

## CharlestonWISE Impact Project Historic House Information

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<u>Prepared for:</u>	Sustainability Institute
	Historic Charleston Foundation

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<u>Location Address:</u>	(no name) 5 Charlotte St Charleston, SC 29403
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### House Data Sheet

<u>Construction Date:</u>	1873-1890
<u>Sq. Ft:</u>	2,226
<u>No. of Stories:</u>	2
<u>Bldg. Orientation:</u>	Charlotte St façade faces N
<u>HCF Easement / Covenant Property:</u>	Yes



System	Material / Type	Notes
Exterior Walls	Wood	
Roof	Asphalt Shingles	See Brown's Roofing Quote for Repairs (5/19/78)
Framing	Wood	
Windows	Wood, double hung	2/2 lite & 6/6 lite
Foundation	Masonry & Stucco	materials assumed from photos; may have small crawlspace
Piazza / Porch	Wood	2-story on west elevation

### Sanborn Maps:

No. 5 Charlotte Street does not appear on the 1872 Bird's Eye View Map of Charleston, thus it can be assumed that the structure was built after this date. This house first appears on the 1902 Sanborn Maps as No. 1 Charlotte Street. It can be assumed that this house was originally a typical Charleston Single House with a 2-story piazza on its west elevation. By 1902, there was a Victorian bay window addition on the front elevation, a 2-story addition on the rear and another 1-story addition attached to the 2-story one. The 1944 Sanborn map shows the main house almost the exact same, except for a small bump-out of the piazza at the 2-story addition on the rear of the main house. The 1951 Sanborn map shows the same configuration.

### Additions / Alterations:

The auto garage was converted into an apartment sometime between 1951 and 1977. HCF Archives has quotes from contractors for repairs to the property in 1978 and 1979. A quote dated 5/19/78 is for installing new asphalt shingles on the roof. There is a quote dated 7/18/78, for plumbing upgrades including a new hot water heater. A punch list from HCF in October 1978, lists installation of insulation in the attic, rolled fiberglass with a vapor barrier, 6" thick. A quote dated 11/3/78 lists insulating the main house with 3-1/2 insulation (second floor ceiling only), the installation of two grills in the attic and four space heaters in the main house. Another quote from the same contractor lists extensive plaster re-work throughout the main house. An estimate from 5/31/79, was approved by HCF and includes the installation of drywall on four ceilings (no rooms listed) and part of the hall ceilings. During Hurricane Hugo the roof on the bay window came off and damage occurred to other parts of the roof and main house. Repairs were also made to the property in December 1997. (All quotes on file)