

Bldgs. - 63 Rutledge
Charleston

Berkeley Court Apartments To Undergo Restoration

Structure Will Be 'Freshened Up'; But Not Modernized

W.C. SUNDAY

By ROBERT P. STOCKTON
Staff Reporter

The Berkeley Court Apartments, a relic of Charleston's "flapper" years, is being renovated as a luxury apartment house.

Built in 1922 by Edward J. Murphy, the building at Rutledge Avenue and Beaufain Street was acquired recently by the Berkeley Court Co.

Jay Orvin, who with his father Dr. George Orvin is a partner in the company, said, "We are freshening up the building; we are not trying to modernize it too much."

"We're trying to make it look as though it was back in 1922 when it was built."

Besides, it would be difficult to make many changes in the interior. Almost the entire building, from the foundation up, is concrete, brick and tile.

AP. 28, '74 P. 1C

The only wooden parts are the doors and other millwork. "There is no piece of wood which is supporting any weight," Orvin said. "It would be impossible to burn it down."

The same impregnable construction makes it impractical to centrally heat and air condition the building, so each of the planned 29 apartments will be individually climate-controlled, Orvin said.

The tiles in the building's bathrooms were so well laid in 1922, Orvin said, "they would be practically impossible to get out."

Consequently, the tiles will be "thoroughly cleaned and regROUTed and restored to their original newness," he said.

Most of the apartments will retain their original shapes. But the top floor, which originally was one large room

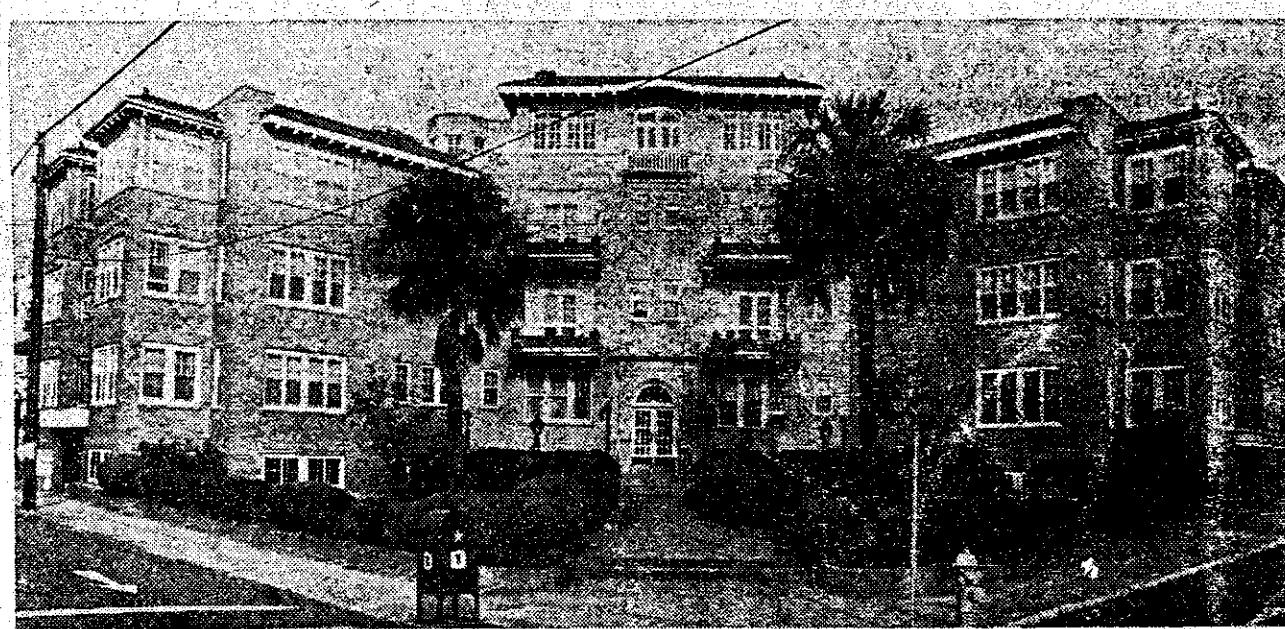
occupied by Miss Mamie Forbes' Dancing School and was subsequently divided, dormitory-like, into six rental rooms, will be changed.

The top floor will become four one-bedroom penthouse apartments, each with a roof garden and a circular fireplace. Sliding glass doors will be installed for access to the roof gardens, two of which will overlook Colonial Lake, the others overlooking historic rooftops to the north.

In addition to its solid construction, the building retains its original brass mailboxes, marble-floored foyer and elevator "which is 100 per cent operative," Orvin said.

Ten apartments have balconies.

Orvin said the renovation is scheduled to start in early summer. K.C. Stier and Co. is the contractor and John E. Heidtman is the designer.



Staff Photo by Burbage

Colonial Lake Landmark To Be Renovated



January 18, 2005

Mr. Eddie Fava
E.E. Fava Architects
54 Broad Street
Charleston, Sc 29401

Re: Berkeley Courts

Dear Eddie:

Thank you for your call regarding Historic Charleston Foundation's position regarding the previously sought zoning variances for a rooftop addition to the Berkeley Courts Apartment Building located at 63 Rutledge Street.

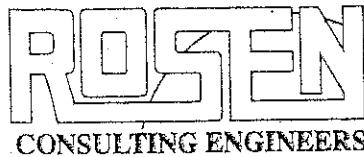
As I had stated in our conversation, Historic Charleston Foundation was opposed to the variance request to allow a rooftop addition to the building. The Foundation believes the addition would be an unreasonable intensification of a non-conforming use.

Additionally, the Foundation opposes the concept architecturally. The Berkeley Courts Building is a good example of early twentieth century apartment architecture. Much of the architectural character of the building is defined by the Italian Renaissance detailing, with the bracketed cornice and the low-pitched roof. Any alterations or additions to the rooftop would drastically alter the character and would certainly have a negative impact on the building and would reduce its contribution to the historic district. For these reasons, Historic Charleston Foundation continues to be opposed to any rooftop addition to the Berkeley Courts Apartment Building

If you have any questions about this, or any other matter, please feel free to call me.

Sincerely,

Kristopher B. King
Manager of Easements and Technical Outreach



AND
ASSOCIATES,
INC.

- CIVIL/STRUCTURAL DESIGN
- CONSTRUCTION MANAGEMENT/INSPECTION
- FACILITY ASSESSMENT

65 BROAD STREET, CHARLESTON, SC 29401-2989
(843) 577-4300 FAX: (843) 577-0007
Email: Rroseneng@aol.com

September 20, 2005

Mr. Dennison Royal
P.O. Box 145
Johns Island, SC 29457

In Re: 63 Rutledge Avenue - Roof Top Terrace

Dear Mr. Royal,

Confirming our conversations over the past several weeks with regards to the reestablishment of the roof top terraces at 63 Rutledge Avenue.

Structure

You have provided me with copies of drawings of the original construction of the building; and data with regards to the previous roof top terraces.

I have used these drawings to make preliminary calculations with regards to an estimated load carrying ability of the existing structure.

Based on my calculations, the existing columns can support approximately 350,000 lbs. The existing anticipated load, neglecting any open deck, is approximately 10,000 lbs.

The anticipated load at the columns with a replacement roof system and a deck, including live load required by Building Code for the deck is 25,000 lbs.

Mr. Byars and our present concept for the walking surfaces of the terrace, is to use a stone finish mounted on plastic or nylon bearing devices all set on a slip sheet on top of the roof membrane.

This type of installation can be easily removed to allow for maintenance of the single ply roof.

Roofing (Suggestions for the Home Owners Association)

As I understand it, the condominium Home Owners Association has determined that it is prudent to replace the roof.

Please note that we have participated in inspections with regards to the roof for other unit owners in the past.

Furthermore, it is my understanding that the Home Owners Association is considering the replacement of the existing wood frame structure underlying the roof over the existing (rough finish) concrete structure.

We have had conversations with you and Mr. Byars with regards to alternative roof systems.

Our discussions range from keeping the "attic" type configuration with a replacement wood frame roof; or a steel frame, corrugated metal deck, and concrete roof.

At the time of this writing, we are focusing on recommending the concept of a light weight concrete fill over the existing deck, with a single ply membrane roof configuration.

At present, the thought is that the drainage at the roof could be modified to provide for several "saucers" or drainage areas. The water would drain to the Sunroom roofs, gutters and downspouts, and also to the existing scuppers, both at the front and rear of the building.

I strongly recommend that when the existing roof structure is removed, that the concrete structure be cleaned and that a leveling compound be applied, and that the entire roof surface be sealed to provide a "secondary" roof. That is, it would not be the function of this membrane to necessarily seal the building, but it would be there to, hopefully, prevent water that may leak through the primary roof above from entering the building system.

Conclusions

At this point, I do not believe that there will be any structural issue or problem that would prevent 1) devising an adequate plan for the re-roofing and re-decking of the west wing or (2) from replacing the decks and walkways in the same areas and the same configuration as shown on the

plans for the two penthouses, which were approved and recorded in the RMC Office.

In essence, given the original plans which I reviewed as well as the location, size and spans of the existing columns and girder beams within the west wing of Berkeley Court, I do not perceive any structural obstacle or problem which would limit the location or layout of the deck systems on top of the west wing (if properly planned as part of the re-roofing and replacement work).

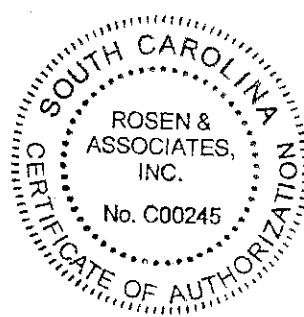
Should you have any questions, please call.

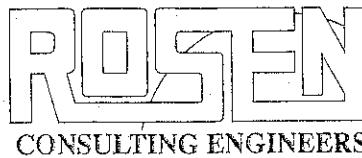
Very truly yours,

Russell A. Rosen, P.E.

RAR/mad

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AND
ASSOCIATES,
INC.

- CIVIL/STRUCTURAL DESIGN
- CONSTRUCTION MANAGEMENT/INSPECTION
- FACILITY ASSESSMENT

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Email: Rroseneng@aol.com

July 26, 2006

Board of Berkeley Court HPR
c/o Ravenel Associates
3690 Bohicket Road, 1-A
Johns Island, SC 29455

Attn: Mr. David Reese

In Re: 63 Rutledge, Unit 8
Alterations at Common Area

Gentlemen,

The purpose of this letter is to address partial removals/demolition between the Kitchen and the Common area.

My interpretation of this Common Area is that it is a back hallway between Unit 8 and another Unit (whose identification I am unsure of).

It is fairly obvious where the (primary) cast in place concrete columns and beams are.

Based on our experience with this building and the contractor's planned alterations, our opinion is that the planned alterations are of non-structural components.

In discussions with Sean Bissell, I allowed that, in my opinion, removal of the red "speed tile" is not a structural issue and that those portions of the walls may be readily removed without impairing the structure.

I also reminded him not to be cutting into the cast in place concrete elements when conducting this work.

We have also requested that the contractor call us in the event any questions arise.

Jimmy
559-1918

Should you have any questions, please call.

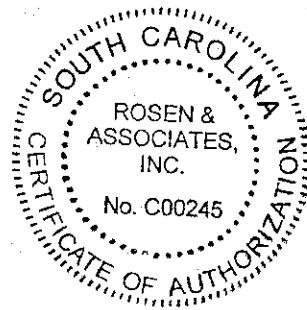
Very truly yours,

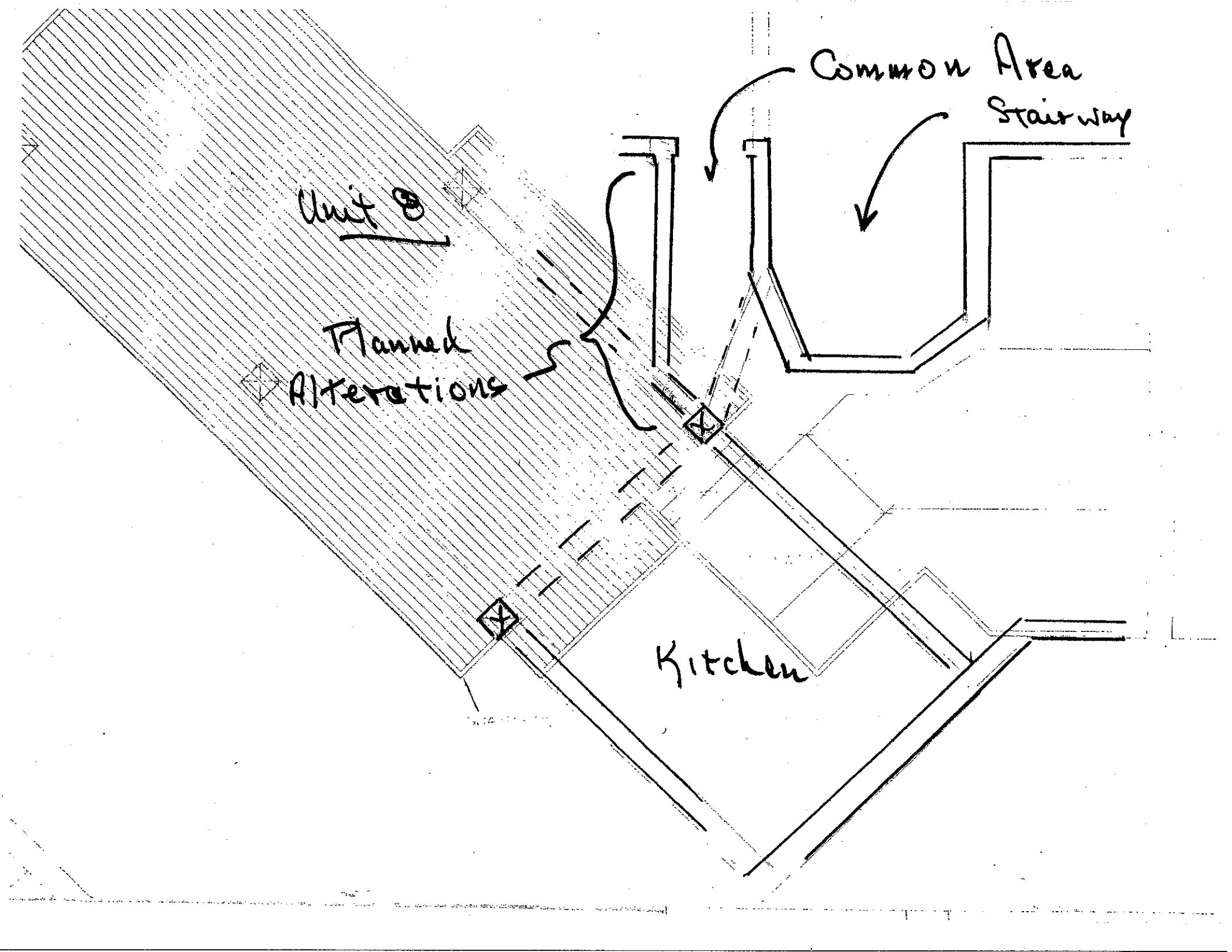


Russell A. Rosen, P.E.

RAR/mad

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Unit 8

Planned
Alterations

Common Area

Stairway

Kitchen