



WILLIAM MEANS 166 WENTWORTH STREET

Original Structure Restoration Phase

Lead Paint Abatement: Restoration of the original structure began with the formal process of tenting each room, vacuuming and light sanding of walls and molding, applying two coats of lead encapsulation primer, followed by two coats of paint.

Window Restoration: 33 original double hung windows and doors were removed, sanded, primed and painted. All were reinstalled with historic consistent hardware including new pulleys and ropes supporting the weights encapsulated inside the window frames. All lower sashes are functional. All exterior hurricane shutters were repaired or replaced and are functional. The shutters can be opened and closed from inside the house. J-strips added to all window sash overlaps to reduce heating and cooling loss. East wall windows do not have shutters and have impact resistant window film to minimize consequences of breakage.

Electrical Wiring: All knob and tube wiring (except porch lights and fans) was removed and associated end points and fixtures grounded. Central 100 amp power panel was removed, and relocated and replaced.

Chandeliers: Living room and entry hall chandeliers are the original gasolier fixtures (now electrified) in the house. They have been cleaned and repaired. A third fixture (dining room chandelier) is repaired and stored in the attic and the current chandelier (also antique, is also cleaned/repared).

Fireplaces and Chimneys: Fireplaces were all non-functional and had been sealed up.

Plumbing: Most plumbing is new PEX throughout the house. What little original plumbing that remains is copper. Added separate landscape water meter for irrigation system. Added whole house water filter and pressure pump. Added stubbed in gas at new kitchen cooktop.

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Insulation: All exterior non-brick walls have been insulated. Floors and ceilings of primary bath and second floor guest bedroom along with second and third floor attic spaces (floor and ceiling) are newly insulated.

HVAC: The unit servicing the second and third floors was replaced in 2019 with a unit that allows separate controls for each floor independently. Air ducts and supply and return locations were added to improve circulation and to provide temperature consistency. All ducts in the third floor attic were replaced. A mini-split unit was added in 2023 to the second floor elevator lobby to balance the air flow and temperature consistency of the addition and reconfigured second floor guest suite. First floor unit was replaced in 2023 to extend service to the new kitchen addition.

Primary Bath and Bedroom: Bathroom completely remodeled and closets added in the bedroom and bathroom. West side bathroom windows were restored to use (had been enclosed behind the inside wall).

Third Floor Bath: Bathroom enlarged to make room for soaking tub and shower.

Floors: All original floors and stairs were sanded and refinished.

Roof: Roof was replaced in 1989 following Hurricane Hugo. Major maintenance and repairs were made in 2014. Hurricane straps were added in 2022 along with installing insulation.

Staircase Railings: Broken and missing spindles replaced and all sanded and refinished.

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New Kitchen Addition Phase

Structure Additions: New modern kitchen replacing a small older pantry addition that extended off the rear of the original kitchen. New second floor elevator landing area and laundry facility added on top of the new kitchen addition below. All new framing complete with hurricane strapping. All new windows are double pane.

Original Structural Alterations: Due to Charleston Board of Architectural Review requirements, original second floor bath and custom built-in cabinet storage room were demolished to create a new guest bedroom and closet. Original second floor guest bedroom was converted to a full guest bath plus half bath, hall linen closet and hallway to connect to original second floor sitting room and newly added elevator landing and laundry room. This required removal of the rear guest bedroom window (all four windows now modern double pane) and creating a realigned doorway to replace the window and associated brick repairs. Stairs from screened-in porch were altered to coordinate with new kitchen addition and rear elevated patio.

Elevator Addition: Elevator added to facilitate wheelchair access from the newly created rear patio to the first and second floors of the house. Mechanical equipment was located into the second floor attic.

Original Kitchen Alterations: Original kitchen was repurposed to be a butler's pantry. Flooring was replaced to be consistent with the new kitchen. A new bath and closets were added, old sheet rock removed and original exposed brick repointed and restored. Floor joists in original kitchen and second floor added bathrooms inspected and structurally reinforced.

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Miscellaneous Features

Cabinets and Closets: All closets and cabinets throughout the house are new except for the corner built-in cabinets in the two third floor bedrooms.

Backup Power Generator: Whole house backup generator added and placed on new elevated platform to comply with city zoning requirements and standards.

First Floor Porch: New LVL materials replaced rear corner beams. Replaced all existing tin with copper covering porch flooring exposed beyond the railing. Screened-in porch replaced with all new materials including PVC studs.

Landscaping: Restored neglected yard with professionally designed layout and plantings by Robert Chestnut, a preeminent Charleston landscape architect. Level of the backyard space has been raised and tiered. Yew trees around property and other plantings provide significant privacy. Pervious pavers enable parking of multiple cars or alternate use as outside party/living space. A small parking pad could accommodate a golf cart. Small outdoor sitting area is designed as a private space. Outdoor lighting throughout the yard. Drainage along sides of yard to central drain connected to city storm system.

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