in the waste line that would require repair.

(5) The sound booth configuration was discussed. The tech staff will stand or sit on high stools so the height of the platform can be reduced to 12”24” per consultation with tech staff. An

Music Farm, Charleston, SC
Dusk view of Existing
MUSIC FARM - 32 ANN STREET
PROPOSED CONSTRUCTION DETAILS

- Aluminium frame construction with .125" sign faces, routed and internally lit with energy efficient LEDs.
- Painted border flourish, unlit.
- Back lit "push through" routed acrylic letters and border with unlit, contrasting paint double stroke outline to emulate design stylings of vintage neon sign.
- Two-sided sign face hung from existing arm.
- Routed and backlit address.

Music Farm - 32 Ann Street

Dollop Diner

Dollop Diner
Music Farm
Existing Signage
1. 0.125" aluminum sign face
2. 0.75" acrylic, routed for push through
3. 60 amp Transformer
4. LED Illumination
5. 0.125" tube and angle framing
6. Disconnect switch and pass through power source
7. Access panel

Sample cross section of push through
Agenda Item #5

11.5 St. Philip Street
TMS # 457-04-03-112

Request new construction of mixed use building utilizing existing remnant walls of previous structure.

Not Rated    |    Harleston Village    |    c. 1915    |    Old and Historic District
Agenda Item #5

Applicant’s Presentation
PROPOSED MIXED USE BUILDING: 11.5 ST PHILIP STREET

CONTACT INFORMATION

OWNER: CKC PROPERTIES LLC
124 SPRING STREET, CHARLESTON, SOUTH CAROLINA 29403
T. 843-810-0029

ARCHITECT: AJ ARCHITECTS, LLC
538 KING STREET, CHARLESTON, SOUTH CAROLINA 29403
T. 843-810-0029

PREVIOUS APPROVALS:
BZA - PARKING VARIANCE, COMMERCIAL USE VARIANCE, RESIDENTIAL DENSITY VARIANCE
BAR1 - DEFERRAL

SCOPE OF WORK:
NEW CONSTRUCTION OF A MIXED USE BUILDING WITHIN THE FOOTPRINT OF THE EXISTING STRUCTURE. WORK INCLUDES
RESTORATION AND RE-USE OF EXISTING FACADE. PROPOSED USE - TWO OFFICE SPACES ON THE FIRST FLOOR, TWO
RESIDENTIAL APARTMENTS ON THE SECOND AND THIRD FLOORS.

PREVIOUSLY-applied
RB: COMMERCIAL VARIANCE, COMMERCIAL USE VARIANCE, RESIDENTIAL DENSITY VARIANCE
RB: DEFERRAL

eko of prior
BZA: COMMERCIAL VARIANCE FOR A MIXED USE BUILDING WITHIN THE FOOTPRINT OF THE EXISTING STRUCTURE. WORK INCLUDES
RESTORATION AND RE-USE OF EXISTING FACADE. PROPOSED USE - TWO OFFICE SPACES ON THE FIRST FLOOR, TWO
RESIDENTIAL APARTMENTS ON THE SECOND AND THIRD FLOORS.
CHARLESTON, SC
843-577-8060 fax
843-577-7030 phone

REGISTERED ARCHITECT STATE OF SOUTH CAROLINA
ASHLEY KLUTTZ JENNINGS
Charleston, SC 05303

REGISTERED ARCHITECT STATE OF SOUTH CAROLINA
AJ ARCHITECTS LLC
Charleston, SC B97003

538 KING STREET
CHARLESTON, SC 29403

NOT FOR CONSTRUCTION
mixed use building
11.5 ST PHILIP
C. CHARLESTON, SC

05303

PHOTO2

site: existing east
site: looking north
site: existing wall
site: looking east

site: looking north
site: existing wall
site: looking east
site: existing wall

site: looking north
site: existing wall
site: looking east
site: existing wall

site: looking north
site: existing wall
site: looking east
site: existing wall

PRINTED ON RECYCLED PAPER IN CONFORMANCE WITH THE FEDERAL DEPARTMENT OF THE INTERIOR POLICY GUIDELINES FOR PROTECTION OF THE ENVIRONMENT.
mixed use building
11.5 ST PHILIP
1,726SF footprint
11.5 ST PHILIP
BAR2
mixed use building

site plan: 1/4" = 1'-0"
ZONING INFORMATION:
TMS 457-04-03-052
zoning DR-2F
lot size 4,000SF minimum, 3,521 SF, non-conforming
setbacks front: 25'-0", conforming with exception
rear: 3'-0", conforming
north/east side: 3'-0", non-conforming GRANTED 3.3.20
south/west side: 9'-0"/15'-0" total, non-conforming GRANTED 3.3.20
height: 3 stories max., conforming
lot coverage: 50% maximum, 51% proposed, non-conforming 53% GRANTED 3.3.20
use: mixed use - office and residential, non-conforming OFFICE GRANTED 3.3.20
parking: 2 cars per residence, 2 residences = 4 spaces, none proposed, non-conforming
1 car per 500SF office, 1448SF of office = 3 spaces, none proposed, non-conforming
7 SPACES REQUIRED, 10 SPACES GRANTED 3.3.20

OFFICE "B" 675SF
OFFICE "A" 700SF

exisitng low wall to remain
planting bed
planting bed

0
5
10

tabby walk
11.5 ST PHILIP
C H A R L E S T O N, S C.

FLOOR PLANS

First floor plan: 1/4" = 1'-0"
Second floor plan: 1/4" = 1'-0"

OFFICE SPACE "A"
OFFICE SPACE "B"

EXISTING PIER TO REMAIN, REPAIR
EXISTING WALL TO REMAIN, SHORE AND REPAIR

PLANTING

TABBY WALK

LIVING
KITCHEN

NOT FOR CONSTRUCTION

A3.1

D O N T  F O R  C O N S T R U C T I O N

D E S I G N E D  A N D  D R A W N  
C H E C K E D  
D A T E
R E V I S I O N S
S H E E T

11.5 ST PHILIP
C H A R L E S T O N, S C.
Mixed use building

East (St Philip St) elevation: 1/4" = 1'-0"

- Existing wall to remain, shored.
- Repair stucco and re-point interior face as necessary
- Heavy timber shoring frame with steel tie rods
- Aluminum clad fixed window
- Boral channel gap siding, primed and painted

Second floor elevation

- increase size of opening to allow entry from St Philip - tooth out brick and return with salvaged bricks
- Standing seam metal siding
- Ground face CMU
- Break metal reveal

Third floor elevation

- Standing seam metal siding
- Aluminum clad fixed window
- Standing seam metal siding
- Standing seam metal siding

First floor elevation

- Standing seam metal siding
- Aluminum clad fixed window
- Standing seam metal siding
- Boral channel gap siding, primed and painted

Charleston, SC

538 Kings Street

Check
Design
Drawn
Revisions
Sheet
A4.1
South elevation: 1/4" = 1'-0"
Agenda Item #6

56 Morris Street
TMS # 460-12-01-086

Request conceptual review of alterations to historic structure and the addition of a second story.

Not Rated | Cannonborough-Elliotborough | c. | Old City District
Agenda Item #6

Applicant’s Presentation
WE HAVE MET WITH ZONING STAFF AND THE PROJECT IS ZONING COMPLIANT. THE PROJECT HAS OBTAINED A PARKING VARIANCE FOR 10 SPACES AFTER MEETING WITH BZA-Z ON DECEMBER 21ST, 2021.
PHOTOGRAPH - CURRENT

1

5 6  M O R R I S

ADAPTIVE REUSE OF HISTORIC STRUCTURE

5 6  M O R R I S  S T R E E T ,  C H A R L E S T O N  S C
UNIT 2 - OFFICE
1ST FLOOR - NET 515 SQ. FT.
2ND FLOOR - NET 1335 SQ. FT.
UNIT 1 - CAFE
850 SQ. FT.

DEVELOPMENT SUMMARY

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<tr>
<td>LB</td>
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<td>0.046 AC</td>
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<td>31'-1 1/4&quot;</td>
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<td>REQUIRED PARKING</td>
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<td>MAX. BUILD HEIGHT (OCHD 2.5-3)</td>
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<td>31'-1 1/4&quot;</td>
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UNIT SUMMARY

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56 Morris Street
Adaptive Reuse of Historic Structure

56 Morris Street, Charleston, SC

Synchronicity
Land + Architecture

Site Plan - Proposed
Drawing Scale: 1/8" = 1'-0" @ 24" X 36" OR 1/16" = 1'-0" @ 12" X 18"

Site Plan - Proposed
Drawing Scale: 1/8" = 1'-0" @ 24" X 36" OR 1/16" = 1'-0" @ 12" X 18"
ADAPTIVE REUSE OF HISTORIC STRUCTURE

56 M OR R I S ST PERSPECTIVE - PROPOSED

SCALE 1:100

Synchronicity Land + Architecture

9 / B A R - S / 02.10.2022
ADAPTIVE REUSE OF HISTORIC STRUCTURE

56 MORRIS STREET, CHARLESTON SC

MORRIS ST PERSPECTIVE - EXISTING
ADAPTIVE REUSE OF HISTORIC STRUCTURE
56 MORRIS STREET, CHARLESTON SC

AERIAL - PROPOSED
SCALE 1/100
WEST ELEVATION - EXISTING

EXISTING BOARDED WINDOW OPENING TO BE REMOVED
EXISTING ELECTRICAL METER TO BE REMOVED
EXISTING CMU WALL TO BE REPAINTED
EXISTING WINDOW TO BE REMOVED FOR PROPOSED STOREFRONT DOOR

BASE FLOOD ELEVATION

EXISTING T/HEADER
EXISTING OVERALL HT.

EXISTING T/ SLAB
EXISTING T/ SIDEWALK

EXISTING CMU WALL TO BE REPAINTED
EXISTING WINDOW TO BE REMOVED

5' - 9" AMSL

10' - 0" AMSL

0' - 0" AMSL

PROPOSED T/HEADER
PROPOSED T/SECOND FLOOR SLAB
21' - 0"
24' - 0"

PROPOSED OVERALL HT.

5' - 10"

BFE + 2'-0"
12' - 0" AMSL

EXISTING CMU WALL TO BE REPAINTED
EXISTING ELECTRICAL METER TO BE RELOCATED
EXISTING WALL TO BE REMOVED FOR PROPOSED STOREFRONT DOOR

EXISTING BOARDED WINDOW OPENING TO BE REESTABLISHED
EXISTING CMU WALL TO BE REPAINTED
EXISTING WINDOW TO BE REMOVED

3' - 9"

5' - 5"

- 0' - 8"

EXISTING T/ SIDEWALK

PROPOSED PAINTED CMU STOREFRONT DOOR
PROPOSED PAINTED CMU STOREFRONT DOOR

PROPOSED T&G CEDAR SOFFIT BOARD
NEW WINDOW IN EXISTING OPENING
EXISTING BOARDED WINDOW OPENING TO BE REESTABLISHED
EXISTING WINDOW TO BE REMOVED
EXISTING BOARDED WINDOW OPENING TO BE REESTABLISHED
EXISTING CMU WALL TO BE REPAINTED
EXISTING WINDOW TO BE REMOVED

WEST ELEVATION - PROPOSED

PROPOSED SECOND STORY ADDITION

PROPOSED PREMANUFACTURED METAL AWNING
RE-ESTABLISH METAL COPING
EXISTING BOARDED WINDOW OPENING TO BE REMOVED
EXISTING ELECTRICAL METER TO BE REMOVED
EXISTING CMU WALL TO BE REPAINTED
EXISTING BOARDED WINDOW OPENING TO BE REESTABLISHED
EXISTING CMU WALL TO BE REPAINTED
EXISTING WINDOW TO BE REMOVED

EXISTING CMU WALL TO BE REPAINTED
EXISTING WINDOW TO BE REMOVED

5' - 9" AMSL

10' - 0" AMSL

0' - 0" AMSL

PROPOSED T/HEADER
PROPOSED T/SECOND FLOOR SLAB
21' - 0"
24' - 0"

PROPOSED OVERALL HT.

5' - 10"

BFE + 2'-0"
12' - 0" AMSL

EXISTING CMU WALL TO BE REPAINTED
EXISTING ELECTRICAL METER TO BE RELOCATED
EXISTING WALL TO BE REMOVED FOR PROPOSED STOREFRONT DOOR

EXISTING BOARDED WINDOW OPENING TO BE REESTABLISHED
EXISTING CMU WALL TO BE REPAINTED
EXISTING WINDOW TO BE REMOVED

3' - 9"

5' - 5"

- 0' - 8"

EXISTING T/ SIDEWALK
Agenda Item #7

111 South Battery
TMS # 457-11-02-083

Request conceptual approval for modifications including wholesale replacement of windows, and doors; reconstruction of front and side stair; enclosure and expansion of side porch; enclosure of eastern niche; and new construction of Juliette balconies and French door at rear.

Not Rated | Charlestowne | c. 1921 | Old and Historic District
Agenda Item #7

Applicant’s Presentation
111 SOUTH BATTERY SITE IMPROVEMENTS

ZONING DESIGNATION: SR-2
FLOOD ZONE DESIGNATION: AE, ELEVATION 11
ALLOWABLE LOT OCCUPANCY: 50%
LOT SIZE: 6162 SF
EXISTING LOT OCCUPANCY: 45.5%
- MAIN HOUSE: 2666 SF
- AUXILIARY STRUCTURE: 142 SF
PROPOSED LOT OCCUPANCY: 47.5%
- PORCH EXPANSION: 120 SF

ZONING COMMUNICATIONS

SGA|NARMOUR WRIGHT DESIGN SENT CORRESPONDENCE TO CITY OF CHARLESTON STAFF ON MULTIPLE OCCASIONS TO SEE IF THERE WERE ANY CONCERNS ABOUT THE PROJECT OR IF THERE WAS A NEED TO GO THROUGH THE TRC PROCESS. CITY OF CHARLESTON STAFF DID NOT COMMUNICATE ANY CONCERNS ABOUT THE PROJECT OR A NEED FOR THE PROJECT TO RECEIVE TRC APPROVAL.

HISTORIC PRESERVATION CONSULTANT:
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LOCATION MAP
NTS
Preliminary history of 111 South Battery Street, Charleston, South Carolina: Construction, Architectural Character, and Evolution.

Compiled by Butler Preservation LC for SGA/Narmour Wright Design in preparation for BAR-S submittal for renovation work

Revised 30 January 2022
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Purpose of report:

As noted in the initial proposal submitted to SGA/Narmour, the methodology for this report entailed historic research and documentation focused on the construction and alterations of 111 South Battery in preparation for a BAR-S submittal. Goals were as follows: determining construction date; providing architectural analysis as relevant for dating character defining features; summary area context (to demonstrate that there is no archeological implications for extensive landscape work at this site); documenting alterations, and precedent examples, where relevant. Sources include but are not limited to: City Directories, deed research, historic maps and plats, historic newspaper research, contextual research for Murray Boulevard fill/creation of the site, visual assessment/site visit, secondary research on neighborhood, and architectural characterizes of 111 South Battery. This report includes citations, all images located during the 6 contracted hours of work, and a bibliography (including sources checked that did not yield data, to demonstrate due diligence for BAR-S members and city staff.)
111 South Battery is situated on lot 24 of the Boulevard reclamation project, also called the West End Improvement Project, a City of Charleston venture to create more buildable residential lots and a new seawall, promenade, and auto boulevard (later named Murray Boulevard.) The first phase (1909-1911) created the Boulevard from King Street west to Tradd Street, and extended South Battery west of Lenwood Street (including the block between Council and Rutledge where 111 South Battery is located. This initial phase utilized dredge spoils for fill, and created a pile, concrete sea wall with rebar reinforcements. Each individual lot would require grading and sometimes additional fill in the construction phase.¹

Lot 24 (111 South Battery) shown on James O’Hear’s 1909 plat of the “southwestern section.”
Charleston County plat book C, pg. 80.

Lot 24 shown on Charleston County plat book C, pg. 94, “plat showing Boulevard lots”, by City Civil Engineer James H. Dingle.
Both Murray Boulevard and the western extension of South Battery were slow to develop, because of material shortages during World War One, and because the city was delayed installing systems and service hookups and street paving in the area. A circa 1916 photograph shows only two houses on Murry Boulevard: 74 Murray (constructed 1914) and the Alfred Huger house at 62 Murray (circa 1915); lot 24 on South Battery was vacant when the photo was taken.

Lawrence M. Pinckney (a City Councilman in this case acting in his capacity as a real estate agent) offered 33 Boulevard lots for auction on behalf of the City of Charleston in November 1916, including lot 24.

The most prevalent architectural styles in the Boulevard area, reflecting the architectural tastes of the early twentieth century, are Colonial Revival, Arts and Crafts/Craftsman, Mediterranean Revival (such as 50/52 Murray Boulevard), and various takes of Classical Revival, both architect designed and vernacular.

**Archeological implications for site work, plunge pool, and hardscaping/landscaping changes:**
Because 111 South Battery is a reclaimed lot which was filled in the 1910s with dredge spoils and other organic fill, there is no archeological potential or earlier foundations/structures to be protected or excavated during renovation work.

The front masonry stairs are settling and pulling away from the house, causing structural issues; the fact that 111 South Battery was created in the 1910s when compaction methods for fill were less effective than used in modern reclamation is likely a contributing factor.

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3 *News and Courier*, 21 November 1916, pg. 5.
General History of 111 South Battery:
111 South Battery was constructed in early 1921; there is no listing for the house in the 1920 City Directory, while the following year the address is listed for the first time with H.L. Brown of S. Brown and Sons living there with his wife Bernice. The occupant advertised for a cook on 19 April 1921, confirming the house was completed by that time.\textsuperscript{4} The Baker family lived there in the later 1920s, followed by the Lockwood family. James Jervey Lockwood raised his children, Cecelia Lockwood and Robert “Rabbit” Lockwood at the house.

\textsuperscript{4} Charleston Evening Post, 19 April 1921.
The house was offered for sale in 1938, at which time it was described as having “Living room, dining room, den, 3 beds, two baths, kitchen, breakfast room: heated by hot water system automatic furnace. Has an incinerator, ample room in attic for storage. Lot 60 by 155, house in excellent condition.”

The house passed between Joseph Miserendino and the Lockwood family at least twice in the 1940s. Miserendino applied for a permit for $400 in unspecified repairs to the dwelling and garage in July 1942. In 1947, the newspaper reported that “Mr. Miserendino is buying from mr. Lockwood the residence at 111 South Battery purchased from him several years ago. It is understood that Mr. Lockwood is trading his home at 111 South Battery, a pleasing yacht and some cash for 26 South Battery [which the Lockwoods also owned.]” Captain James Jervey Lockwood re-purchased the house and lived there until his death in May 1961.

The Skidmores owned and lived in the house in the 1980s and 1990s, applying to the city in 1986 for permission to operate a small home business, Skidmore Art Prints, from the house, in an area totaling around 300 square feet. Bruce Ervin Skidmore conveyed the house to his wife Katherine Skidmore, who retained it until 2017, when she sold 111 South Battery to Pragnesh Sunju Patel.

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5 News and Courier, 3 April 1938.
6 News and Courier, 8 July 1942.
7 News and Courier, 12 September 1947.
8 News and Courier, 7 May 1961.
9 BAR Permit files
Architectural Analysis

111 South Battery is a one and a half story, wood frame cottage with a stucco render, built in 1921. The house is a combination of Craftsman and Mediterranean Revival, with Neoclassical features that were likely added later. The transverse gable is medium pitch typical of the Craftsman style in the United States and allowing room in the attic for finished space. The ridge line slopes down on the front and back of the house to create a small, hipped section, support by simple 4x4 brackets.

The Craftsman movement was an American development of the Arts and Crafts movement that preceded it and was one of the most popular styles from the 1910s to the 1930s for single family suburban dwellings. They were commonly stick frame, one or one and a half stories, featured simple details, and few to no classical or ornate features. Stuccoed variations with Spanish Colonial Revival features like pantile or clay tile roofs were found in Florida, California, and the Southwest most prevalently. They made a resurgence in popularity in the revival styles of the early twentieth century. Robert A. Young P.E. states that they “can last more than 100 years with good maintenance, but more commonly they last for about 50 years or so. Their vulnerabilities include fastening failures, wind damage, and cracking from walking on the roof.

The American Craftsman movement popularized by Gustav Stickley included cottage type houses like 111 South Battery and became common for middle class houses. The house has two small projecting bays on the west elevation (bay-shaped, popular in the late vernacular Victorian styles) which are original and shown on the 1929 Sanborn Map. The bays have no exterior ornamentation and are rendered smooth in stucco seamlessly with the rest of the house, aside from a small dormer at the roofline with a stylized acroterion in the green terra cotta.

The small arched attic window facing South Battery and the clay tile roof are common Mediterranean Revival features. The style was most popular in the 1920s and 1930s and was common for hotels, apartments, and residences in California, Florida, and other areas of the coastal South and American West. Residential examples are typically one or two stories with stuccoed exteriors and tiled roofs, with arched windows. 111 South Battery is a more vernacular and simpler version. The stucco render was applied directly onto diagonally installed 1x10 sheathing over the stud framing of the house.

11 Young, Historic Preservation Technology, 160.
13 Harris. American Architecture: An Illustrated Encyclopedia, pg. 239.
The South Battery façade windows are tripartite nine over one sashes with simple mullions between. They are fitted with storm windows. This style window, as well as the project roof eaves with exposed rafter tails and a front overhand supported by simple 4x4 faux timber framed brackets, are also in keeping with the Arts and Crafts/Craftsman style. The two tripartite windows on the north/front façade are pre-hung, traditionally constructed wood sash windows and appear to be original, as to the dormer windows on the east and west elevations of the attic, and the curved window in the attic space on the front façade of the house. There are also four casement type windows on the east façade that are likely original. Most of the other windows are simple one over one pane wood sash windows that likely date to mid twentieth century or newer, and some have been further altered with the presence of plastic or vinyl jamb liners. There are some vinyl windows present on the rear section of the house.
Dormer windows project from the east and rest gable faces, with a tripartite rectangular framed window facing south, and a smaller curved window facing onto South Battery Street.

One of the small shed roofed dormers in the attic, with original windows.

Exterior views of the bay projections. The windows on the west elevation of the house are one over one and appear to be mid twentieth century replacements, based on the hardware and finger jointed construction.
The following windows appear to be original:
- Triple windows on front/north façade
- Windows in attic dormers (west façade)
- Arched window in attic on front façade
- Four casement type windows on the east facade

Other windows appear to be a combination of the following:
- Replace in kind one-over-one, finger jointed wood sash windows with metal or vinyl jamb liners; possibly replaced after Hurricane Hugo in 1989 or possibly an earlier storm; mid 20th century or newer
- Basement windows are six over six wood sash windows, also replacements
- Presence of vinyl windows on the rear/south façade.

The remediation plan for all original windows calls for repair wherever possible and rebuilding with replace-in-kind rail and stile components where necessary.

**Foundation, Façade Details, and Side Porch**

The house is elevated on a high crawl space or raised basement typical of Charleston construction near the waterfront; Murray Boulevard and the Ashley River are a block to the south. The front paneled door has a glass storm door and is accessed by masonry stairs that curve outward and are fitted with thick masonry knee walls and a wrought iron curved handrail on each side. The stairs are constructed of cast stone and show some evidence of settling. The landing is finished with polychrome tile likely dating to the 1920s based on the color and patterning.
The front entrance.
The tiled landing; settling of the cast stone and concrete elements at the base of the stairs.

The side porch is supported by Roman Doric columns and a simple stick geometric balustrade; this one-story wood framed porch appears on the 1929 Sanborn Map and may be original to the house. The house features a green pantile or faux/pressed clay tile roof cladding.

Interesting Classical Revival features are located on the South Battery façade: cast plaster or faux stone sculpture panels above the two symmetrically placed window bays, with a classical pattern, and ornate classically inspired moulding around the front door, with an architrave featuring a draped Classical swag. These features were likely added, as they are not in keeping with the Arts and Crafts massing and details of the house. They may coincide with the Lockwoods’ ownership of the house.

A key defining feature of the Neoclassical Revival style, which was most popular between 1895 and 1955, are full height front porches with classical Order columnar supports; the lack of front porch on 111 South Battery further reinforces the likelihood that the classical features were added later to a house more strictly in the Arts and Crafts style at its initial phase of construction.14

Other indications that the porch ornamentation was altered are the decorative rafter tails, which are more ornate than those on the eaves the main house, and the railing system is not mortised, but rather tacked, into the stave-constructed Doric columns, indicating a configuration postdating original construction. The porch has been screened in with a 2x4 framing system and stretched vinyl screen material. This enclosure occurred in February 1987, when Bryan Whitley applied to city staff on behalf of the owner.15

15 BAR permit files

The ceiling is traditional tongue in groove beadboard, while the soffit is modern press sheet beadboard, further indicating that the overhangs have been modified.
The differing rafter tail styles and 2x4 framing for screening; a possibly original section of railing.

**East Façade Niche: construction, alterations, and view sheds**

The construction of the niche area is consistent with the rest of the east wall of the house, noting early construction. However, the niche does not appear on the *Sanborn Maps* of the house (note that the map surveyor was very accurate with the depictions of 111 South Battery, showing both the projecting porch and the bay projections on the west façade), and the niche area was been altered several times. The framing in the niche area is 2x4 stud construction with dimensional lumber in keeping with the first half of the twentieth century, with diagonal 1x10 sheathing onto which a tar paper and stucco render is applied. However, part of the niche has been altered and has wood clapboard siding, and is the only section of the house to deviate from the original stucco render.
1929, 1 ½ story dwelling “stuccoed”, with a one story side porch and a one story stuccoed auto garage. Niche/recess on east façade is not depicted.

View of the niche framing from the attic.
The niche recess is located on the east side of house, which has a code-minimum setback for three feet along the east property line. Construction of the neighboring house and landscaping that lot (after 1951 based on Sanborn Maps) makes accessing the niche from the front or rear yard constrictive. Further, the door and steps into 111 South Battery from the setback into the niche are narrow and not code compliant, further hindering accessibility.

The niche is not visible from the public right of way, as 111 South Battery is recessed from the street with a front yard. The east wall is stuccoed, and there is no change to the exposed rafter tails along the façade to visually indicate the presence of the niche.
Construction methods and Alterations to 111 South Battery over time

111 South Battery is a wood frame house constructed of early twentieth century standardized dimensional lumber. The house has a poured masonry foundation extending approximately two foot above grade, above which there is a brick curtain wall on the rear of the house, and wood framing on the South Battery façade. It has a full raised basement with a poured slab foundation. The interior ceiling joists feature x-bracing for lateral strength, a new convention in early platform or stick framing. The clay tile roofing is attached over horizontally laid closed sheathing comprised of 1x12s. The house has diagonal sheathing that serves as a sub straight for the exterior stucco.

An analysis of the raised basement/crawlspace and wall space indicates differing floor levels in the house. The first three feet of the crawlspace/foundation wall are masonry (poured or rendered), topped with a large wood sill beam. On the front/lower floor level, the joists sit
directly atop the beam. On the higher/rear section of the house, a stud exterior wall extends the length of the walls of the house, and the joist box runs east-west atop a higher bottom plate. Recently, a large LVL beam and vertical supports were added to reinforce the higher joist system.

The base of the foundation and recent structural repairs

The footprint and mass of the house has not changed over time, based on a comparison of several *Sanborn Fire Insurance Maps*. The earliest available for the South Battery extension, 1929, shows that the one-story side porch was in place by that time.
1929, 1 ½ story dwelling “stuccoed”, with a one story side porch and a one story stuccoed auto garage.

No changes on the 1944 and 1951 Sanborn Maps.

1973
A News and Courier photograph from 1946 shows the entryway and stairs of the house. The nine-over one windows are visible, as are the masonry steps with their thick knee walls. Large vase sculptures can be seen at the top of the stair, which appear to be the same as currently on the house. It is unclear whether the neoclassical relief work is present around the door because of the poor resolution of the photo. The iron railings were not present at that time. At this time, the stone lions were not in place.
The basement area flooded during Hurricane Hugo in September 1989 and Hurricane Mathew in 2016; the photo below shows the high-water marks.

Recent permitted changes to the house, noted in the city’s BAR files, include:

28 October 1998, Repairs and paint, no changes. **a posted note is attached reading, “violation for fence.”

May 2004 - Exterior repainting, no color change (*note, in the submission photos, the relief panels were light blue reminiscent of Wedgewood, and they have subsequently been painted an off white.)
April 2009- Permission to replace asphalt roofing on shed roofed dormer with replace in kind green clay tiles, by Hart Roofing Co. Inc.**There is a note on the permit, dated 18 May 2010, that reads, “include repairs to eaves and rafters- replacing clay tiles as needed only.” It is difficult to date the clay tiles from the ground, but a roofing contractor can be consulted as to condition and remaining lifespan of the roof cladding. The material currently in place might be original to the building, or dating shortly after its construction; there was no note in the BAR permit files about post-Hugo roof repairs. The photograph below shows the clay tiles in 2009, and there is evidence of aging, and some brighter tiles that were probably replaced over the years as needed. The tiles may be Ludowici, which was founded in the 1890s and is still in business, and which sold a very similar matte green Spanish tile in the past, or some comparable company or wholesaler.16

16https://www.tileroofs.com/tile_roofing_specials.php has a sample of a very similar antique/used bundle of green matte Ludowici tiles for sale, comparable to 111 South Battery’s cladding. The company is still in operation: https://ludowici.com/products/roof-tile/historic-tile/
May 2010- “place treads over existing steps and risers. Remove front private concrete sidewalk and replace with tabby concrete in same footprint”. Work done by Superior Surfaces. Staff notes describe these as travertine treads. **At this time, there was a small decorative balustrade below the arched attic window.
A photograph showing flooding and the rear of the house, Bar files.

Bibliography

Charleston County Deeds

Charleston County plats

City of Charleston, Preservation Planning Office. BAR permit files, 111 South Battery Street.

McCready plat series

Sanborn Fire Insurance Maps

Charleston City Directories


Other sources checked:
- Library of Congress image collection (none available)
- Historic Charleston Foundation archives (no files, documents, or images of 111 South Battery.)
- South Carolina History Room, Charleston County Public Library (no vertical file or secondary sources)
- Preservation Progress magazine, Preservation Society (no references to 111 South Battery)

Deeds:

0651-209
Katherine Skidmore to Patel
2017
Lot 24 on the Boulevard plan, aka 111 South Bay Street. Shown on a plat made January 1914 march, plat book C 94. Measure 60 by 115

Book T102-418
Bruce Ervin Skidmore to Katherine Skidmore
August 1973
Patel Residence
Renovation
111 South Battery
Charleston, SC 29401

D3

EXTERIOR ELEVATION PHOTOS

SIDE ELEVATION (SOUTH/EAST)
SIDE ELEVATION at NICHE (SOUTH/EAST)
FRONT ELEVATION (NORTH/EAST)
REAR ELEVATION (SOUTH/WEST)
SIDE ELEVATION (NORTH/WEST)
EXISTING GAZEBO TO REMAIN

PROPERTY LINE

BASEMENT FLOOR PLAN - DEMOLITION

1/4" = 1'-0"

EXISTING WINDOW IDENTIFICATION

APPEARS TO BE VERY RECENT WOOD SASH WINDOW IN DILAPIDATED CONDITION - SEE PHOTOS ON SHEET D10.

BASEMENT WOOD WINDOW IN DILAPIDATED CONDITION. SEE PHOTOS ON SHEET D10.

ALL EXISTING ALUMINUM STORM WINDOWS TO BE REMOVED & DISCARDED.

DEMOpanion NOTES

CAREFULLY REMOVE MASONARY SILL. PRESERVE & STORE ALL EXISTING MATERIALS AS POSSIBLE FOR REBUILDING SILL.

REMOVE WOOD SILL & DECK ENTIRELY.

REMOVE DOOR & DOOR FRAME.

REMOVE WINDOW & FRAME.

REFER TO "NEW WORK" FOR REMOVAL OF THE PORTION OF WALL TO ACCOMMODATE NEW FRENCH DOOR.

GENERAL NOTES

A. ONLY DEMOLITION OF EXTERIOR IS SHOWN HERE.

B. EXISTING INTERIOR SPACES ARE SHOWN.

DEMOpanion LEGEND

DEMOpanion NOTE

SHAPED AREA DENOTES DEMOLITION. REFER TO DEMOLITION NOTES FOR SPECIFICS.

EXISTING EXTERIOR WALL TO REMAIN

WINDOW IDENTIFICATION SYMBOL

GENERAL NOTES

A. ONLY DEMOLITION OF EXTERIOR IS SHOWN HERE.

B. EXISTING INTERIOR SPACES ARE SHOWN.

D4
**First Floor Plan - Demolition**

1/4" = 1'-0"

<table>
<thead>
<tr>
<th>Existing Window Identification</th>
<th>Demolition Notes</th>
<th>Demolition Legend</th>
</tr>
</thead>
<tbody>
<tr>
<td>A, A1, A2, A3, A4, A5, A6, A7, A8, A9, A10</td>
<td><strong>Demolition Notes</strong></td>
<td><strong>Demolition Legend</strong></td>
</tr>
<tr>
<td><strong>These windows appear to be original wood frame and sash window but in disrepair condition.</strong> Refer to sheet D4 for stair demolition and action to be taken.</td>
<td><strong>Demolition Legend</strong></td>
<td><strong>Demolition Note</strong></td>
</tr>
<tr>
<td><strong>These windows appear to be closer to original but of later date.</strong> But it is in disrepair condition. Refer to sheet D4 for stair demolition and action to be taken.</td>
<td><strong>Demolition Legend</strong></td>
<td><strong>Demolition Note</strong></td>
</tr>
<tr>
<td><strong>These windows appear to be closer to original but of later date.</strong> But it is in disrepair condition. Refer to sheet D4 for stair demolition and action to be taken.</td>
<td><strong>Demolition Legend</strong></td>
<td><strong>Demolition Note</strong></td>
</tr>
<tr>
<td><strong>All existing aluminum storm windows to be removed &amp; discarded.</strong></td>
<td><strong>Demolition Legend</strong></td>
<td><strong>Demolition Note</strong></td>
</tr>
</tbody>
</table>

**General Notes**

A. **Only demolition of exterior is shown here.**

B. **Existing interior spaces are shown.**
SECOND FLOOR PLAN - DEMOLITION

1/4" = 1'-0"

EXISTING WINDOW IDENTIFICATION

- Window appears to be original wood frame and sash window but in dilapidated condition & presently inoperable and leaking.
- See photos on sheet D9.

DEMOLITION LEGEND

- Demolition note
- Shaded area denotes demolition.
- Refer to demolition notes for spec. pics.
- Only demolition of exterior is shown here.
- Existing interior spaces are shown.

GENERAL NOTES

A. ONLY DEMOLITION OF EXTERIOR IS SHOWN HERE.
B. EXISTING INTERIOR SPACES ARE SHOWN.

VINYL WINDOW IN DILAPIDATED CONDITION & PRESENTLY INOPERABLE. SEE PHOTOS ON SHEET D9.

REMOVE & DISCARD WOOD SASH/VINYL CLAD WINDOW.

EXISTING EXTERIOR WALL TO REMAIN.

EXISTING WINDOW IDENTIFICATION SYMBOL

A11 VINYL WINDOW IN DILAPIDATED CONDITION & PRESENTLY INOPERABLE. SEE PHOTOS ON SHEET D9.

A12 THESE WINDOWS APPEAR TO BE ORIGINAL WOOD WINDOWS BUT IN DILAPIDATED CONDITION & PRESENTLY INOPERABLE AND LEAKING.

A13 A14 A15

ALL EXISTING ALUMINUM STORM WINDOWS TO BE REMOVED & DISCARDED.
PROJECT NUMBER: 21-106-02

ISSUE DATE: 1/31/2022

111 SOUTH BATTERY
CHARLESTON, SC 29401

Patel Residence
Renovation

7500 NE 4th Court
Studio 102
Miami, FL 33138
(305) 573-2728

DEMO

ELEVATION - DEMOLITION

LS; MR

SIDE ELEVATION (NORTH/WEST)
1/4" = 1'-0"

FRONT ELEVATION (NORTH/EAST)
1/4" = 1'-0"

DEMO

MASONRY STAIR - REFER TO SHEET D4 NOTE "I" FOR ACTION TO BE TAKEN WITH THE STAIR.

REMOVE DOOR & DOOR FRAME.

REFER TO EXISTING WINDOW IDENTIFICATION "N" ON SHEET D5.

REFER TO NOTE "F" ON SHEET D5 FOR ACTIONS TO BE TAKEN.

REFER TO NOTE "Y" - WOOD TRIM SURROUNDING WINDOW

REMOVE WOODEN PLANTER & BRACKETS.

REMOVE ALL SCREEN PORCH FRAMING & SCREENS. PRESERVE EXISTING COLUMNS, RAILING, ROOFING IN PLACE AS IS.

REMOVE & DISCARD EXISTING VINYL CLAD WINDOW.

REMOVE WOODEN STAIR & DECK ENTIRELY.

REMOVE CANOPY & BRACKETS.

DEMOLITION LEGEND

1 DEMOLITION NOTE

DASHED LINETYPE DENOTES DEMOLITION.

REFER TO DEMOLITION NOTES FOR SPECIFICS.

EXISTING WINDOW IDENTIFICATION

SEE NOTES ON SHEETS D7, D9, D10 & PHOTOS ON SHEETS D11, D12 & D13 FOR INFORMATION REGARDING EXISTING WINDOWS.

ALL EXISTING ALUMINUM STORM WINDOWS TO BE REMOVED & DISCARDED.

GENERAL NOTES

A. ALL EXISTING CONDITIONS TO BE FIELD VERIFIED. ANY ADVERSE ITEMS TO BE BROUGHT TO ATTENTION OF OWNER & CONSULTED WITH ARCHITECT.

B. ALL EXTERIOR ITEMS, ELEMENTS, MATERIALS NOT SPECIFICALLY NOTED WITH DESIGNATIONS, NOTES, AND REFERENCE TO BE REMAINED.

C. ALL LIGHT FIXTURES SHOWN ON ALL ELEVATIONS ARE EXISTING AND TO BE REMAINED.

ELEVATIONS - DEMOLITION

D7
**DEMOLITION NOTES**

- MASONRY STAIR - REFER TO SHEET D3 NOTE "1" FOR DEMOLITION NOTES AND ACTIONS TO BE TAKEN.
- REMOVE DOOR & DOOR FRAME.
- REFER TO "EXISTING WINDOW IDENTIFICATION" ON SHEET D5 FOR ACTIONS TO BE TAKEN.
- REMOVE SCREEN DOOR & ALL SCREEN PORCH FRAMING & SCREENS. PRESERVE EXISTING COLUMNS, RAISING, ROOFING IN PLACE AS IS.
- REFER TO "EXISTING WINDOW IDENTIFICATION" ON SHEET D6 FOR ACTIONS TO BE TAKEN.
- REMOVE WOODEN STAIR & DECK ENTIRELY.
- REMOVE CANOPY & BRACKETS.
- EXISTING SIDDING & TRIM TO REMAIN.

**EXISTING WINDOW IDENTIFICATION**

See notes on sheets D7, D8, & D9 & photos on sheets D9 & D10 for information regarding existing windows.

**ALL EXISTING ALUMINUM STORM WINDOWS TO BE REMOVED & DISCARDED.**

**GENERAL NOTES**

A. ALL EXISTING CONDITIONS TO BE FIELD VERIFIED. ANY ADVERSE ITEMS TO BE BROUGHT TO ATTENTION OF OWNER & CONSULTED WITH ARCHITECT.

B. ALL EXTERIOR ITEMS, ELEMENTS, MATERIALS NOT SPECIFICALLY NOTED WITH DESIGNATIONS, NOTES, AND REFERENCE TO BE REMAINED.

C. ALL LIGHT FIXTURES SHOWN ON ALL ELEVATIONS ARE EXISTING AND TO BE REMAINED.

**DEMOLITION LEGEND**

- DEMOLITION NOTE
- DASHED LINE PE KE DESMOLYATION, REFER TO DEMOLITION NOTES FOR SPEC PICS.
- WINDOW IDENTIFICATION SYMBOL

**REAR ELEVATION (SOUTH/WEST)**

1/4" = 1'-0"

**SIDE ELEVATION (SOUTH/EA ST)**

1/4" = 1'-0"
The Patel Residence renovation in Charleston, SC involves the inspection of existing windows. Here are the observations:

- **A11**: Appears to be an original wood window but is leaking.
- **A3**: Appears to be an original existing window in dilapidated shape and presently inoperable.
- **A4**: Appears to be original existing window in dilapidated shape and presently inoperable.
- **A6**: This window is finger jointed wood sash/vinyl clad window with vinyl jambs. It is dilapidated and inoperable. It appears to be a post Hugo 1989 installation.
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Project Number: 21-106-02
Issue Date: 01/31/2022
Patel Residence
Renovation
7500 NE 4th Court
Studio 102
Miami, FL 33138
(305) 573-2728

Dormer windows appear to be original wood windows but dilapidating and leaking.

These windows appear to be as the following:
- Replaced in kind six over six, finger jointed wood sash window with vinyl and liners. This window is dilapidated and inoperable and appears to be a post Hugo 1989 installation.
- This window appears to be closer to original but of later date, but it is in dilapidated condition. (interior view)
- basement wood window in dilapidated condition. (exterior view)
- Vinyl window in dilapidated condition & presently inoperable.

These windows appear to be original wood windows but not in repairable condition.

Those windows are the same as window A7.

Photos of Windows
NEW MASONRY FENCE WITH METAL GATES. SEE EXTERIOR ELEVATION SHEET FOR IMAGE AND NOTATIONS & SHEET A9 FOR DETAILS.

NEW METAL GATE. SEE EXTERIOR ELEVATION SHEET FOR GATE IMAGE AND NOTATION.

EXISTING CONCRETE PAVERS TO REMAIN. ADD NEW ONES TO MATCH EXISTING PROPERTY LINE.

BASEMENT FLOOR PLAN - NEW WORK

1/4" = 1'-0"

NEW FENCE AND GATES

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NEW WORK LEGEND

NEW WORK NOTES

GENERAL NOTES

A. ALL EXISTING CONDITIONS TO BE FIELD VERIFIED. ANY ADVERSE ITEMS TO BE BROUGHT TO ATTENTION OF OWNER & CONSULTED WITH ARCHITECT.

B. REFER TO DEMOLITION DRAWINGS FOR REMOVAL OF CERTAIN ELEMENTS & MATERIALS.

C. ALL LIGHT FIXTURES SHOWN ON ALL ELEVATIONS ARE EXISTING.

D. ALL EXTERIOR WALLS TO BE PAINTED WITH "LIGHT COLORTO BE REVIEWED APPROVED BY STAFF". ALL WINDOWS, DOORS AND TRIM TO BE PAINTED WITH "CHARLESTON GREEN" COLOR AND APPROVED BY STAFF.

NEW WORK NOTES

- NEW WOOD DOOR AT ENTRANCE
- WOOD TRIPLE WINDOW REPAIRED OR REBUILT TO MATCH EXISTING.
- WOOD WINDOW REPAIRED OR REBUILT TO MATCH EXISTING.
- FILL IN WALL OPENING AND FINISH WITH STUCCO TO MATCH EXISTING WALL.
- FILL IN WALL OPENING AND FINISH WITH WOOD SIDING TO MATCH EXISTING WALL.
- BUILD WOOD DECK PLATFORM ON TOP OF EXISTING MASONRY STAIR LANDING STRETCHING TO OPPOSITE WALL AS SHOWN.

GENERAL NOTES

- LOCATE ON THE NEW PLATFORM 2 HVAC CONDENSERS AND 2 REFRIGERATION TANKS.
- NEW WOOD DOOR.
SECOND FLOOR PLAN - NEW WORK

1/4" = 1'-0"

NEW WORK LEGEND

- NEW WORK NO'TE
- EXISTING WALL TO REMAIN
- NEW WALL
- WOOD WINDOW REPAIRED OR REBUILD TO MATCH EXISTING
- NEW WOOD WINDOW TO REPLACE VINYL CLAD WINDOW SIZE TO MATCH EXISTING

NEW WORK NOTES

A. ALL EXISTING CONDITIONS TO BE FIELD VERIFIED. ANY ADVERSE ITEMS TO BE BROUGHT TO ATTENTION OF OWNER & CONSULTED WITH ARCHITECT.
B. ONLY NEW EXTERIOR WORK IS RELATIVE TO THIS APPLICATION. INTERIOR REMODELING PLAN IS SHOWN FOR INFORMATION ONLY.

GENERAL NOTES

A. ALL EXISTING CONDITIONS TO BE FIELD VERIFIED. ANY ADVERSE ITEMS TO BE BROUGHT TO ATTENTION OF OWNER & CONSULTED WITH ARCHITECT.
B. REFER TO DEMOLITION DRAWINGS FOR REMOVAL OF CERTAIN ELEMENTS & MATERIALS.
C. ALL LIGHT FIXTURES SHOWN ON ALL ELEVATIONS ARE EXISTING.
D. ALL EXTERIOR WALLS TO BE PAINTED WITH "LIGHT COLORTO BE REVIEWED APPROVED BY STAFF". ALL WINDOWS, DOORS AND TRIM TO BE PAINTED WITH "CHARLESTON GREEN" COLOR AND APPROVED BY STAFF.

WALL BELOW, TYP.

SECOND FLOOR PLAN - NEW WORK

WINDOW DESIGNATIONS ARE CORRESPONDING WITH THE SAME DESIGNATIONS AS ON DEMOLITION PLANS. REFER TO NOTES ON THIS PLAN AND EXTERIOR ELEVATIONS FOR NOISES AND ACTIONS TO BE TAKEN FOR THOSE WINDOWS.

A. ALL EXISTING CONDITIONS TO BE FIELD VERIFIED. ANY ADVERSE ITEMS TO BE BROUGHT TO ATTENTION OF OWNER & CONSULTED WITH ARCHITECT.
B. ONLY NEW EXTERIOR WORK IS RELATIVE TO THIS APPLICATION. INTERIOR REMODELING PLAN IS SHOWN FOR INFORMATION ONLY.
C. ALL LIGHT FIXTURES SHOWN ON ALL ELEVATIONS ARE EXISTING.
D. ALL EXTERIOR WALLS TO BE PAINTED WITH "LIGHT COLORTO BE REVIEWED APPROVED BY STAFF". ALL WINDOWS, DOORS AND TRIM TO BE PAINTED WITH "CHARLESTON GREEN" COLOR AND APPROVED BY STAFF.
**General Notes**

A. All existing conditions to be field verified. Any adverse items to be brought to attention of owner & consulted with Architect.

B. Refer to demolition drawings for removal of certain elements & materials.

C. All light fixtures shown on all elevations are existing.

D. All exterior walls to be painted with light color to be reviewed/approved by owner. All windows, doors, and trim to be painted with "Charleston Green" color and approved by owner.

**New Work Notes**

- Rebuild stair & finish to match existing.
- Wood triple window repair or rebuilt to match existing.
- New wood door & entry.
- Replace wall at the area of removed wooden planter; match stucco finish to existing.
- New wood trim around windows to match existing profile.
- New metal 2-leaf swing operation gate. Actual design of gate to be fabricated.
- New Masonry wall fence with metal gates along front property at South Battery Street. See sheet 9X for details.
- Pedestrian gate: 2 leaf swing with lock.
- Vehicular gate: 2 leaf sliding with operation mechanism assembly located behind fence wall, both leaves to slide in same one direction as shown on plan.
- All gates to be designed by fabricator.
NEW WORK - SIDE ELEVATION (NORTH/WEST)

1/4" = 1'-0"

- INFILL OPENING - FINISH WALL WITH STUCCO TO MATCH EXISTING.
- NEW WOOD WINDOWS Glazed Panel Door and wood trim around to match existing profile.
- New window repaired or replaced to match existing. Refer to "Existing Window Identification" on sheet for description of the condition of existing window.
- New masonry fence/wall with metal gates along South Battery property line.
- New metal leaf swing-operation gate at this location. See sheet as suggested gate image. Actual design to be by gate fabricator.
- Existing masonry/wood fence. Wood portion to be removed. New masonry on top of existing to be added to reach same height of existing fence. Add stucco over masonry and paint to match color of the building.

NEW WORK NOTES

GENERAL NOTES

A. All existing conditions to be field verified. Any adverse items to be brought to attention of owner & consulted with architect.
B. Refer to demolition drawings for removal of certain elements & materials.
C. All exterior walls to be painted with "light color to be reviewed/approved by staff". All windows, doors, and trim to be painted with "Charleston Green" color and approved by staff.
NEW WORK NOTES

1. INFILL OPENING - FINISH WALL WITH STUCCO TO MATCH EXISTING.
2. NEW WALL OPENING WITH NEW WOOD FRENCH DOOR WITH GLAZED PANELS AS SHOWN. FINISH STUCCO WALL AROUND TO MATCH EXISTING.
3. WOOD WINDOW REPAIRED OR REBUILT TO MATCH EXISTING. REFER TO "EXISTING WINDOW IDENTIFICATION" ON SHEET D FOR DESCRIPTION OF THE CONDITION OF EXISTING WINDOW.
4. NEW WOOD WINDOW TO REPLACE VINYL CLAD WINDOW. SIZE TO MATCH EXISTING.
5. NEW WOOD TRIM AROUND WINDOW TO MATCH EXISTING PROFILE.
6. NEW METAL 2-LEAF SWING OPERATING GATE AT THIS LOCATION. SEE SHEET D FOR SUGGESTED GATE IMAGE. ACTUAL DESIGN TO BE BY GATE FABRICATOR.

GENERAL NOTES

A. ALL EXISTING CONDITIONS TO BE FIELD VERIFIED. ANY ADVERSE ITEMS TO BE BROUGHT TO ATTENTION OF OWNER & CONSULTED WITH ARCHITECT.
B. REFER TO DEMOLITION DRAWINGS FOR REMOVAL OF CERTAIN ELEMENTS & MATERIALS.
C. ALL LIGHT FIXTURES SHOWN ON ALL ELEVATIONS ARE EXISTING.
D. ALL EXTERIOR WALLS TO BE PAINTED WITH "LIGHT COLOR" TO BE REVIEWED/APPROVED BY STAFF. ALL WINDOWS, DOORS AND TRIM TO BE PAINTED WITH "CHARLESTON GREEN" COLOR AND APPROVED BY STAFF.
NEW WORK - SIDE ELEVATION (SOUTH/EAST)

1/4" = 1'-0"

NEW WORK NOTES

A. Infill opening - Finish wall with wood siding to match existing.
B. Build wood deck platform on top of existing masonry stair landing stretching to opposite wall as shown. Use treated wood members and T&G decking.
C. Locate on the new platform 2 HVAC condensers and 2 Rennai water heater tanks.
D. Wood window repaired or rebuilt to match existing. Refer to "Existing window identification" on sheet D for description of the condition of existing window.
E. New masonry fence/wall with metal gates along South Battery property line.
F. Existing masonry/wood fence, wood portion to be demolished. New masonry on top of existing to be added to reach same height of existing fence. Add stucco over masonry and paint to match color of the building.

GENERAL NOTES

A. All existing conditions to be field verified. Any adverse items to be brought to attention of Owner & consulted with Architect.
B. Refer to demolition drawings for removal of certain elements & materials.
C. All light fixtures shown on all elevations are existing.
D. All exterior walls to be painted with "Light Color" to be reviewed/approved by Staff. All windows, doors and trim to be painted with "Charleston Green" color and approved by Staff.
PIER BEYOND WALL CAP STRETCHER CONCRETE FOOTING 3000 PSI, 28 DAYS COMPACTED SUBGRADE

FINISHED WITH STUCCO 8" CMU CORE FILLED W/ MORTAR C1 A9 D2 A9

WATERSHED SLOPE 0.05% TO DRAIN BRICK AT CAP W/ STUCCO FINISH 3/4" = 1'-0"

2' STUCCO FINISH ON ALL SIDES 2' HORIZ MASONRY REINFORCING @ EA. ALTERNATE COURSE

1/2" REVEAL IN STUCCO 1/2" REVEAL IN STUCCO AT PIER AND WALL

2" CMU CORE FILLED W/ MORTAR COMPACTED SUBGRADE

CONCRETE FOOTING 3000 PSI @ 28 DAYS 4 #3 REBAR CENTERED 3 #3 REBAR @ 12" O.C. HORIZONTAL

FOUNDATION BELOW PROPOSED FENCE ELEVATION AT TYPICAL BAY 3/4" = 1'-0"
Agenda Item #8

55 Smith Street
TMS # 457-03-02-107

Request conceptual approval for modifications and expansion of piazza infill and simplification of non-original fenestration patterns.

Category 4 | Harleston Village | c. 1895 | Old and Historic District
Agenda Item #8

Applicant’s Presentation
RENOVATION OF A HISTORIC DWELLING @
55 SMITH STREET
CHARLESTON, SOUTH CAROLINA

ORIGINAL CONSTRUCTED: ca. 1895
TMS #: 457-03-02-107
ZONING DISTRICT: DR 3F
GOVERNING CODES: IBC/IEBC 2018 FLOOD ZONE: AE10/11

SCOPE OF WORK @ EXTERIOR:
- GENERAL REPAIRS (MINOR) AND RE-PAINTING
- ADDITION OF OPERABLE SHUTTERS @ SOUTH ELEVATION
- RECLADDING OF EXISTING 2ND FLOOR PORTICO WALL
- FENESTRATION SIMPLIFICATION @ SOUTH ELEVATION
- RECLADDING OF EXISTING 2ND FLOOR PORCH INFILL
- REMOVAL OF NON-ORIGINAL CELLAR EXTERIOR STRUCTURE
- REMOVAL OF NON-ORIGINAL ROCK GARDEN ACCESS
- MINOR UPDATES (e.g. NEW GAS LANTERN AT FRONT DOOR, POSSIBLE REPLACEMENT OF FRONT DOOR (IN POOR CONDITION), RE-CONSTRUCTED MASONRY SMALL VERTICAL GARDEN ACCESS)

ARCHITECTURAL DRAWING SCHEDULE:
A-001 TITLE + DRAWING SCHEDULE
A-002 EXISTING CONTEXT PHOTOS
A-003 CONTEXT PHOTOS
A-004 PROPERTY HISTORY + SITE LAYOUT
A-005 PRECEDENTS
A-101 EXISTING + PROPOSED 1ST FLOOR PLAN
A-102 EXISTING + PROPOSED 2ND FLOOR PLAN
A-201 EXISTING + PROPOSED EXTERIOR ELEVATIONS
A-202 EXISTING + PROPOSED EXTERIOR ELEVATIONS
A-203 EXISTING + PROPOSED 3D STUDIES OF PROPOSED EXTERIOR
A-204 EXISTING + PROPOSED 3D STUDIES OF PROPOSED EXTERIOR

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T.B.D.

PROJECT TEAM

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INTERIOR DESIGNER:
T.B.D.
PHOTOS:

CONTEXT

A-003

NORTHWEST CORNER OF MONTAGU + SMITH (SUBJECT PROPERTY IS TEAL HOUSE)

MINIMAL VIEW OF RESIDENCE (BUT NOT PORCHES) FROM MONTAGU

VIEW OF SUBJECT PROPERTY AND NEIGHBOR TO THE SOUTH ON SMITH

VIEW OF SUBJECT PROPERTY AND NEIGHBOR TO THE NORTH ON SMITH

55 SMITH STREET

RENOVATION OF A HISTORIC DWELLING AT

CHARLESTON SC 29403

CHECKED BY:

DRAWN BY:

DATE:

PROJECT NO.:

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E.S.L./J.F.M.

J.F.M.

2022-09

28 JAN. 2022

E.S.L./J.F.M.

J.F.M.
PRECEDENTS: LOUVERED PANEL TREATMENT @ PORCH INFILL
DUTCH LAP SIDING (4.5" REVEAL) - NOTE SLIGHTLY DIFFERENT VERSION @ PORCH INFILL
OPERABLE, BUT NOT ORIGINAL SHUTTERS ON THIS ELEVATION ONLY

VICTORIAN DETAILS @ FRONT PORCH
PROJECTING BAY w/ 9 WINDOWS

EXISTING FRONT/EAST ELEVATION
1/4" = 1'-0" (1/8" IF HALF-SIZED)

EXISTING REAR/WEST ELEVATION
1/4" = 1'-0" (1/8" IF HALF-SIZED)

PROPOSED FRONT/EAST ELEVATION
1/4" = 1'-0" (1/8" IF HALF-SIZED)

PROPOSED REAR/WEST ELEVATION
1/4" = 1'-0" (1/8" IF HALF-SIZED)

55 SMITH STREET
RENOVATION OF A HISTORIC DWELLING AT CHARLESTON, SC 29403

EXISTING + PROPOSED ELEVATIONS
A-201
EXISTING SIDE / SOUTH ELEVATION

EXISTING + PROPOSED ELEVATIONS

PROPOSED SIDE / SOUTH ELEVATION

55 SMITH STREET
RENOVATION OF A HISTORIC DWELLING AT CHARLESTON, SC 29403

E.S.L./J.F.M.
2022-09
28 JAN. 2022

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EXISTING + PROPOSED ELEVATIONS

EXISTING + PROPOSED ELEVATIONS

EXISTING + PROPOSED ELEVATIONS

EXISTING + PROPOSED ELEVATIONS
EXISTING SIDE / NORTH ELEVATION

1/4" = 1'-0" (1/8" IF HALF-SIZED)

PROPOSED SIDE / NORTH ELEVATION

1/4" = 1'-0" (1/8" IF HALF-SIZED)

EXISTING + PROPOSED ELEVATIONS

A-203