City of Charleston

BOARD OF ARCHITECTURAL REVIEW - SMALL

February 24, 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](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](http://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/UCBofP1rUHR3PnAGIY3w7a5Q/playlists](https://www.youtube.com/channel/UCBofP1rUHR3PnAGIY3w7a5Q/playlists). Information on the applications will be available at [www.charleston-sc.gov/bar](http://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/](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

265 Rutledge Avenue
TMS # 460-07-04-091

Requesting first, one-year extension of demo approval.

Not Rated | Cannonborough/Elliotborough | c.pre-1951 | Old City District
Agenda Item #2

174 Fishburne Street
TMS # 460-07-02-168

Request partial demolition of rear two-story portion.

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

Applicant’s Presentation
SURVEY 1:10

John Douglas Tucker, Architect, P.O. Box 1873, Johns Island SC 29457, 843.303.1594

EXISTING SURVEY

COUNTY OF CHARLESTON, SOUTH CAROLINA

TMS#: 460-07-02-168
FEMA: ZONE AE-10

Copyright Notice
These plans are copyrighted and are subject to copyright protection as an "architectural work" under Section 102 of the Copyright Act, 17 U.S.C. as amended December 1990 and known as Architectural Works Copyright Protection Act of 1990. The protection includes, but is not limited to, the overall form as well as the arrangement and composition of spaces and elements of the design. Under such protection, unauthorized use of these plans, work or building represented, can legally result in the cessation of construction or buildings being seized and/or monetary compensation to John Douglas Tucker, Architect, Registered in State of South Carolina.

DEMOLITION OF REAR TWO-STORY PORTION OF:
EXISTING SINGLE FAMILY RESIDENCE
CHARLESTON, SOUTH CAROLINA
174 FISHBURNE STREET

*FEMA NOTES:
B.F.E. (BASE FLOOD ELEVATION): AE-10'
D.F.E. (DESIGN FLOOD ELEVATION): B.F.E./10'+ 2' = 12'
see City of Charleston, Code of Ordinances, Sec. 27-117
ALL MATERIALS INSTALLED BELOW D.F.E. TO BE FLOOD RESISTANT (i.e.-TREATED WOOD, MR GWB, ETC.)
ALL ELECTRICAL & MECHANICAL EQUIPMENT TO BE INSTALLED ABOVE D.F.E.
BACKFLOW PREVENTERS & GFI OUTLETS AS REQUIRED BELOW D.F.E.
*see FEMA Technical Bulletin 2 for details.

FEBRUARY 14, 2022

LIST OF DRAWINGS:
1. EXISTING SURVEY
2. EXISTING FLOOR PLANS
3. EXISTING ELEVATIONS
4. PHOTOS: EXISTING CONDITIONS
5. PHOTOS: EXISTING CONDITIONS

LOCAL LAND SURVEYING, LLC
174 FISHBURNE STREET
DESTRUCTION OF REAR TWO-STORY PORTION OF
EXISTING SINGLE FAMILY RESIDENCE
CHARLESTON, SOUTH CAROLINA

LIST OF DRAWINGS:
1. EXISTING SURVEY
2. EXISTING FLOOR PLANS
3. EXISTING ELEVATIONS
4. PHOTOS: EXISTING CONDITIONS
5. PHOTOS: EXISTING CONDITIONS
EXISTING SECOND FLOOR PLAN

EXISTING FIRST FLOOR PLAN

AREA OF PROPOSED DEMOLITION:
REAR TWO-STORY PORTION OF
EXISTING SINGLE FAMILY DWELLING

1/8" = 1'-0"

LARNE'S STREET 35' R/W

LOT 6
172 1/2 FISHBURN STREET
D & D PROPERTIES
OF CHARLESTON, LLC
TMS No. 466-67-02-197

AREA OF PROPOSED DEMOLITION:
REAR TWO-STORY PORTION OF
EXISTING SINGLE FAMILY DWELLING

1/8" = 1'-0"

174 FISHBURN STREET
DESTRUCTION OF REAR
TWO STORY PORTION OF
EXISTING SINGLE FAMILY DWELLING
CHARLESTON, SOUTH CAROLINA

FEMA NOTES:
B.F.E. (BASE FLOOD ELEVATION): AE-10'
D.F.E. (DESIGN FLOOD ELEVATION): B.F.E./10'+ 2' = 12'

ALL MATERIALS INSTALLED
BELOW D.F.E. TO BE FLOOD RESISTANT
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*SEE FEMA TECHNICAL BULLETIN 2 FOR DETAILS.

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THIS AREA: MAINTAIN AS MUCH OF THE EXISTING HISTORIC MATERIAL AS POSSIBLE—SUCH AS WOOD FRAMING, WOOD WINDOWS, ETC. (SIDING, ROOFING, & PORCH COLUMNS ARE NOT HISTORIC—ALL HAVE PREVIOUSLY BEEN ALTERED SIGNIFICANTLY).

RESTORE THIS AREA & THE COVERED PORCH AS NOTED ON ELEVATIONS.

*STRUCTURE RAISED 2.3' TO MEET FEMA/FLOOD LEVEL

AREA OF PROPOSED DEMOLITION: REAR TWO-STORY PORTION OF EXISTING SINGLE FAMILY DWELLING

EXISTING SOUTH (STREET) ELEVATION

EXISTING WEST (DRIVEWAY SIDE) ELEVATION

EXISTING EAST (SIDE) ELEVATION

EXISTING NORTH (REAR) ELEVATION

174 FISHBURNE STREET

DESTRUCTION OF REAR TWO-STORY PORTION OF EXISTING SINGLE FAMILY RESIDENCE

CHARLESTON, SOUTH CAROLINA

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EXISTING CONDITIONS

COUNTY OF CHARLESTON, SOUTH CAROLINA

TMS#: 460-07-02-168
FEMA: ZONE AE-10

FEMA NOTES:

B.F.E. (BASE FLOOD ELEVATION): AE-10'
D.F.E. (DESIGN FLOOD ELEVATION): B.F.E./10'+ 2' = 12'

see City of Charleston, Code of Ordinances, Sec. 27-117

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BACKFLOW PREVENTERS & GFI OUTLETS AS REQUIRED BELOW D.F.E.

*see FEMA Technical Bulletin 2 for details.

174 FISHBURNE STREET
DESTRUCTION OF REAR PORTION OF EXISTING SINGLE FAMILY RESIDENCE
CHARLESTON, SOUTH CAROLINA

FEBRUARY 14, 2022

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EXISTING CONDITIONS

AREA OF PROPOSED DEMOLITION:
REAR TWO-STORY PORTION OF
EXISTING SINGLE FAMILY DWELLING

COUNTY OF CHARLESTON,
SOUTH CAROLINA
TMS#: 460-07-02-168
FEMA: ZONE AE-10

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AREA OF PROPOSED DEMOLITION:
REAR TWO-STORY PORTION OF
EXISTING SINGLE FAMILY DWELLING

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AREA OF PROPOSED DEMOLITION:
REAR TWO-STORY PORTION OF
EXISTING SINGLE FAMILY DWELLING
Agenda Item #3

34 Percy Street
TMS # 460-08-01-072

Request demolition of historic structure.

Category 4  |  Cannonborough/Elliottborough  |  c. 1885  |  Old City District
Agenda Item #3

Applicant’s Presentation
January 10, 2022

Board of Architectural Review
City of Charleston

In re: Demolition Application 34 Percy Street
Engineering Report

Gentlemen,

At the request of Altman & Derfner Law Firm we inspected the readily and safely accessible portions of 34 Percy Street, December 22, 2021.

The purpose of that inspection was to prepare this report on the structural characteristics of the house.

General

34 Percy Street is a two story wood frame, originally wood sided, structure. The style of construction is locally referred to as a "Charleston Single".

We estimate that it was built in the early 19th century.

Many sections of the interior floors have collapsed and safe access is not practical.

The Charleston Fire Department has placed a plaque on the building to notify rescue personnel not to enter the building.

Roof

The primary roof is standing seam metal.

The roof at the additions is 5-V metal crimp.

The roofs are in poor condition and require replacement.
Exterior

There is an addition on the rear and portions of the side porch have been enclosed. All in poor condition.

Much of the exterior is clad with a "vintage" brick asphalt type material (Insul-Brick).

The visible siding and framing is in poor condition. It must be assumed that all of the exterior framing and finishes will have to be replaced.

Our opinion is that, subsequent to the application of the siding, the first floor porch was replaced with a concrete porch; the brick "privacy" wall was built; and the low quality "wrought Iron" columns and handrails were installed. All are in poor condition and require replacement.

The door and window units are in poor condition.

Interior

The interior needs to be cleaned out.

Access to the interior is unsafe.

Multiple sections of the floors and ceilings have collapsed. There are significant openings in the walls and roof.

Access to the second floor is by an unsafe exterior stair.

Chimneys

There are/were two chimneys. Both will have to be rebuilt; whether for aesthetics or function.

Attic

No safe access.

Crawl Space

No safe access.

However, given the condition and age of the foundations, complete replacement will be required.
Conclusions

Based on our observations very little, if any, original fabric can be salvaged or incorporated in a renovation.

We and our colleagues often refer to percentage of salvageable materials. Candidly, we don't see any of the structure as salvageable.

In conclusion, our opinion is that the building must be demolished.

Unless specifically mentioned in this report, this inspection does not include any evaluation for environmental concerns, indoor air quality, lead based paint or asbestos.

This inspection and report are done with the best of our experience and ability. However, we cannot be responsible for items that we may have overlooked, concealed conditions, or defects that may develop later.

We believe this report reflects the condition of the property at the time of the inspection, based on visual evidence.

The inspection and this report do not constitute a guarantee of any portion of the property and no warranty is implied.

Should you have any questions, please call.

Very truly yours,

Russell A. Rosen, P. E.

RAR/rar

C:\DOC\Percy 34
34 Percy Street – Right Front Corner – Note shingle masonry, brick privacy wall,
34 Percy Street - Façade.
34 Percy Street - Rear
34 Percy Street - Rear left corner - note decay, missing siding, vine growth, decay at siding and roof.
34 Percy Street – rear portion of left side
34 Percy Street - center portion of left side  note missing siding, vine growth, decay at cornice,
34 Percy Street - front portion of left side note decay at bathrooms, vine growth, collapsed sill, decay at corniche
34 Percy Street - decay at rear left corner
34 Percy Street - Left side note decay in wall system
34 Percy Street – Decay in floor and wall system
34 Percy Street - Wall behind chimney, left side.
34 Percy Street - Wall at left side
34 Percy Street – wall at left side. Note failing floor
34 Percy Street - left side wall and cornice. Note vines, decay at cornice.
34 Percy Street right side. Note concrete first floor porch, replacement “columns” and handrail, “T” post support of second floor porch, hole in floor of second floor,
34 Percy Street - Corner of addition on right side. Note failing foundation and sill.
34 Percy Street - Right side porches. Note substandard stairs, "wrought Iron" columns, balustrades and bracing.
34 Percy Street - Decay at front part of second floor porch. Note brick privacy wall installed after siding shingles.
34 Percy Street First floor, front. Note openings in floor system, failing ceiling.
34 Percy Street – first floor bathroom. Note floor and wall failure.
34 Percy Street – Missing joists, floor collapse at “Dining Room”.

21
34 Percy Street – Missing joists, floor collapse at "Dining Room".
34 Percy Street – "Dining Room" floor collapse at "Dining Room" / Bathroom wall.
34 Percy Street – Wall and floor failures at "Dining Room"
34 Percy Street - Missing joists, floor collapse at "Dining Room".
34 Percy Street - First floor rear Note failed ceiling.
34 Percy Street - Note brick privacy wall built against brick siding panels.
34 Percy Street - Front bedroom Note collapsed ceiling failed finishes.
34 Percy Street - Failed floor, wall, and ceiling elements at second floor enclosed porch.
34 Percy Street - Roof failures at rear addition second floor.
34 Percy Street - Second floor kitchen
34 Percy Street - Back of rear chimney second floor
34 Percy Street - Meters removed.
34 Percy Street - porch girder bearing under porch enclosure.
December 22, 2021

RESIDENTIAL PROPERTY
34 PERCY ST
CHARLESTON, SC 29403

A fire safety inspection was conducted at this location on Dec 22, 2021. The items listed below were noted and need to be corrected in order to improve safety and assist you with code compliance. You are hereby notified to correct the noted violations immediately.

A reinspection will be conducted on Jan 21, 2022. Failure to correct the violations can result in criminal prosecution under the Code of the City of Charleston.

This report does not imply that the occupancy is safe from fire or that all code violations have been identified. Appeal of this order shall be submitted, in writing, within 30 days of this notice to the City of Charleston Fire Marshal at: 2 George St, Suite 3800, Charleston, SC 29401.

---

Violations

01 Additional comments or information

Note   Pictures of 4 sides.

02 Additional comments or information

Note   Building appears secure

03 Additional comments or information

Note   Areas of concern
Violations

04 Additional comments or information

Note: Electric overhead still connected

05 Additional comments or information

Note: Building placarded as exterior operations only

Inspection Note: This inspection record was auto-generated by the system.
Inspection Type: Unsafe Structure Inspection or follow up

Please visit our website for additional resources: www.charleston-sc.gov/FireMarshal

E045137 Stephen Baxter
Inspector

No Signature
PROPERTY RECORD CARD
34 PERCY STREET, CHARLESTON, SC
CHARLESTON CO. TMS 460-08-01-072
Property Information

Current Owner:
FRAYER JAMES C
FORDHAM WILLIAM F
838 HOSS RD
CHARLESTON SC 29414-5135

Property ID
4600801072

Physical Address
34 PERCY ST

Property Class
101 - RESID-SFR

Neighborhood
261205 PB05 Elliotborough-Cannonboro

Deed Acres
0.0900

Legal Description
Description -34 PERCY
PlatSuffix XXX-NONE PolTwp 004

Sales History

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<td>647</td>
<td>8/6/1996</td>
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</table>
PIN: 4600801072

This data is as-of 01-27-2022

The information on this page is for Tax Year 2021 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 2022 will not be displayed until later in 2022.

Value Info

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<th>Legal Residence</th>
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<td>$90</td>
<td>$164,220</td>
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<tr>
<td>Taxable/Use Value **</td>
<td>$164,130</td>
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<td>$164,220</td>
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Value History

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<td>Taxable/Use Value **</td>
<td>$164,220</td>
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<td>$9,860</td>
<td>$8,570</td>
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</tr>
</tbody>
</table>

* 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

<table>
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<tr>
<th>Extension</th>
<th>House Type</th>
<th>Year Built</th>
<th>Total Finished Living Area</th>
<th>Bedroom Count</th>
<th>Full Bath Count</th>
<th>Half Bath Count</th>
<th>Total Stories</th>
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<td>27 Charleston Single</td>
<td>1885</td>
<td>1428</td>
<td>3</td>
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Additional Improvements

No data available
Municipalities

City of Charleston
City of Folly Beach

Additional Resources
LINE 14 Mapped by Ward Book

LINE #4--Deed N273-647 conveys to Emily Maria Frayer for and during the term of her natural life and the remainder interest to James C. Frayer and William P. Fordham, 9-6-96 bld.
SURVEY NOTES

1. Reference Tax Map Number 460-08-01-072

2. Reference Deed Book W281 Page 876

3. Property Owner: James Royer & William Forham

4. Surveyor has made no investigation or independent search for evidence of record, and makes no representation as to the accuracy of any other evidence that may appear on record.

5. These lots have been checked against area FEMA maps and to the best of this surveyor's knowledge, said lot is located in Flood Zone X. FEMA map No. 4506862590, dated 10-29-2001.

6. It is the responsibility of the owner and/or builder to verify the flood zone with the governing municipality prior to design and construction.

7. TOTAL AREA: 0.003 Acres 4064 Sq.Ft.

BOUNDARY SURVEY
34 PERCY STREET
(TMS 460-08-01-072)
LOCATED
CITY OF CHARLESTON
CHARLESTON COUNTY; SOUTH CAROLINA

SURVEYOR'S STATEMENT

I hereby state that to the best of my knowledge, information, and belief, the survey shown herein was made in accordance with the requirements of the American Society of Land Surveyors for the preparation of boundary surveys and was performed in good faith.

Prepared by:
34 Percy Street
Charleston, SC 29403

Date:

34 PERCY ST.

# 050
Request conceptual approval alterations to historic house and bathhouse, new side porch (house) and exterior stair (bathhouse).

Category 1 & 3 | Harleston Village | c. 1840 | Old and Historic District
Agenda Item #4

Applicant’s Presentation
NO FEMA VARIANCES REQUIRED. EXISTING HOUSE IN BOTH X AND AE-10' FLOOD ZONES, WITH EXISTING 843.882.7623
PRELIMINARY APPROVAL GRANTED 01-14-22. NO VARIANCES OR SPECIAL EXCEPTIONS NEEDED SUBMITTED TO THE CITY OF CHARLESTON ON 12-09-21
ZONE X. THE NEW POOLHOUSE IS IN AE-10', WITH FFE AT 12'
SURVEY NOTES:
1. Property appears to be on lots 138 and 140 Wentworth St.
2. Survey is based on a magnetic north direction.
3. Survey shows the existing detached garage, existing bathhouse, and existing house.

BAR-S NOTES:
1. Notes pertinent to BAR-S review highlighted in red on the following pages.
2. The owner has submitted an application to combine the two lots. The following documents assume an approval of this application.

EXISTING DETACHED GARAGE
EXISTING BATHHOUSE
EXISTING HOUSE

OWNER SEEKING TO COMBINE 138 AND 140 WENTWORTH STREET

OF NOS. 138 WENTWORTH STREET (0.44 ACRES) AND 140 WENTWORTH STREET (0.11 ACRES)

CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA

PREPARED FOR RANDAZZO.
EXISTING CONDITIONS PHOTOS

LUCAS BOYD
9998 CHARLESTON, SC
02/11/22

UT OF TAE DD A TCHS OECHSA RREI GEEE IHCA ETS AT 101559

RANDAZZO RESIDENCE
138 + 140 WENTWORTH ST
CHARLESTON, SC 29401

OWNER: DANNY & CAITLIN RANDAZZO
26 BARRE ST
CHARLESTON, SC 29401

ARCHITECT/DESIGNER: BOYD ARCHITECTS
45 ISABELLA ST SUITE 120
CHARLESTON, SC 29403

STRUCTURAL: ROSEN & ASSOCIATES
65 BROAD STREET
CHARLESTON, SC 29401

LANDSCAPE: REMARK STUDIO
1859 SUMMERVILLE AVE
SUITE 550
CHARLESTON, SC 29405

INTERIORS: MELISSA RUFTY DESIGN
STUDIO
3806 MAGAZINE ST SUITE 1
NEW ORLEANS, LA 70115

CONTRACTOR: RENEW URBAN CHARLESTON
251 KING ST
CHARLESTON, SC 29401

The Architect retains all copyrights, all common law, statutory and other reserved rights for all drawings, specifications and documents prepared by the Architect. These drawings, specifications and documents are for the use solely with respect to the project. They are not to be used by the Owner, Contractor, any Sub-Contractor, or material or equipment supplier on any other project, or for additions to this project, without the specific written consent of the Architect.
EXISTING CONDITIONS
PHOTOS

LUCAS BOYD
9998
CHARLESTON, SC
02/11/22

RANDAZZO RESIDENCE
138 + 140 WENTWORTH ST
CHARLESTON, SC 29401

OWNER:
DANNY & CAITLIN RANDAZZO
26 BARRE ST
CHARLESTON, SC 29401

ARCHITECT/DESIGNER:
BOYD ARCHITECTS LLC
45 ISABELLA ST SUITE 120
CHARLESTON, SC 29403

STRUCTURAL:
ROSEN & ASSOCIATES
65 BROAD STREET
CHARLESTON, SC 29401

LANDSCAPE:
REMARK STUDIO
1859 SUMMERVILLE AVE
SUITE 550
CHARLESTON, SC 29405

INTERIORS:
MELISSA RUFTY DESIGN STUDIO
3806 MAGAZINE ST SUITE 1
NEW ORLEANS, LA 70115

CONTRACTOR:
RENEW URBAN CHARLESTON
251 1/2 KING ST
CHARLESTON, SC 29401

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EXISTING SITE PLAN NOTES:
1. REFER TO LANDSCAPE DRAWINGS FOR THE PLACEMENT, EXTENTS, DESIGN, AND DEMO OF LANDSCAPING ELEMENTS INCLUDING, BUT NOT LIMITED TO: DRIVEWAY, TREES, PLANTERS, POOL, POOL DECK, ARCHITECTURAL FENCING, AND EQUIPMENT STANDS.
2. PLACEMENT OF SITE ELEMENTS SHOWN HAVE BEEN DETERMINED BY WAY OF SURVEY PROVIDED BY OWNER, A COPY OF WHICH HAS BEEN INCLUDED IN THIS DRAWING SET ON G001 - REFER TO SURVEY FOR DEFINITIVE POSITION AND EXTENTS OF ALL EXISTING SITE ELEMENTS. SITING OF BUILDING ASSUMES ACCURACY OF SURVEY PROVIDED TO ARCHITECT BY OWNER.

BAR-S NOTES:
1. CHANGES SUBJECT TO BAR-S REVIEW ARE HIGHLIGHTED AND OUTLINED IN RED.
2. REFER TO LANDSCAPE ARCHITECT'S SUBMISSION FOR ALL EXISTING AND PROPOSED SITE ELEMENTS.

EXISTING POOL TO BE DEMOED
EXISTING SIDE STAIR TO BE DEMOED
7' NORTH SIDE SETBACK
6' EAST SIDE SETBACK
25' FRONT SETBACK
25' REAR SETBACK
9' WEST SIDE SETBACK
9' WEST SIDE SETBACK
70' FRONT ACCESSORY STRUCTURE SETBACK
FLOOD ZONE X
FLOOD ZONE AE-10
BAR-S TO REFER TO LANDSCAPE ARCHITECT'S SUBMISSION FOR ALL EXISTING AND PROPOSED SITE ELEMENTS
(GARAGE AND BATHHOUSE) ARE IN FLOOD ZONE X. THE NEW POOLHOUSE IS IN AE-10', WITH FFE AT 12'.

CODE-COMPLIANT AS-IS AND DOES NOT REQUIRE A FEMA VARIANCE. THE TWO REAR EXISTING STRUCTURES

OWNER SEEKING TO COMBINE THE TWO LOTS

EXISTING HOUSE IN BOTH X AND AE-10' FLOOD ZONES, WITH EXISTING FFE AT 12.3'-12.9'. THE PROJECT IS THUS

PROJECT INFORMATION

NAME OF PROJECT

X / AE-10' W/ DFE 12'

BUILDING CODE

2018 SC RESIDENTIAL BUILDING CODE + 2018 SC EXG BUILDING CODE

PERMITTING JURISDICTION

CITY OF CHARLESTON

UNHEATED AREA SF (BATHHOUSE)

2,820 SF (FIRST FLOOR) + 2,467 SF (SECOND FLOOR) = 5,287 SF

HEATED AREA SF (GARAGE)

246 SF (FIRST FLOOR) + 254 SF (SECOND FLOOR) = 500 SF

PIN / TAX MAP #

PROJECT ADDRESS

138 + 140 WENTWORTH, CHARLESTON, SC 29401

FRONT SETBACK

YES - OLD AND HISTORIC DISTRICT

BAR-S PURVIEW

NO CHANGE (EXISTING STRUCTURES) + 16'-7" (NEW POOLHOUSE)

4,691 SQ FT

BUILDING COVER

6'-0"

NORTH SIDE SETBACK

REAR SETBACK

25'-0"

WEST SIDE SETBACK

50' / 3 STORIES

ALLOWABLE LOT COVERAGE

01 01/14/22 BAR CONCEPT

ARCHITECTURAL SITE PLAN NOTES

BAR'S NOTES:

1. CHANGES SUBJECT TO BAR'S REVIEW ARE

2. BAR'S CONCERNS SUBJECT TO BAR'S REVIEW AND CONSIDERATION ARE

3. ARCHITECTURAL SITE ELEMENTS WITHIN THREE EXISTING STRUCTURES TO BE DEMO'D ARE:

NEW SINGLE-STORY POOL HOUSE

NEW WEST COVERED PORCH

NEW STAIR AND LANDING

ARCHITECTURAL SITE PLAN

SCALE: 3/32" = 1'

ARCHITECT'S SUBMISSION FOR

ARCHITECTURE:

RANDAZZO RESIDENCE

LANDSCAPE:

DANNY & CAITLIN RANDAZZO

ARCHITECT/DESIGNER:

RENEW URBAN CHARLESTON

MELISSA RUFTY DESIGN

BOYD ARCHITECTS

ARCHITECTS

OWNER:

ARCHITECT:

RANDAZZO RESIDENCE

ARCHITECT/DESIGNER:

RENEW URBAN CHARLESTON

MELISSA RUFTY DESIGN

BOYD ARCHITECTS

ARCHITECTS

OWNER:

ARCHITECT:

BOYD ARCHITECTS

ARCHITECT/DESIGNER:

RENEW URBAN CHARLESTON

MELISSA RUFTY DESIGN

BOYD ARCHITECTS

ARCHITECTS

OWNER:
EXISTING PLAN NOTES:

1. All existing conditions drawings have been provided to the Architect by the Contractor & Owner. General accuracy is assumed and the Architect is not responsible for any discrepancies between line work and built/existing conditions.

BAR-S NOTES:

1. Dashed areas represent proposed changes subject to BAR-S review. See next page for explanations of the proposed changes.
MAIN HOUSE SECOND FLOOR PLAN NOTES:
1. ALL EXISTING CONDITIONS DRAWINGS HAVE BEEN PROVIDED TO THE ARCHITECT BY THE CONTRACTOR AND OWNER. GENERAL ACCURACY IS ASSUMED AND ARCHITECT IS NOT RESPONSIBLE FOR ANY DISCREPANCIES BETWEEN LINEWORK AND BUILT/EXISTING CONDITIONS.
2. UNLESS NOTED OTHERWISE, DIMENSIONS SHOWN ARE TO EDGE OF FINISHED MATERIAL (DRYWALL) OR, IN SOME INSTANCES, TO AN ELEMENT'S CENTERLINE.
3. UNLESS NOTED OTHERWISE, CENTER DOOR OPENINGS ON WALLS OR PLACE 4-6" FROM CORNERS.
4. HVAC BY CONTRACTOR.

BAR-S NOTES:
1. CHANGES SUBJECT TO BAR-S REVIEW ARE HIGHLIGHTED AND OUTLINED IN RED.
2. EXISTING WALLS ARE SHOWN AS HATCHED.
3. ARCHITECTURAL EXTERIOR PLAN INTERVENTIONS LIMITED TO GROUND FLOOR PLAN AND ROOF PLAN. ARCHITECTURAL EXTERIOR PLAN INTERVENTIONS VISIBLE IN THE SECOND FLOOR PLAN ARE (1) THE DEMOLITION OF A NON-ORIGINAL CHIMNEY AND (2) THE ROOF OF THE NEW WEST SIDE PORCH.

PREVIOUSLY PROPOSED
REVISED

MAIN HOUSE SECOND FLOOR PLAN NOTES:
1. ALL EXISTING CONDITIONS DRAWINGS HAVE BEEN PROVIDED TO THE ARCHITECT BY THE CONSTRUCTION CONTRACTOR & OWNER. GENERAL ACCURACY IS ASSUMED AND ARCHITECT IS NOT RESPONSIBLE FOR ANY DISCREPANCIES BETWEEN LINEWORK AND BUILT/EXISTING CONDITIONS.
2. UNLESS NOTED OTHERWISE, DIMENSIONS SHOWN ARE TO EDGE OF FINISHED MATERIAL (DRYWALL) OR, IN SOME INSTANCES, TO AN ELEMENT'S CENTERLINE.
3. UNLESS NOTED OTHERWISE, CENTER DOOR OPENINGS ON WALLS OR PLACES 4-6" FROM CORNERS.
4. HVAC BY CONTRACTOR.

BAR-S NOTES:
1. CHANGES SUBJECT TO BAR-S REVIEW ARE HIGHLIGHTED AND OUTLINED IN RED.
2. EXISTING WALLS ARE SHOWN AS HATCHED.
3. ARCHITECTURAL EXTERIOR PLAN INTERVENTIONS LIMITED TO GROUND FLOOR PLAN AND ROOF PLAN. ARCHITECTURAL EXTERIOR PLAN INTERVENTIONS VISIBLE IN THE SECOND FLOOR PLAN ARE (1) THE DEMOLITION OF A NON-ORIGINAL CHIMNEY AND (2) THE ROOF OF THE NEW WEST SIDE PORCH.

CONTRACTOR TO PROVIDE SOUND-ATTENUATING INSULATION BETWEEN BATHROOMS.

OWNER: DANNY & CAITLIN RANDAZZO
26 BARRE ST
CHARLESTON, SC 29401

ARCHITECT/DESIGNER: BOYD ARCHITECTS
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3806 MAGAZINE ST SUITE 1
NEW ORLEANS, LA 70115

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251 KING ST
CHARLESTON, SC 29401

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PREVIOUSLY PROPOSED

MAIN HOUSE ROOF PLAN NOTES:
1. ALL EXISTING CONDITIONS DRAWINGS HAVE BEEN
   PROVIDED TO THE ARCHITECT BY THE CONTRACTOR
   & OWNER -- GENERAL ACCURACY IS ASSUMED AND
   ARCHITECT IS NOT RESPONSIBLE FOR ANY
   DISCREPANCIES BETWEEN LINEWORK AND
   BUILT/EXISTING CONDITIONS

BAR-S NOTES:
1. CHANGES SUBJECT TO BAR-S REVIEW ARE
   HIGHLIGHTED AND OUTLINED IN RED
2. ARCHITECTURAL EXTERIOR PLAN INTERVENTIONS
   LIMITED TO (1) THE STANDING SEAM ROOF OF THE
   NEW COVERED PORCH ON THE WEST FACADE AND
   (2) THE PAINTING OF THE EXISTING STANDING SEAM
   ROOF AT THE WEST FACADE REAR ENTRANCE (TO
   MATCH THE ROOF COLOR OF NEW WEST PORCH). IN
   ADDITION, (3) ALL CHIMNEYS TO BE RETAINED AS-IS
   WITH THE EXCEPTION OF THE NON-ORIGINAL
   CHIMNEY ON THE REAR SINGLE-STORY ADDITION

STANDING SEAM ROOF TO BE PAINTED TO MATCH
ROOF OF NEW WEST PORCH

NON-ORIGINAL CHIMNEY TO BE DEMOLISHED - ALL
OTHER CHIMNEYS TO BE RETAINED

PREVIOUSLY PROPOSED

STANDING SEAM ROOF OF NEW WEST PORCH
MAIN HOUSE ROOF PLAN NOTES:

1. ALL EXISTING CONDITIONS DRAWINGS HAVE BEEN PROVIDED TO THE ARCHITECT BY THE CONTRACTOR & OWNER -- GENERAL ACCURACY IS ASSUMED AND ARCHITECT IS NOT RESPONSIBLE FOR ANY DISCREPANCIES BETWEEN LINEWORK AND BUILT/EXISTING CONDITIONS

2. CONTRACTOR TO REPAIR ROOF AS NEEDED - ROOFING NOT VISIBLE FROM THE RIGHT-OF-WAY DUE TO PARAPET

BAR-S NOTES:

1. CHANGES SUBJECT TO BAR-S REVIEW AND APPROVAL ARE OUTLINED IN RED

2. ARCHITECTURAL INTERIOR PLAN INTERVENTIONS LIMITED TO (1) THE STANDING SEAM ROOF OF THE NEW COVERED PORCH ON THE WEST FACADE AND (2) THE PAINTING OF THE EXISTING STANDING SEAM ROOF AT THE WEST FACADE REAR ENTRANCE (TO MATCH THE ROOF COLOR OF NEW WEST PORCH). IN ADDITION, (3) ALL CHIMNEYS TO BE RETAINED AS-IS WITH THE EXCEPTION OF THE NON-ORIGINAL CHIMNEY ON THE REAR SINGLE-STORY ADDITION - STANDING SEAM ROOF TO BE PAINTED TO MATCH ROOF OF NEW WEST PORCH

NON-ORIGINAL CHIMNEY TO BE DEMOLISHED - ALL OTHER CHIMNEYS TO BE RETAINED

REVISED STANDING SEAM OF NEW COVERED PORCH ON THE WEST FACADE - NOW SHOWN AS HIPPED FOR THINNER SIDE PROFILE OF NEW WEST PORCH

CONSTRUCTION CHANGES TO BE DETERMINED - NOT OUTLINED IN RED BOUNDARY 11/24/21

SCALE: 1/4" = 1'

ISSUED:

FOR BAR REVIEW

ONLY

NOT FOR CONSTRUCTION
PREVIOUSLY APPROVED BY BAR-S
(CONCEPTUAL APPROVAL)
PREVIOUSLY APPROVED BY BAR-S
(CONCEPTUAL APPROVAL)
BATHHOUSE FLOOR PLAN NOTES:
1. ALL EXISTING CONDITIONS DRAWINGS HAVE BEEN PROVIDED TO THE ARCHITECT BY THE CONTRACTOR & OWNER -- GENERAL ACCURACY IS ASSUMED AND ARCHITECT IS NOT RESPONSIBLE FOR ANY DISCREPANCIES BETWEEN LINEWORK AND BUILT/EXISTING CONDITIONS
2. UNLESS NOTED OTHERWISE, DIMENSIONS SHOWN ARE TO EDGE OF FINISHED MATERIAL (DRYWALL) OR, IN SOME INSTANCES, TO AN ELEMENT'S CENTERLINE
3. UNLESS NOTED OTHERWISE, CENTER DOOR OPENINGS ON WALLS OR PLACE 4-6" FROM CORNERS
4. HVAC BY CONTRACTOR

BAR-S NOTES:
1. CHANGES SUBJECT TO BAR-S REVIEW ARE HIGHLIGHTED AND OUTLINED IN RED
2. EXISTING WALLS ARE SHOWN AS HATCHED
3. ARCHITECTURAL EXTERIOR PLAN INTERVENTIONS LIMITED TO (1) THE REPLACEMENT OF THE EXISTING HAND-CRIMPED METAL ROOF (TO MATCH THE ROOF COLOR OF NEW WEST PORCH, NEW GARAGE ROOF, NEW POOLHOUSE ROOF, ETC.); (2) THE INFILL OF ONE GROUND LEVEL LOUVER WITH A SOLID STUCCOED PANEL; (3) THE INFILL OF ONE GROUND LEVEL DOOR OPENING WITH A WINDOW; (4) THE INFILL OF A SECOND GROUND LEVEL DOOR OPENING WITH A SOLID STUCCOED PANEL; (5) A REDUCTION IN RISER COUNT AT THE GROUND LEVEL ENTRANCE TO ACCOMMODATE THE NEW DROP IN FLOORING INSIDE; AND (6) A NEW EXTERIOR STAIR AT THE SECOND FLOOR

NOTE: THIS IS THE BEST WAY TO PRESERVE THE VAULTED CEILING INSIDE WHILE ALSO BEING ABLE TO INSULATE THE ROOF - EXISTING ROOF STRUCTURE DOES NOT HAVE ENOUGH CAVITY SPACE FOR INSULATION

NEW HAND-CRIMPED STANDING SEAM ROOF (TO MATCH THE ROOF COLOR OF NEW WEST PORCH, NEW GARAGE ROOF, NEW POOLHOUSE ROOF, ETC.)
MAIN HOUSE SOUTH ELEVATION NOTES:
1. ALL EXISTING CONDITIONS DRAWINGS HAVE BEEN PROVIDED TO THE ARCHITECT BY THE CONTRACTOR & OWNER -- GENERAL ACCURACY IS ASSUMED AND ARCHITECT IS NOT RESPONSIBLE FOR ANY DISCREPANCIES BETWEEN LINEWORK AND BUILT/EXISTING CONDITIONS.

BAR-S NOTES:
1. CHANGES SUBJECT TO BAR-S REVIEW ARE HIGHLIGHTED AND OUTLINED IN RED
2. TYPICAL NOTE FOR ALL PROPOSED ELEVATIONS OF MAIN HOUSE - ALL EXISTING WINDOWS TO BE REPLACED WITH PERIOD-APPROPRIATE TRADITIONAL TDL SAPPELE WINDOWS. EXISTING WINDOWS DO NOT APPEAR TO BE ORIGINAL
3. TYPICAL NOTE FOR ALL PROPOSED ELEVATIONS OF MAIN HOUSE - EXISTING WORN FACADE ELEMENTS (E.G. DETERIORATING WOOD TRIM AND PEELING PAINT) TO BE REPAIRED AS NEEDED OR REPLACED IN KIND AS THE LAST RESORT
4. ARCHITECTURAL ELEVATION INTERVENTIONS LIMITED TO TYPICAL NOTE 2 AND NOTE 3 ABOVE AND (1) THE REPLACEMENT OF THE SOLID PANEL IN THE HISTORIC ENTRY DOOR WITH A PERIOD-APPROPRIATE GLASS PANEL. THE NEW WEST SIDE PORCH CAN BE SEEN IN THE BACKGROUND - SEE A204 AND A204B FOR MORE INFO

EXISTING SOLID PANEL TO BE REPLACED WITH PERIOD-APPROPRIATE GLASS TDL PANEL - EXISTING PANEL DOES NOT APPEAR TO BE ORIGINAL

NEW WEST SIDE PORCH - SEE A204 AND A204B FOR MORE INFO

PREVIOUSLY PROPOSED
MAIN HOUSE SOUTH ELEVATION NOTES:

1. ALL EXISTING CONDITIONS DRAWINGS HAVE BEEN PROVIDED TO THE ARCHITECT BY THE CONTRACTOR & OWNER -- GENERAL ACCURACY IS ASSUMED AND ARCHITECT IS NOT RESPONSIBLE FOR ANY DISCREPANCIES BETWEEN LINEWORK AND BUILT/EXISTING CONDITIONS.

BAR-S NOTES:

1. CHANGES SUBJECT TO BAR-S REVIEW ARE HIGHLIGHTED AND OUTLINED IN RED.
2. TYPICAL NOTE FOR ALL PROPOSED ELEVATIONS OF MAIN HOUSE - ALL EXISTING WINDOWS TO BE REPLACED WITH PERIOD-APPROPRIATE TRADITIONAL TDL SAPELE WINDOWS. EXISTING WINDOWS DO NOT APPEAR TO BE ORIGINAL.
3. TYPICAL NOTE FOR ALL PROPOSED ELEVATIONS OF MAIN HOUSE - EXISTING WORN FACADE ELEMENTS (E.G. DETERIORATING WOOD TRIM AND PEELING PAINT) TO BE REPAIRED AS NEEDED OR REPLACED IN KIND AS THE LAST RESORT.
4. ARCHITECTURAL ELEVATION INTERVENTIONS LIMITED TO TYPICAL NOTE 2 AND NOTE 3 ABOVE. THE NEW WEST SIDE PORCH CAN BE SEEN IN THE BACKGROUND - SEE A204 AND A204B FOR MORE INFO.

NEW WEST SIDE PORCH - SEE A204 AND A204B FOR MORE INFO.
PREVIOUSLY APPROVED BY BAR-S
(CONCEPTUAL APPROVAL)
PREVIOUSLY APPROVED BY BAR-S (CONCEPTUAL APPROVAL)
PREVIOUSLY APPROVED BY BAR-S

(CONCEPTUAL APPROVAL)
EXISTING ELEVATION NOTES:
1. ALL EXISTING CONDITIONS DRAWINGS HAVE BEEN PROVIDED TO THE ARCHITECT BY THE CONSTRUCTION ARCHITECT & OWNER & ARE ACCURATE. ANY DISCREPANCIES BETWEEN LINEWORK & BUILT CONDITIONS ARE THE RESPONSIBILITY OF THE OWNER & CONTRACTOR.

BAR-S NOTES:
1. DASHED AREAS REPRESENT PROPOSED CHANGES SUBJECT TO BAR-S REVIEW. SEE NEXT PAGE FOR EXPLANATION OF THE PROPOSED CHANGES.
PREVIOUSLY PROPOSED

TYPICAL NOTE FOR ALL PROPOSED ELEVATIONS

SEE BAR-S NOTES 2 & 3

EXISTING STANDING SEAM ROOF TO BE PAINTED TO MATCH ROOF OF MAIN HOUSE WEST ELEVATION.

NEW WEST SIDE PORCH, NEW SCALE: 1/4" = 1' BATHHOUSE ROOF, NEW POOLHOUSE ROOF, NEW GARAGE ROOF, ETC.; AND WROUGHT IRON/METAL FINISHES TO MATCH EXISTING STANDING SEAM ROOF AT THE REAR ENTRANCE; (2) A NEW AND PERIOD-APPROPRIATE TRADITIONAL TDL SAPELE WINDOWS. EXISTING WINDOWS DO NOT APPEAR TO BE ORIGINAL.

DEMOlITION OF REAR ENTRY STAIR AND LANDING; (5) THE DEMOLITION OF NON-ORIGINAL CHIMNEY AT REAR STREET)

SINGLE-STORY ADDITION - ALL OTHER CHIMNEYS TO BE RETAINED (LIMITED TO NO VISIBILITY FROM THE STREET)

THE PAINTING OF AN EXISTING STANDING SEAM ROOF TO MATCH NEW FINISHED GRADE @ 9.5'-10'

FIRST FLOOR @ 12.3'-12.9" SECOND FLOOR TO HAVE STUCCOED SIDES AND RISERS TO MATCH EXISTING STUCCO; STONE TREADS AND WROUGHT IRON HANDRAIL DETAIL INSPIRED BY EXISTING ARCHITECTURAL ELEMENTS - SEE A204B FOR MORE INFO AND LANDING - NEW STAIR TO HAVE STUCCOED SIDES AND RISERS TO MATCH EXISTING STUCCO; STONE TREADS; AND WROUGHT IRON HANDRAIL DETAIL INSPIRED BY EXISTING ARCHITECTURAL ELEMENTS - SEE A204B FOR MORE INFO

ARCHITECTURAL ELEVATION INTERVENTIONS HIGHLIGHTED AND OUTLINED IN RED

RESTORATION OF THREE PAIRS OF FRENCH DOORS

NOTE 2 AND NOTE 3

LIMITED TO TYPICAL KIND AS THE LAST RESORT

DISCREPANCIES BETWEEN LINEWORK AND B.O. STRUCTURE & OWNER -- GENERAL ACCURACY IS ASSUMED AND PROVIDED TO THE ARCHITECT BY THE CONTRACTOR

ARCHITECT IS NOT RESPONSIBLE FOR ANY MATERIAL OR EQUIPMENT SUPPLIER ON ANY OTHER REASON FOR BAR REVIEW ARE

NOT FOR BAR REVIEW

ARCHITECT/DESIGNER:

RANDAZZO & ASSOCIATES

REMARK STUDIO

MELISSA RUFTY DESIGN

RENEW URBAN CHARLESTON

INTERIORS:

BOYD ARCHITECTS

BOYD INTERIORS

RANDAZZO RESIDENCE

31 | A204X

ISSUED:

DATE: 2/11/2022

CHECKED BY: LB

CONTRACTOR:

70115

STUDIO

CHARLESTON, SC

843.729.1274

1859 SUMMERVILLE AVE

138 + 140 WENTWORTH ST

CHARLESTON, SC

SUITE 550

29405

29401

29403

26 BARRE ST

CHARLESTON, SC

29401

29401
MAIN HOUSE WEST ELEVATION NOTES:

1. CHANGES SUBJECT TO BAR-S REVIEW ARE HIGHLIGHTED AND OUTLINED IN RED.

2. ALL EXISTING CONDITIONS DRAWINGS HAVE BEEN PROVIDED TO THE ARCHITECT BY THE CONTRACTOR.

3. ARCHITECT/DESIGNER IS NOT RESPONSIBLE FOR ANY DISCREPANCIES BETWEEN LINEWORK AND BUILT/EXISTING CONDITIONS.

4. IMAGES ABOVE; (1) THREE PAIRS OF FRENCH DOORS RESTORED TO FULL OPERABILITY; AND (2) A NEW COVERED PORCH AT EXISTING STAIR AND LANDING - PORCH TO HAVE STUCCOED SIDES AND MORE DELICATE PORCH AT EXISTING STAIR AND LANDING - NEW STAIR AND LANDING TO HAVE STUCCOED SIDES AND STONE TREADS; AND WROUGHT IRON HANDRAIL DETAIL INSPIRED BY EXISTING ARCHITECTURAL ELEMENTS - SEE A204B FOR MORE INFO.

5. NEW FULL-LITE ENTRY DOOR (TRADITIONAL PERIOD-APPROPRIATE TDL Sapele Door) TO BE PAINTED TO MATCH ROOF OF MAIN HOUSE WEST ELEVATION NOTES:

6. CHANGES SUBJECT TO BAR-S REVIEW ARE HIGHLIGHTED AND OUTLINED IN RED.

7. ALL EXISTING CONDITIONS DRAWINGS HAVE BEEN PROVIDED TO THE ARCHITECT BY THE CONTRACTOR.

8. ARCHITECT/DESIGNER IS NOT RESPONSIBLE FOR ANY DISCREPANCIES BETWEEN LINEWORK AND BUILT/EXISTING CONDITIONS.

BAR-S NOTES:

1. CHANGES SUBJECT TO BAR-S REVIEW ARE HIGHLIGHTED AND OUTLINED IN RED.

2. ALL EXISTING CONDITIONS DRAWINGS HAVE BEEN PROVIDED TO THE ARCHITECT BY THE CONTRACTOR.

3. ARCHITECT/DESIGNER IS NOT RESPONSIBLE FOR ANY DISCREPANCIES BETWEEN LINEWORK AND BUILT/EXISTING CONDITIONS.

4. IMAGES ABOVE; (1) THREE PAIRS OF FRENCH DOORS RESTORED TO FULL OPERABILITY; AND (2) A NEW COVERED PORCH AT EXISTING STAIR AND LANDING - PORCH TO HAVE STUCCOED SIDES AND MORE DELICATE PORCH AT EXISTING STAIR AND LANDING - NEW STAIR AND LANDING TO HAVE STUCCOED SIDES AND STONE TREADS; AND WROUGHT IRON HANDRAIL DETAIL INSPIRED BY EXISTING ARCHITECTURAL ELEMENTS - SEE A204B FOR MORE INFO.

5. NEW FULL-LITE ENTRY DOOR (TRADITIONAL PERIOD-APPROPRIATE TDL Sapele Door) TO BE PAINTED TO MATCH ROOF OF MAIN HOUSE WEST ELEVATION NOTES:

6. CHANGES SUBJECT TO BAR-S REVIEW ARE HIGHLIGHTED AND OUTLINED IN RED.

7. ALL EXISTING CONDITIONS DRAWINGS HAVE BEEN PROVIDED TO THE ARCHITECT BY THE CONTRACTOR.

8. ARCHITECT/DESIGNER IS NOT RESPONSIBLE FOR ANY DISCREPANCIES BETWEEN LINEWORK AND BUILT/EXISTING CONDITIONS.

BAR-S NOTES:

1. CHANGES SUBJECT TO BAR-S REVIEW ARE HIGHLIGHTED AND OUTLINED IN RED.

2. ALL EXISTING CONDITIONS DRAWINGS HAVE BEEN PROVIDED TO THE ARCHITECT BY THE CONTRACTOR.

3. ARCHITECT/DESIGNER IS NOT RESPONSIBLE FOR ANY DISCREPANCIES BETWEEN LINEWORK AND BUILT/EXISTING CONDITIONS.

4. IMAGES ABOVE; (1) THREE PAIRS OF FRENCH DOORS RESTORED TO FULL OPERABILITY; AND (2) A NEW COVERED PORCH AT EXISTING STAIR AND LANDING - PORCH TO HAVE STUCCOED SIDES AND MORE DELICATE PORCH AT EXISTING STAIR AND LANDING - NEW STAIR AND LANDING TO HAVE STUCCOED SIDES AND STONE TREADS; AND WROUGHT IRON HANDRAIL DETAIL INSPIRED BY EXISTING ARCHITECTURAL ELEMENTS - SEE A204B FOR MORE INFO.

5. NEW FULL-LITE ENTRY DOOR (TRADITIONAL PERIOD-APPROPRIATE TDL Sapele Door) TO BE PAINTED TO MATCH ROOF OF MAIN HOUSE WEST ELEVATION NOTES:

6. CHANGES SUBJECT TO BAR-S REVIEW ARE HIGHLIGHTED AND OUTLINED IN RED.

7. ALL EXISTING CONDITIONS DRAWINGS HAVE BEEN PROVIDED TO THE ARCHITECT BY THE CONTRACTOR.

8. ARCHITECT/DESIGNER IS NOT RESPONSIBLE FOR ANY DISCREPANCIES BETWEEN LINEWORK AND BUILT/EXISTING CONDITIONS.
PREVIOUSLY PROPOSED

BAR-S NOTES:
1. THE PROPOSED DESIGN WAS INSPIRED BY EXISTING ELEMENTS ON THE MAIN HOUSE (WROUGHT IRON ELEMENTS, BLACK VS. WHITE COLOR Palette, CURVED ARCHITECTURAL ELEMENTS, SYMMETRY) - BAR-S TO REFER TO ADJACENT IMAGES

RENDERINGS NOTES:
- RENDERINGS ARE ILLUSTRATIVE AND DO NOT REPRESENT FINAL DIMENSIONS OR DETAILING - SEE A500 SERIES FOR DETAILS

STANDING SEAM ROOF TO MATCH NEW BATHHOUSE ROOF, NEW POOLHOUSE ROOF, NEW GARAGE ROOF, ETC.

PREVIOUSLY PROPOSED
**RENDERINGS NOTES:**

1. Renderings are illustrative and do not represent final dimensions or detailing - see A500 series for details.

**BAR-S NOTES:**

1. The proposed design was inspired by existing details on the main house (wrought iron elements, black vs. white color palette, curved architectural elements, and symmetry) - bar-s to refer to adjacent images.

- **Inspiration - Curved Arch. Elements**
- **Inspiration - Symmetry**
- **Inspiration - Dark Wrought-Iron Elements**
- **More Delicate Curved Bracket Detail (Referencing Lunette Windows and New Brackets at Garage)**
- **Curved Metal Picket Detail**
- **Thinner 6" Fascia and Hipped Standing Seam Roof for Thinner Side Profile**
- **Revised Column Base**
- **Thinner 6" Steel Columns with 2 Separate Recessed Panels and "Capital" Detail**
- **Light-Colored Ceiling"**

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PREVIOUSLY APPROVED BY BAR-S
(CONCEPTUAL APPROVAL)
PREVIOUSLY APPROVED BY BAR-S (CONCEPTUAL APPROVAL)
PREVIOUSLY APPROVED BY BAR-S (CONCEPTUAL APPROVAL)

GARAGE EAST ELEVATION

NOTES:
1. ALL EXISTING CONDITIONS DRAWINGS HAVE BEEN PROVIDED TO THE ARCHITECT BY THE CONTRACTOR & OWNER -- GENERAL ACCURACY IS ASSUMED AND ARCHITECT IS NOT RESPONSIBLE FOR ANY DISCREPANCIES BETWEEN LINEWORK AND BUILT/EXISTING CONDITIONS

BAR-S NOTES:
1. CHANGES SUBJECT TO BAR-S REVIEW ARE HIGHLIGHTED AND OUTLINED IN RED
2. TYPICAL NOTE FOR ALL PROPOSED ELEVATIONS OF GARAGE - EXISTING WORN FACADE ELEMENTS (E.G. DETERIORATING WOOD TRIM AND PEELING PAINT) TO BE REPAIRED AS NEEDED OR REPLACED IN KIND AS THE LAST RESORT
3. ARCHITECTURAL ELEVATION INTERVENTIONS LIMITED TO TYPICAL NOTE 2 ABOVE; (1) THE PAINTING OF THE NON-HISTORIC BROWN BRICK WITH A WHITE MINERAL PAINT; (2) THE REMOVAL OF THE EXISTING SIDE PORCH; (3) THE REPLACEMENT OF THE SECOND FLOOR ENTRY DOOR WITH A WINDOW; (4) THE REPLACEMENT OF THE GROUND FLOOR ENTRY DOOR WITH A NEW FULL-LITE DOOR; AND (5) THE REPLACEMENT OF THE EXISTING ASPHALT SHINGLE ROOF WITH A HAND-CRIMPED STANDING SEAM ROOF (TO MATCH NEW BATHHOUSE ROOF, NEW POOLHOUSE ROOF, NEW WEST SIDE PORCH ROOF, ETC.)

NEW FULL-LITE ENTRY DOOR IN EXISTING OPENING (TO MATCH EXISTING ADJACENT WINDOW STYLE)
NEW HAND-CRIMPED STANDING SEAM ROOF (TO MATCH NEW POOLHOUSE ROOF, NEW WEST SIDE PORCH ROOF, ETC.)

SEE BAR-S NOTE 2
SEE BAR-S NOTE 3(2)
NEW DOOR CANOPY - SEE A207B FOR MORE INFO
SEE BAR-S NOTE 2
NEW WINDOW IN EXISTING DOOR OPENING (TO MATCH EXISTING ADJACENT WINDOW STYLE) W/ BRICK INFILL BELOW EXISTING NON-HISTORIC BRICK TO BE PAINTED WITH WHITE MINERAL PAINT
EXISTING SIDE PORCH IN DISREPAIR AND TO BE ELIMINATED
NEW WINDOW IN EXISTING DOOR OPENING (TO MATCH EXISTING ADJACENT WINDOW STYLE) W/ BRICK INFILL BELOW EXISTING NON-HISTORIC BRICK TO BE PAINTED WITH WHITE MINERAL PAINT
EXISTING SIDE PORCH IN DISREPAIR AND TO BE ELIMINATED
NEW HAND-CRIMPED STANDING SEAM ROOF (TO MATCH NEW POOLHOUSE ROOF, NEW WEST SIDE PORCH ROOF, ETC.)

PREVIOUSLY APPROVED BY BAR-S (CONCEPTUAL APPROVAL)
PREVIOUSLY APPROVED BY BAR-S (CONCEPTUAL APPROVAL)
PREVIOUSLY APPROVED BY BAR-S
(CONCEPTUAL APPROVAL)
PREVIOUSLY APPROVED BY BAR-S (CONCEPTUAL APPROVAL)

BAR-S NOTES:
1. The proposed redesign was inspired by existing detailing on the main house - BAR-S to refer to adjacent images. It is also intended to mirror the new west covered porch and new poolhouse in materiality and color palette - BAR-S to refer to A204B and A405B

PRECEDENT - PAINTED WHITE BRICK
PRECEDENT - CHARCOAL STANDING SEAM
INSPIRATION - CURVED ARCH. ELEMENTS
INSPIRATION - CURVED ARCH. ELEMENTS
INSPIRATION - DARK WROUGHT-IRON ELEMENTS
CURVED METAL BRACKETS TO MATCH METAL BRACKETS AT NEW WEST SIDE PORCH ON MAIN HOUSE - SEE A204B
NEW HAND-CRIMPED STANDING SEAM ROOF (TO MATCH NEW POOLHOUSE ROOF, NEW WEST SIDE PORCH ROOF, ETC.)
BLACK VS. WHITE COLOR PALETTE INSPIRED BY MAIN HOUSE
PREVIOUSLY PROPOSED

**BATHHOUSE ELEVATION NOTES:**

1. The proposed hand-crimped roof is now a metal roof.
2. Provided to the architect by the contractor.
3. The minimum number of one ground level door opening.
4. The replacement of the existing hand-crimped roof.

**BATHHOUSE ELEVATION BAR-S NOTES:**

1. **ALL EXISTING CONDITIONS DRAWINGS HAVE BEEN HIGHLIGHTED AND OUTLINED IN RED.**
2. The minimum number of one ground level door opening.
3. The replacement of the existing hand-crimped roof.
4. The replacement of the existing hand-crimped roof.

**BAR-S NOTES:**

1. **ALL EXISTING CONDITIONS DRAWINGS HAVE BEEN HIGHLIGHTED AND OUTLINED IN RED.**
2. The minimum number of one ground level door opening.
3. The replacement of the existing hand-crimped roof.
4. The replacement of the existing hand-crimped roof.
BATHHOUSE ELEVATIONS

44 | A208

SCALE: 1/4" = 1'

1. BATHHOUSE SOUTH ELEVATION

LUCAS BOYD
9998 CHARLESTON, SC
02/11/22

LTD
OF
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BOYD
ARCHITECTS LLC

DATE: 2/11/2022
DRAWN BY: RBG/LB
CHECKED BY: LB

RANDAZZO RESIDENCE
138 + 140 WENTWORTH ST
CHARLESTON, SC 29401

OWNER:
DANNY & CAITLIN RANDAZZO
26 BARRE ST
CHARLESTON, SC 29401

ARCHITECT/DESIGNER:
BOYD ARCHITECTS
45 ISABELLA ST SUITE 120
CHARLESTON, SC 29403

STRUCTURAL:
ROSEN & ASSOCIATES
65 BROAD STREET
CHARLESTON, SC 29401

LANDSCAPE:
REMARK STUDIO
1859 SUMMERVILLE AVE
SUITE 550
CHARLESTON, SC 29405

INTERIORS:
MELISSA RUFTY DESIGN STUDIO
3806 MAGAZINE ST SUITE 1
NEW ORLEANS, LA 70115

CONTRACTOR:
RENEW URBAN CHARLESTON
251 KING ST
CHARLESTON, SC 29401

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BOYD ARCHITECTS
45 Isabella St, Suite 120
Charleston, SC
843.729.1274
www.boyd-architects.com

ISSUED:
FOR BAR REVIEW
ONLY

NOT FOR
CONSTRUCTION

BATHHOUSE ELEVATION NOTES:

1. ALL EXISTING CONDITIONS DRAWINGS HAVE BEEN PROVIDED TO THE ARCHITECT BY THE CONTRACTOR & OWNER -- GENERAL ACCURACY IS ASSUMED AND ARCHITECT IS NOT RESPONSIBLE FOR ANY DISCREPANCIES BETWEEN LINEWORK AND BUILT/EXISTING CONDITIONS

BAR-S NOTES:

1. CHANGES SUBJECT TO BAR-S REVIEW ARE HIGHLIGHTED AND OUTLINED IN RED
2. TYPICAL NOTE FOR ALL PROPOSED ELEVATIONS OF BATHHOUSE - ALL EXISTING WINDOWS TO BE REPLACED WITH PERIOD-APPROPRIATE TRADITIONAL TDL SAPELE WINDOWS. EXISTING WINDOWS DO NOT APPEAR TO BE ORIGINAL
3. TYPICAL NOTE FOR ALL PROPOSED ELEVATIONS OF BATHHOUSE - EXISTING WORN FACADE ELEMENTS (E.G. DETERIORATING WOOD TRIM AND PEELING PAINT) TO BE REPAIRED AS NEEDED OR REPLACED IN KIND AS THE LAST RESORT
4. ARCHITECTURAL ELEVATION INTERVENTIONS LIMITED TO TYPICAL NOTE 2 AND NOTE 3 ABOVE; (1) A REDUCTION IN RISER COUNT AT THE GROUND LEVEL ENTRANCE TO ACCOMMODATE THE NEW DROP IN FLOORING INSIDE; (2) A NEW FULL-LITE ENTRY DOOR; (3) THE INFILL OF ONE GROUND LEVEL DOOR OPENING WITH A WINDOW; AND (4) A NEW EXTERIOR STAIR - SEE A209 AND A209B FOR MORE INFO

EXISTING ROOF INTERVENTIONS

EXISTING ROOF INTERVENTIONS

2ND & 3RD RISERS ELIMINATED AT EXISTING ENTRY AND NEW FULL-LITE PERIOD-APPROPRIATE ENTRY DOOR

NEW EXTERIOR STAIR - SEE A209 AND A209B FOR MORE INFO (LIMITED TO NO VISIBILITY FROM THE STREET)

SEE BAR-S NOTE 3
SEE BAR-S NOTE 3

REVISED
EXISTING ELEVATION NOTES:

1. ALL EXISTING CONDITIONS DRAWINGS HAVE BEEN PROVIDED TO THE ARCHITECT BY THE CONTRACTOR & OWNER -- GENERAL ACCURACY IS ASSUMED AND ARCHITECT IS NOT RESPONSIBLE FOR ANY DISCREPANCIES BETWEEN LINEWORK AND BUILT/EXISTING CONDITIONS.

BAR-S NOTES:

1. DASHED AREAS REPRESENT PROPOSED CHANGES SUBJECT TO BAR-S REVIEW. SEE NEXT PAGE FOR EXPLANATIONS OF THE PROPOSED CHANGES.
PREVIOUSLY PROPOSED

BAR-S NOTES:

1. Archival records suggest the Bathhouse (portion of the 1821 house) was completed in the 1830s and 1840s.
2. Architectural analysers will confirm the original footprint, elevation, and other elements.
3. The Bathhouse serves as a reminder of the social, economic, and cultural context of the time.
4. The Bathhouse is a significant historic building located in the heart of the city.

NOTE 3

BATHHOUSE NORTH ELEVATION

NOTE 4

BATHHOUSE ELEVATION NOTES:

1. The Bathhouse is a historic building located in the heart of the city.
2. The Bathhouse serves as a reminder of the social, economic, and cultural context of the time.
3. The Bathhouse is a significant historic building located in the heart of the city.
4. The Bathhouse is a historic building located in the heart of the city.

NOTE 7

BATHHOUSE WEST ELEVATION
Bathhouse Elevations

47 | A209

Lucas Boyd
9998 Charleston, SC
02/11/22

Randazzo Residence
138 + 140 Wentworth St
Charleston, SC 29401

Owner: Danny & Caitlin Randazzo
26 Barre St
Charleston, SC 29401

Architect/Designer: Boyd Architects
45 Isabella St Suite 120
Charleston, SC 29403

Structural: Rosen & Associates
65 Broad Street
Charleston, SC 29401

Landscape: Remark Studio
1859 Summerville Ave Suite 550
Charleston, SC 29405

Interiors: Melissa Rufty Design Studio
3806 Magazine St Suite 1
New Orleans, LA 70115

Contractor: Renew Urban Charleston
251 1/2 King St
Charleston, SC 29401

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Bathhouse Elevation Notes:
1. All existing conditions drawings have been provided to the architect by the contractor & owner -- general accuracy is assumed and architect is not responsible for any discrepancies between line work and built/existing conditions.

Bar-S Notes:
1. Changes subject to Bar-S review are highlighted and outlined in red.
2. Typical note for all proposed elevations of Bathhouse - all existing windows to be replaced with period-appropriate traditional TDL sapele windows. Existing windows do not appear to be original.
3. Typical note for all proposed elevations of Bathhouse - existing worn facade elements (e.g. deteriorating wood trim and peeling paint) to be repaired as needed or replaced in kind as the last resort.
4. Architectural elevation interventions limited to note 2 above; (1) the infill of the ground level louver with a solid stuccoed panel; (2) the infill of one ground level door opening with a window; (3) the infill of the second ground level door opening with a solid stuccoed panel; and (4) a new exterior stair inspired by the existing wrought iron second floor new entry stair and landing to match existing simple wrought-iron pickets on the second floor (limited to no visibility from the street).

New entry to be eliminated and replaced with a solid stuccoed panel.

Existing roof structure.

Existing roof structure.
PREVIOUSLY PROPOSED

RANDAZZO RESIDENCE
138 + 140 WENTWORTH ST
CHARLESTON, SC 29401

OWNER:
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26 BARRE ST
CHARLESTON, SC 29401

ARCHITECT/DESIGNER:
BOYD ARCHITECTS LLC
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CHARLESTON, SC 29403

STRUCTURAL:
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65 BROAD STREET
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RENDERINGS NOTES:
1. RENDERINGS ARE ILLUSTRATIVE AND DO NOT REPRESENT FINAL DIMENSIONS OR DETAILING - SEE A500 SERIES FOR DETAILS

BAR-S NOTES:
1. THE PROPOSED DESIGN WAS INSPIRED BY EXISTING DETAILING ON THE BATHHOUSE. BAR-S TO REFER TO ADJACENT IMAGES

INSPIRATION - DARK WROUGHT-IRON ELEMENTS
INTERIOR VAULTED CEILING
DARK GRAY HAND-CRIMPED ROOF AT 144 WENTWORTH
NEW ENTRY STAIR TO MATCH EXISTING SIMPLE WROUGHT-IRON PICKETS ON THE SECOND FLOOR (WOOD STAIR TREADS AND LANDING) (LIMITED TO NO VISIBILITY FROM THE STREET)
EXISTING STANDING SEAM ROOF TO BE REPLACED IN KIND WITH HAND-CRIMPED STANDING SEAM ROOF THAT MATCHES COLOR OF NEW SIDE PORCH ROOF, GARAGE ROOF, POOLHOUSE ROOF, ETC.
NOTE: THIS IS THE BEST WAY TO INFURM THE EXISTING ROOF STRUCTURE. HAND-CRIMPED ROOF WILL NOT NEED INSULATION AND WILL NOT NEED ROOF GUTTERS OR DOWNSPOUTS FOR WATERSHED
EXISTING STANDING SEAM ROOF WILL NEED TO MATCH EXISTING MATERIALS AND BEAT AN EXTRA EDGE ON THE ROOF. TATIONS SHOWN SHOULD BE FOR INSULATION. OLD ROOF TO BE DEMOLISHED FROM THE STREET
EXISTING STANDING SEAM ROOF WILL NEED TO MATCH EXISTING MATERIALS AND BEAT AN EXTRA EDGE ON THE ROOF. TATIONS SHOWN SHOULD BE FOR INSULATION. OLD ROOF TO BE DEMOLISHED FROM THE STREET
RENDERINGS NOTES:
RENDERINGS ARE ILLUSTRATIVE AND DO NOT REPRESENT FINAL DIMENSIONS OR DETAILING - SEE A500 SERIES FOR DETAILS.

BAR-S NOTES:
THE PROPOSED DESIGN WAS INSPIRED BY EXISTING DETAILING ON THE BATHHOUSE. BAR-S TO REFER TO ADJACENT IMAGES.

EXISTING ROOF TO MATCH SIMPLE WROUGHT-IRON PICKETS ON THE SECOND FLOOR DECKS. LIMIT TO NO VISIBILITY FROM THE STREET.
PREVIOUSLY APPROVED BY BAR-S (CONCEPTUAL APPROVAL)
PREVIOUSLY APPROVED BY BAR-S (CONCEPTUAL APPROVAL)
PREVIOUSLY APPROVED BY BAR-S (CONCEPTUAL APPROVAL)

POOLHOUSE ELEVATION NOTES:
1. CONTRACTOR TO REFERENCE WALL SECTIONS FOR DEFINITIVE BUILDING HEIGHTS

BAR-S NOTES:
1. THE PROPOSED DESIGN IS INSPIRED BY EXISTING DETAILS ON THE MAIN HOUSE (WROUGHT IRON ELEMENTS, BLACK VS. WHITE COLOR PALETTE, MONUMENTALITY, AND SYMMETRY), BAR-S TO REFER TO A405B

BRICK PAINTED WITH WHITE MINERAL PAINT (TO MATCH NEW GARAGE FINISH)
- BRICK PILASTERS AND DETAILING INSPIRED BY EXISTING DETAILING ON THE MAIN HOUSE (SEE A405B)

PASS-THROUGH AREA FROM LAWN TO POOL DECK
STAIR FINISH TO MATCH POOL DECK MATERIALITY
CLIMBER VINE CABLE SYSTEM AT RECESSED BRICK PANELS BETWEEN PILASTERS

SCALE: 1/2" = 1'

FINISHED FLOOR / DFE @ 12.0'
FINISHED GRADE @ 11.0'
BFE @ 10.0'

9'-0"  16'-7"

SOLDIER COURSE
ROWLOCK COURSE, TYP.
ROWLOCK 'WATER TABLE', TYP.

SOLDIER COURSE WITH RECESSED DENTIL EFFECT, TYP. - SEE A405B

DARK CEILING TREATMENT, TYP. - SEE A405B

PREVIOUSLY APPROVED BY BAR-S
(CONCEPTUAL APPROVAL)
PREVIOUSLY APPROVED BY BAR-S
(CONCEPTUAL APPROVAL)
PREVIOUSLY APPROVED BY BAR-S
(CONCEPTUAL APPROVAL)
PREVIOUSLY APPROVED BY BAR-S (CONCEPTUAL APPROVAL)

BAR-S NOTES:

1. THE PROPOSED DESIGN IS INSPIRED BY EXISTING DETAILING ON THE MAIN HOUSE (WROUGHT IRON ELEMENTS, BLACK VS. WHITE COLOR PALETTE, MONUMENTALITY, AND SYMMETRY) - BAR-S TO REFER TO ADJACENT IMAGES. IT IS ALSO INTENDED TO MIRROR THE NEW WEST SIDE PORCH AND REVISED GARAGE IN MATERIALITY AND COLOR PALETTE - BAR-S TO REFER TO A204B AND A207B (GARAGE RENDERING (POOL-FACING))

2. BAR-S NOTES:

- PRECEDENT - CHARCOAL STANDING SEAM
- HAND-CRIMPED STANDING SEAM
- ROOF TO MATCH COLOR OF NEW WEST SIDE PORCH ON MAIN HOUSE AND NEW GARAGE
- BLACK VS. WHITE COLOR PALETTE INSPIRED BY MAIN HOUSE AND GARAGE - SEE A204B AND A207B
- SIMPLIFIED DENTIL MOLDING AND ENGAGED PILASTERS INSPIRED BY MAIN HOUSE - SEE PICTURES ABOVE

RENDERINGS NOTES:

1. RENDERINGS ARE ILLUSTRATIVE AND DO NOT REPRESENT FINAL DIMENSIONS OR DETAILING - SEE A500 SERIES FOR DETAILS PREVIOUSLY APPROVED BY BAR-S (CONCEPTUAL APPROVAL)
PREVIOUSLY APPROVED BY BAR-S
(CONCEPTUAL APPROVAL)
Agenda Item #5

76 Rutledge Avenue
TMS # 457-03-04-084

Request removal of multiple roofing types, to reroof with architectural shingles.

Category 4  |  Harleston Village  |  Old and Historic District
Agenda Item #5

Applicant’s Presentation
Replacing a Failing Roof

76 Rutledge Ave
Tiles at roof edge fall on busy public sidewalk

Slate tiles fall into neighbor’s driveway, damaging car

Insurance refuses to cover any injury or damage due to falling tiles

Another tile falls into neighbor’s driveway

UNK

May 2021

Jun 2021

Dec 2021

Today
An unusual hodgepodge of roofing materials...

1. Asphalt Shingles
2. Slate Tiles
3. Copper
... that isn’t pretty
South face (1)
South face (2)
Worn tiles
Old patchwork repairs
Property is currently majority non-slate

Slate: 45%
Non-Slate: 55%
Neighboring properties

Asphalt Shingles

Copper

Copper

Copper

Copper
Our request:

We are kindly requesting to remove the dangerous slate tiles and replace with asphalt dimensional shingles to match the rest of the roof.
Property is currently majority non-slate
Proposed roofing material

Charcoal Gray

CertainTeed Landmark Dimensional Shingles
Agenda Item #6

40 Charlotte Street
TMS # 459-13-01-103

Request hardscape elements.

Category 2  |  Mazyck-Wraggborough  |  Old and Historic District
Agenda Item #6

Applicant’s Presentation
Agenda Item #7

33 Moultrie Street
TMS # 460-03-02-152

Requesting restoration of after-the-fact demolition of historic features of building, including canted storefront, and accessory structure.

Not Rated  | North Central  |     c. 1914     | Historic Materials Demolition Purview
Agenda Item #7

Applicant’s Presentation
NEW: Remove scroll steel flat columns, replace with wood columns, historically appropriate.

Restore storefront including detailing, trim, door, bargeboard and spindles.

NEW: Remove broken tile on retaining wall, porch and stairs. Restore to original stucco.

Restore roofline/remove parapet added.

Remove block foundation and restore original configuration.

NEW: Remove and reinstall original windows, as true divided light, single pane, wood windows, for each existing window.

Restore original siding, 1/2 beveled pine.
Staff Comments from at 10/14/2021 BAR-S meeting (black). Responses from Applicant (red).

1. The storefront is significant and should be retained. The detailing, trim, door, sidelights, quatrefoil bargeboard, and ball-and-stick beaded spindles should be drawn for clarification in existing and previously existing (i.e. proposed) conditions.

1. Restore storefront including detailing, trim, door, bargeboard and spindles.

2. The block foundation should be removed to return to previously existing configuration.

2. Remove block foundation and restore original configuration.

3. The historic accessory building visible on the 1951 Sanborn map was demolished after the stop-work order was issued, and should be reconstructed.

3. The most recent accessory building could not have been visible on the 1951 Sanborn Map. This accessory building was constructed of modern lumber, OSB sheathing and a Fast Framer Universal Storage Shed Framing Kit from Northern Tool.

Any structure visible on the 1951 Sanborn Map would have preceeded the most recent. We would welcome any information the city has on file referencing a historic accessory building; permits pulled for construction, drawings that were submitted or the historical index card.

4. The broken tile finish on the steps was not original but was very common in the 1950s in the neighborhood and should be reconstructed.

4. Remove broken tile on retaining wall, porch and stairs. Restore to original stucco.

5. The roof might benefit from the parapet construction but of course properly drawn and detailed.

5. The parapet wall will be removed.

6. Any and all remaining windows in the building should be reinstalled or rebuilt as previously existing true divided light, single pane, wood windows.

6. Restore and reinstall original windows as true divided light, single pane and wood windows.

7. A complete set of drawings including preservation plan depicting materials to be rebuilt and materials to be salvaged should be submitted to BAR staff for approval prior to any exterior work.

7. Agreed

8. A permit application with the revised scope of work shall be submitted to the building department for complete scope of work prior to stop-work order being lifted.

8. Agreed
Agenda Item #8

61 Reid Street “HOUSE A”
TMS # 459-09-03-006

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

New Construction  |  East Side  |  Old City District
Agenda Item #8

Applicant’s Presentation
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.

Previous BAR meeting results on 10/29/2020 - Conceptual approval with staff comments (response to city staff in red, did not receive comments back prior to submittal):

1. Massing and proportions are out of scale with the context of the streetscape. Width of front gable of house has been reduced by 2'-0".

2. Previous comment to restudy fenestration was not addressed and the fenestration remains unbalanced. Windows are ill-proportioned and do not meet egress. Windows do meet egress requirements, increased the height of the windows by 6". Dormers on east elevation are modified to be spaced evenly.

3. There appears to be room in the program to reduce width and increase window sizes to better conform to streetscape. See above.

4. Provide details of how house will transition to sidewalk. This will be a simple concrete walkway.

5. Restudy transom and hood detail over entry door. Revised transom, door and hood over entry.

6. Tie piazza roof under cornice of main roof instead of concurrent to. Has been adjusted.

7. Eliminate sidelights on rear door, west elevation. Has been adjusted.

8. Windows visible to the public right-of-way should be double hung; eliminate single sash on west elevation. Has been adjusted.

9. Provide shutters for east and west elevations. South elevation optional as it is not visible to the public right-of-way. Has been adjusted.

10. Follow submittal guidelines for final review submission, and meet with staff if necessary.
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

DATE
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ISSUE

SEALS

GENERAL NOTES
- A. In accordance with the City of Charleston Codified Ordinances
- B. Property lines to be at least 10' in and out from property lines
- C. Property lines set 10' (30") in and out from property boundaries
- D. Flood Zone DR-2F

HOUSE LOCATION

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%

ADDITIONAL INFORMATION:
- Lot dimensions
- Fence layout
- Property lines
- Building locations

CONSTRUCTION DOCUMENTS
- Site plan
- Foundation plan
- Elevation drawings
- Structural plans

PROJECT:
- 61 REID STREET

ARCHITECTS
- Kevan Hoertdoerfer Architects
- Charleston, SC

STATE OF SOUTH CAROLINA
- REGISTERED ARCHITECT
- KEVAN H. HOERTDOERFER
- Charleston, SC
- 6485

Kevan Hoertdoerfer
61 Reid Street
Charleston, SC 29403
843.294.4855
www.kevharc.com
TOPOGRAPHIC PLAT

OF A SURVEY OF OCCUPATION of No. 61 REID STREET, CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA, PRESENTLY OWNED BY DHIMANT BALAR & MAHUL BALAR.

SCALE: 1" = 10'

DATE: FEBRUARY 17, 2005

SURVEYOR: ALEXANDER C. PEABODY, PLS

PEABODY & ASSOCIATES, INC.

NASSAU STREET

No. 62 SOUTH STREET

TMS: 459-09-03-046

N/F: ALEXANDER M. DIBIASE

FCRN EL: 14.8'

No. 63 REID STREET

TMS: 459-09-03-005

N/F: CHRISTOPHER J. DIMATTI

FCRN EL: 14.8'

No. 64 SOUTH STREET

TMS: 459-09-03-048

N/F: BARBARA C. GREEN

FCRN EL: 14.8'

No. 66 SOUTH STREET

TMS: 459-09-03-049

N/F: 2808 INVESTMENTS, LLC.

FCRN EL: 14.8'

No. 22 NASSAU STREET

TMS: 459-09-03-006

N/F: 2808 INVESTMENTS, LLC.

FCRN EL: 14.8'

NO. C3194

61 REID STREET

SOUTH CAROLINA

GENERAL NOTES

T12N R1E S89'6" E

ATION OF NO. 61 REID STREET, CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA, PRESENTLY OWNED BY DHIMANT BALAR & MAHUL BALAR.

SCALE: 1" = 10'

DATE: FEBRUARY 17, 2005

SURVEYOR: ALEXANDER C. PEABODY, PLS

PEABODY & ASSOCIATES, INC.

No. 62 SOUTH STREET

TMS: 459-09-03-046

No. 63 REID STREET

TMS: 459-09-03-005

No. 64 SOUTH STREET

TMS: 459-09-03-048

No. 66 SOUTH STREET

TMS: 459-09-03-049

No. 22 NASSAU STREET

TMS: 459-09-03-006

NO. C3194

61 REID STREET

SOUTH CAROLINA

GENERAL NOTES

T12N R1E S89'6" E

ATION OF NO. 61 REID STREET, CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA, PRESENTLY OWNED BY DHIMANT BALAR & MAHUL BALAR.

SCALE: 1" = 10'

DATE: FEBRUARY 17, 2005

SURVEYOR: ALEXANDER C. PEABODY, PLS

PEABODY & ASSOCIATES, INC.

No. 62 SOUTH STREET

TMS: 459-09-03-046

No. 63 REID STREET

TMS: 459-09-03-005

No. 64 SOUTH STREET

TMS: 459-09-03-048

No. 66 SOUTH STREET

TMS: 459-09-03-049

No. 22 NASSAU STREET

TMS: 459-09-03-006

NO. C3194

61 REID STREET

SOUTH CAROLINA

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GENERAL NOTES

T12N R1E S89'6" E

ATION OF NO. 61 REID STREET, CITY OF CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA, PRESENTLY OWNED BY DHIMANT BALAR & MAHUL BALAR.
PLAT SHOWING 61 REID STREET, CIRCA 1946
REID STREET - LOOKING EAST
VIEW FROM NASSAU STREET
VIEW FROM SOUTH STREET
PREVIOUSLY PROPOSED

FIRST FLOOR PLAN

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

SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"
SECOND FLOOR PLAN - PROPOSED

A1

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

Bedroom 1
9'-11" x 15'-7"

Bedroom 2
10'-5" x 17'-5"

Closet
2'-10" x 3'-0"

Closet
7'-2" x 3'-0"

Washer/Dryer
2'-9" x 5'-3"

Bathroom
12'-2" x 5'-11"

Bathroom
12'-2" x 5'-11"

5'-10" x 5'-8"

9'-11" x 10'-4"

2'-10" x 2'-11"

8'-8" x 10'-3"

9'-11" x 10'-4"

2'-10" x 2'-11"

6'-5" x 22'-10"

Balcony
6'-5" x 22'-10"

Second Floor Plan - Proposed

21'-0" x 7'-9"

3'-0" x 3'-0"

1'-0" x 1'-0"

21'-0" x 10'-9"

A102

SECOND FLOOR PLAN - PROPOSED

A1

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

Bedroom 1
9'-11" x 15'-7"

Bedroom 2
10'-5" x 17'-5"

Closet
2'-10" x 3'-0"

Closet
7'-2" x 3'-0"

Washer/Dryer
2'-9" x 5'-3"

Bathroom
12'-2" x 5'-11"

Bathroom
12'-2" x 5'-11"

5'-10" x 5'-8"

9'-11" x 10'-4"

2'-10" x 2'-11"

8'-8" x 10'-3"

9'-11" x 10'-4"

2'-10" x 2'-11"

6'-5" x 22'-10"

Balcony
6'-5" x 22'-10"

Second Floor Plan - Proposed

21'-0" x 7'-9"

3'-0" x 3'-0"

1'-0" x 1'-0"

21'-0" x 10'-9"

A102

SECOND FLOOR PLAN - PROPOSED

A1

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

Bedroom 1
9'-11" x 15'-7"

Bedroom 2
10'-5" x 17'-5"

Closet
2'-10" x 3'-0"

Closet
7'-2" x 3'-0"

Washer/Dryer
2'-9" x 5'-3"

Bathroom
12'-2" x 5'-11"

Bathroom
12'-2" x 5'-11"

5'-10" x 5'-8"

9'-11" x 10'-4"

2'-10" x 2'-11"

8'-8" x 10'-3"

9'-11" x 10'-4"

2'-10" x 2'-11"

6'-5" x 22'-10"

Balcony
6'-5" x 22'-10"

Second Floor Plan - Proposed

21'-0" x 7'-9"

3'-0" x 3'-0"

1'-0" x 1'-0"

21'-0" x 10'-9"

A102

SECOND FLOOR PLAN - PROPOSED

A1

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

Bedroom 1
9'-11" x 15'-7"

Bedroom 2
10'-5" x 17'-5"

Closet
2'-10" x 3'-0"

Closet
7'-2" x 3'-0"

Washer/Dryer
2'-9" x 5'-3"

Bathroom
12'-2" x 5'-11"

Bathroom
12'-2" x 5'-11"

5'-10" x 5'-8"

9'-11" x 10'-4"

2'-10" x 2'-11"

8'-8" x 10'-3"

9'-11" x 10'-4"

2'-10" x 2'-11"

6'-5" x 22'-10"

Balcony
6'-5" x 22'-10"

Second Floor Plan - Proposed

21'-0" x 7'-9"

3'-0" x 3'-0"

1'-0" x 1'-0"

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SECOND FLOOR PLAN - PROPOSED

A1

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

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Bedroom 2
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Closet
2'-10" x 3'-0"

Closet
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Washer/Dryer
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Bathroom
12'-2" x 5'-11"

Bathroom
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5'-10" x 5'-8"

9'-11" x 10'-4"

2'-10" x 2'-11"

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Balcony
6'-5" x 22'-10"

Second Floor Plan - Proposed

21'-0" x 7'-9"

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SECOND FLOOR PLAN - PROPOSED

A1

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

Bedroom 1
9'-11" x 15'-7"

Bedroom 2
10'-5" x 17'-5"

Closet
2'-10" x 3'-0"

Closet
7'-2" x 3'-0"

Washer/Dryer
2'-9" x 5'-3"

Bathroom
12'-2" x 5'-11"

Bathroom
12'-2" x 5'-11"

5'-10" x 5'-8"

9'-11" x 10'-4"

2'-10" x 2'-11"

8'-8" x 10'-3"

9'-11" x 10'-4"

2'-10" x 2'-11"

6'-5" x 22'-10"

Balcony
6'-5" x 22'-10"

Second Floor Plan - Proposed

21'-0" x 7'-9"

3'-0" x 3'-0"

1'-0" x 1'-0"

21'-0" x 10'-9"

A102

SECOND FLOOR PLAN - PROPOSED

A1

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

Bedroom 1
9'-11" x 15'-7"

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Closet
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Bathroom
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Bathroom
12'-2" x 5'-11"

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9'-11" x 10'-4"

2'-10" x 2'-11"

8'-8" x 10'-3"

9'-11" x 10'-4"

2'-10" x 2'-11"

6'-5" x 22'-10"

Balcony
6'-5" x 22'-10"

Second Floor Plan - Proposed

21'-0" x 7'-9"

3'-0" x 3'-0"

1'-0" x 1'-0"

21'-0" x 10'-9"
PREVIOUSLY PROPOSED

THIRD FLOOR PLAN - PROPOSED
SCALE: 1/4" = 1'-0"
PREVIOUSLY PROPOSED

SCHEMATIC DESIGN

61 REID STREET
CHARLESTON, SOUTH CAROLINA

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

A104

ROOF PLAN

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

EXISTING GRADE 8'-6" A.S.M.L.

NORTH ELEVATION - PREVIOUSLY PROPOSED 4/13/2020

WEST ELEVATION - PREVIOUSLY PROPOSED 4/13/2020

WEST ELEVATION - PREVIOUSLY PROPOSED 8/31/2020

NORTH ELEVATION - PREVIOUSLY PROPOSED 8/31/2020
PREVIOUSLY PROPOSED
A1 STREETSCAPE LOOKING SOUTH

PREVIOUSLY PROPOSED

A2 STREETSCAPE LOOKING NORTH

SCALE: 1/8" = 1'-0"
STREETSCAPE LOOKING SOUTH - PROPOSED

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

NASSAU STREET

NASSAU STREET

A202 STREETSCAPE

61 REID STREET
CHARLESTEN, SOUTH CAROLINA
PREVIOUSLY PROPOSED
**TYPICAL BUILDING SECTION**

**TYPICAL METAL ROOF SYSTEM**
- 8" cmu bond beam
- 8" x 16" cmu stem wall footing

**TYPICAL WOOD STUD WALL**
- Simpson H6 hurricane clip at each rafter
dbl. at corners, see structural

**TYPICAL CONCRETE FLOOR SYSTEM**
- Ground and polished concrete floor
- 5" concrete slab on grade, see structural
- Vapor barrier
- Compacted gravel mix base

**TYPICAL WOOD STUD WALL**
- Hurricane strap @4'-0" spacing, max.
- Simpson MST 27 or equal, see structural

**TYPICAL METAL ROOF SYSTEM**
- Standing seam metal roof
- (2) layers of 15# felt
- 5/8" plywd. ext. sheathing
- R-30 open cell polyisocyanurate insulation

**TYPICAL WOOD STUD WALL**
- 2x4 studs
- R-13 fiberglass batt insulation
- 1/2" plywood
- Vapor barrier
- Lap siding

**REFERENCES**
- IBC 2006 wall type: 15-1.15

**NOTES**
- Scale: 3/4" = 1'-0"
D3 PROPOSED EAVE RETURN DETAIL @ NORTH FACADE

D5 EAVE DETAIL

TYPICAL METAL ROOF SYSTEM

TYPICAL WOOD STUD WALL

TYPICAL ROOF SYSTEM

TYPICAL WOOD STUD WALL

PROPOSED EAVE RETURN DETAIL @ NORTH FACADE

SCALE: 3" = 1'-0"
NOTES:
1. Balustrade railings are to be mortised into the columns. No exposed fasteners.

TYPICAL METAL ROOF SYSTEM

NOTES:
1. Balustrade railings are to be mortised into the columns. No exposed fasteners.

EAVE DETAIL @ PORCH

NOTES:
1. Balustrade railings are to be mortised into the columns. No exposed fasteners.

BALUSTER DETAIL @ FIRST FLOOR

NOTES:
1. Balustrade railings are to be mortised into the columns. No exposed fasteners.
1. Shutters to be wood, operable, sized to fit opening.
**DOOR DETAILS**

**E2** EXTERIOR DOOR SILL

- Shim as required
- See finish schedule
- Turned up edges of sill
- Flashing pan @ jamb

**E3** DOOR JAMB

- Interior trim
- 1/4" gap between sill and foundation
- Jamb extension if required

**E5** DOOR HEAD

- Interior trim

**C2** EXT. DOOR ELEV

- Plywood sheathing, per structural.
- See Life Safety plan, A004 & A005, floor plans A101, A102, & wall types A111 for fireproofing locations and requirements.

**C3** NOT USED

- Not used.

**C5** NOT USED

- Not used.

**A1** NOT USED

- Not used.

**A3** DOOR ELEVATIONS

- Door unit
- Lap additional moisture barrier over head fin
- Lap additional bituthane flashing over nailing fin along the jambs

**A601**}

- Door unit
- Lap additional moisture barrier over jamb fins
- Lap additional bituthane flashing over nailing fin along the jambs

---

**SCALE:** 1/2" = 1' - 0"

**SCALE:** 3" = 1' - 0"
### C1 Door Schedule

#### 2001-61 Reid Door Schedule

<table>
<thead>
<tr>
<th>Mark</th>
<th>Size</th>
<th>Material</th>
<th>Operation</th>
<th>Srn.</th>
<th>Head Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.1</td>
<td>2'-8&quot; x 6'-8&quot;</td>
<td>Wood</td>
<td></td>
<td></td>
<td>8'-0&quot; AWP</td>
</tr>
<tr>
<td>1.2</td>
<td>2'-8&quot; x 6'-8&quot;</td>
<td>Wood</td>
<td></td>
<td></td>
<td>7'-0&quot; AWP</td>
</tr>
<tr>
<td>1.3</td>
<td>2'-8&quot; x 6'-8&quot;</td>
<td>Wood</td>
<td></td>
<td></td>
<td>6'-0&quot; AWP</td>
</tr>
<tr>
<td>1.4</td>
<td>2'-8&quot; x 6'-8&quot;</td>
<td>Wood</td>
<td></td>
<td></td>
<td>5'-0&quot; AWP</td>
</tr>
<tr>
<td>1.5</td>
<td>2'-8&quot; x 6'-8&quot;</td>
<td>Wood</td>
<td></td>
<td></td>
<td>4'-0&quot; AWP</td>
</tr>
</tbody>
</table>

---

### A1 Window Schedule

#### 2001-61 Reid - House A - Window Schedule

<table>
<thead>
<tr>
<th>Mark</th>
<th>Type</th>
<th>Material</th>
<th>Operation</th>
<th>Siz. or w.t.</th>
<th>Shading</th>
<th>Srn.</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.1</td>
<td>A</td>
<td>Roof</td>
<td>Cut and wrap moisture barrier</td>
<td>3'-0&quot; x 0'-0&quot;</td>
<td>1&quot; head</td>
<td>8'-0&quot;</td>
<td>AWP</td>
</tr>
<tr>
<td>1.2</td>
<td>A</td>
<td>Roof</td>
<td>Cut and wrap moisture barrier</td>
<td>3'-0&quot; x 0'-0&quot;</td>
<td>1&quot; head</td>
<td>7'-0&quot;</td>
<td>AWP</td>
</tr>
<tr>
<td>1.3</td>
<td>A</td>
<td>Roof</td>
<td>Cut and wrap moisture barrier</td>
<td>3'-0&quot; x 0'-0&quot;</td>
<td>1&quot; head</td>
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<td>1.4</td>
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<td>4'-0&quot;</td>
<td>AWP</td>
</tr>
</tbody>
</table>

---

### A5 Window & Door Flashing Installation

1. **Step One**: Install moisture barrier and bituthane flashing, extending 6" past opening's opening and around head and sides of opening. **Moisture Barrier and Bituthane**

2. **Step Two**: Wrap bituthane flashing, overlap 1 inch by at least 2". **Wrap Bituthane Flashing**

3. **Step Three**: Install copper pan in bed of lead-coated metal flashing extending 6" past opening's moisture barrier and bituthane opening wrap inside of moisture barrier. **Window Fin**

4. **Step Four**: Install copper pan in bed of lead-coated metal flashing extending 6" past opening's moisture barrier and bituthane opening wrap inside of moisture barrier. **Window Fin**

5. **Step Five**: Install copper pan in bed of lead-coated metal flashing extending 6" past opening's moisture barrier and bituthane opening wrap inside of moisture barrier. **Window Fin**

6. **Step Six**: Install copper pan in bed of lead-coated metal flashing extending 6" past opening's moisture barrier and bituthane opening wrap inside of moisture barrier. **Window Fin**
Agenda Item #9

102 (A) Beaufain Street  
TMS# 457-03-04-114

Requesting conceptual approval of proposed alterations to existing structure and new dependency structure.

Not Rated | Harleston Village | c. 1976 | Old and Historic District
Agenda Item #9

Applicant’s Presentation
ARCHITECTURAL DRAWING SCHEDULE:

A-001 TITLE + DRAWING SCHEDULE
A-002 EXISTING + PROPOSED SITE PLAN
A-003 EXISTING + PROPOSED 1ST FLOOR PLAN
A-004 EXISTING + PROPOSED 2ND FLOOR PLAN
A-005 PROPOSED DEPENDENCY PLANS
A-006 EXISTING + PROPOSED EXT. ELEVATIONS
A-007 EXISTING + PROPOSED 2ND FLOOR ELEVATIONS
A-008 PROPOSED DEPENDENCY ELEVATIONS
A-009 SITE SECTION
A-010 3D STUDIES

SCOPE OF WORK @ EXTERIOR:
· INTERIOR 1ST FLOOR PLAN ADJUSTMENTS TO INCLUDE KITCHEN + BATHROOM REMODEL
· NEW SCREEN PORCH AT REAR
· SELECT IMPROVEMENTS TO FRONT FACADE TO INCLUDE NEW DOOR, CANOPY + REPAIRS TO FRONT STEPS
· NEW WINDOWS THROUGHOUT
· MISC. REPAIRS + REPAINTING
· NEW TWO-STORY DEPENDENCY STRUCTURE IN REAR YARD

ARCHITECTURAL DESIGN: JULIA F. MARTIN ARCHITECTS LLC
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843.577.3275
julia@jfmarchitects.com

GENERAL CONTRACTOR: DIAMENT BUILDING CORP.
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(843) 991-5531
evan@diamentbuilding.com

STRUCTURAL ENGINEER: CASKIE ENGINEERING
P.O. Box 22022
Charleston, SC 29413
843-814-5598
steve@caskieengineering.com

INTERIOR DESIGNER: BEAUREGARD DESIGN
843-628-3233

PROJECT TEAM:

RESIDENTIAL RENOVATION + DEPENDENCY STRUCTURE AT
102 BEAUFAIN STREET
CHARLESTON, SOUTH CAROLINA (UNIT A)

ARCHITECT:
JULIA F. MARTIN ARCHITECTS LLC
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STRUCTURAL ENGINEER:
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P.O. Box 22022
Charleston, SC 29413
843-814-5598
steve@caskieengineering.com

INTERIOR DESIGNER:
BEAUREGARD DESIGN
843-628-3233

ZONING MAP EXCERPT:

102 BEAUFAIN STREET
CHARLESTON SC 29401

ARCHITECTURAL DRAWING SCHEDULE:

A-001 TITLE + DRAWING SCHEDULE
A-002 EXISTING + PROPOSED SITE PLAN
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A-005 PROPOSED DEPENDENCY PLANS
A-006 EXISTING + PROPOSED EXT. ELEVATIONS
A-007 EXISTING + PROPOSED 2ND FLOOR ELEVATIONS
A-008 PROPOSED DEPENDENCY ELEVATIONS
A-009 SITE SECTION
A-010 3D STUDIES

SCOPE OF WORK @ EXTERIOR:

ARCHITECT:
JULIA F. MARTIN ARCHITECTS LLC
210 Rutledge Avenue, 2nd Floor
Charleston, SC 29403
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843-628-3233

PROJECT TEAM:

RESIDENTIAL RENOVATION + DEPENDENCY STRUCTURE AT
102 BEAUFAIN STREET
CHARLESTON, SOUTH CAROLINA (UNIT A)

ARCHITECT:
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843-628-3233

ZONING MAP EXCERPT:

102 BEAUFAIN STREET
CHARLESTON SC 29401

ARCHITECTURAL DRAWING SCHEDULE:

A-001 TITLE + DRAWING SCHEDULE
A-002 EXISTING + PROPOSED SITE Plan
A-003 EXISTING + PROPOSED 1ST FLOOR Plan
A-004 EXISTING + PROPOSED 2ND FLOOR Plan
A-005 PROPOSED DEPENDENCY Plans
A-006 EXISTING + PROPOSED Ext. Elevations
A-007 EXISTING + PROPOSED 2ND FLOOR Elevations
A-008 PROPOSED DEPENDENCY Elevations
A-009 SITE Section
A-010 3D Studies
ADJACENT NEIGHBORS TO THE WEST

ADJACENT NEIGHBOR TO THE EAST

VIEW TOWARDS REAR OF PROPERTY THROUGH ADJACENT PARKING LOT

VIEW FROM SMITH STREET
EXISTING SECOND FLOOR PLAN

PROPOSED SECOND FLOOR PLAN

NOTE: ALL CLGS. @ 7'-11" U.N.O.
ALL DOORS @ 6'-8" U.N.O.

ATTIC ACCESS (NOTE: 8'0" CLEAR TO RIDGE)
MYSTERIOUS CHASE - POSSIBLY FEEDS THROUGH BUILT-IN CABINET IN DINING ROOM?
**SOUTH ELEVATION**

- 3/8" = 1'-0" (3/16" IF HALF-SIZED)
- CUSTOM ENTRY DOORS (SAPELE OR EQ.)
- SMART VENT (ENGINEERED/INSULATED)
- ACCESS TO REAR ENTRANCE @ WORKSHOP (RECESSED UNDER STAIR)
- LIME-BASED STUCCO ON BLOCK FOUNDATION (TYP)
- 13.0' AMSL (D.F.E.)
- GRADE @ ±4.8' AMSL
- T.O. SLAB
- F.F.E. @ 15.1' AMSL

**EAST ELEVATION**

- 3/8" = 1'-0" (3/16" IF HALF-SIZED)
- CUSTOM ENTRY DOORS (SAPELE OR EQ.)
- SMART VENT (ENGINEERED/INSULATED)
- ACCESS TO REAR ENTRANCE @ WORKSHOP (RECESSED UNDER STAIR)
- LIME-BASED STUCCO ON BLOCK FOUNDATION (TYP)
- 13.0' AMSL (D.F.E.)
- GRADE @ ±4.8' AMSL
- T.O. SLAB
- F.F.E. @ 15.1' AMSL

**NORTH ELEVATION**

- 3/8" = 1'-0" (3/16" IF HALF-SIZED)
- CUSTOM ENTRY DOORS (SAPELE OR EQ.)
- SMART VENT (ENGINEERED/INSULATED)
- ACCESS TO REAR ENTRANCE @ WORKSHOP (RECESSED UNDER STAIR)
- LIME-BASED STUCCO ON BLOCK FOUNDATION (TYP)
- 13.0' AMSL (D.F.E.)
- GRADE @ ±4.8' AMSL
- T.O. SLAB
- F.F.E. @ 15.1' AMSL

**WEST ELEVATION**

- W.E.S.T   E.L.E.V.A.T.I.O.N
- 3/8" = 1'-0" (3/16" IF HALF-SIZED)
- CUSTOM ENTRY DOORS (SAPELE OR EQ.)
- SMART VENT (ENGINEERED/INSULATED)
- ACCESS TO REAR ENTRANCE @ WORKSHOP (RECESSED UNDER STAIR)
- LIME-BASED STUCCO ON BLOCK FOUNDATION (TYP)
- 13.0' AMSL (D.F.E.)
- GRADE @ ±4.8' AMSL
- T.O. SLAB
- F.F.E. @ 15.1' AMSL

**MATERIALS**

- BORAL SIDING + TRIM
- ALUM. OR COMPOSITE CLAD
- SMART VENT (ENGINEERED/INSULATED)
- D-H WINDOW W/ 'FULL DIVIDED LITES' - TYP.
- S.S. METAL ROOF W/HAND-CRIMPED RIDGE
- LIME-BASED STUCCO ON BLOCK FOUNDATION (TYP)
- EXISTING BRICK FENCE IN FOREGROUND (ASSUME TO REMAIN)

**ACCESS TO REAR ENTRANCE**

- CUSTOM ENTRY DOORS (SAPELE OR EQ.)
- SMART VENT (ENGINEERED/INSULATED)
- ACCESS TO REAR ENTRANCE @ WORKSHOP (RECESSED UNDER STAIR)
- LIME-BASED STUCCO ON BLOCK FOUNDATION (TYP)
- EXISTING BRICK FENCE IN FOREGROUND (ASSUME TO REMAIN)