

ATTACHMENT 3



August 05, 2022

3 Wharf Street

Narrative

On behalf of the owner, Keshanya (Kiki) Cleveland, we would like to submit final drawings of the Contributing Resource located at 3 Wharf Street.

The owner would like to reconstruct the existing "Little Green House". All materials will be evaluated and repaired or replaced as needed. The roof will have to be rebuilt with the same slope and metal materials. The foundation will have to be rebuilt.

All materials are to match existing and must be like in-kind.

Attached is the Structural Report along with Pictures.

Thank you for your consideration,

Amanda Jackson Denmark
Project Manager

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3 Wharf Street Narrative and Process to Preserve:

The residence is comprised of 553 square feet with a rectangular floor plan, wood frame, metal roof with wood siding set on brick piers. The residence has withstood significant corrosion to its foundation and its overall structure. To optimize strength and stability, new CMU block foundation will be used. The original brick from the piers will be sympathetically dismantled and reapplied to the CMU blocks. Additional alterations include screening on the front porch and replacing all doors and windows- with the same 6 over 1 grid pattern. An additional 143 square feet will be added to the back of the property to house two bathrooms.

According to the State of South Carolina's Historic Preservation Office, every effort will be made to preserve and reuse as much of the original materials as possible. Much like its neighboring historic structures, the Little Green House will receive its due process of disassembly and reapplication of its treasured materials. All materials will be evaluated and repaired or replaced with like in-kind as needed.

The original roof has sustained considerable termite damage which has impacted the entire roofing system. The roof will have to be rebuilt with the same slope and metal materials. To maintain the existing 8'4" trim band that runs around the entire property, the roof will be raised 8 1/4" to accommodate for the bathroom addition. Existing window and door trim will be repurposed and replaced with like in-kind material as needed. The new front porch screening will be applied to the exterior of the existing columns (if the wood is deemed structurally sound, if not, replaced with like wood) and then fastened with nailed trim pieces. Please see below for a detailed step by step procedure.

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Process Steps:

1. Take photos of all existing conditions of the structure on site for documentation.
2. During the sympathetic dismantling of the existing structure, preserve and store safely on site in storage container.
3. Document all elevations of existing structure, via photograph, and through Pearce Scott Architects exterior elevations provided in plan set.
4. Disassemble the exterior using a numbered labeling of the exterior materials to include: columns, metal roof, exterior trim, siding, brick.
5. Label the backside of each material using a sharpie or spray paint to correspond with the same numbered labeling used in the photo documentation process.
6. Store all materials on site in storage container.
7. Any remaining items that can be preserved from the original structure will be preserved such as the wood on the interior walls & wood floors.
8. Clear and prep site as needed to receive new foundation.
9. Build a new foundation, structure, and building envelope to the exact dimensions of the existing building.
10. New 2x4 framing for the exterior structure walls and new 2x8 roof framing
11. Frame front porch to match existing scale and proportion, 4x4 columns and 2x4 roof framing.
12. Install roof underlayment
13. Reuse existing metal roof if able, replace like in-kind as needed
14. Install Marvin Elevate 6 over 1 grid patten windows to match existing. Windows to meet all egress requirements.
15. Repurpose existing window and door trim, relocate to new structure, replace like in-kind as needed
16. Using the numbered labeling system, re-install the previously removed material in the exact location as per the existing structure.
17. Front Porch Screening will be applied to the exterior of the columns and then finished with nailer trim.