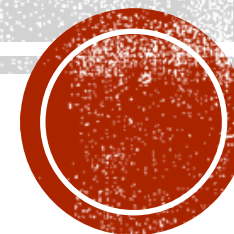
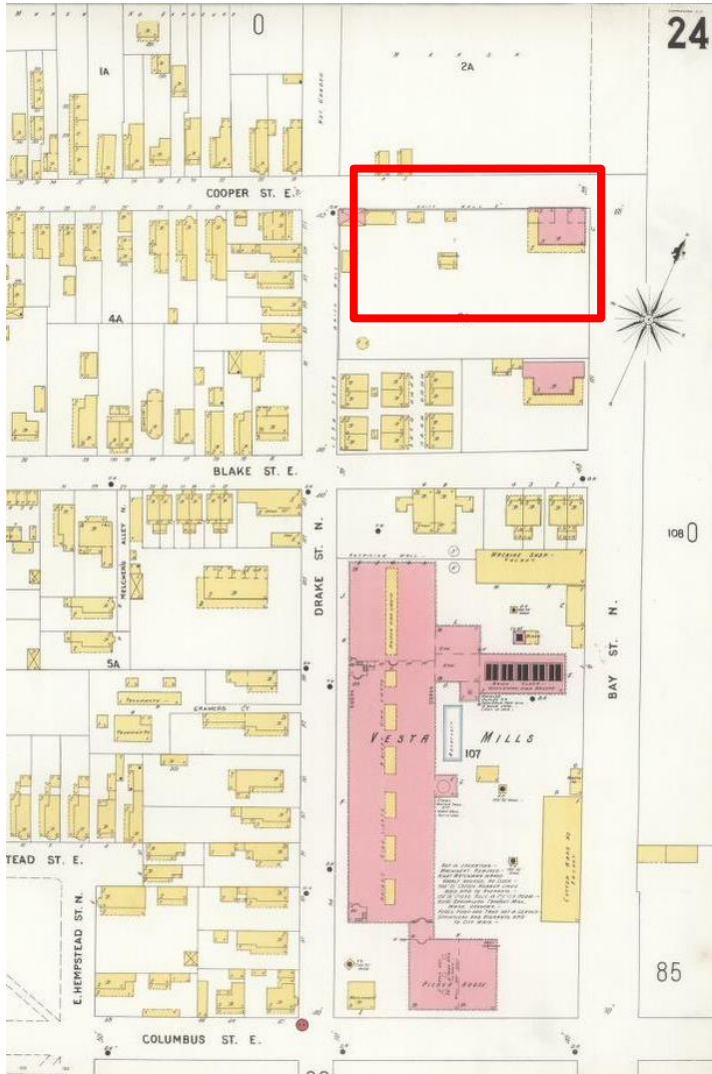


SAINT JULIAN DEVINE SMOKE STACKS

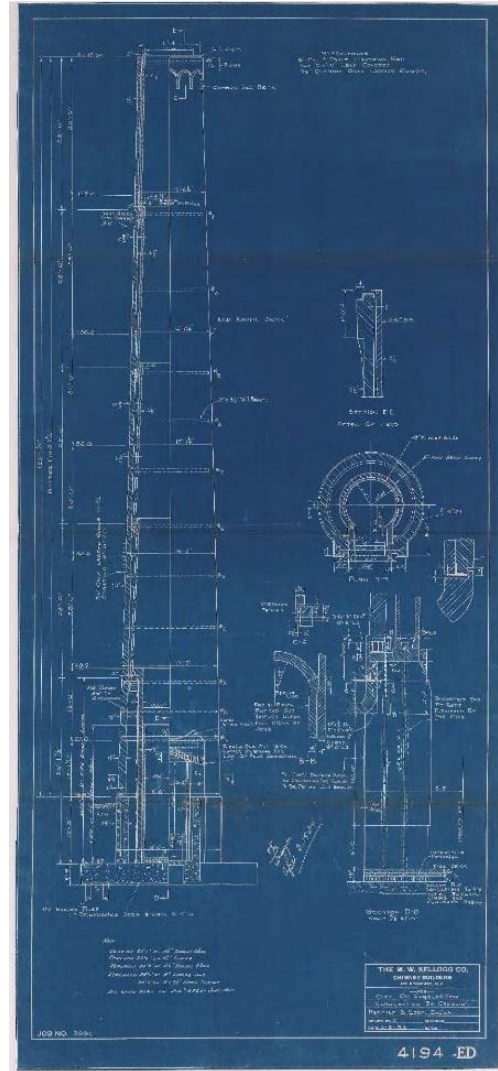
The City of Charleston



History



Incinerator Site Selected
1933



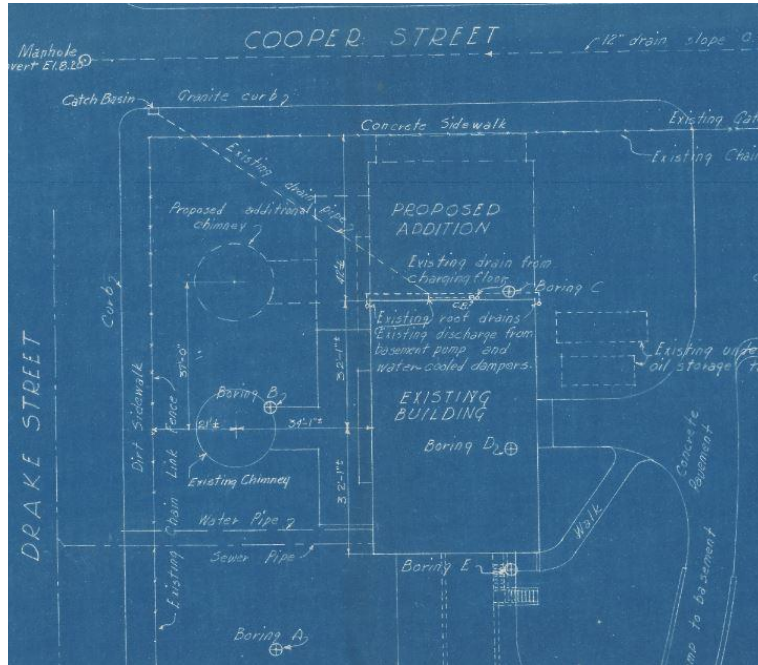
Plans Completed
1933/34



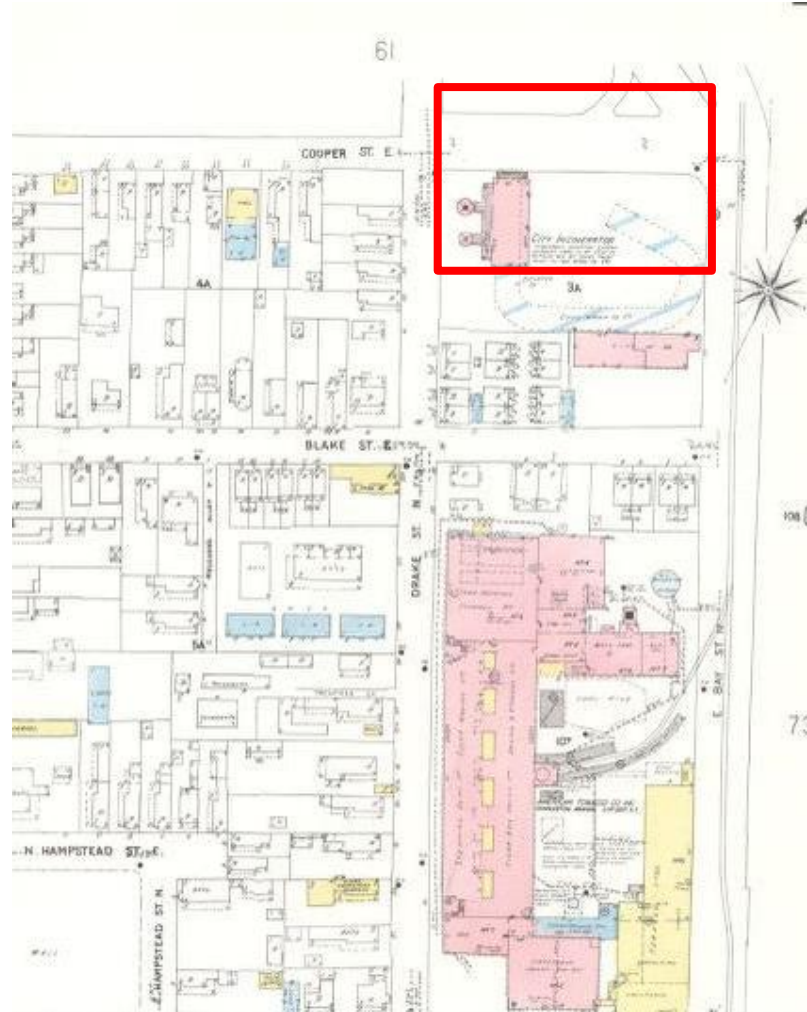
Incinerator Construction Completed
1935



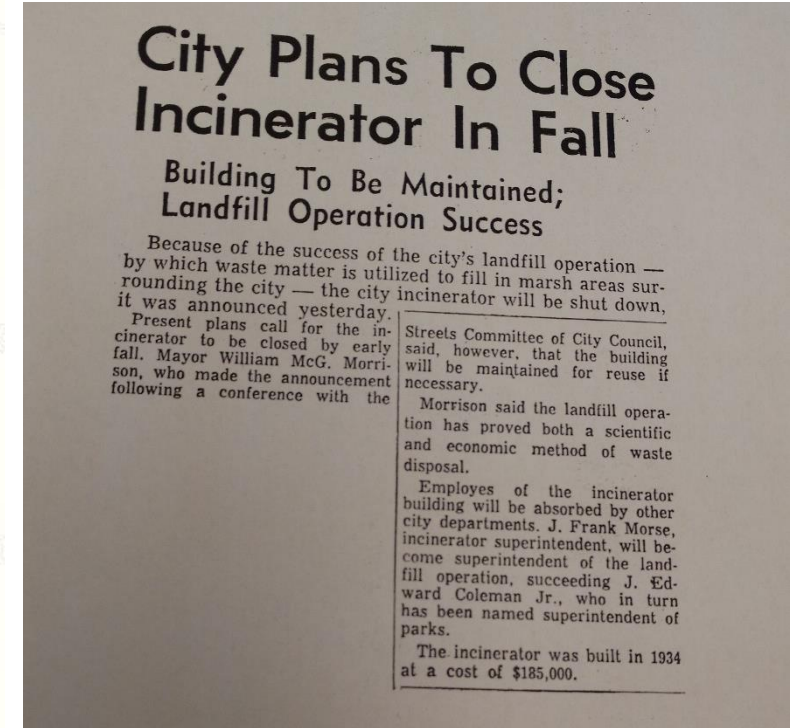
History



Incinerator Expansion Requested
1941



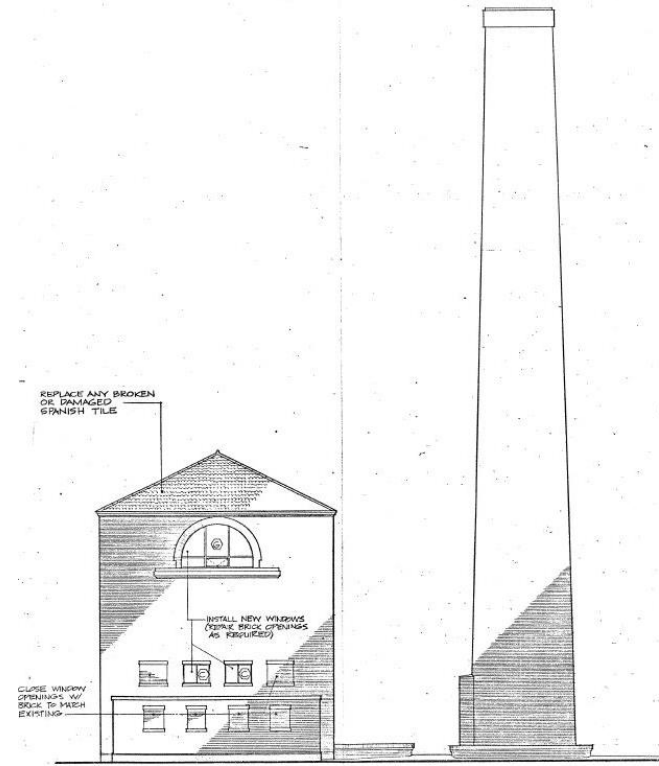
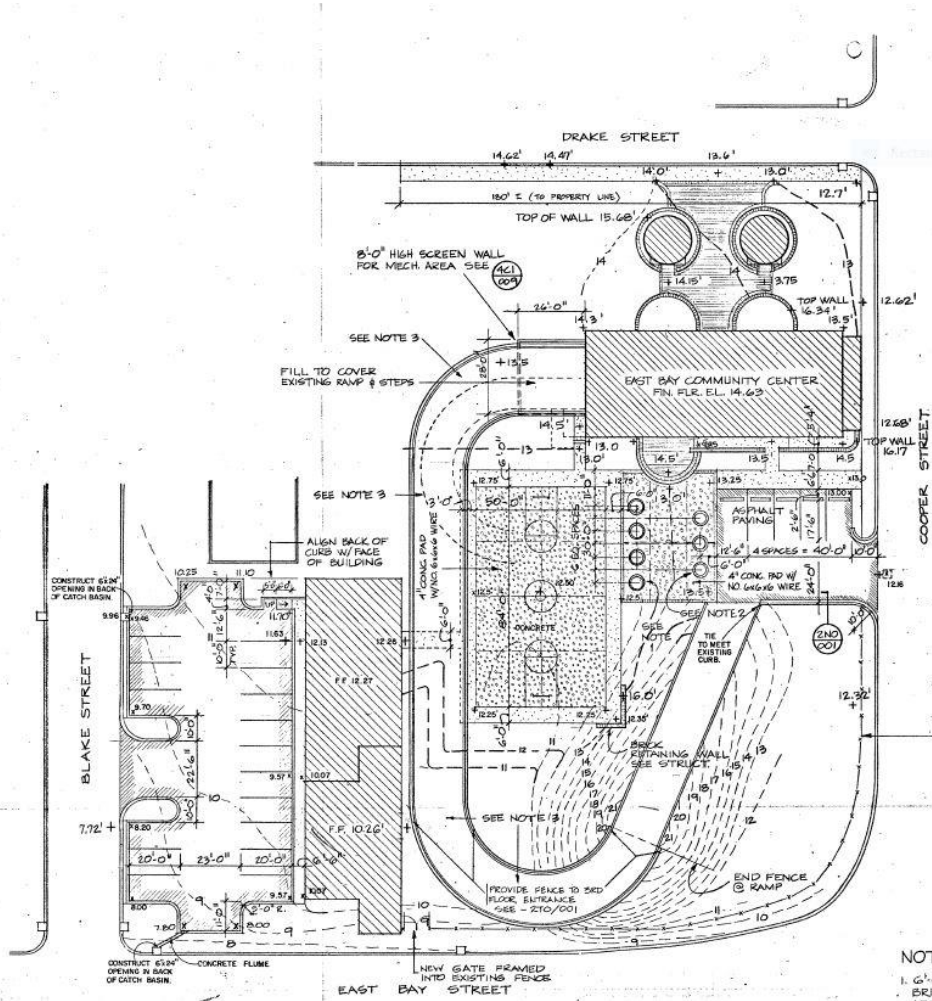
Expansion Completed
1944



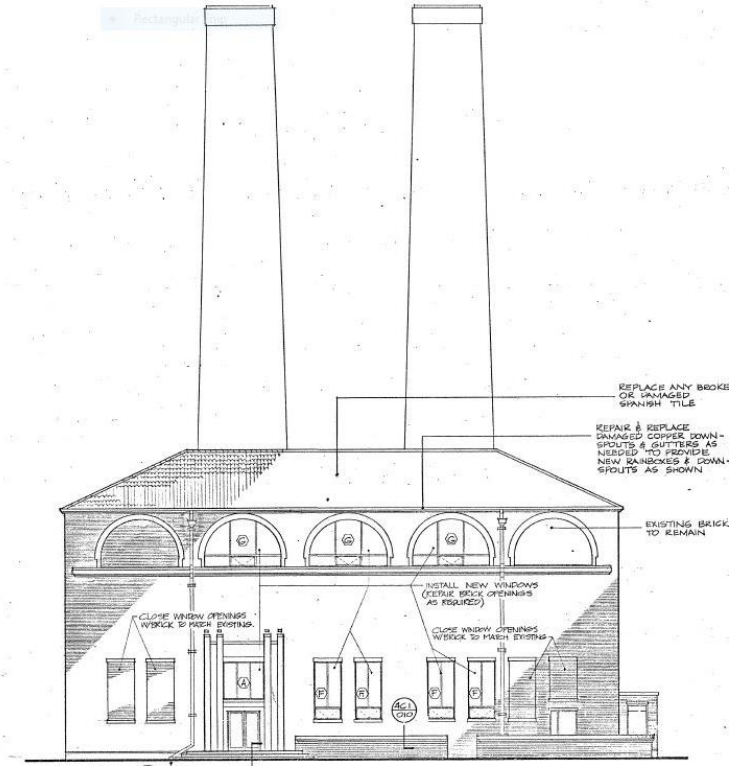
Incinerator Closed
1956



Renovation to Create East Side Community Center later named St. Julian Devine Community Center 1977-1979



NORTH ELEVATION
SCALE 1/8" = 1'-0"



EAST ELEVATION
SCALE 1/8" = 1'-0"

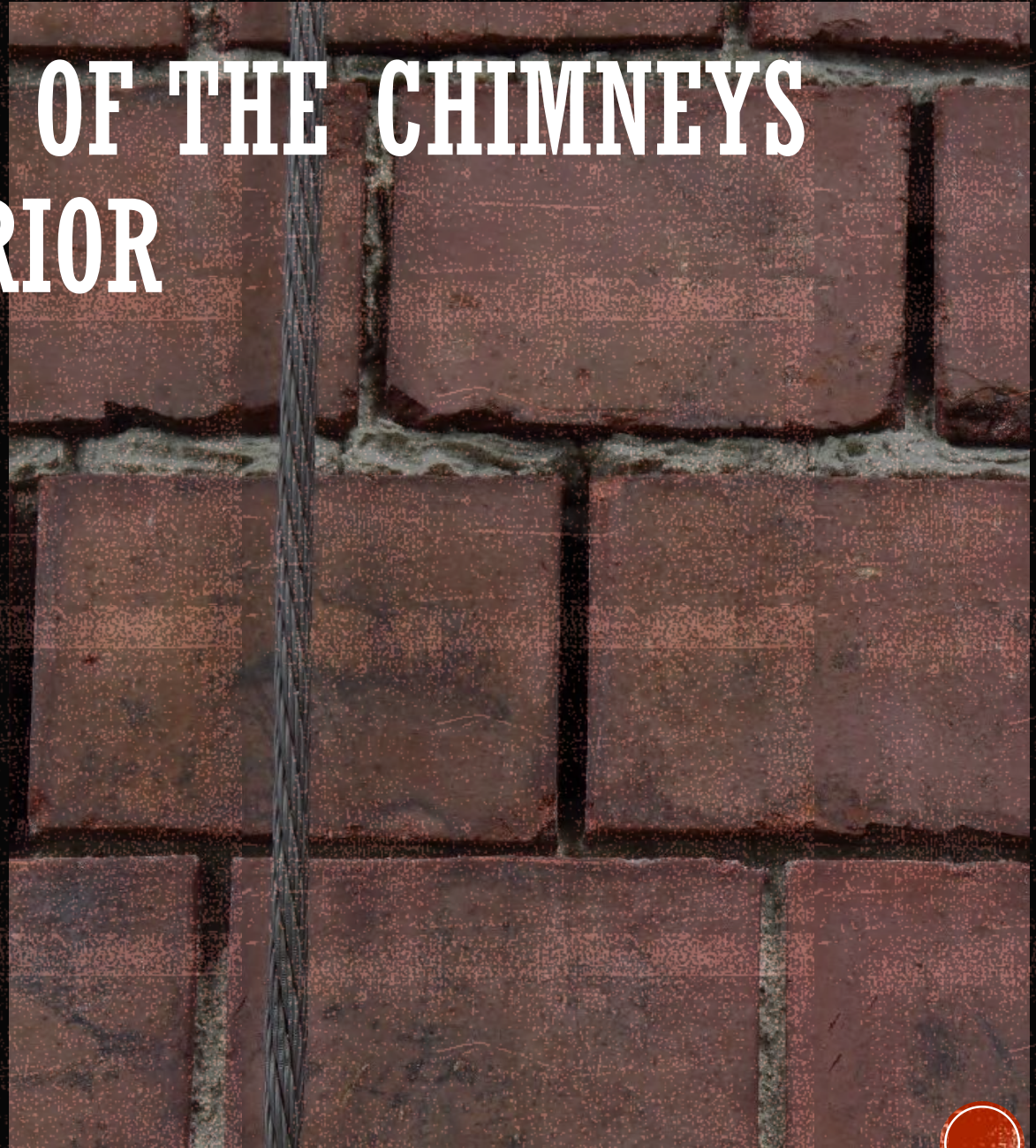
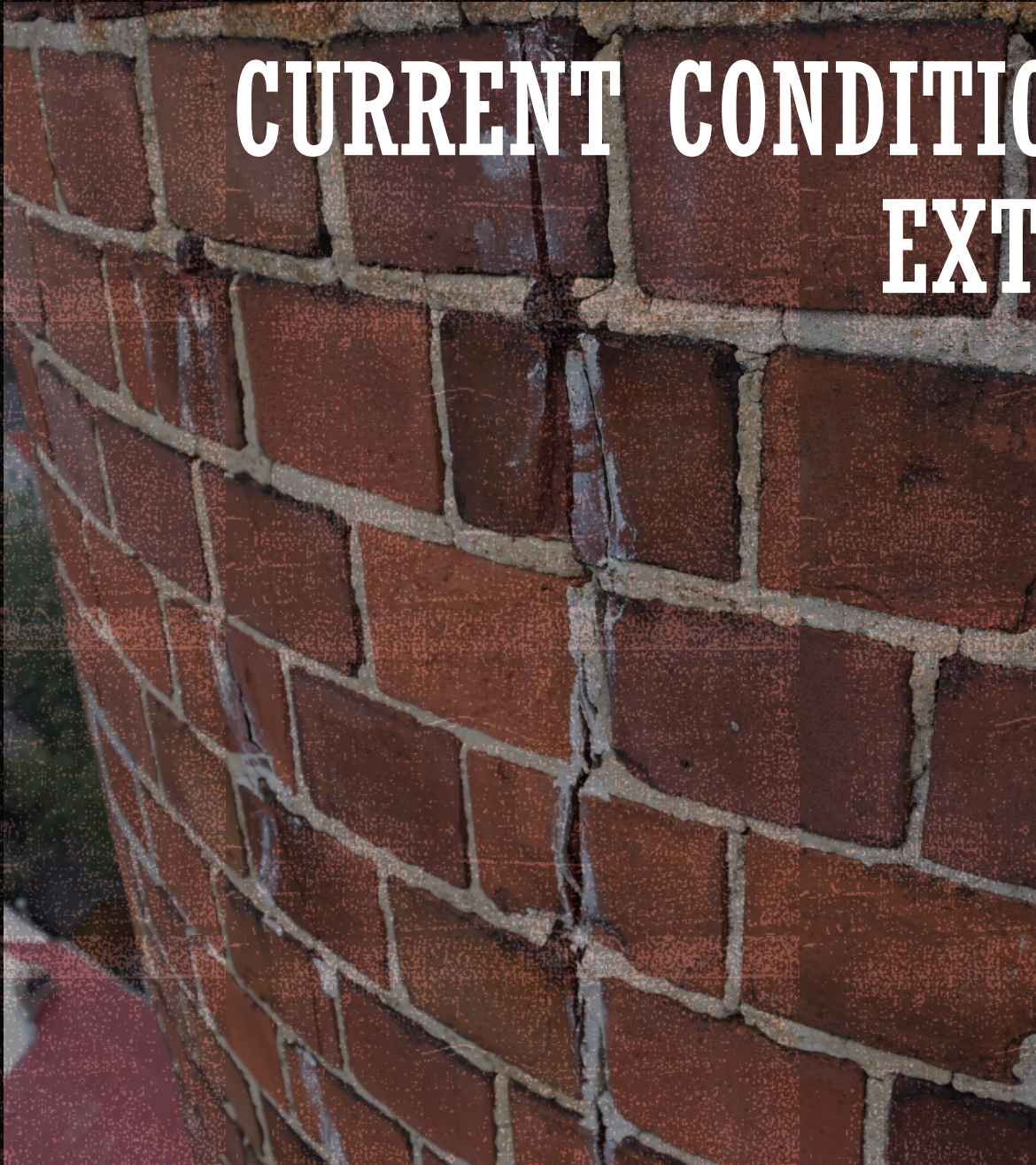


1962 - Stack Inspection performed by H.R. Henicke, Inc.
1979 – Renovations and Repairs to Building and Stacks by R.A. Construction Co.
1985 - Stack Inspection and minor repairs by International Chimney Co.
1991 – Repairs to Building Roof By Ealeigh, Inc.
1993 - Stack Inspection by R&P Industrial Contractors
1993 – Stack Inspection by Gerard Chimney
1994 – Stack Inspection and minor repairs by International Chimney Co.
1998 – Repairs to Building Roof by Keating Roofing
2005 - Emergency Repairs to Stacks by International Chimney Co.
2006 – Vibration Report during Ravenel Bridge Construction by 4SE, Inc.
2016 - Stack Inspection by Continental Chimney Co.
2017 – Asbestos Inspection and Testing by S&ME
2018 – Stack Inspection and report by Bennet Preservation Engineering, PC
2019 - Renovations and Repairs to Building by Satchel Construction Co.
2019 – Stack Meeting Report by Bennet Preservation Engineering, PC
2020 – Sitework Renovations by AOS Specialty Contractors, Inc.
2020 – Letter Issued by Bennet Preservation Engineering, PC
2020 - Chief Building Official letter directing immediate disassembly
2020 - Proposal from Contractor for partial disassembly
2020 - Cost Estimate for a Preservation Plan by Bennet Preservation Engineering, PC
2020 – October - Stack Inspection by International Chimney Co.
2020 – October – On call Service Contract for Stack Inspection by International Chimney Co.

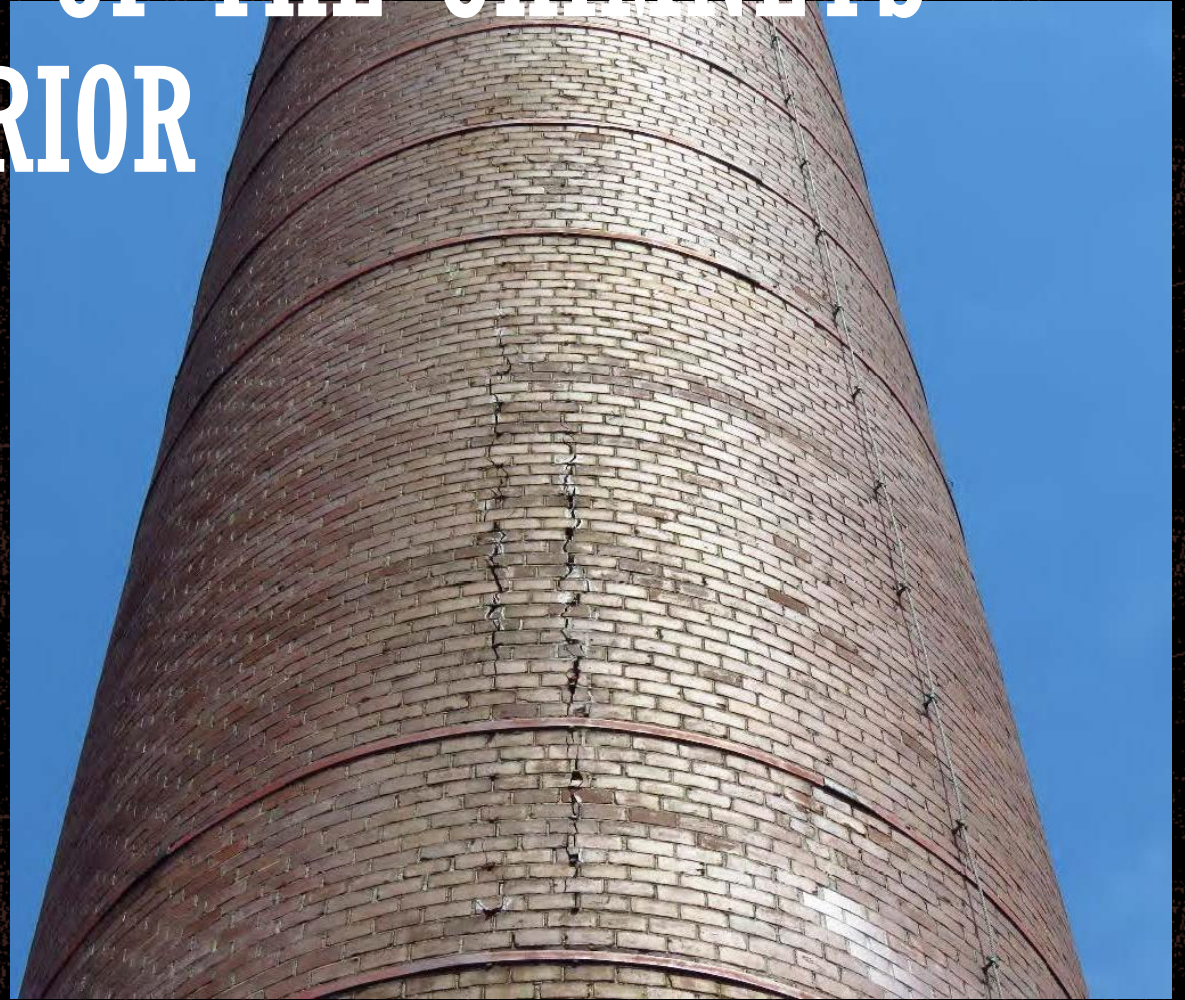
History of Inspections Reports and Repairs



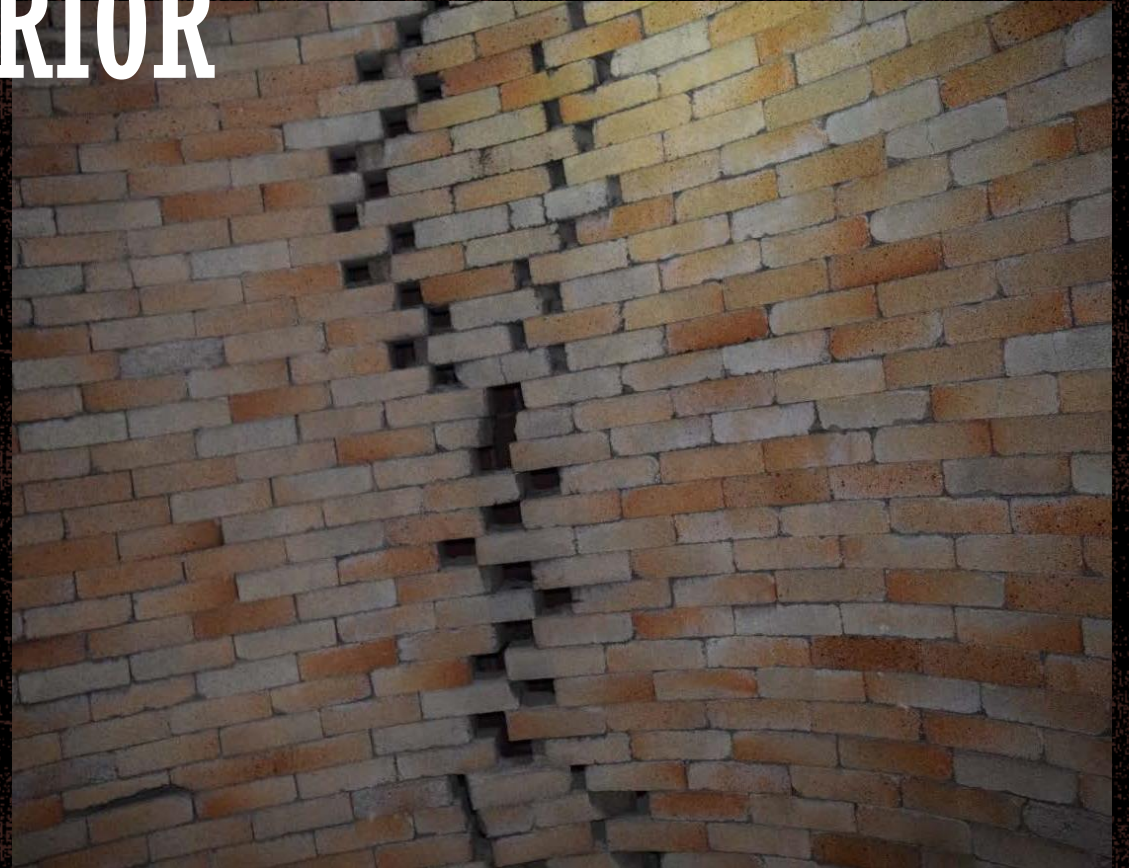
CURRENT CONDITION OF THE CHIMNEYS EXTERIOR



CURRENT CONDITION OF THE CHIMNEYS EXTERIOR



CURRENT CONDITION OF THE CHIMNEYS INTERIOR

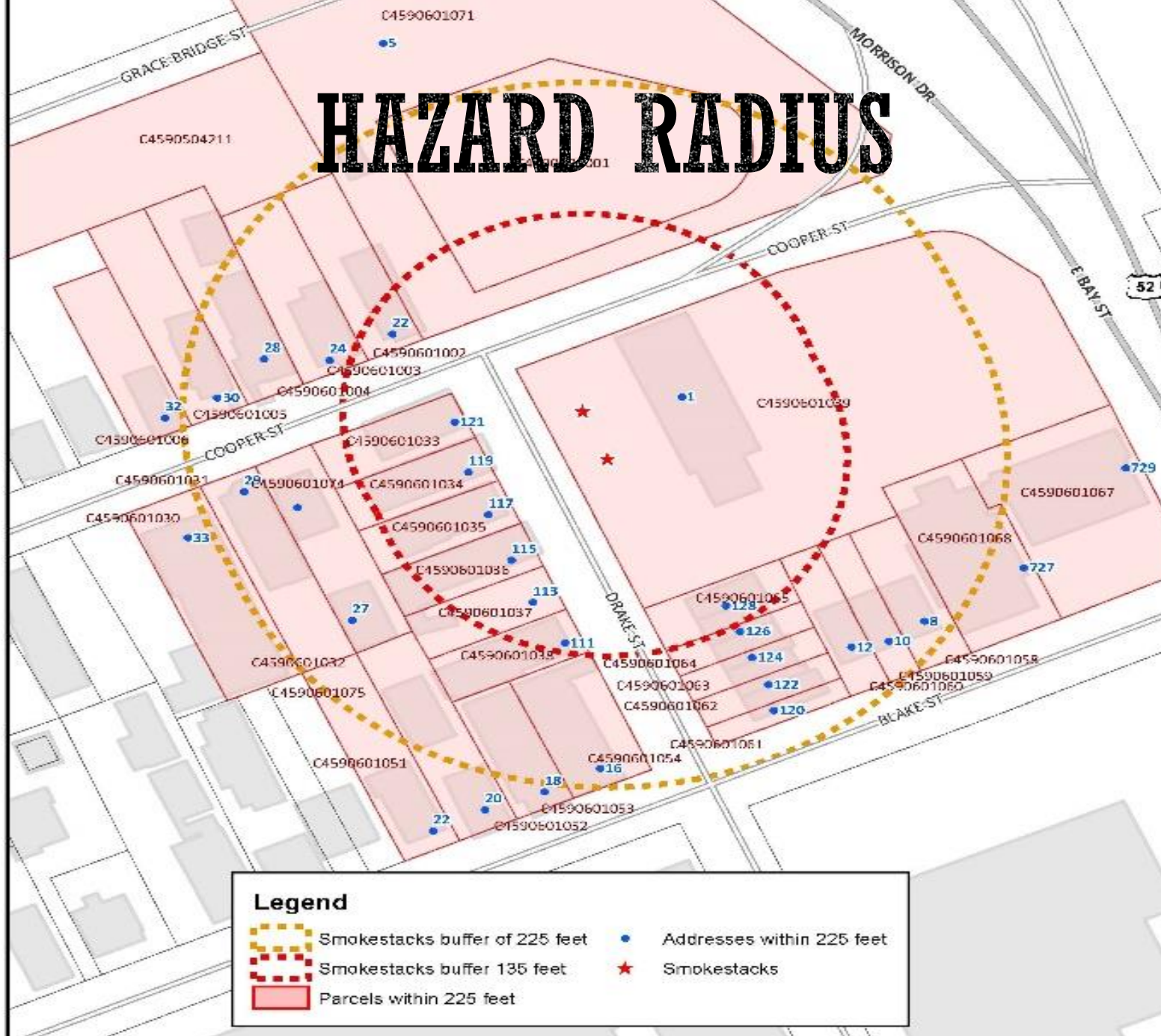


CITY COUNCIL'S OPTIONS

- Renovate and repair chimneys at a cost of approximately \$3 million.
- Estimated completion: November 1, 2021.
- Reduce the height of the chimneys to a maximum of 60 feet at a cost of approximately \$450,000. Plus restoration costs of the remaining structures.
- Estimated completion: January 2021.
- Demolish the chimneys at a cost of approximately \$535,000.
- Estimated completion: January 2021.



HAZARD RADIUS



CURRENT THRESHOLDS

- The engineer, Bennett Preservation Engineering, has stated that safety thresholds for the stacks are wind speeds of 74 miles per hour or greater.
- In the case of an earthquake, which can come without warning, residents would have to be evacuated after the fact and reinspect with our on call contract.
- In both cases, residents would have to remain away from the hazard area until an inspection has deemed the area safe. Estimated turnaround time on an inspection is 5 days, due to the specialized nature of the inspection team.



EVACUATION PLAN

- A notice to evacuate for wind would likely take place 36 hours (+/- 12 hrs) before the onset of 74 mile per hour winds.
- The city will use the contact information provided by residents to send out an order to evacuate.
- The Fire Marshal's Office will conduct door to door canvassing to notify residents of the evacuation order.
- The city of Charleston will provide hotel rooms for evacuees.
- CARTA and the city of Charleston will provide transportation to and from the temporary accommodations for those who require it.
- The Charleston Police Department will close streets and increase patrols of the unoccupied homes.



Questions and Answers

