

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

OMB Approved
No. 1024-0009
Expires 8/31/86

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 - DESCRIPTION OF REHABILITATION

NPS Office Use Only

Project Number:

Instructions: Read the instructions carefully before completing application. No certification will be made unless a completed application form has been received. Use typewriter or print clearly in black ink. If additional space is needed, use continuation sheets or attach blank sheets. A copy of this form may be provided to the Internal Revenue Service.

1. Name of property: Not Named

Address of property: Street 231 King Street

City Charleston County Charleston State SC Zip Code 29401

If located in a Registered Historic District, specify: Charleston Old and Historic District

If listed individually in the National Register of Historic Places, give date of listing: _____

Has a Part 1 Application (Evaluation of Significance) been submitted for this project? ☒ yes ☐ no

If yes, date Part 1 submitted: 8/24/84 Date of certification: _____ NPS Project Number: _____

2. Data on building:

Date of construction: 1840 Number of housing units before rehabilitation: 0

Use before rehabilitation: Retail/Storage Floor area before rehabilitation: 4068

Type of construction: Brick frame

3. Data on rehabilitation project:

Project starting date (est.): 9/28/84 Project completion date (est.): 12/28/84

Estimated cost of rehabilitation: 230,000. Proposed use: Retail/office

Number of housing units after project completion: 0 Floor area after rehabilitation: 5327

Has the property received Federal or State financial assistance? ☐ yes ☒ no

If yes, specify source by program title: _____

4. Authorized project contact:

Name Preservation Consultants, Inc. Title Consultant to Owner

Street P.O. Box 1112 City Charleston

State SC Zip 29402 Telephone Number (during day): (803) 723-1746

5. Owner:

Name Larry B. James

Street 8 New Street City Charleston

State SC Zip 29401 Telephone Number (during day): (803) 554-8121

I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I am the owner of the property described above.

Owner's Signature _____ Date _____

Social Security Number or Taxpayer Identification Number 249-54-2923

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The National Park Service has reviewed the "Historic Preservation Certification Application - Part 2" for the above-named property and has determined:

- ☐ that the rehabilitation described herein is consistent with the historic character of the property or the district in which it is located and that the project meets the Secretary of the Interior's "Standards for Rehabilitation."
- ☐ that the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's "Standards for Rehabilitation" if the attached conditions are met.
- ☐ that the rehabilitation or proposed rehabilitation is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's "Standards for Rehabilitation."

Date _____

National Park Service Authorized Signature _____

National Park Service Office _____

HISTORIC PRESERVATION
CERTIFICATION APPLICATION--
PART 2

NPS Office Use Only

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Not Named
Property Name
231 King Street, Charleston, SC
Property Address
Larry B. James/249-54-2923
Owner Name/Social Security or Taxpayer ID Number

NUMBER

1

Feature: GENERAL INTRODUCTION
Date: N/A

231 King Street is a three story brick structure with a low gable metal roof. It is the central structure in a significant intact row of three identical Greek Revival style structures built in 1840. A one story rear addition, with a flat built-up roof, extends to the west. The first floor level was in use as a nightclub prior to rehabilitation and retained only a deteriorated pressed metal ceiling. Upper levels were originally used as a residence and have been vacant for the past two decades.

The rehabilitation was undertaken in accordance with the Secretary of the Interior's Standards. Significant historic fabric and features were retained and repaired as needed. The project has returned the long-vacant upper levels to a compatible use as office space. All new construction was accomplished in a manner as to be removable at a later date with minimal loss of historic fabric.

Photo Nos: 1-73 Drawing Nos: S1,A1-10

NUMBER

2

Feature: GENERAL EXTERIOR
Date: ca. 1840

The stuccoed principal east facade is three bays wide with original wood 9/9 sash windows on the second level and 6/6 sash on the third level. A low parapet forms an entablature atop the facade and includes a slightly projecting molded brick cornice, a plain frieze, and a simple architrave of molded brick courses. Three recesses in the frieze contain decorative cast-iron grills. An existing non-historic storefront was installed during the 1970s and included an off-center entrance flanked by angled walls of vertical boards.

231 King Street is separated from structures to the north and south by narrow passages that are indicated on the facade by wood and cast-iron vestiges of former entry screens. The north and south elevations are exposed brick set in common bond. The south

(Continued)

The existing facades was retained and repaired as needed. A new storefront, the design of which was based upon a historical photograph of the structure, was installed as per plans and photographs submitted.

The south elevation was restored to use as the principal access to the upper levels of the structure. A new metal staircase was installed at the first floor level as per plans and photographs submitted. The original south entrance and windows were retained and repaired as needed.

The effect of the rehabilitation was to retain and enhance the significant exterior appearance and features of the upper levels of the facade and the important south elevation.

HISTORIC PRESERVATION
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PART 2

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Item #2, continued:

elevation has an original centrally-placed entrance on the second level that served as the entrance to the upper floors. Remaining openings have windows similar to those found on the facade. Prior to rehabilitation there was no staircase affording access to the upper levels. The north elevation has no openings.

See Item #9 for a discussion of the rear (west) elevation

Photo Nos: 1-20 Drawing Nos: A4-10
68-71

NUMBER
3

Feature: ROOF
Date: ca. 1840

Low gabled standing seam metal roof in deteriorated condition.

Photo Nos: --- Drawing Nos: ---

The existing roof was retained and repaired as needed. All repairs were accomplished to match existing adjacent conditions in design, materials, and workmanship. The roof was carefully prepared for repainting, primed, and painted using a rust-inhibiting paint.

NUMBER
4

Feature: CHIMNEYS
Date: ca. 1840

Interior brick chimneys with corbelled caps and arched rainhoods in good condition.

Photo Nos: 17-18, Drawing Nos: ---
20

The existing chimneys were retained and repaired as needed. Their exterior caps were pointed with high-lime mortar where needed but were essentially unchanged.

HISTORIC PRESERVATION
CERTIFICATION APPLICATION—
PART 2

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231 King Street, Charleston, SC

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Project Number:

NUMBER
5

Feature: STUCCO
Date: Before 1883

The principal east and west elevations were stuccoed prior to 1883. Stucco on the east facade was in generally good condition with some deteriorated areas present. Stucco on the west elevation had deteriorated completely and had fallen off.

The existing stucco was retained and patched as needed. Deteriorated stucco was removed to sound material and patched to match adjacent conditions in composition, texture, and appearance. All stucco surfaces were gently cleaned using a low-pressure water wash (in accordance with Preservation Briefs #6), primed, and re-painted.

Photo Nos: 1-11 Drawing Nos: ---

NUMBER
6

Feature: EXPOSED BRICK
Date: ca. 1840

The north and south elevations are exposed brick set in common bond. Brickwork was in fair condition prior to rehabilitation.

Existing exposed brick was retained and only limited repairs were needed. All repairs were accomplished in accordance with Preservation Briefs #2.

Photo Nos: 12-17, Drawing Nos: ---
19, 70-71

NUMBER
7

Feature: WINDOWS
Date: ca. 1840

Windows on the second level are original 9/9 light double hung sash. Windows on the second level are original 6/6 sash. Windows were in generally good condition on the east facade and south elevation. Windows on the west elevation had been covered in recent years with plywood and were in deteriorated condition.

Existing windows were retained and repaired as needed. Repairs were accomplished to match existing adjacent conditions in design, materials, and workmanship in accordance with Preservation Briefs #9. All windows were carefully hand-prepared for new finishes, primed, re-glazed and painted.

Photo Nos: 1-11, Drawing Nos: A4, A10
14-20

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NUMBER

8

Feature: STOREFRONT

Date: ca. 1840, ca. 1960

An incompatible wood frame storefront with a low brick bulkhead was installed in the 1970s. A side entry and walk extends between 229 and 231 King Street to the rear of the buildings. A separate entry screen at the side entry retains a decorative cast-iron grill and an historic 2-panel entry door.

Photo Nos: 1-4, 7-11 Drawing Nos: A4-9

A new storefront was installed as per plans submitted. The design of the storefront was based upon a historic photograph of the structure (see Photos #68 & 69) and on the design of other similar storefronts found throughout Charleston. The entry screen to the side entry was retained and repaired as per plans submitted. The original cast-iron grill and panelled door were retained and repaired as needed.

NUMBER

9

Feature: REAR (WEST) WALL

Date: ca. 1840

The rear (west) wall of 231 King Street collapsed shortly after rehabilitation began when a principal support beam slipped from its pocket in the north wall. The roof of the first floor rear addition was also destroyed in the collapse.

Photo Nos: 17-20, A1-3, A10

The rear wall was removed and reconstructed as per plans submitted. Original materials, including window sash and interior trim, were re-used wherever possible. Replacement components were constructed to match the original conditions in design, material, and workmanship.

NUMBER

10

Feature: REAR ADDITION

Date: Early 20th century

A one story brick addition with a flat built-up roof extends from the original structure. The addition has been used as service space for first floor retail tenants and was most recently used as bathroom and office space for the nightclub. No historic finishes existed prior to rehabilitation.

Photo Nos: 17-20 Drawing Nos: A1

The early 20th century rear addition was retained and repaired as needed. A new flat built-up roof was installed to replace the roof destroyed by the collapse of the rear wall of the upper levels. A new addition was extended from the west wall of the existing addition as per plans submitted with no significant loss of historic fabric.

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NUMBER
11

Feature: GENERAL INTERIOR

Date: ca. 1850-present

The first floor level served most recently as a nightclub. The second level has a central stairhall flanked on either side by large parlors on the second and third floor levels. A bathroom enclosure at the third floor stairhall and a partition wall dividing the third floor west chamber were installed ca. 1930. Ductwork for an existing first floor HVAC system was installed over the second level flooring and penetrated the floors in several areas.

The rehabilitation has resulted in a return of the upper floors of 231 King Street to a compatible use as office space. All historic walls and spaces were retained intact. The existing enclosure in the third floor stairhall was retained and reduced in size. A new half bath was installed beneath the second floor stair landing in a former storage area. The existing door to this space was retained and repaired as needed. The overall impact of the rehabilitation was to retain and repair existing historic spaces and finishes.

Photo Nos: 21-67 Drawing Nos: A1-3
72-73

NUMBER
12

Feature: CEILINGS AND WALLS

Date: ca. 1850-present

Existing plaster on wood lath walls and ceilings were in poor condition prior to rehabilitation with evidence of considerable moisture-related deterioration present.

Ceilings had suffered considerable moisture-related damage and required replacement. Drywall finished to match the original smooth plaster finish was installed. Existing first floor walls were exposed brick prior to rehabilitation and have been retained.

Photo Nos: 21-28, Drawing Nos: A1-3
31-67, 72-73

NUMBER
13

Feature: PRESSED METAL CEILING

Date: Late 19th c.

A decorative pressed metal ceiling was located in the first floor of the original structure. The ceiling was in deteriorated condition and had been damaged by poorly executed patches and moisture-related deterioration.

Reinforcement of the existing joists and joist pockets at the first floor level necessitated the removal of the first floor pressed metal ceiling. Efforts to remove the ceiling for storage and re-installation were unsuccessful due to its deteriorated condition. A new pressed metal ceiling of similar design was installed as per photographs submitted.

Photo Nos: 21-24 Drawing Nos: ---

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CERTIFICATION APPLICATION—
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231 King Street, Charleston, SC

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Owner Name/Social Security or Taxpayer ID Number

Project Number:

NUMBER

14

Feature: FLOORS

Date: ca. 1840

Original heart pine floors had been damaged by the existing HYAC system on the second level and by moisture-related deterioration on the third level.

Existing floors were retained. Areas of deteriorated or missing flooring were patched to match existing adjacent conditions. All floors were carefully hand-prepared for new finishes, stained, and finished.

Photo Nos: 21-22, Drawing Nos: ---
27-41, 44-67

NUMBER

15

Feature: TRIM & DOORS .

Date: ca. 1850-1855

The upper levels retained much of their original detailing, including: wood mantelpieces, panelled doors, molded window and door surrounds, baseboards, and central staircase.

Original trim and doors were retained throughout the structure. All wood surfaces were carefully hand prepared for new finishes, primed, and painted.

Photo Nos: 21-67 Drawing Nos: ---

NUMBER

16

Feature: FIREPLACES

Date: ca. 1840

Existing fireplaces have been altered for coal burning and are in inoperable condition. Mantels are original and are fine examples of the period.

Existing fireplaces were repaired as needed. Existing mantelpieces were retained and carefully refinished.

Photo Nos: 36-37, Drawing Nos: ---
40-41, 46-47, 50-53, 56-63

NUMBER

17

Feature: BATHROOMS & KITCHENS

Date: N/A

There were no kitchens in the upper levels of 231 King Street prior to rehabilitation. A frame bathroom enclosure was added to the third floor stairhall ca. 1930.

A new half bath was installed underneath the second floor stair landing with minimal impact on existing historic fabric and no visual impact of the significant central stairhall space.

Photo Nos: 31-34 Drawing Nos: A1, A3

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PART 2

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Property Address

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Project Number:

NUMBER
18

Feature: PLUMBING

Date: N/A

Existing plumbing served the first and third floor bathrooms and was in poor condition prior to rehabilitation.

New plumbing was installed with minimal loss of significant historic fabric.

Photo Nos: --- Drawing Nos: ---

NUMBER
19

Feature: ELECTRICAL

Date: N/A

The existing electrical system in the upper levels of 231 King Street was outdated and inadequate for current use and code requirements.

New electrical was installed with no loss of significant historic fabric.

Photo Nos: --- Drawing Nos: ---

NUMBER
20

Feature: HYAC

Date: N/A

The existing intrusive HYAC system served the first floor level only.

New individual central HYAC systems were installed. Mechanical equipment for the first and second floor levels were installed on the roof of the rear addition and are not visible from any street vantage. Third floor mechanical equipment was located in the existing closet on the third floor level. Ductwork required minimal horizontal chases in some spaces as indicated in the photographs.

Photo Nos: 22,37, Drawing Nos: ---
39,49,53

231 KING STREET

Charleston, South Carolina



#1

East Elevation, Facing West

Prior to Rehabilitation, 8/84

Note: Parapet/entablature decorative grills at frieze, original 6/6 and 9/9 sash windows, molded brick courses, altered storefront

#2

East Elevation, Facing West

After Rehabilitation, 2/85

Note: Parapet/entablature decorative grills at frieze, original 6/6 and 9/9 sash windows, and molded brick courses were retained and repaired as needed; storefront was rehabilitated as per historical documentation and plans submitted



231 KING STREET

Charleston, South Carolina



#3

Streetscape

Prior to Rehabilitation, 8/84

Note: Row of three identical
Greek revival structures at
229-233 King Street, 231
King Street at Center



#4

Streetscape After Rehabilitation

After Rehabilitation, 2/85

231 KING STREET
Charleston, South Carolina



#5

East Facade, Upper Levels

Prior to Rehabilitation, 8/84

Note: Parapet/entablature, decorative grills at frieze, original 6/6 and 9/9 sash windows, molded brick courses



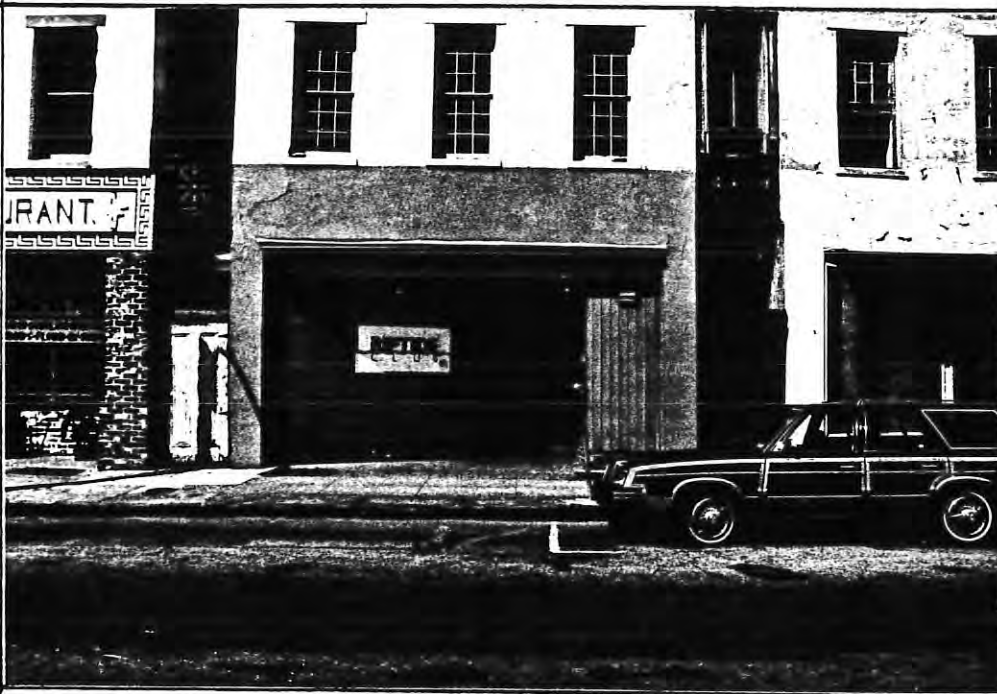
#6

East Facade, Upper Levels

After Rehabilitation, 2/85

Note: Parapet/entablature, decorative grills at frieze, original 6/6 and 9/9 sash windows, and molded brick courses retained and repaired as needed

231 KING STREET
Charleston, South Carolina



#7

**East Facade, Detail of
Storefront**

Prior to Rehabilitation, 8/84

Note: Modern storefront

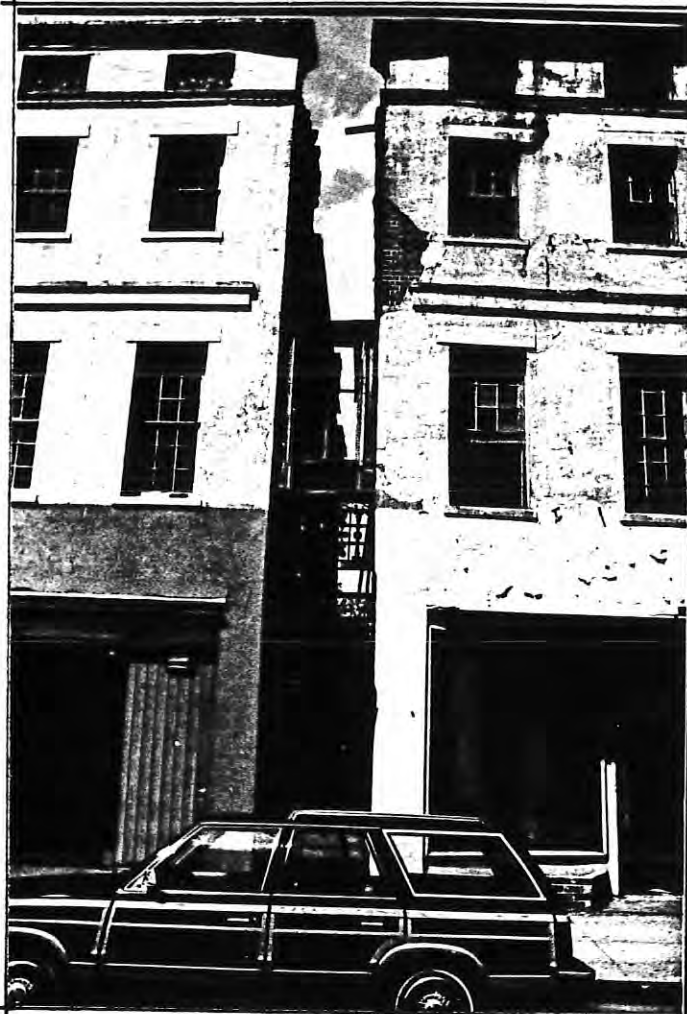


#8

**East Facade, Detail of
Storefront**

After Rehabilitation, 2/85

Note: Rehabilitated storefront
based upon a historical
photograph and the design of
similar historic storefronts
throughout Charleston



231 KING STREET

Charleston, South Carolina

#9

**East Facade, Northern
Entry Screen**

Prior to Rehabilitation, 8/84

Note: Northern entry screen is part of the property at 233 King Street and was not included in rehabilitation

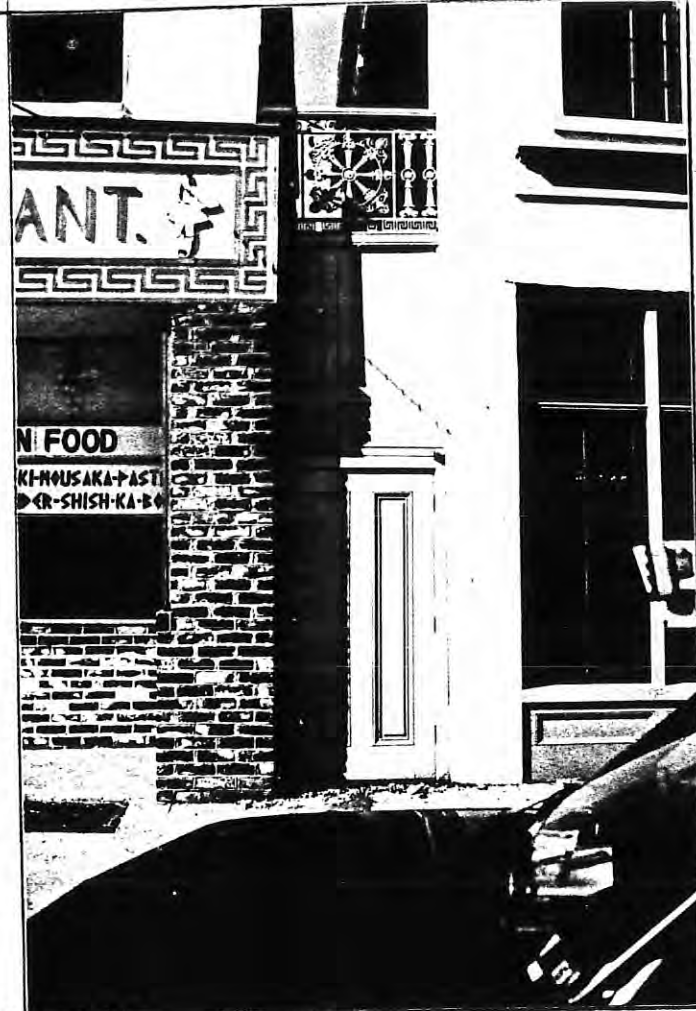


#10

**East Facade, Northern
Entry Screen**

After Rehabilitation, 2/85

Note: Northern entry screen is part of the property at 233 King Street and was not included in rehabilitation



231 KING STREET

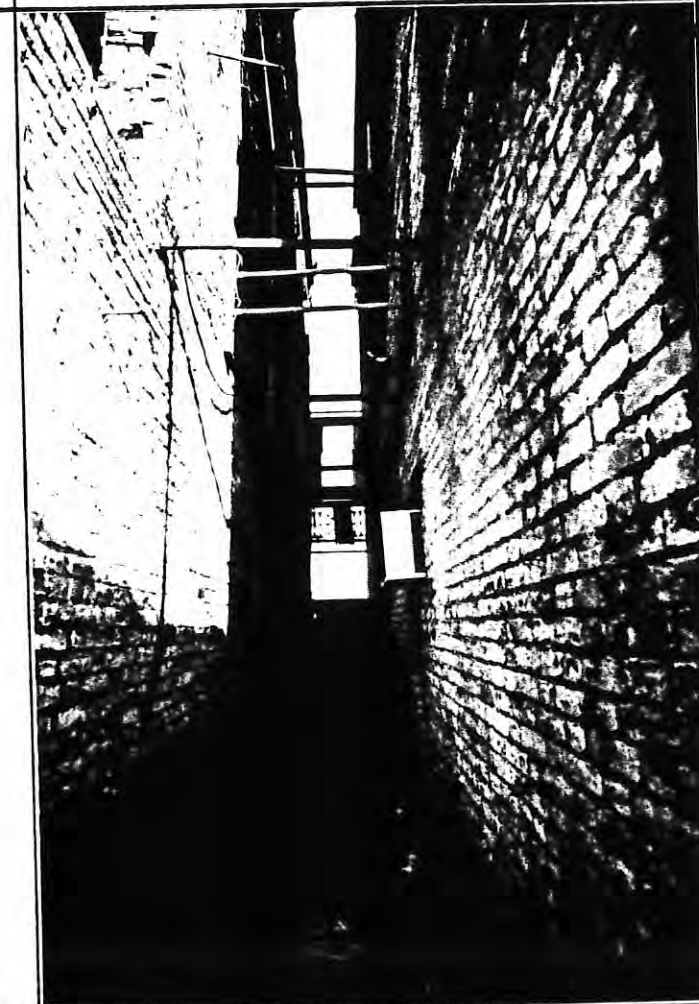
Charleston, South Carolina

#11

East Facade, Southern
Entry Screen

After Rehabilitation, 2/85

Note: Vestiges of former entry
screen: cast iron grill and
historic 2-panel door, retained
and repaired as needed

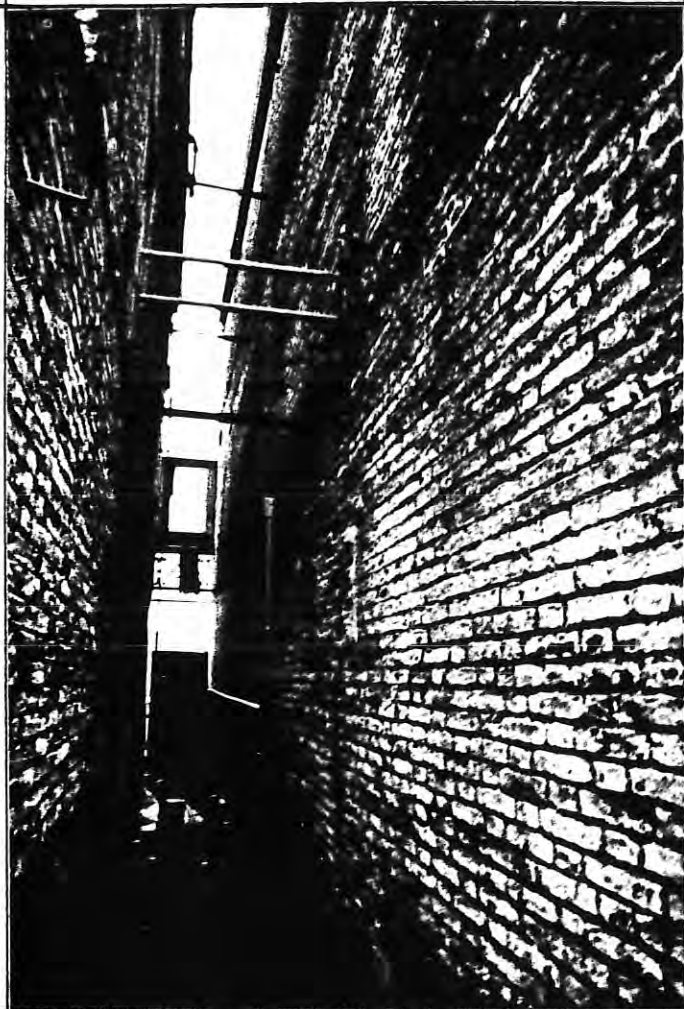


#12

North Elevation

Prior to Rehabilitation, 8/84

Note: Space between 233 (left)
and 231 (right) King Street;
not included in rehabilitation



231 KING STREET

Charleston, South Carolina

#13

North Elevation

After Rehabilitation, 2/85

Note: Space between 233 (left) and 231 (right) King Street; not included in rehabilitation

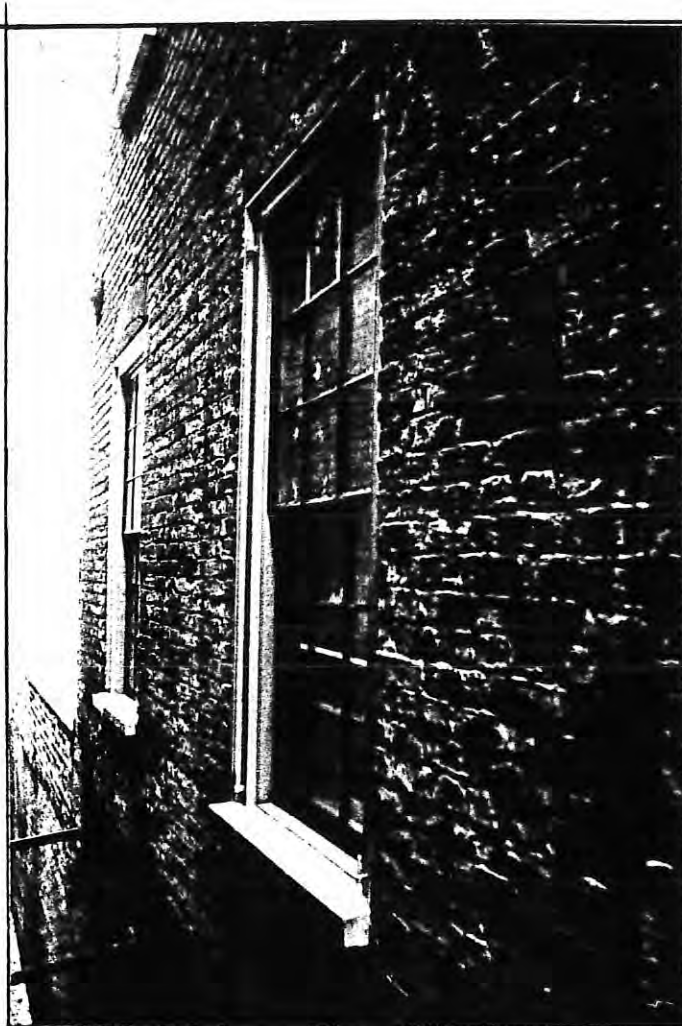


#14

**South Elevation,
Facing Northeast**

After Rehabilitation, 2/85

Note: Space between 231 (left) and 229 (right) King Street; original secondary entrance to upper levels of 231 King, original sash windows, entry screen at lower right



231 KING STREET

Charleston, South Carolina

#15

South Elevation,
Facing Northwest

After Rehabilitation, 2/85

Note: Original 9/9 sash
windows, exposed brick wall

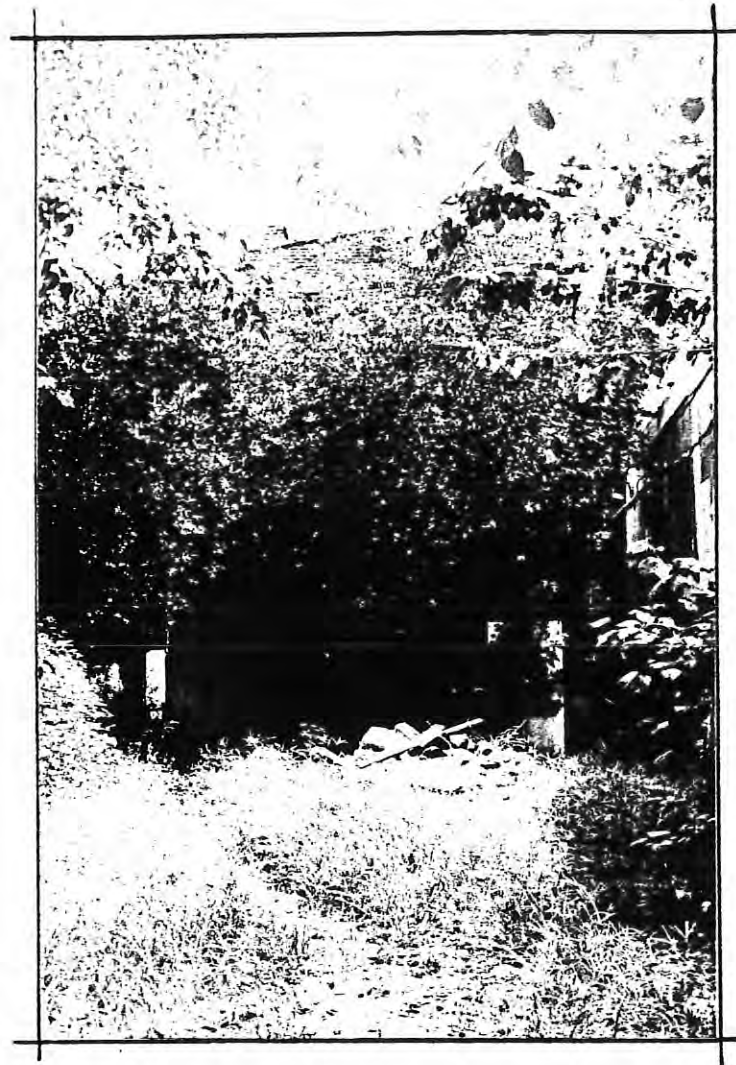


#16

South Elevation,
Facing East

After Rehabilitation, 2/85

Note: Original 9/9 sash
windows, exposed brick wall,
restored entry screen



231 KING STREET

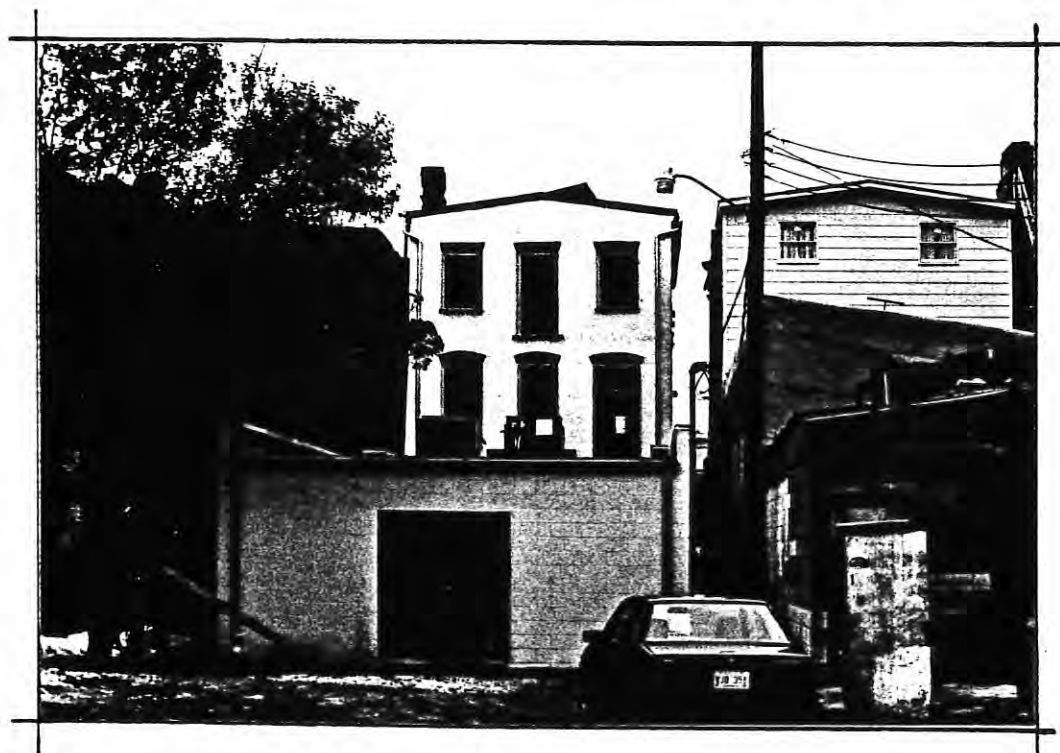
Charleston, South Carolina

#17

West Elevation,
Facing East

Prior to Rehabilitation, 8/84

Note: One story addition in foreground, three story original section



#18

West Elevation,
Facing East

After Rehabilitation, 2/85

Note: Original three story structure with chimney at left, one story addition in foreground; rear wall reconstructed as per Item #9 (see Photos #70-71)

231 KING STREET
Charleston, South Carolina



#19

**West Elevation,
Facing East**

Prior to Rehabilitation, 8/84

Note: Deteriorated window sash,
infilled window and door
openings



#20

**West Elevation,
Facing East**

After Rehabilitation, 2/85

Note: Wall reconstructed as per
plans submitted, brick window
and door arches were
reconstructed

231 KING STREET
Charleston, South Carolina



#21

**First Floor, Facing
Southwest**

Prior to Rehabilitation, 8/84

Note: Deteriorated pressed metal ceiling, exposed brick walls, composition board flooring



#22

**First Floor, Facing
Southwest**

After Rehabilitation, 2/85

Note: Deteriorated pressed metal ceiling could not be salvaged and was replaced with a new pressed metal ceiling of similar design, exposed brick walls were retained, composition board flooring was replaced with similar material

231 KING STREET

Charleston, South Carolina

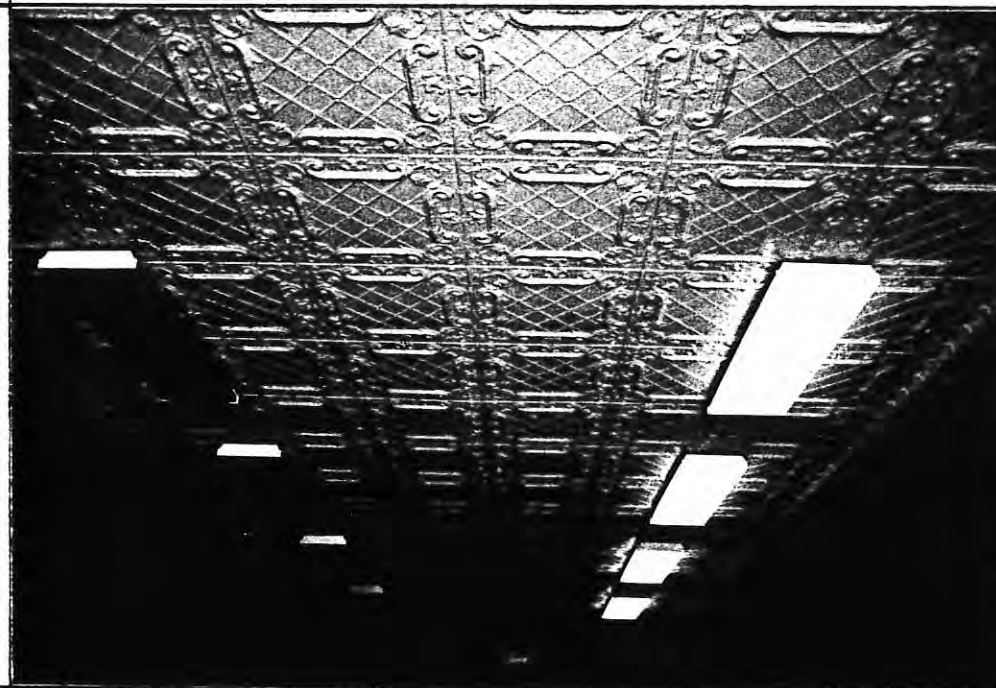


#23

First Floor, Detail of
Deteriorated Pressed
Metal Ceiling

Prior to Rehabilitation, 8/84

Note: Numerous patches, ceiling
could not be salvaged and was
replaced with a new pressed
metal ceiling of similar design



#24

First Floor, Detail of
Deteriorated Pressed
Metal Ceiling

After Rehabilitation, 2/85

Note: New pressed metal ceiling
was installed



231 KING STREET

Charleston, South Carolina

#25

**Second Floor
Stairhall, Facing
South**

Prior to Rehabilitation, 8/84

Note: Original entrance with multi-light transom, molded surrounds, and 2-panel door



#26

**Second Floor
Entrance, Facing
South**

After Rehabilitation, 2/85

Note: Original entrance with multi-light transom, molded surrounds, and 2-panel door retained and repaired as needed

231 KING STREET
Charleston, South Carolina



#27

**Second Floor
Stairhall, Facing
North**

Prior to Rehabilitation, 8/84

Note: Original staircase with
ballustrade and chair rail,
entrance to storage area beneath
staircase



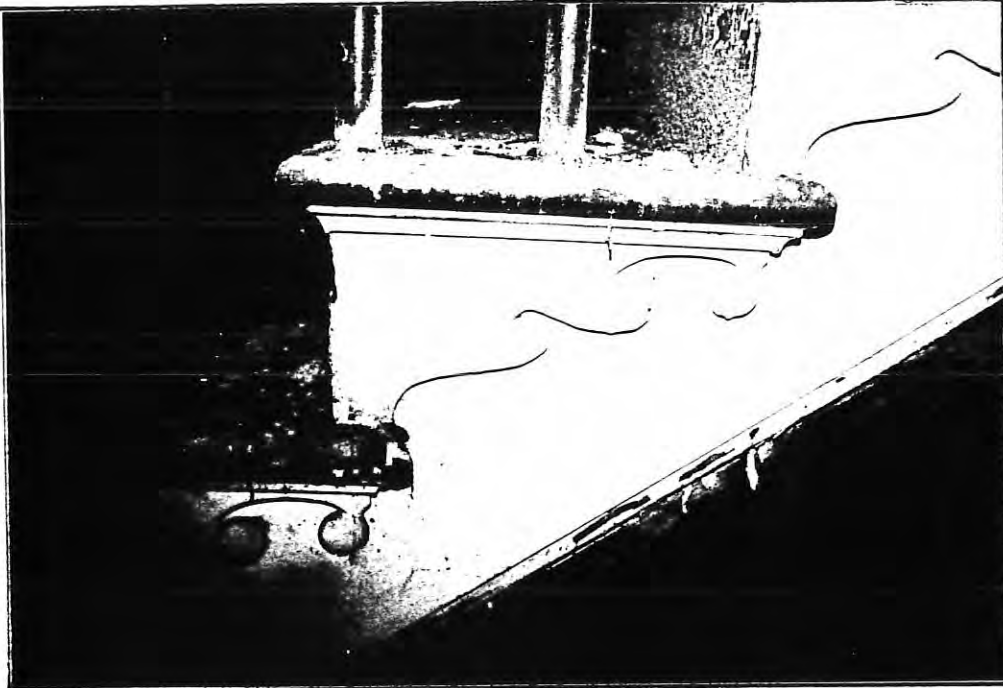
#28

**Second Floor
Stairhall, Facing
North**

After Rehabilitation, 2/85

Note: Original staircase with
ballustrade and chair rail was
retained and repaired as needed,
storage area beneath staircase
was converted for use as a
half-bath

231 KING STREET
Charleston, South Carolina



#29

**Second Floor Stair,
Stringer Detail**

Prior to Rehabilitation, 8/84

Note: Original stringer detail



#30

**Second Floor Stair,
Stringer Detail**

After Rehabilitation, 2/85

Note: Original stringer detail
retained and repaired as needed



231 KING STREET
Charleston, South Carolina

#31

**Staircase, Facing
Third Floor from
Landing**

Prior to Rehabilitation, 8/84

Note: Original ballustrade in
deteriorated condition



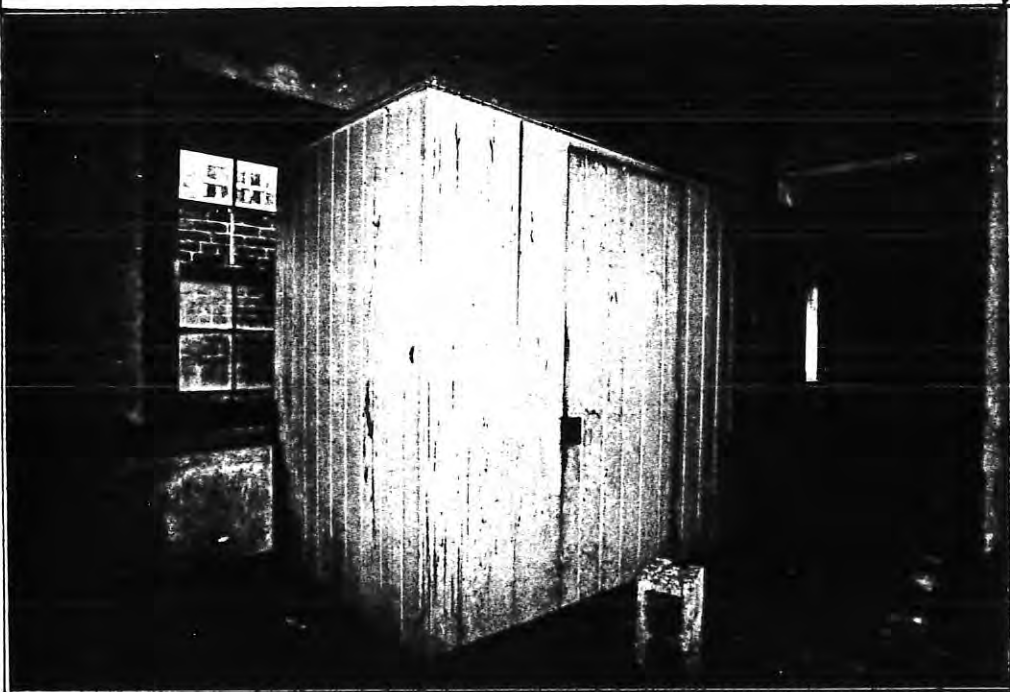
#32

**Staircase, Facing
Third Floor from
Landing**

After Rehabilitation, 2/85

Note: Original ballustrade was
restored to match the appearance
of surviving sections

231 KING STREET
Charleston, South Carolina

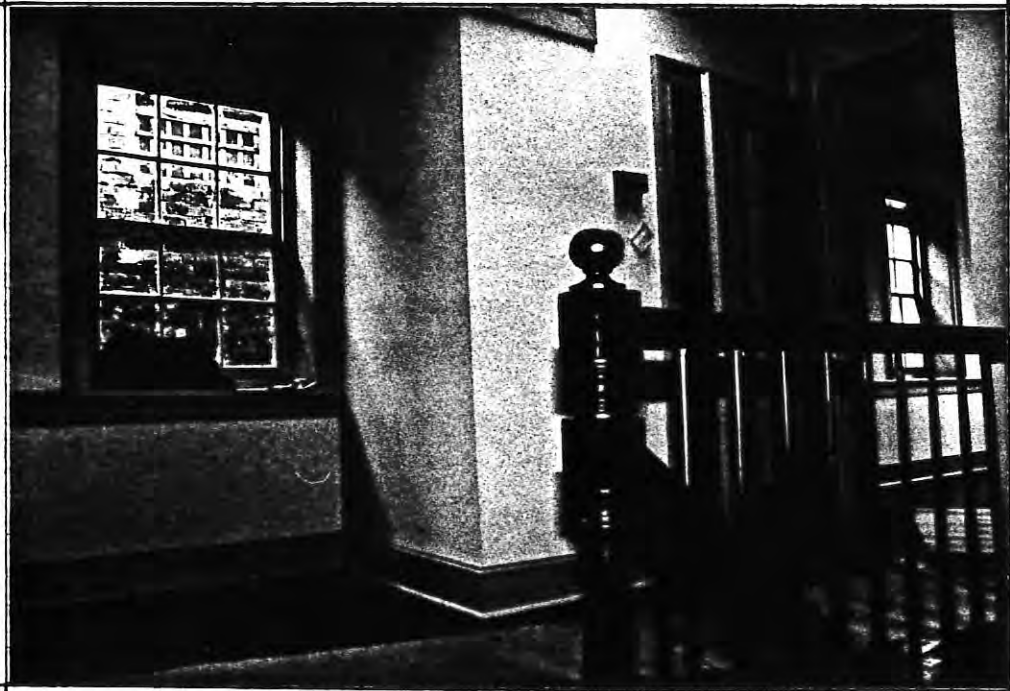


#33

Third Floor Stairhall

Prior to Rehabilitation, 8/84

Note: Existing bathroom enclosure obscures window



#34

Third Floor Stairhall

After Rehabilitation

Note: Bathroom enclosure was retained and reworked to open the original window

231 KING STREET
Charleston, South Carolina



#35

Third Floor Stairhall

After Rehabilitation, 2/85

Note: Original stairhall space
remains intact

231 KING STREET
Charleston, South Carolina



#36

**Second Floor East
Parlor, Facing
Northeast**

Prior to Rehabilitation, 8/84

Note: Original 9/9 sash,
molded window surrounds with
cornerblocks, mantelpiece,
baseboards, and hardwood floors



#37

**Second Floor East
Parlor, Facing
Northeast**

After Rehabilitation, 2/85

Note: Original 9/9 sash,
molded window surrounds with
cornerblocks, mantelpiece,
baseboards, and hardwood floors
retained and repaired as needed

231 KING STREET

Charleston, South Carolina

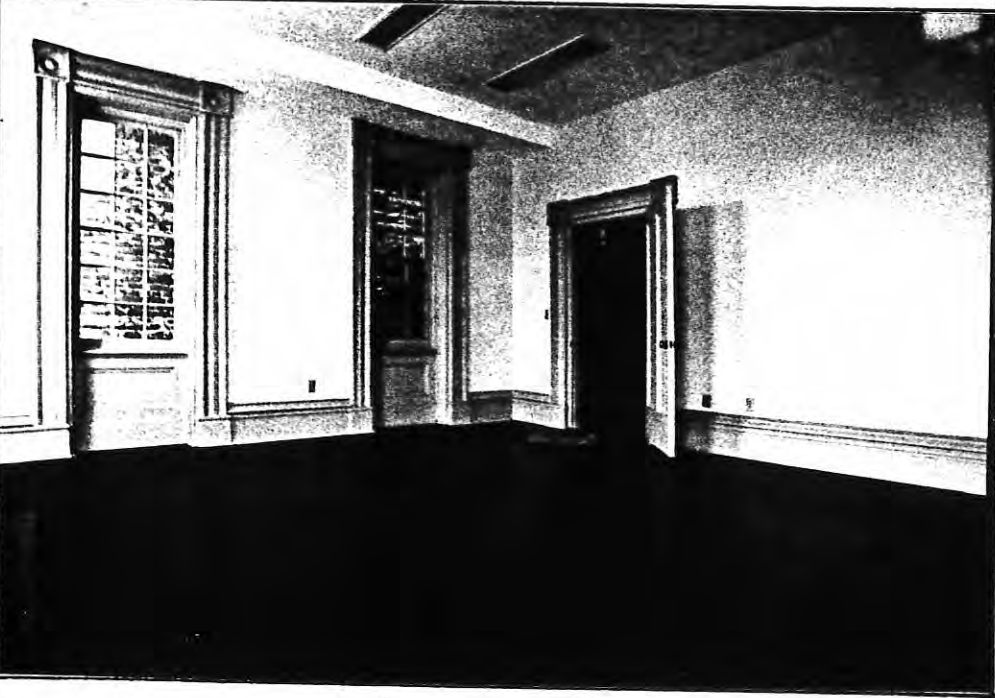


#38

**Second Floor East
Parlor, Facing
Southwest**

Prior to Rehabilitation, 8/84

Note: Original 9/9 sash, molded window and door surrounds with cornerblocks, 2-panel door, and hardwood floors



#39

**Second Floor East
Parlor, Facing
Southwest**

After Rehabilitation, 2/85

Note: Original 9/9 sash, molded window and door surrounds with cornerblocks, 2-panel door, and hardwood floors retained and repaired as needed

231 KING STREET
Charleston, South Carolina



#40

**Second Floor East
Parlor, Detail of
Mantelpiece**

Prior to Rehabilitation, 8/84

Note: Firebox converted for coal
burning, molded baseboards



#41

**Second Floor East
Parlor, Detail of
Mantelpiece**

After rehabilitation, 2/85

Note: Firebox restored, molded
baseboards retained

231 KING STREET
Charleston, South Carolina



#42

**Second Floor East
Parlor, Detail of
Door Surround**

Prior to Rehabilitation, 8/84

**Note: Molded surround with
corner blocks**



#43

**Second Floor East
Parlor, Detail of
Door Surround**

After Rehabilitation, 2/85

**Note: Molded surround with
corner blocks retained and
repaired as needed**

231 KING STREET
Charleston, South Carolina



#44

**Second Floor East
Parlor, Detail of
Baseboards**

Prior to Rehabilitation, 8/84



#45

**Second Floor East
Parlor, Detail of
Baseboards**

After Rehabilitation, 2/85

**Note: Baseboards retained and
repaired as needed**

231 KING STREET
Charleston, South Carolina

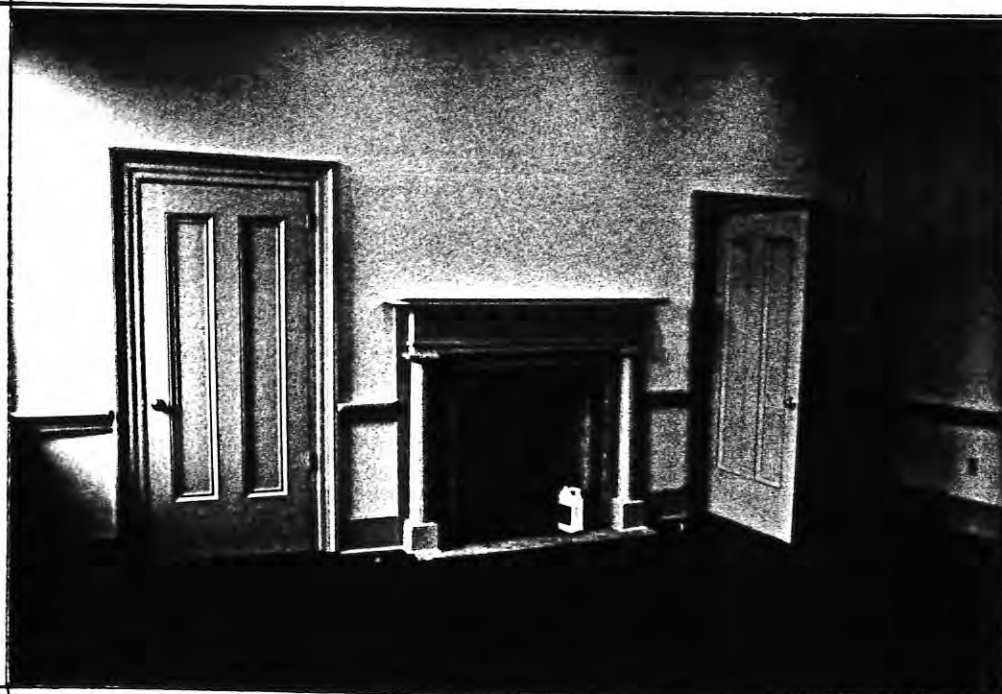


#46

**Second Floor West
Parlor, Facing
Northeast**

Prior to Rehabilitation, 8/84

Note: Original mantelpiece,
chair-rail, molded door
surrounds, existing closets,
exposed HVAC system on floor



#47

**Second Floor West
Parlor, Facing
Northeast**

After Rehabilitation, 2/85

Note: Original mantelpiece,
chair-rail, molded door
surrounds, and existing closets
retained and repaired as needed;
exposed HVAC system on floor
removed

231 KING STREET
Charleston, South Carolina



#48

**Second Floor West
Parlor, Facing
Southwest**

Prior to Rehabilitation, 8/84

Note: Original chair-rail,
molded door and window
surrounds, exposed HVAC
system on floor



#49

**Second Floor West
Parlor, Facing
Southwest**

After Rehabilitation, 2/85

Note: Original chair-rail,
molded door and window
surrounds retained and repaired
as needed, exposed HVAC system
removed from floor; corner
alterations are the result of a
new structural member added
during the reconstruction of the
west wall

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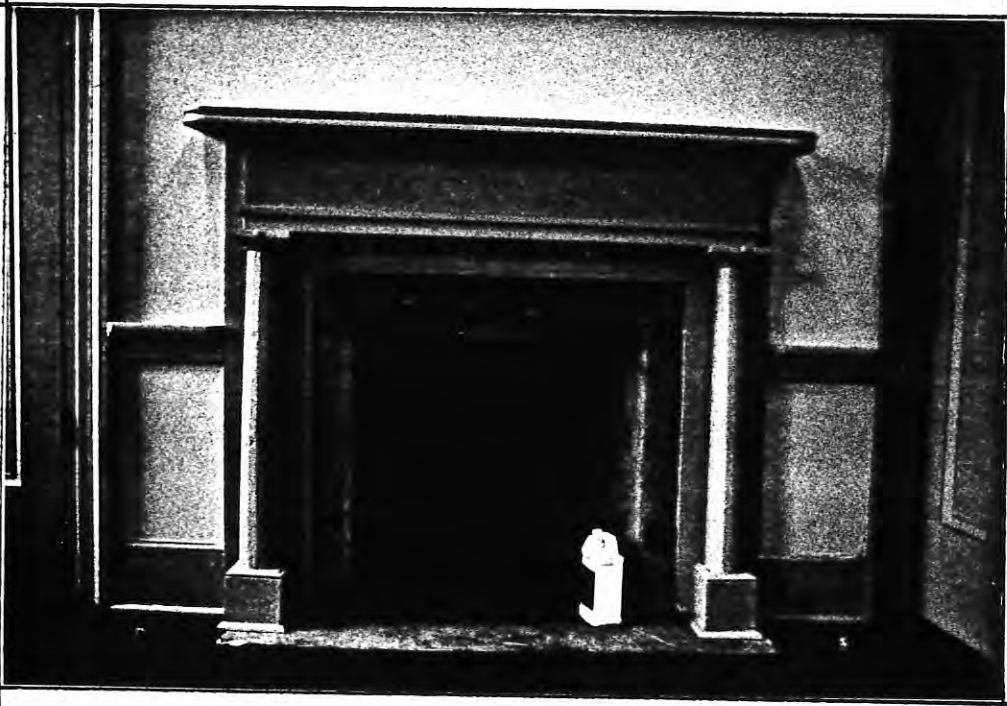


#50

**Second Floor West
Parlor, Detail of
Mantelpiece**

Prior to Rehabilitation, 8/84

Note: Chair-rail, baseboards



#51

**Second Floor West
Parlor, Detail of
Mantelpiece**

After Rehabilitation, 2/85

**Note: Chair-rail and baseboards
retained and repaired as needed,
firebox repaired**

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Charleston, South Carolina

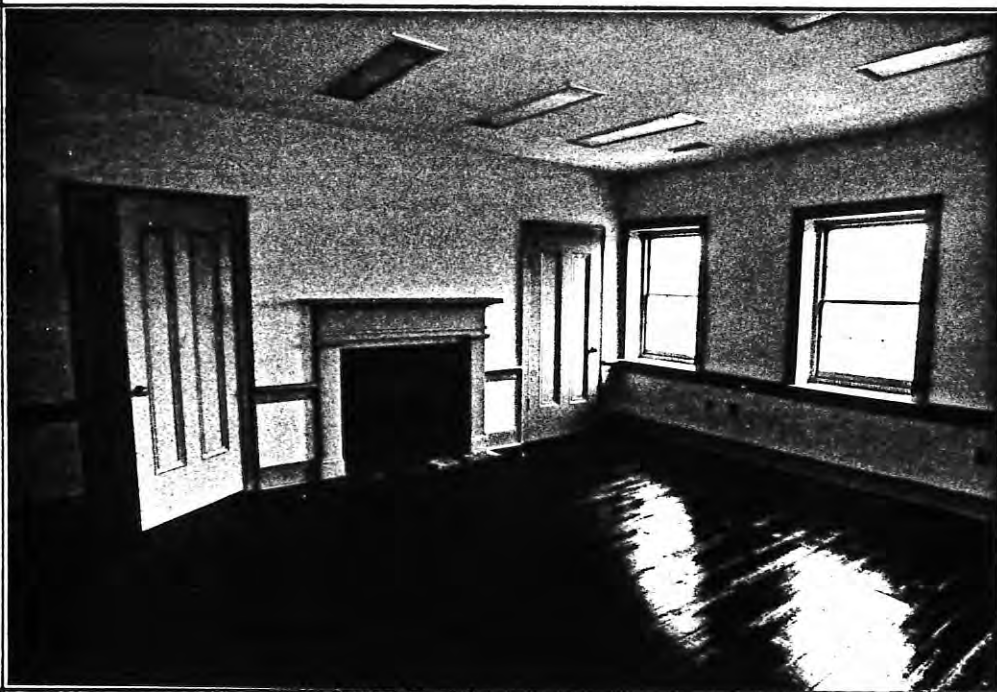


#52

**Third Floor East
Chamber, Facing
Northeast**

Prior to Rehabilitation, 8/84

Note: Original mantelpiece,
chair-rail, panelled doors, 6/6
sash, baseboards, hardwood
floors, and closets



#53

**Third Floor East
Chamber, Facing
Northeast**

After Rehabilitation, 2/85

Note: Original mantelpiece,
chair-rail, panelled doors, 6/6
sash, baseboards, hardwood
floors, and closets retained and
repaired as needed

231 KING STREET
Charleston, South Carolina

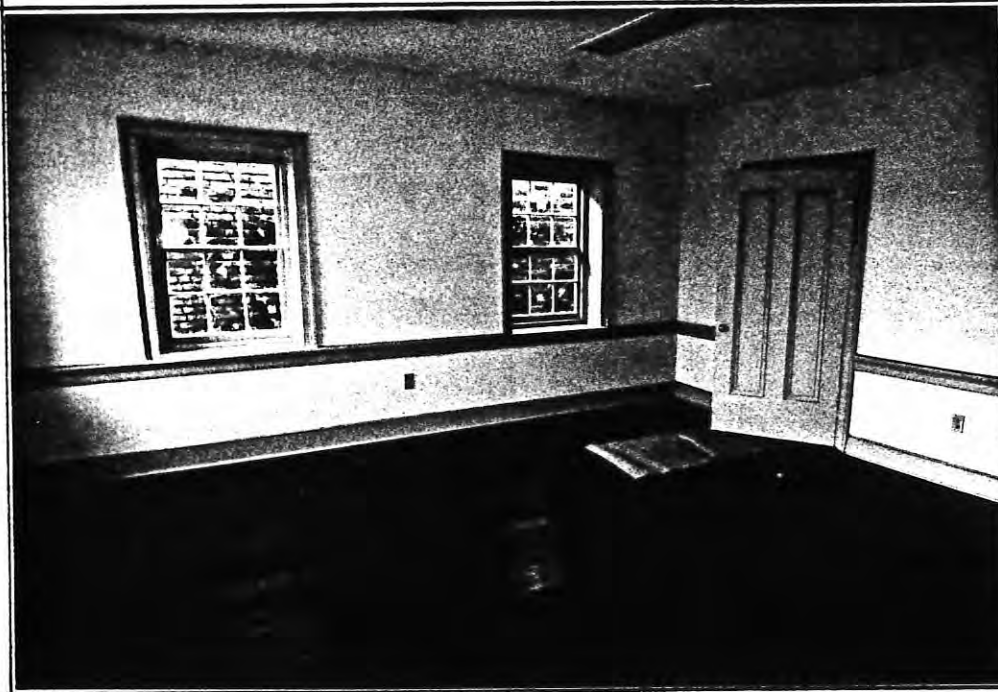


#54

**Third Floor East
Chamber, Facing
Southwest**

Prior to Rehabilitation, 8/84

Note: Original chair-rail,
panelled doors, 6/6 sash,
baseboards, and hardwood floors



#55

**Third Floor East
Chamber, Facing
Southwest**

After Rehabilitation, 2/85

Note: Original chair-rail,
panelled doors, 6/6 sash,
baseboards, and hardwood floors
retained and repaired as needed

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Charleston, South Carolina



#56

**Third Floor East
Chamber, Detail of
Mantelpiece**

Prior to Rehabilitation, 8/84

Note: Original chair-rail,
baseboards, and hardwood floors



#57

**Third Floor East
Chamber, Detail of
Mantelpiece**

After Rehabilitation, 2/85

Note: Original chair-rail,
baseboards, and hardwood floors
retained and repaired as needed,
firebox repaired as needed

231 KING STREET

Charleston, South Carolina



#58

**Third Floor West
Chamber, North Side,
Facing West**

Prior to Rehabilitation, 8/84

Note: Original chair-rail, 6/6
sash, baseboards, mantelpiece,
and hardwood floors



#59

**Third Floor West
Chamber, North Side,
Facing West**

After Rehabilitation, 2/85

Note: Original chair-rail, 6/6
sash, baseboards, mantelpiece,
and hardwood floors retained and
repaired as needed; west wall
reconstructed as per plans and
Part Two Application submitted

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Charleston, South Carolina

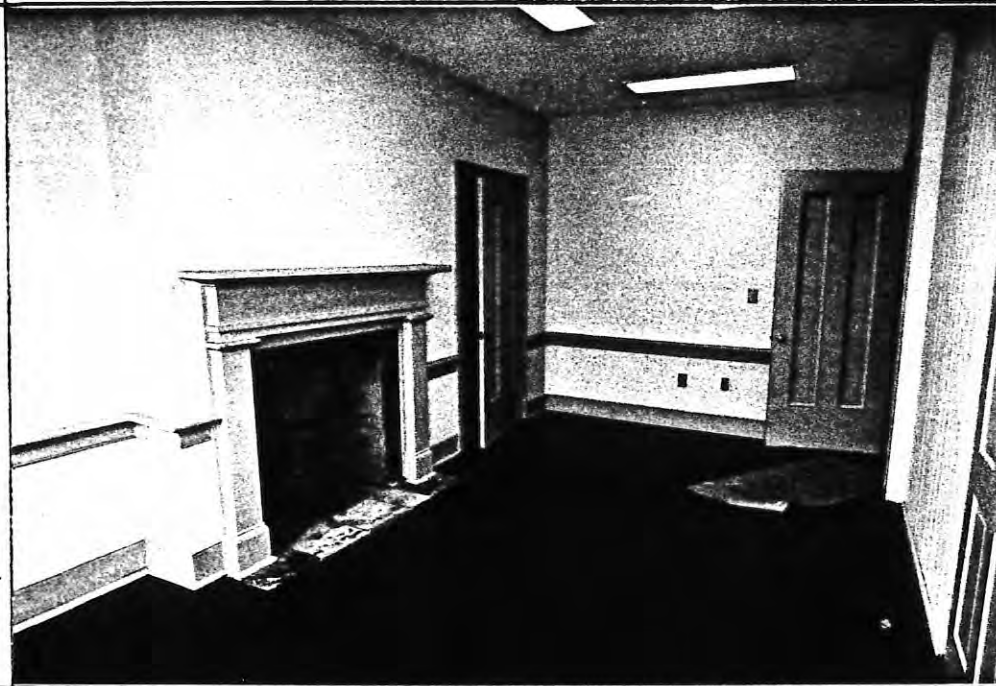


#60

**Third Floor West
Chamber, North Side,
Facing Northeast**

Prior to Rehabilitation, 8/84

Note: Original chair-rail,
baseboards, panelled door,
mantelpiece, and hardwood
floors



#61

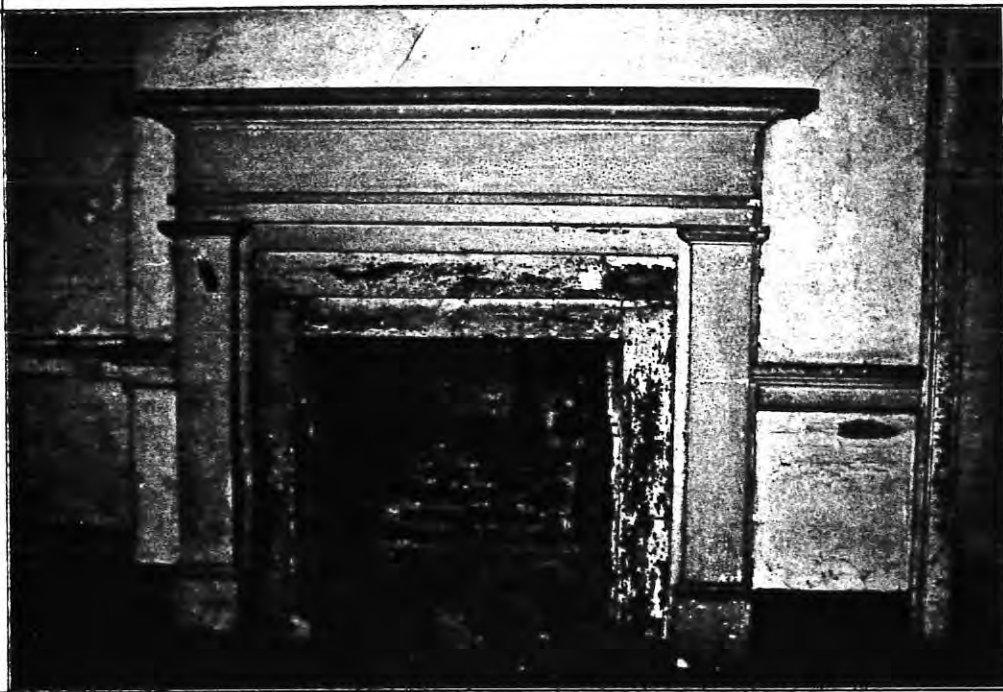
**Third Floor West
Chamber, North Side,
Facing Northeast**

After Rehabilitation, 2/85

Note: Original chair-rail,
panelled door, baseboards,
mantelpiece, and hardwood
floors retained and repaired as
needed

231 KING STREET

Charleston, South Carolina



#62

Third Floor West
Chamber, North Side,
Detail of Mantelpiece

Prior to Rehabilitation, 8/84

Note: Original chair-rail and
baseboards



#63

Third Floor West
Chamber, North Side,
Detail of Mantelpiece

After Rehabilitation, 2/85

Note: Original chair-rail,
baseboards, and mantelpiece,
retained and repaired as needed;
firebox repaired as needed

231 KING STREET

Charleston, South Carolina



#64

**Third Floor West
Chamber, South Side,
Facing West**

Prior to Rehabilitation, 8/84

Note: Original chair-rail, 6/6
sash, baseboards, and hardwood
floors



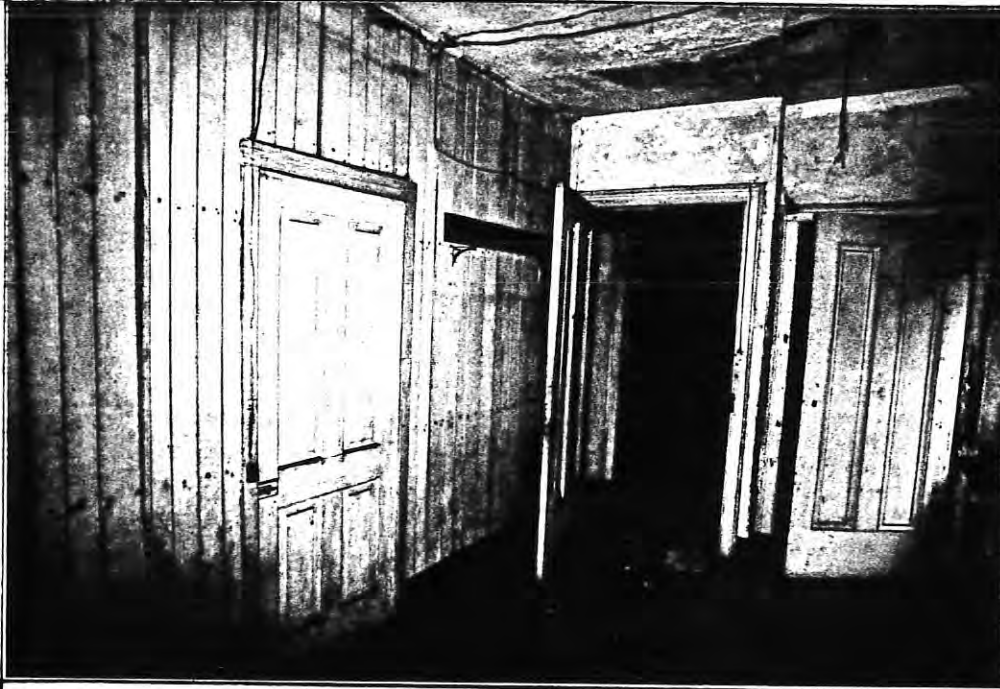
#65

**Third Floor West
Chamber, South Side,
Facing West**

After Rehabilitation, 2/85

Note: Original chair-rail, 6/6
sash, baseboards, and hardwood
floors retained and repaired as
needed; west wall reconstructed
as per plans and Item #9

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Charleston, South Carolina

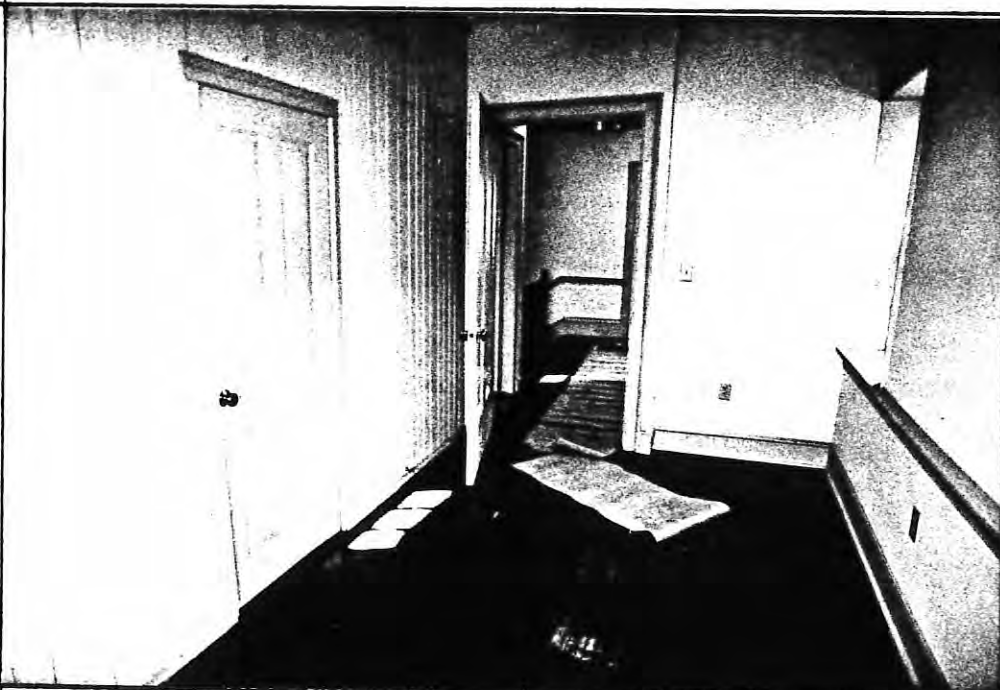


#66

**Third Floor West
Chamber, South Side,
Facing East**

Prior to Rehabilitation, 8/84

Note: Existing partition wall at
right

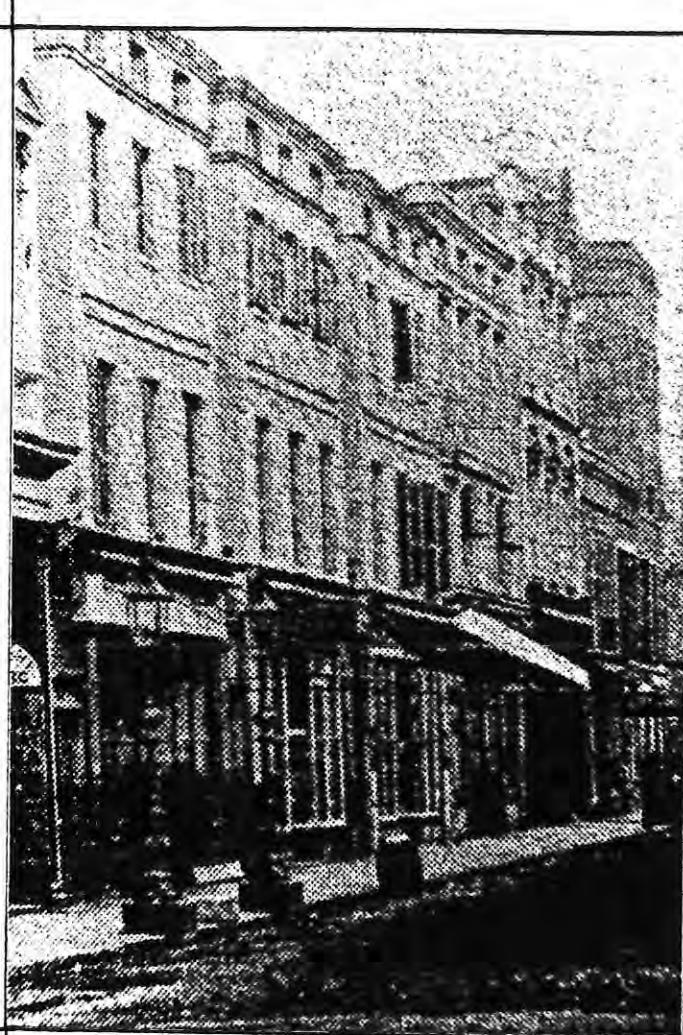


#67

**Third Floor West
Chamber, South Side,
Facing East**

After Rehabilitation, 2/85

Note: Existing partition wall at
right retained and repaired as
needed



231 KING STREET

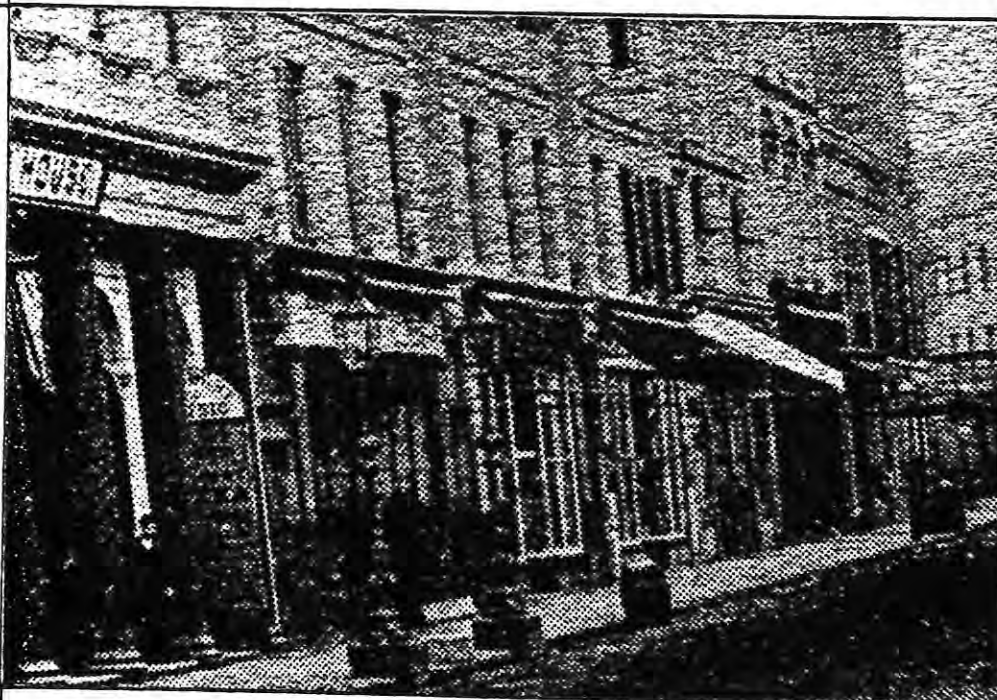
Charleston, South Carolina

#68

View of 231 King
Street, ca. 1883

Source: Art Works of
Charleston,

Note: 229-233 King Street at
center



#69

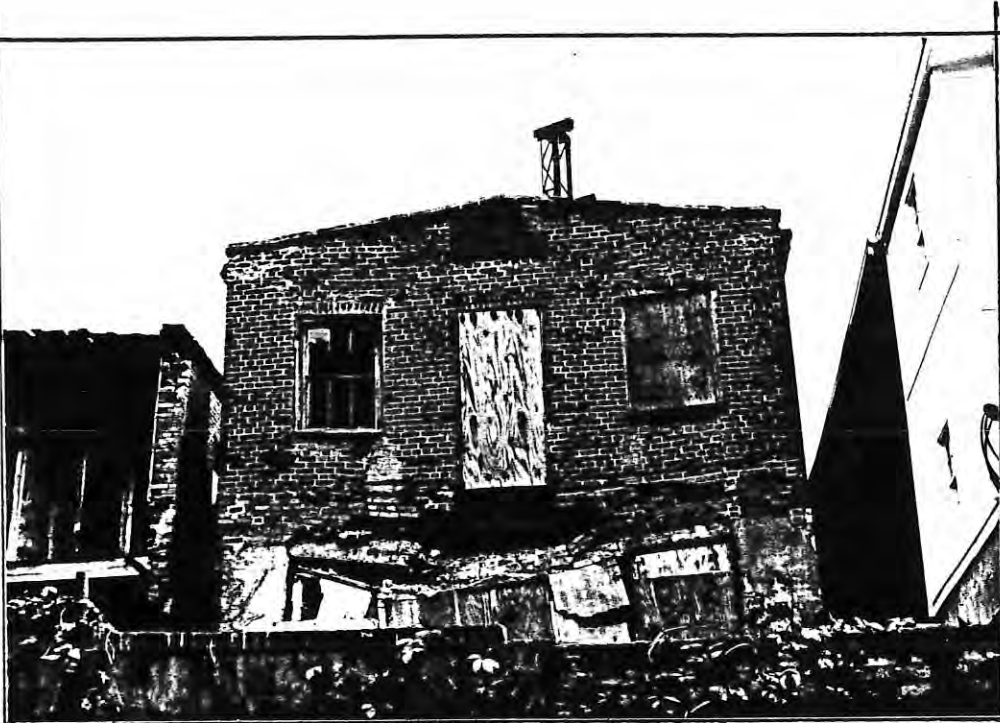
View of 231 King
Street, ca. 1883;
Detail

Source: Art Works of
Charleston,

Note: Detail showing storefronts

231 KING STREET

Charleston, South Carolina



#70

**West Wall After
Collapse, Fall 1984
(See Photos #17-20)**

Note: West wall could not be salvaged and was reconstructed as per Item #9 and plans submitted



#71

**West Wall After
Collapse, Fall 1984
(See Photos #17-20)**

Note: West wall could not be salvaged and was reconstructed as per Item #9 and plans submitted

231 KING STREET
Charleston, South Carolina



#72

Interior After
Collapse of West
Wall, Fall 1984



#73

Interior After
Collapse of West
Wall, Fall 1984