

CONTINUATION SHEET

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

Not Named
Property Name
241 East Bay Street, Charleston, SC
Property Address
38 Broad Street Associates/57-0796237
Owner Name/Social Security or Taxpayer ID Number

Historic Preservation
Certification Application

NPS Office Use Only

Project Number:
0100-82-SC-82-0090

This sheet: ☐ continues Part 1 ☐ continues Part 2 ☒ amends Project. NPS Project Number: 0100-82-SC-82-0090

A Historic Preservation Certification Application, Part Two, was submitted for 241 East Bay Street on 11 December 1981 (copy enclosed). A preliminary determination of compliance with the Secretary of the Interior's Standards was received from Paul Hartwig, Chief, Preservation Services, NPS-SERD, on 16 June 1982.

Subsequent to the receipt of the preliminary determination, the project was sold to the present owners who have made several modifications to the proposed rehabilitation plans. The following information will update and supplement the original Part Two application.

Project starting date (est): September 1985

Project completion date (est): 31 December 1985 (rehabilitation)

Estimated cost of rehabilitation: \$150,000

Proposed use: Office

Authorized project contact: Preservation Consultants, Inc.
P. O. Box 1112
Charleston, South Carolina 29402
Phone: (803) 723-1746

Owner: 38 Broad Street Associates
P. O. Box 1112
Charleston, South Carolina 29402
Phone: (803) 723-1746

Taxpayer ID#: 57-0796237

Owner's Signature

[Signature]

Date

12/19/85

NPS Office Use Only

St. Johns 28 FEB 86 ER 2-22-86

- ☒ The National Park Service has determined that these project amendments meet the Secretary of the Interior's "Standards for Rehabilitation."
☐ The National Park Service has determined that these project amendments do not meet the Secretary of the Interior's "Standards for Rehabilitation."

MAR 3 1986

DEPUTY ASSOCIATE REGIONAL DIRECTOR
NATIONAL REGISTER PROGRAMS

Date

National Park Service Authorized Signature

SOUTHEAST REGION
75 SPRING ST., S.W.
ROOM 1150

ATLANTA, GA 30303
National Park Service Office

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241 East Bay Street, Charleston, SC

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NUMBER

1

Feature: Environment

Date: ca. 1861-1872

No change from HPCA PT 2 as filed
12/11/81.

Photo Nos: --- Drawing Nos: A1-7

Proposed fence has been deleted. New
addition to be constructed in Phase II
as per plans submitted with minimal
impact on the existing structure or its
visual character. (see item #16)

NUMBER

2

Feature: Parking Lot

Date: 1970s

No change from HPCA PT 2 as filed
12/11/81.

Photo Nos: --- Drawing Nos: A1

New parking and site improvements to
be installed as per plans submitted
with minimal impact on the existing
structure.

NUMBER

3

Feature: Drainage

Date:

No change from HPCA PT 2 as filed
12/11/81.

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

Approved scope of work in HPCA, Part
Two, as filed 12/11/81, to remain
unchanged except as modified by
revised plans submitted.

NUMBER

4

Feature: Service Mast

Date:

No change from HPCA PT 2 as filed
12/11/81.

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

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NUMBER
5

Feature: Structural Systems
Date: ca. 1861-1872

No change from HPCA PT 2 as filed
12/11/81.

Photo Nos: --- Drawing Nos: A2-4

Changes proposed in HPCA, Part Two to
be deleted. A new interior structural
system will be installed within the
existing walls with minimal impact on
historic fabric or spaces.

NUMBER
6

Feature: Masonry
Date: ca. 1861-1872

No change from HPCA PT 2 as filed
12/11/81.

Photo Nos: --- Drawing Nos: A5-6

Approved scope of work in HPCA, Part
Two, as filed 12/11/81, to remain
unchanged except as modified by
revised plans submitted.

NUMBER
7

Feature: Roof
Date: ca. 1861-1872

No change from HPCA PT 2 as filed
12/11/81.

Photo Nos: --- Drawing Nos: A5-6

Approved scope of work in HPCA, Part
Two, as filed 12/11/81, to remain
unchanged except as modified by
revised plans submitted.

Owner's Signature



Date

12/19/85

NPS Office Use Only

- ☐ The National Park Service has determined that these project amendments meet the Secretary of the Interior's "Standards for Rehabilitation."
- ☐ The National Park Service has determined that these project amendments do not meet the Secretary of the Interior's "Standards for Rehabilitation."

Date

National Park Service Authorized Signature

National Park Service Office

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Property Address

38 Broad Street Associates/57-0796237

Owner Name/Social Security or Taxpayer ID Number

Historic Preservation
Certification Application

NPS Office Use Only

Project Number

NUMBER
8

Feature: Windows and doors

Date: ca. 1861-1872 &
laterNo change from HPCA PT 2 as filed
12/11/81.

Photo Nos: --- Drawing Nos: A2-4

Approved scope of work in HPCA, Part
Two, as filed 12/11/81, to remain
unchanged except as modified by
revised plans submitted.NUMBER
9

Feature: Front doorway

Date:

No change from HPCA PT 2 as filed
12/11/81.

Photo Nos: --- Drawing Nos: A2, A5

Approved scope of work in HPCA, Part
Two, as filed 12/11/81, to remain
unchanged except as modified by
revised plans submitted.NUMBER
10

Feature: Windows

Date: ca. 1861-1872 &
laterNo change from HPCA PT 2 as filed
12/11/81.

Photo Nos: --- Drawing Nos: A2-5

Approved scope of work in HPCA, Part
Two, as filed 12/11/81, to remain
unchanged except as modified by
revised plans submitted.NUMBER
11

Feature: Interior Woodwork

Date: c. 1861-72

No change from HPCA PT 2 as filed
12/11/81.

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

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This sheet: ☐ continues Part 1 ☐ continues Part 2 ☒ amends Project.

NPS Project Number: 0100-82-SC-82-0090

NUMBER
12

Feature: Interior Plaster
Date: Probably late 19th

No change from HPCA PT 2 as filed
12/11/81.

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

Approved scope of work in HPCA, Part
Two, as filed 12/11/81, to remain
unchanged except as modified by
revised plans submitted.

NUMBER
13

Feature: Interior plan
Date:

No change from HPCA PT 2 as filed
12/11/81.

Photo Nos: --- Drawing Nos: A2-4

Proposed "new major stair" has been
relocated from the historic structure
to the proposed new addition.
Remaining scope of work to remain
unchanged except as modified by
revised plans submitted.

NUMBER
14

Feature: Floors
Date: ca. 1861-1872 &
later

No change from HPCA PT 2 as filed
12/11/81.

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

Approved scope of work in HPCA, Part
Two, as filed 12/11/81, to remain
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revised plans submitted.

Owner's Signature

Musa

Date

12/19/85

NPS Office Use Only

- ☐ The National Park Service has determined that these project amendments meet the Secretary of the Interior's "Standards for Rehabilitation."
- ☐ The National Park Service has determined that these project amendments do not meet the Secretary of the Interior's "Standards for Rehabilitation."

Date

National Park Service Authorized Signature

National Park Service Office

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Property Address

38 Broad Street Associates/57-0796237

Owner Name/Social Security or Taxpayer ID Number

NUMBER

15

Feature: Mechanical Systems

Date:

No change from HPCA PT 2 as filed
12/11/81.

Photo Nos: --- Drawing Nos: A2-4

Approved scope of work in HPCA, Part
Two, as filed 12/11/81, to remain
unchanged except as modified by
revised plans submitted.

NUMBER

16

Feature: Fire Safety

Date:

No change from HPCA PT 2 as filed
12/11/81.

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

New fire stairs will be constructed as
per plans submitted with minimal
impact on existing historic fabric or
spaces.

NUMBER

17

Feature: New Construction

Date: n/a

N/A

A 2-1/2 story stucco addition will be constructed in Phase 2 of the project as per plans submitted. The addition will be located to the north of the existing structure and will be set back from the street approximately sixteen feet. The overall visual impact on the existing structure will be minimized by this setback. The addition has been designed to be a compatible contemporary addition, that will have minimal impact on the existing historic fabric or character of the historic structure, in accordance with Standard #9.

Photo Nos: --- Drawing Nos: A1-7



UNITED STATES DEPARTMENT OF THE INTERIOR
Office of Archeology and Historic Preservation
Washington, D.C. 20240

Form Approved
OMB No. 4220-110

HISTORIC PRESERVATION CERTIFICATION APPLICATION — PART 2

(Pursuant to the Tax Reform Act of 1976)

Instructions: Applicant should read the instructions carefully before completing application. No Certification may be made unless a completed application form has been received (P.L. 94-455). Use typewriter or print clearly in dark ink to complete the application form. If additional space is needed to complete Part 2, attach additional blank sheets. Part 2 of this application may be completed and sent to the appropriate State Historic Preservation Office at any time during the year and may be sent separately or with Part 1.

Part 2 DESCRIPTION OF REHABILITATION

1. NAME OF PROPERTY:

Address of property Street 241 East Day St
City Charleston State S.C. Zip Code 29401

If located in National Register historic district, local or State designated district, specify _____

2. DATA ON EXISTING STRUCTURE:

Date of construction Between 1861 and 1872 Existing floor area 1,925 sq feet
Original use Commercial/residential
Type of construction Brick, stuccoed. Wood interior framing

3. DATA ON REHABILITATION PROJECT:

Project starting date (est.) 1/15/82 Project completion date (est.) May 15, 1982
Estimated cost of rehabilitation \$160,000 Proposed use Office, storage
Number of housing units to be created if applicable: NA
Has the property received Federal or State financial assistance? ☒ yes ☐ no
If yes, specify source _____
Are architectural plans and specifications available for review? ☒ yes ☐ no
Architects or developer's name and address O. Douglas Boyce & Associates, Architects
145 King St., Suite 213, Charleston, S.C. 29401
Telephone Number (803) 577-9949

4. DETAILED DESCRIPTION OF REHABILITATION PRESERVATION WORK—includes site work, new construction, alterations, etc. Complete blocks below.

NUMBER	Architectural feature	Approximate date of feature	Describe work and impact on existing features
1	<u>Environment</u>	<u>C. 1861-72</u>	Existing mass, scale, materials (stuccoed brick, tin roof) and stylistic motifs (19th century classical details on evolved "single house" structure), to be retained. New fence only new construction on exterior.
	Describe existing feature: Existing structure has mass, scale, materials and architectural style and details which are compatible with other historic structures in the "Old and Historic District" of Charleston.		

Photo no. 1-4 Drawing no. 1

NUMBER

2

Architectural feature Parking lot & fence.Approximate date of feature 1970s.

Describe existing feature Existing parking lot with asphalt paving, some existing plantings, low fence of metal posts and chains.

Photo no 1-4 Drawing no 1,4

Describe work and impact on existing features Existing plantings to be augmented by new plantings & trees. Post & chain fence to be removed and asphalt patched. New fence to be erected, with 16-inch masonry piers with corbelled caps, stuccoed to match building, and sections of 3/4-inch steel pickets. Lights on inside face of piers to illuminate parking lot.

NUMBER

3

Architectural feature Drainage.

Approximate date of feature _____

Describe existing feature No gutters on building.

Photo no 1-4 Drawing no 1,4

Describe work and impact on existing features New aluminum half round guttering and four-inch diameter drainspouts, with concealed fastenings, to be installed, to drain into city sewer.

NUMBER

4

Architectural feature Service mast.

Approximate date of feature _____

Describe existing feature Existing service on Guignard Street side of building, with obtrusive pipe and tangle of wires.

Photo no 2 Drawing no 4

Describe work and impact on existing features Existing service mast and meter to be removed. New service mast to be erected in less obtrusive place, on southwest corner of roof.

NUMBER

5

Architectural feature Structural Systems.Approximate date of feature c. 1861-1872

Describe existing feature Original mid-19th century brick walls and wooden interior joists and rafters, all intact, with no structural weaknesses.

Photo no 6-15 Drawing no 3

Describe work and impact on existing features Collar beams in half story to be raised for additional ceiling height. Otherwise no change in structural systems.

Continuation sheets attached ☒ Yes ☐ No

Name and mailing address of owner

Name Street BrothersStreet 235 East Bay StreetCity CharlestonState S.C. Zip 29401Telephone Number (during day) (803) 572-5820

I hereby apply for certification of rehabilitation work described above for purposes of Section 109 of the Tax Reform Act of 1976. I hereby attest that the information I have provided is to the best of my knowledge correct and that I am owner of the property described above.

Owner's Signature Anne S. Lautz, Secretary & Treasurer Date 12/11/81

CONTINUATION SHEET

Historic Preservation Certification
Application — Part 2

Name of Property _____

Address of Property 241 East Bay Street, Charleston, S.C. 29401

Name of Owner Street Brothers, Inc., 235 East Bay Street, Charleston, S.C. 29401

NUMBER

6

Architectural feature Masonry

Approximate date of feature c. 1861-1872

Describe existing feature Charleston or Carolina grey brick and post-Civil War orange-red brick, with lime-sand mortar, stuccoed. Stucco deteriorated in places.

Describe work and impact on existing features Brick to be repointed where necessary. Entire building to be restuccoed with mixture compatible with the existing, in appearance and texture.

Photo no. 1-4 Drawing no. 4

NUMBER

7

Architectural feature Roof

Approximate date of feature c. 1861-1872

Describe existing feature 19th century gable roof with four dormer windows on north slope and originally chimneys (now gone) on south slope. Existing tin roof with standing seams, painted red.

Describe work and impact on existing features Existing roof shape, dormers and tin roofing to be retained. Tin roof to be repaired, cleaned and repainted in existing red color. New aluminum half round gutters and 4-inch diameter downspouts to be installed.

Photo no. 1-4 Drawing no. 4

NUMBER

8

Architectural feature Windows & doors

Approximate date of feature c. 1861-72 & later.

Describe existing feature Fenestration changed in past by changing of window to door in front, closing and relocation of windows on sides, changing large door opening to single door on rear.

Describe work and impact on existing features Fenestration to be made more regular on Guignard street (south) side by closing of some asymmetrically placed windows and adding symmetrically placed ones. Single door, front, to be returned to window. Single door, rear (not original) to be replaced by window. New rear door added to left, with four-paneled door in mid-19th century style.

Photo no. 1-4 Drawing no. 4

NUMBER

9

Architectural feature Front doorway

Approximate date of feature _____

Describe existing feature Original doors replaced at recent time with double doors of cheap material and out of scale. Transom blanked out.

Describe work and impact on existing features New wooden doors, paneled, more in scale with building, with multi-light, fixed glass transom above, to be added.

Photo no. 1,5 Drawing no. 4

NUMBER

10

Architectural feature Windows.Approximate date of feature c. 1861-72 & later.

Describe existing feature Original wooden window frames and sills remain. A few original double hung sashes, with six lights to a sash, remain. Majority of window sashes replaced at recent time with new. In

Photo no 10-13 Drawing no 4 Good condition but many missing lights.

Describe work and impact on existing features Existing frames and sashes to be retained, with missing lights replaced.

NUMBER

11

Architectural feature Interior woodworkApproximate date of feature c. 1861-72

Describe existing feature Interior gutted by previous owner. Surviving woodwork consists of window surrounds, with plain molding, on second and third levels, & baseboards on third level. Parts of surrounds missing on second level.

Describe work and impact on existing features Existing woodwork to be retained and restored where possible.

NUMBER

12

Architectural feature Interior plaster.Approximate date of feature Probably late 19th

Describe existing feature Old plaster on machine cut lath, found in half story (third level) in deteriorated condition due to roof leakage.

Photo no 12-15 Drawing no 3

Describe work and impact on existing features Old plaster & lath had to be removed to study roof problems. Study determined that existing roof could be retained and repaired. Plaster to be replaced with sheetrock. Removal of plaster facilitates raising of ceiling in half story.

NUMBER

13

Architectural feature Interior plan.

Approximate date of feature

Describe existing feature Entire interior gutted by previous owners, including removal of all partitions, chimneys, stairs, etc. New stair, roughly finished, and stair ladder installed. New partitions faced with sheetrock, one side only, first floor.

Photo no 6-15 Drawing no 2,3

Describe work and impact on existing features Existing stair, ladder stair and partitions to be removed. New major stair, serving all floors, to be built in rear. Second stair, required by fire code, to be spiral, 6' diameter, serving all floors. New partitions to be erected. Drop ceilings to be built on lower levels, raised ceiling on third.

NUMBER

14

Architectural feature Floors.Approximate date of feature c. 1861-72 & later.

Describe existing feature Existing concrete slab floor on first level, below grade. Part of old floor, front part of second level; remainder of plywood. Half story has old pine flooring except in former stair location, now floored with plywood.

Photo no 5,6 Drawing no 10-15

Describe work and impact on existing features Existing flooring on upper floors to be retained. Concrete slab on first floor to be elevated above grade with new poured concrete.

Describe existing features. Building now has no heat, air conditioning or plumbing. Electrical system, completed on first floor only, is unconcealed.

Photo no. 5, 6, Drawing no. 1, 2

NUMBER	Architectural feature
16	Fire safety
	Approximate date of feature

Describe existing features. Building now has one staircase between floors.

Photo no. 10, Drawing no. 2

NUMBER	Architectural feature
	Approximate date of feature

Describe existing features.

Photo no. _____, Drawing no. _____

NUMBER	Architectural feature
	Approximate date of feature

Describe existing features.

Photo no. _____, Drawing no. _____

and air conditioning system to be installed. Raised condensers to be on exterior, to rear of building. Hot water heater, other mechanical, to be located on second floor in separate room. Plumbing for bathrooms and kitchen to be installed. Bath and kitchen fixtures to be installed. Electrical system upgraded. Barts, etc. to be concealed in new wall cavities.

Describe work and impact on existing features. Two sets of stairs, front and rear, to be built. Smoke alarm to be installed in trash room.

Describe work and impact on existing features.

Describe work and impact on existing features.

Continuation sheets attached: ☐ yes ☐ no

Name and mailing address of owner

Name _____

Street _____

City _____ State _____ Zip _____

Telephone Number (during day) _____

I hereby apply for certification of rehabilitation work described above for purposes of Section 2124 of the Tax Reform Act of 1975. I hereby attest that the information I have provided is, to the best of my knowledge, correct, and that I am owner of the property described above.

Owner's Signature _____ Date _____

