



POLICY STATEMENT FOR HISTORIC MATERIALS DEMOLITION PURVIEW

CITY OF CHARLESTON DEPARTMENT OF PLANNING, PRESERVATION AND SUSTAINABILITY
2 George Street, Third Floor Charleston, South Carolina 29401 843-724-3765 www.charleston-sc.gov/bar

By motion of the Board of Architectural Review – Large (BAR-L) on October 26 and of the Board of Architectural Review – Small (BAR-S) on October, 27, 2022, the following guidelines were adopted regarding the repair and/or replacement of **historic materials visible from the public right-of-way on structures over 50 years old in the Historic Corridor District and in the peninsula area north of Line Street and south of Mount Pleasant Street** (*Historic Materials Demolition Purview*). The purpose of this policy statement is to provide guidance and options for homeowners while maintaining the historic and cultural significance of the City's neighborhoods and being more sustainable by reducing waste. Features that have been previously replaced with incompatible materials or materials less than 50 years old are not subject to BAR purview.¹

Demolition is defined in the Zoning Ordinance Section 54-231(b) as the removal of an entire structure, a substantial portion of a structure visible from the public right-of-way or a substantial portion of features of a structure that are visible from the public right-of-way that define its historic architectural character, such as roofs, porches, columns, balustrades, chimneys, siding, windows, doors, shutters, site walls, fences and other unique architectural features, which if lost, would compromise the historic architectural character of the structure or site. Both the form and original materials of these features are important and reflect the craftsmanship and unique design of the individual building, while also contributing to the historic and cultural significance of the neighborhood and should be preserved whenever possible.

Preservation standards, as defined by the Secretary of Interior Standards of the National Park Service, encourage repairing historic materials rather than replacing them; however, where replacement of historic materials is requested, staff shall have the authority to confirm the proposal does not constitute demolition and approve the replacement based on the following guidelines:

Group 1: Buildings individually eligible or listed on the National Register of Historic Places, OR buildings located within an eligible or listed National Register District, OR buildings rated a Category 1 or 2 in the Architectural Inventory^{2, 3}

These buildings are recognized as exceptional and irreplaceable based on their architectural, cultural, or historic significance. Their architectural qualities, unique forms and features should be preserved, and historic materials should only be replaced when beyond repair. Staff may approve the replacement of deteriorated historic materials *in-kind*. *Examples of in-kind replacement include:*

- Replacement of original single-glazed wood windows with new wood, true-divided lite sashes to exactly match the size, dimension, profile, and lite pattern of the original
- Replacement of a hand-crimped standing seam terne metal roof with a new hand-crimped standing seam copper or galvalume metal roof (no ridge cap)
- Replacement of original wood columns with wood columns that replicate the size, profile, cap and base details of the original

Group 2: All buildings rated Category 3 or 4 OR buildings not surveyed in the Architectural Inventory.

These are buildings of architectural value that may not have individual significance but contribute to the historic character of the surrounding neighborhood. On these buildings, staff may approve the replacement of deteriorated historic materials with *in-kind* or with modern materials that reflect the spirit of the original features to be replaced. *Examples of modern materials that may be approved include:*

¹ All properties within the [Landmark Overlay](#) require Board review. Landmark Overlay designation was a public process.

² In the Historic [Architectural Resource Survey of the Upper Peninsula](#), Brockington and Associates, 2004.

³ Buildings and homes that have been owned and reported as a primary residence or heirs property by the same family or a member thereof for twenty-five (25) years or longer, or owners with a household income that does not exceed 80% of the Area Median Income as defined by the City of Charleston's Department of Housing and Community Development, except those listed individually on the National Register or contributing to a district listed on the National Register, may utilize provisions for Group 2.

- Replacement of a standing-seam terne metal roof with a mechanically seamed galvalume roof with hand-crimped ridge, 5V crimp metal roofing, or in the case of minimal visibility architectural shingles
- Replacement of wood siding with cementitious siding of a similar size, exposure and profile
- Replacement of single-glazed wood windows or steel windows with new insulated, aluminum-clad simulated-divided lite windows (with raised, exterior muntin bars on both sides of the glass and a spacer bar in between), to match the original lite pattern and muntin profile as closely as possible
- Replacement of original wood shutters with composite shutters (operable and sized to fit each opening)

Note: Some materials, such as vinyl siding and windows and commercial metal roofing, are incompatible with historic architecture and will not be approved. Historic features and materials that are no longer easily sourced will require repair or replacement with custom elements that replicate their unique qualities. In all instances, removal or replacement of historic elements will be reviewed on a case-by-case basis and may be referred for Board review at staff's discretion.



BOARD OF ARCHITECTURAL REVIEW
HISTORIC MATERIALS DEMOLITION PURVIEW
FAQs

CITY OF CHARLESTON DEPARTMENT OF PLANNING, PRESERVATION AND SUSTAINABILITY
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1. How can I tell if my property is in the Historic Materials Demolition Purview (HMDP) or the Historic Corridor District?

Visit the [BAR boundaries page](#), or the [interactive zoning map](#).

2. How do I know if my building is rated on the Architectural Inventory and how do I know the rating?

Visit our [Architectural Inventory of Historic Buildings webpage](#). The *Upper Peninsula Architectural Survey* includes information on buildings in the HMDP and Historic Corridor District. Buildings can be searched by address and ratings are noted.

3. How do I determine if my building is eligible or listed on the National Register of Historic Places? Or if it is located within an eligible or listed National Register District?

Visit our [Architectural Inventory of Historic Buildings webpage](#). Listed and eligible properties are noted in the *Upper Peninsula Architectural Survey*. Also call BAR staff at 843-724-3765.

4. Can I replace my windows if my building is rated on the Architectural Inventory, listed on the National Register of Historic Places, or located within an eligible or listed National Register District?

Yes, in like-kind or in comparable material substitution. Surveyed buildings are rated 1, 2, 3, or 4 based on significance and integrity¹. It is important to check the rating of any inventoried building to determine group and pertinent guidelines for replacement. The following are examples of several previously approved window products considered to be appropriate replacement material for Group 1 buildings²:

- "Kolbe" Heritage Series, wood, French casement crank-out or double-hung, single-pane, TDL
- "Marvin" Ultimate, wood, double-hung, single-pane, TDL
- "Lincoln," wood, double-hung, single-pane, TDL
- "VictorBilt" Historic Series, wood, double-hung, single-pane, TDL
- "Home South Architectural," wood, double-hung, single-pane, TDL

5. Can I replace my windows with double-paned glass?

Yes, if the building is rated a 3 or 4, not rated, or new construction. The following are examples of several previously approved window products considered to be appropriate replacement material for Group 2 buildings³:

- "Andersen," 400 Series Woodwright (clad), and Architectural Collection ESeries, Eagle, Talon (clad)
- "Sierra Pacific," Premium and Monument Double-Hung Series, and (clad) Casement
- "Marvin," Wood Ultimate Double-Hung, Ultimate Storm Plus, Clad Ultimate Double-Hung, Ultimate Double-Hung Next Generation
- "Pella," Architectural Series 850 and Reserve Series
- "Windsor," Legend Series and Pinnacle Series
- "PlyGem," Mira (400 Series)
- "Kolbe," Vistaluxe Collection and Heritage/Sterling Series

6. Do I need BAR approval for painting in the HMDP?

No.

7. Do I need BAR approval for fencing or wall construction in the HMDP?

No.

8. Do I need BAR approval to replace columns, trim, siding, or roofing in the HMDP?

Yes, if the material is 50 years of age or older.

9. Do I need BAR approval for a new addition to my building north of Line Street?

No, not in the HMDP; yes for properties in the Historic Corridor District.

10. Can I remove my historic standing-seam roof and replace it with galvalume standing seam?

Yes, that is a comparable and appropriate replacement material.

11. My building is rated, but the roof is already shingles. Can I replace my shingles with new shingles?

Yes, only elements that are 50 years of age or older are in the purview of the BAR.

12. More questions?

Contact BAR staff at 843-724-3765 or visit the City's Permit Center at 2 George Street, Mon – Fri, 9am-2pm.

¹ In the Historic [Architectural Resource Survey of the Upper Peninsula](#), Brockington and Associates, 2004.

² In no particular order and subject to change and be modified at staff discretion based on material or quality changes.