

CharlestonWISE Impact Project Historic House Information

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

<u>Location Address:</u>	(no name)
	68 Warren St

Date: August 12, 2011

House Data Sheet

<u>Construction Date:</u>	1875
<u>Sq. Ft:</u>	2,692
<u>No. of Stories:</u>	2
<u>Bldg. Orientation:</u>	Warren St façade faces SE
<u>HCF Easement / Covenant Property:</u>	Yes



System	Material / Type	Notes
Exterior Walls	Wood siding	
Roof	Metal, standing seam	
Framing	Wood	
Windows	Wood, double hung	Mostly 6/6 lite
Foundation	Brick piers	Appear to be infilled on south & east elevations
Piazza / Porch	Wood	2-tiered piazza on west elevation

Sanborn Maps:

The 1888 Sanborn map shows a 2-story structure with a long narrow 2-story addition on its rear along the east property line. There is a 2-story piazza on the west elevation that wraps around the back portion of the original house to terminate at this addition. The 1902 Sanborn shows the structure in the same configuration except the rear portion of the piazza has been extended north. Through 1951, the structure remains intact with only the addition of a few outbuildings on the property.

Additions / Alterations:

It appears that at some point after 1951 (last Sanborn map) and the HCF rehabilitation project in 1979, the back portion of the piazza was enclosed on both levels (see plans on file). During the rehabilitation project, hot water heaters were installed in 1st and 2nd floor apartments and a gas fired, forced-air central heating system was installed. The plans also called for 1/2" sheetrock to be installed throughout the house, with no mention of insulation. Permission was given in 1980 to demolish the 2nd floor piazza enclosure and stairs; this is assumed to be a part of the rehabilitation project. Almost ten years later, in 1988, a small addition was made adjacent to the kitchen. It was a 9 ft. by 10 ft. in size and provided an informal eating space. The Hurricane Hugo damage report stated there was some damage to the roofing and gutter systems, but no major damage was reported. In another ten years, in 1998, the owner received approval to construct a Mother-in-Law suite that attached to the main structure via a small hyphen. See photos of these additions on file. In 2003, the owner received approval to re-install the stairwell window on the east elevation.