November 18, 1994

VIA FACSIMILE (803) 762-2300

Mr. Dinos Liollio
Liollio Associates
147 Wappoo Creek Drive, Suite 400
Charleston, SC 29412

Re: Upcoming Plans - Board of Architectural Review

Dear Dinos:

I talked with Carl Lounsbury the other evening. Basically he wanted to convey to you and we concur on the following points:

1. The west door needs to be redesigned to match the east doorway. Carl and Willie determined that the evidence is there for this door being treated in exactly the same way. We hope to get back with you soon with the exact details on how this should be treated. Also, the belt coursing needs to be redesigned around the doorway.
2. There should be four doors on the north elevation. Willie and Carl found evidence for three, but you are showing a third door in the location where evidence was not available because of a change in brickwork. They believe it is probable that there were four doors.
3. We ask that the ironwork be simplified on the fence to ensure transparency.
4. The gate should be realigned and the walkways to conform to the original opening gates. We would ask that as much as possible of the brick walls remain, even if of a later date, and be incorporated into the current perimeter wall.

Thank you for your consideration of these requests. Also, thank you for the plans for the interior. We will review these and get back to you as soon as possible.

With best regards, I am

Sincerely,

Jonathan H. Poston mc

Jonathan H. Poston
Director of Preservation Programs

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BOARD REVIEW

BOARD OF ARCHITECTURAL REVIEW

CITY OF CHARLESTON

Meeting Date February 22, 1995

The applicant listed below hereby requests a hearing before the board for the following:

[ ] Conceptual	[X] Repairs / Alterations	[ ] Appeal Decision of Preservation Officer
[ ] Preliminary	[ ] New Construction	
[X] Final	[ ] Demolition	[ ] Appeal for Rehearing

as described below:

Street Address 1 COURTHOUSE SQUARE Tax Map Number 457 - 12 -02 - 004
Zone District _____ [X] Old & Historic District [ ] Old City District
Architectural Rating ONE Height District 30/55 Flood Zone A7
Request: Final approval for renovation as per plans, photographs, and information submitted.

REPORT OF THE BOARD OF ARCHITECTURAL REVIEW

To the Preservation Officer: Date February 22, 1995

The Board has heard application number 952 - 22 - 7 for the above referenced property. Its findings are as follows:

[X] Approved [ ] Disapproved [ ] Deferred

[X] with the following conditions: final details to staff

[ ] Further Action / Final Approval Requires Board Hearing(s);
[ ] Final Approval is granted upon fulfillment of the above specified conditions. Verification of compliance is referred to the Preservation Officer.

D. William Wallace
Chairman

Note: All plans and specifications must be submitted and a permit received from the Building Inspections Division. A Building Permit must be obtained and posted.

28 February 1995

Charles E. Chase, AIA
City Preservation Officer
City of Charleston
75 Calhoun Street
Charleston, SC 29401

Re: Charleston County Courthouse
BAR Application #7

Dear Charles:

This is a letter confirming the "laundry list" of concerns which we mentioned at BAR last week concerning the Court House. We agreed with Dinos before the meeting that these points needed to be addressed and the Foundation would then support final approval before the Board.

We asked in our statement that the Board give final approval, contingent on the following changes and details to be approved by staff:

1. Redetailing, of various elements on the exterior:

   a. Modillions -- these should be Ionic rather than Corinthian
   b. Entrance door and architrave on the West should match that on the East
   c. The East Door architrave should redetailed to match the photo documentation, i.e. modillions instead of dentials in the pediment, etc.
   d. Modifications to the detailing of the niches and quoins
   e. Redesign of the window muntins
   f. Additional notes on the drawings to absolutely insure protection in place of the original window jambs
   g. Restudy of the South Doorway transom

2. Restudy of the Roof
   a. Correct profiles of roof ridge tiles
   b. Corrections to chimney details to match early photographs
   c. Use of lead-coated copper gutters

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3. Changes in materials and specifications

a. Changes in specs regarding stucco removal -- brick may not be damaged and certain sound, original stucco should be left in place, etc. ?
b. Elimination of specification for portland cement and addition of specifications to use correct, historic mortar and stucco
c. Retention of original sandstone steps on South elevation
d. Conservation of original sandstone lintels and sills
e. No removal of historic brick but repair and consolidation where bricks have been previously damaged
f. No elastomeric sealants
g. Conservation of console brackets and column capitals

Thank you for your support of these recommendations. We look forward to working with you and Liollio on finalization of these items in the plans.

Sincerely yours,

Jonathan H. Poston
Director of Preservation

cc: Liollio Associates
Carl R. Lounsbury

DRAFT

BOARD OF ARCHITECTURAL REVIEW NARRATIVE
CHARLESTON COUNTY COURTHOUSE, FINAL DETAILS
DECEMBER 12, 1997

This is a review of the construction drawing details which require B.A.R. approval prior to the City of Charleston's issuing a permit for the restoration of the Courthouse. The final approval for this project was granted on February 22, 1995 (application # 952-22-7, enclosed) with the condition of "final details to staff." On February 28, 1995 Historic Charleston Foundation submitted a list (enclosed) to the B.A.R. of the details which they felt required correction. This document is organized according to that February 28 list. The drawings referenced below are the Liollio Associates Inc., set which was stamped by the B.A.R. on February 23, 1995. The NBBJ/ GLENN KEYES ARCHITECTS drawings, dated December 12, 1997, are attached to this document. An earlier form of this document was presented to the Historic Charleston Foundation Courthouse Committee on August 20, 1997 (enclosed).

1. The details from the 1995 letter:
   a. Modillions
      i. Liollio Associates drawing A-18, Detail 500
      ii. Historic Charleston comment: "these sould be Ionic rather than Corinthian"
      iii. NBBJ drawing A8.07, D-1. Photographic research shows that the A-18 dentils should be a simpler, Ionic style modillion.

   b. Entrance doors, East and West
      i. Liollio Associates drawings A-12 & A-13
      ii. Historic Charleston comment: "Entrance door and architrave on the west should match that on the east" and "should be detailed to match photo documentation."
      iii. NBBJ drawings A3.03, A3.04 & A8.04. Current study shows that although the architraves were similar the entrance doors existed in different planes. The exit stoop on the western side is necessary to meet fire code egress requirements. Archeological work shows that similar, though larger, stoops have been in this position before. Both sandstone surrounds will be the same with modillions instead of dentils.

   c. Niches and quoins
      i. Liollio Associates drawing A-19
      ii. Historic Charleston comment: "modification of the detailing of the niches and quoins"
      iii. NBBJ drawingA-8.06 is based on recent study. Niches are to be detailed with sandstone quoins.

d. Window muntins
   i. Liollio Associates drawing A-26
   ii. Historic Charleston comments: "Redesign of the window muntins"
   iii. NBBJ drawing A8.04 Glazing bar is about 1/4" thick rather than about 9/16" thick. No energy panel is in this design. Sash are to be non-operable but all existing hardware will be retained in the 1792 frames. Glass is proposed to be "thin" restoration glass, but plain glass may be bid as an alternative.

e. "In situ" window frame restoration
   i. Not possible due to the amount of masonry rebuilding required.
   ii. This issue was discussed and resolved in the August 1997 meeting with the Historic Charleston Courthouse Committee.
   iii. All windows have been photographed individually, from the interior and the exterior. All 1792 window frames have been numbered, measured and located by dimension on a survey plan. The restoration of the frames will be done under the supervision of the County architectural conservator.

f. South doorway transom
   i. Liollio Associates drawing A-30
   ii. Historic Charleston comment: "Restudy south doorway transom"
   iii. NBBJ drawingA8.05, A-1

g. Roof: ridge tiles
   i. Liollio Associates drawing A-18, 500
   ii. Historic Charleston comment: "correct profiles of roof ridge tiles"
   iii. NBBJ drawing A2.05
   iv. Tiles will be laid end to end as seen in the 1883 Mazyck photo taken from St. Michaels.

h. Roof: Chimney details
   i. Liollio Associates drawing A-18
   ii. Historic Charleston comment: "Corrections to chimney details to match early photographs"
   iii. NBBJ drawing A8.08 The chimney profiles have been studied and re-drawn according to the 1883 Mazyck photo.

i. Roof: gutters.
   i. Liollio Associates drawing A-8
   ii. Historic Charleston comment: "use of lead coated copper"
   iii. NBBJ drawing A8.07. Gutters will be plain copper. This issue was discussed and resolved in the August 1997 meeting with the Historic Charleston Courthouse Committee.

j. Stucco removal
   i. Liollio Associates drawing AD-6, legend and specifications #9209 called for 100% stucco removal using cutterheads and chemicals.
   ii. Historic Charleston comment: "changes in spec regarding stucco removal--brick may not be damaged, original stucco left in place, etc."
   iii. NBBJ drawing A1.06 and spec.# 9221-2:
      (1) "All loose stucco shall be removed in a manner that does not damage existing brick"
      (2) "stucco shall be removed to no greater than 1/4" and no less than 1/8" from the face of the brick"
   iv. 100% stucco removal is not to be done.

k. Stucco and mortar formulations
   i. Liollio Associates specification #4100, 1:1:6 and 1:2:9 cement, lime and sand proportions
   ii. Historic Charleston comments: "elimination of specification for portland cement"
   iii. NBBJ specification #4065, Mortar to be based on Type N (ASTM C-270) but not to exceed 2,500 psi in strength. The stucco and mortar will contain white portland cement, lime and sand. The proportions will produce a compressive strength which is compatible with the historic bricks. The average strength of the brick in the Courthouse is 3,177 psi.
   iv. This issue was discussed and resolved in the August 1997 meeting with the Historic Charleston Courthouse Committee.

l. Sandstone step
   i. Liollio Associates drawing AD-6, note 35
   ii. Historic Charleston comment: "retain original step on South elevation"
   iii. NBBJ drawing A1.06, note 13
   iv. Sandstone step (1 1/2" thick) at the South elevation will be reset.

m. Sandstone lintels and sills. The NBBJ proposal differs considerably from the previous design.
   i. Liollio Associates drawing A-10, A-19 show window arches and sills to be painted; niche details to be sandstone
   ii. Historic Charleston comments: "conservation of original sandstone sills and lintels"
   iii. NBBJ drawing 1.06, 3.01show removal of sills and lintels and replacement of same with new material if the existing cannot be reused.
   iv. The finished appearance of the building is to have natural sandstone as was the 1792 appearance.
   v. New sandstone is specified for all sills, lintels, niche quoins, entry door

quoins, the East door surround, and the West door surround.

vi. Existing sandstone is to be evaluated, conserved and re-used where possible. This will be an up charge per stone unit.

vii. This issue was discussed and resolved in the August 1997 meeting with the Historic Charleston Courthouse Committee.

n. Removal of historic brick

i. Brick will be preserved in situ where possible but a significant amount of masonry restoration and concrete reinforcement is required to structurally refit the building.

ii. This issue was discussed and resolved in the August 1997 meeting with the Historic Charleston Courthouse Committee.

o. Elastomeric sealants

i. Masonry coatings will be specified as breathable.

p. Console brackets and column capitals

i. Liollio Associates drawing A-19 calls for an allowance of 50% replacement of stone brackets with dutchmen.

ii. Historic Charleston comments: "conservation of console brackets and column capitals"

iii. NBBJ drawing A8.07 Brackets and capitals will be preserved in situ. Repairs will include dutchmen and consolidants.

2. Response to the Historic Charleston Foundation comments, November 28, 1997, on the NBBJ final design is contained in the attached letter from Glenn Keyes dated December 4, 1997.

3. A new design item is now shown on drawing A8.06 detail C-4 and drawing A8.04 detail A-3. This is a landing and handrail which will be on the Courthouse Square (West) door only. The door will function as an emergency exit only. The fire stair is located just behind the west door. The door must swing outward and a landing is required to provide safe exiting from the building in an emergency.

FILE

19 December 1997

Charles Chase
City Preservation Officer - City of Charleston
Architecture and Preservation Division
75 Calhoun Street
Charleston, South Carolina 29401

RE: Charleston County Courthouse

Dear Charles:

We have reviewed with Charleston County staff and its architectural consultants the final revisions to the plans for the restoration of the Charleston County Courthouse, and we are, by this letter, relaying our approval of them. Charleston County, its staff and consultants have successfully addressed the concerns we have expressed about this restoration.

We have requested, we should note, that the drawings be amended to note that certain historic features, notably the transom of the east doorway (which we think is an early one) and the west doorway and transom be preserved.

Historic Charleston Foundation's approval is, however, contingent upon the County's retention of Jim Wigley, or another equally competent architectural conservator, to monitor and assist the restoration through to completion. An architectural conservator is particularly important to what we know will require sensitive masonry and stucco repairs as well as the careful and meticulous conservation of surviving historic windows and doors.

We note too that the restoration of Charleston County's historic courthouse has been mightily improved by the addition of Glenn Keyes to the restoration

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team. His drawings are superb and have drawn high praise from our colleagues at Colonial Williamsburg Foundation who have reviewed them. We have every confidence that Mr. Keyes' s continued participation in the restoration will result in a successful, sensitive and accurate restoration.

We send this letter with our thanks for considering our comments.

Very sincerely yours,

Carter L. Hudgins
Executive Director

Jonathan H. Poston
Director of Preservation

CLH:bg

cc: Edward Fava
Guy Blanton
Jim Wigley
Glenn Keyes
Nancy Hawk
Robert Rosen
Brad Waring
Rutledge Young
Barrett Lawrimore