

GENERAL ASSESSMENT & REHABILITATION PLAN



2 BULL STREET

CHARLESTON ~ SOUTH CAROLINA

*one of four buildings comprising the*  
"E. M. HACKER TENEMENTS"

BUILT 1907

This Paper was written by  
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for the 2007 Spring Semester of the  
Historic Preservation Studio Course  
taught by Professor James L. Ward

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## **INTRODUCTION**

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### **BUILDING IDENTIFICATION**

**STREET ADDRESS:**

2 Bull Street

**CITY & STATE:**

Charleston South Carolina

**NEIGHBORHOOD:**

Harleston Village

**DATE OF CONSTRUCTION:**

1907

**BUILDER:**

E.M. Hacker

**ARCHITECTURAL STYLE:**

Late Victorian

**LOCATION:**

Number 2 Bull Street is the first of four buildings comprising the E. M. Hacker Tenements which begin on the corner of Bull Street and Coming. The four buildings face south and run west along Bull in consecutive order; 2,4,6,8.

**PRESENT OWNER:**

College of Charleston Board of Trustees

**PRESENT USE:**

The building is currently being used as an on-campus residence for female College of Charleston students with a housing capacity of 12.

### **BACKGROUND**

During the 2007 Spring semester, field work, research and architectural drawings of the house located at 2 Bull Street were carried out by Morgan McLaughlin, Vicki Knisely and myself as part of the Historic Preservation program's Preservation Studio course directed by Professor James L. Ward.

### **PURPOSE OF THE REPORT**

To first catalogue the current condition of the structure and identify areas needing repair, then to construct a plan that will increase the functionality of the spaces for its current use while preserving the historic fabric of the building.

## **PART I: DEVELOPMENTAL HISTORY**

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### **HISTORICAL CONTEXT & SIGNIFICANCE**

Prior to 1907, when the tenements were constructed, a large house with a separate kitchen occupied the lot. In 1906, that building was torn down and the lot was subdivided into four lots. At the turn of the century, many wealthy Charlestonians were building tenement housing for speculative purposes. In 1907, a local man named E. M. Hacker, after retiring from manufacturing, followed suit and built four almost identical homes in the Queen Anne style, but with restrained detailing appropriate for tenement housing, on the Bull Street lots. Two Bull Street has been rented throughout most of its history.

Today, all four of the Bull Street tenements continue to be used as they were originally intended; as tenements (dormitories) for the College of Charleston. They are a collective and cohesive example of working class housing from the period.

### **CHRONOLOGY OF DEVELOPMENT & USE**

During the first few years ownership of 2 Bull Street stayed within the Hacker family. Edward Mood Hacker retained ownership up until his death in 1911 when the property transferred to his wife, Elizabeth Hacker. None of the Hacker family would actually come to live in the house; it was strictly a family investment.

When Elizabeth Hacker died one year later in New York City she left the house to her son, J. Fred Hacker. In 1913, only a couple of years later, Fred Hacker passed way while institutionalized at the State Mental Hospital in Columbia, South Carolina. Again the house stayed within the family as it passed on to his sister, Marie Newcomer, and her husband, John Newcomer, the probable architect for the tenements.

In 1919, the continuity of the Hacker's ownership ceased when the Newcomers sold it to Eugenia Elizabeth Forbes for \$6,199.75. She sold it, after only a year of ownership, to James H. Beattie who was one of the only owners to actually live in the house.

The house was sold again in 1936 to J. Furman Mason for \$3200. The sale occurred during the depression, which would account for the fifty-percent drop in value. Mr. Mason continued to rent out the house before selling it in 1964 to Etta Harris for \$7900.

In 1973, The College of Charleston purchased the building from Etta Harris for \$20,000. In the same year, the College Board of Trustees purchased the house for \$904,000;

Today, all four of the Bull Street tenements are currently being used as they were originally intended; as tenements (dormitories) for the College of Charleston.

## **PHYSICAL DESCRIPTION**

The house has features of the Queen Ann style (1880-1910) in its most simplified, undecorated form appropriate for tenement housing. Its distinguishing features are the bay window that sits under the one-story porch across the front and its full-width front gable roof with a pent roof enclosing the sub-gable. It lacks ornamental detail except for the turned spindle work on the front porch railing. The columns fall under the Tuscan order; typically classic columns would have been grouped together during this period but were left separated in this case. (McAlester, *Field Guide to American Houses*, 267). The house is likely balloon frame construction, popular at the time. The roof is standing seam metal and the exterior is clad in wood. The fireplaces, chimneys and foundation piers are brick. Some of the piers have been covered in stucco; both chimneys are stucco over brick. The front porch and rear piazza are wood, including its columns and railings; all are painted.

## **HISTORICAL INTEGRITY OF THE STRUCTURE**

The integrity of the original floor plan and exterior appearance are relatively intact with the exception of the following modifications:

At the back of the building, there is a one-story protrusion with a pair of double-hung two-over-two windows on the north facing wall which match the original existing windows. On the West wall there is an eight-over-eight double-hung window and a six-panel door, both of which do not relate to the original windows or doors that have five stacked horizontal panels. The siding also changes when it reaches this west wall and it has a more modern bevel to it. One possibility is that the structure was added onto and windows from the wall where the addition was attached were recycled. It is likely that there were windows on either side of the fireplace that bisects the original north facing end of the house because the second floor has such a condition and the upper and lower floor plans are essentially mirrors of each other. However; there is also an original window on the East facing wall and the siding on the back and East side of the one-story portion matches the rest of the siding on the structure; perhaps what at first glance appears to be an addition is original and only the West facing wall was modified. The eight-over-eight window could have been salvaged and installed at the same time as the six-panel metal door, which is modern, in order to provide a separate locked entrance to the space inside. The only other obvious exterior modification is to the rear piazza that has had a wood stair cut into it to provide an outside access to the second floor.

On the interior, the modifications are mostly a result of retrofitting mechanical systems and subdividing space to accommodate modern functions. The rear staircase was closed off to provide space upstairs for water heaters. All the original plaster appears to have been covered with gypsum board instead of being patched and chases for HVAC and sprinkler systems have been cut into wall and ceiling planes. Some of the interior doors have their transom hardware intact, but they are not operable due to excessive layers of paint. Every window in the house has the same condition; none of them open because

they have been repeatedly painted shut. Most of the interior trim is intact around the doors and windows but the base boards do not appear to be original and there is no crown moulding left, if there ever was any. Sometimes in straightforward Victorian buildings meant for utilitarian function, such as tenement housing, a picture moulding set about 1 to 1-½ ' feet from the ceiling was used in place of crown moulding. If any interior trim requires replacing or if additional trim to new walls is applied it must match the existing trim; refer to page 11 for detailed specifications.

An architectural Inventory of the house was taken in 1973, and at that time the condition of the house listed as good. In that inventory the wooden floors are noted as still being the original floors in good condition. There has been no evidence to suggest that these have been replaced. Fortunately, the original plan is relatively intact.

### **CONDITION ASSESSMENT**

An architectural Inventory of the house was taken in 1973 and the condition was recorded as 'good'; this essentially holds true today. There is minor decay on the porches that appears to be moisture driven and not from termites. On the interior there is also indication of a moisture problem in the ceiling below the second floor shower, at the front of the building. These issues will be addresses prior to work commencing. Other than the conditions mentioned, the house is structurally sound and has modern utilities and mechanical systems.

Refer to page 12 for details.

## **PART II: TREATMENT & WORK RECOMMENDATIONS**

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### **IMPACT OF PROPOSED USE**

The use of the property as a college dormitory is to remain the same but the function of the existing spaces will be made more livable in part by restoring the function of the building's historic fabric. It is important to note that the walls proposed for removal are not original to the house. It has been mentioned by residents of 2 Bull Street that they have no common space; everyone congregates in the first floor bedroom at the front of the house, if anywhere. There is dining area to eat in or designated places to study or socialize. The current rooms sleep 2-3 people. In addition to single beds, some have desks, space permitting, and small freestanding wardrobes for clothes. The proposed plan will designate spaces according to their use, in order to make the home more functional for its residents. The number of total occupants ranges between 11 and 13; this number will be reduced to 9.

### **PROTECTION OF HISTORIC CHARACTER**

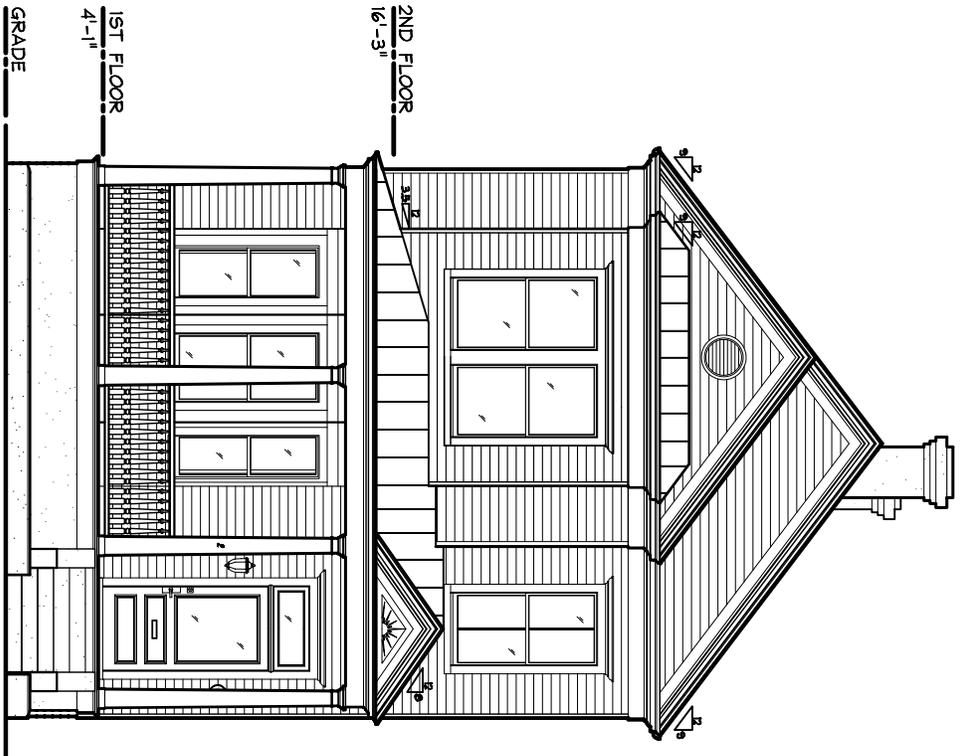
All of the interior millwork will remain as well as any original flooring in good condition. The mechanical ducts and conduits will be treated in a more sensitive manner so as not to detract from the interior character of the spaces. Ducts cut into wall and ceiling planes will be removed and run below the house and up through the fireplaces that have been sealed off. To restore the plaster at this point may cause too much of a disruption in the service of the building to the College; it is an item that should be considered and budgeted for in the future.

### **RECOMMENDATIONS FOR REHABILITATION**

Functionality will be increased by restoring the windows and transoms to serve their original purpose. So that the residents may enjoy natural ventilation during two-thirds of the year when the Charleston climate is comfortable, the following work is proposed:

Paint will be removed from the windows and the weights will be repaired. Paint analysis will be carried out prior to work commencing to determine the historical sequence of colors and to identify if there is an issue of having to handle lead-based paint. The transoms above the interior and exterior doors will have the same treatment as the window; the hardware, where it still exists, will be resorted to a functional state and reproduction hardware should be added to the rest so that all of the transoms will operate.

Refer to pages 13-16 for detailed rehabilitation plans.

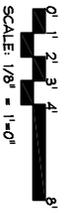


1 ELEVATION

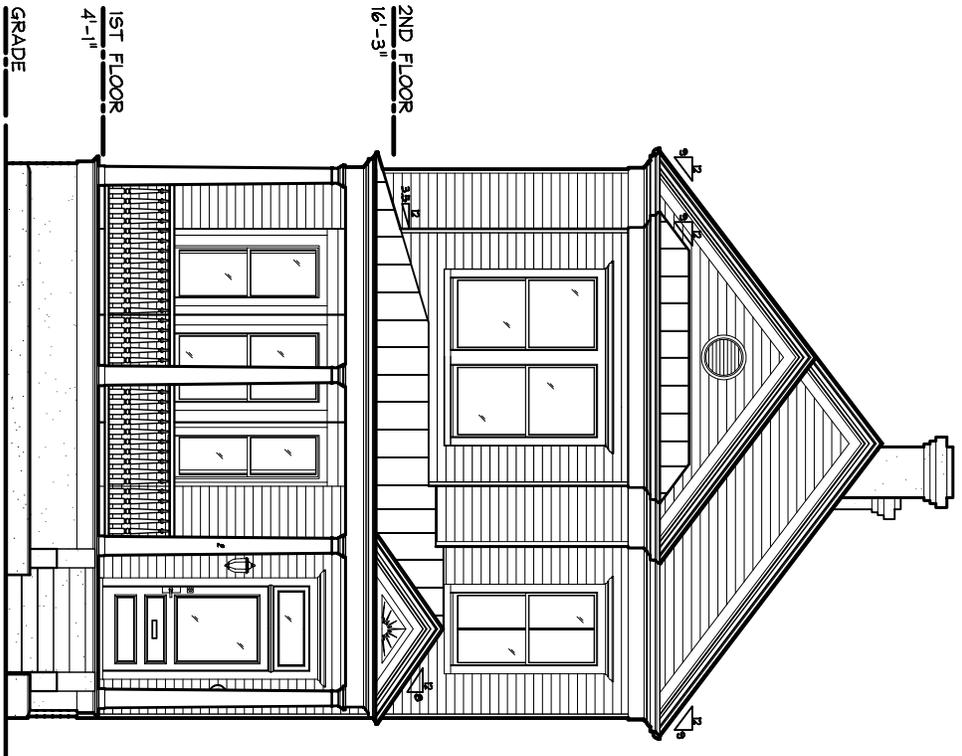
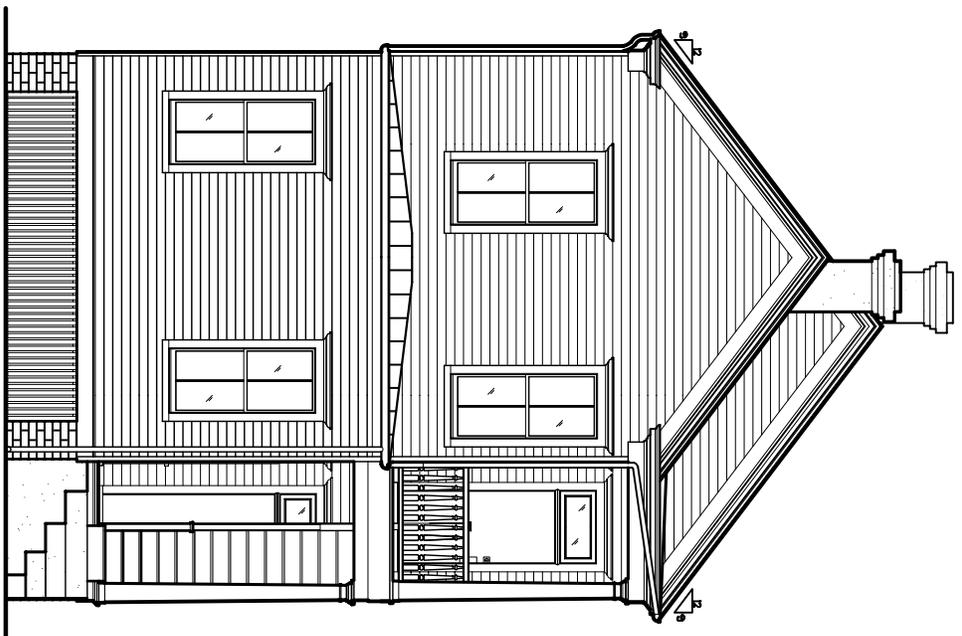
SCALE: 1/8"=1'-0"

2 ELEVATION

SCALE: 1/8"=1'-0"



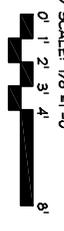
SCALE: 1/8" = 1'-0"



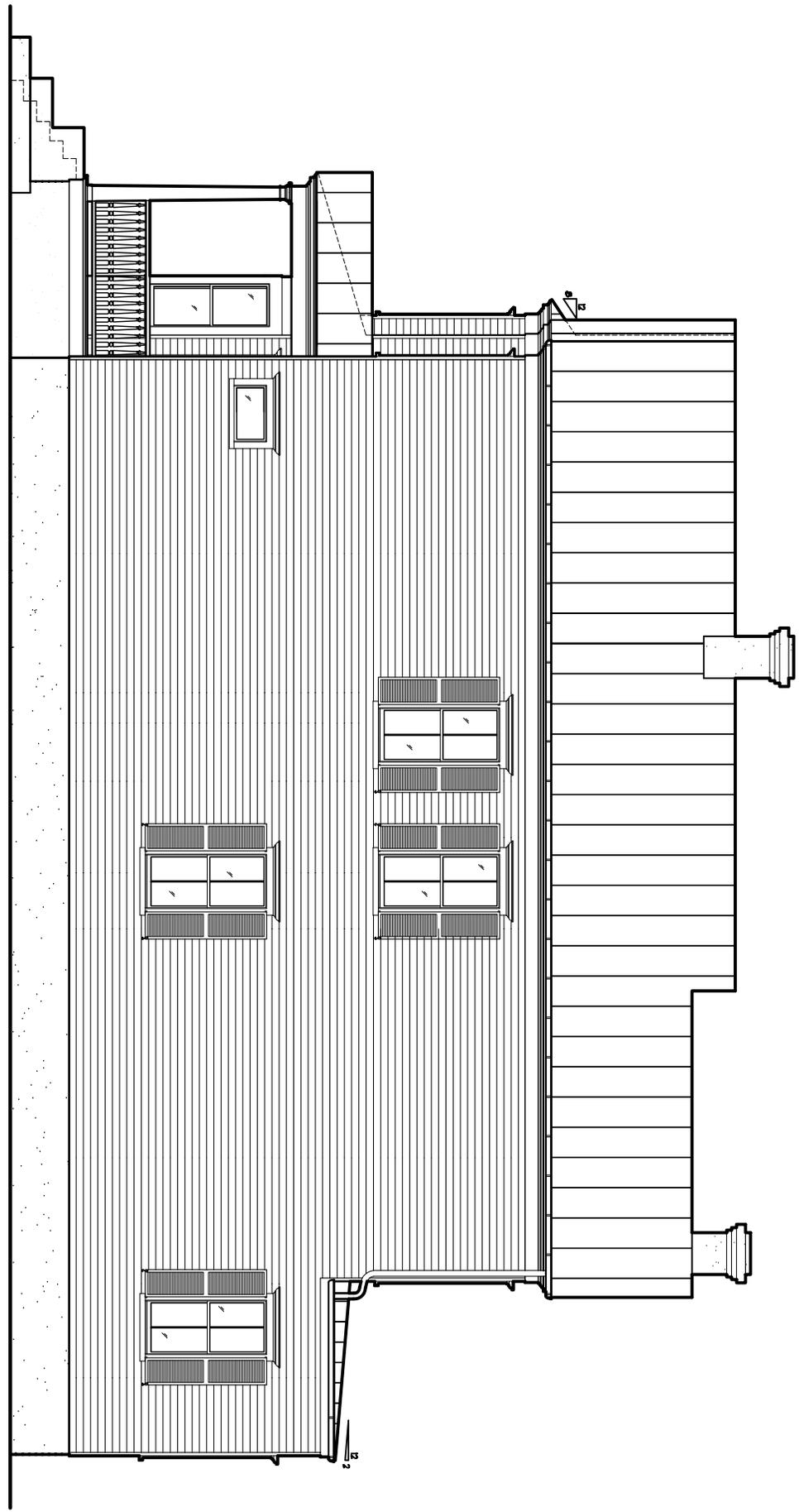
3

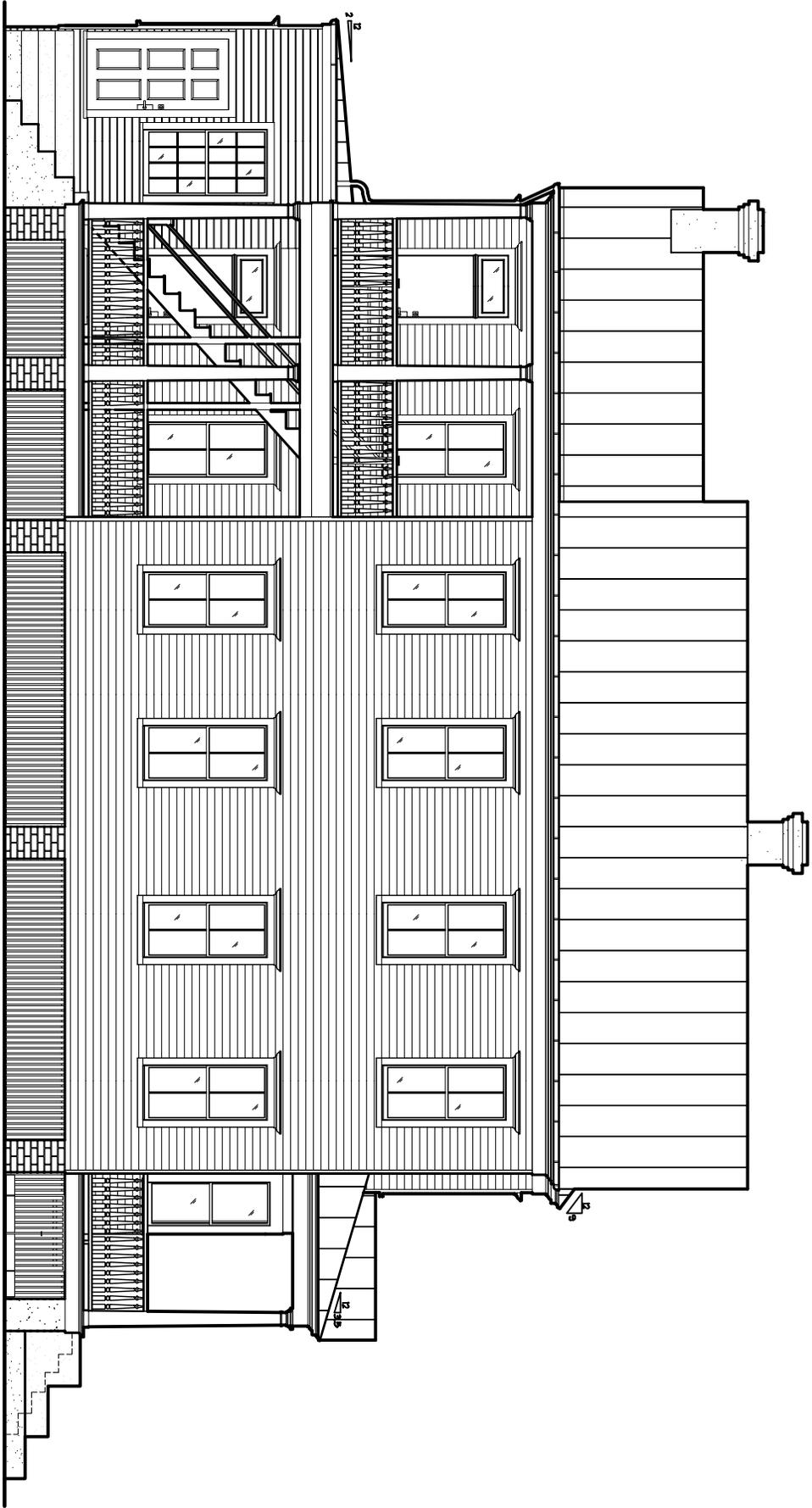
ELEVATION

SCALE: 1/8"=1'-0"



EAST ELEVATION

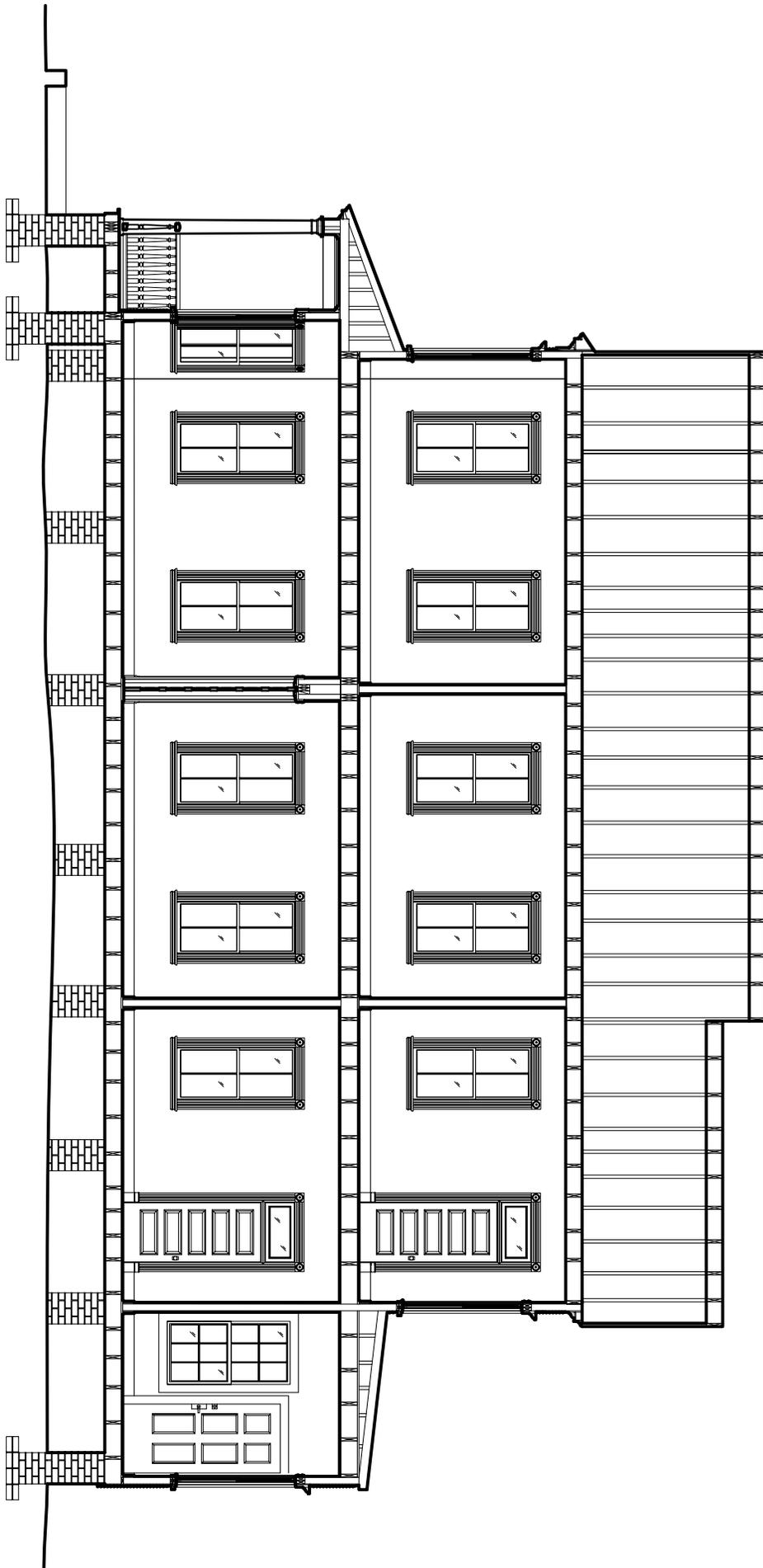




4 ELEVATION

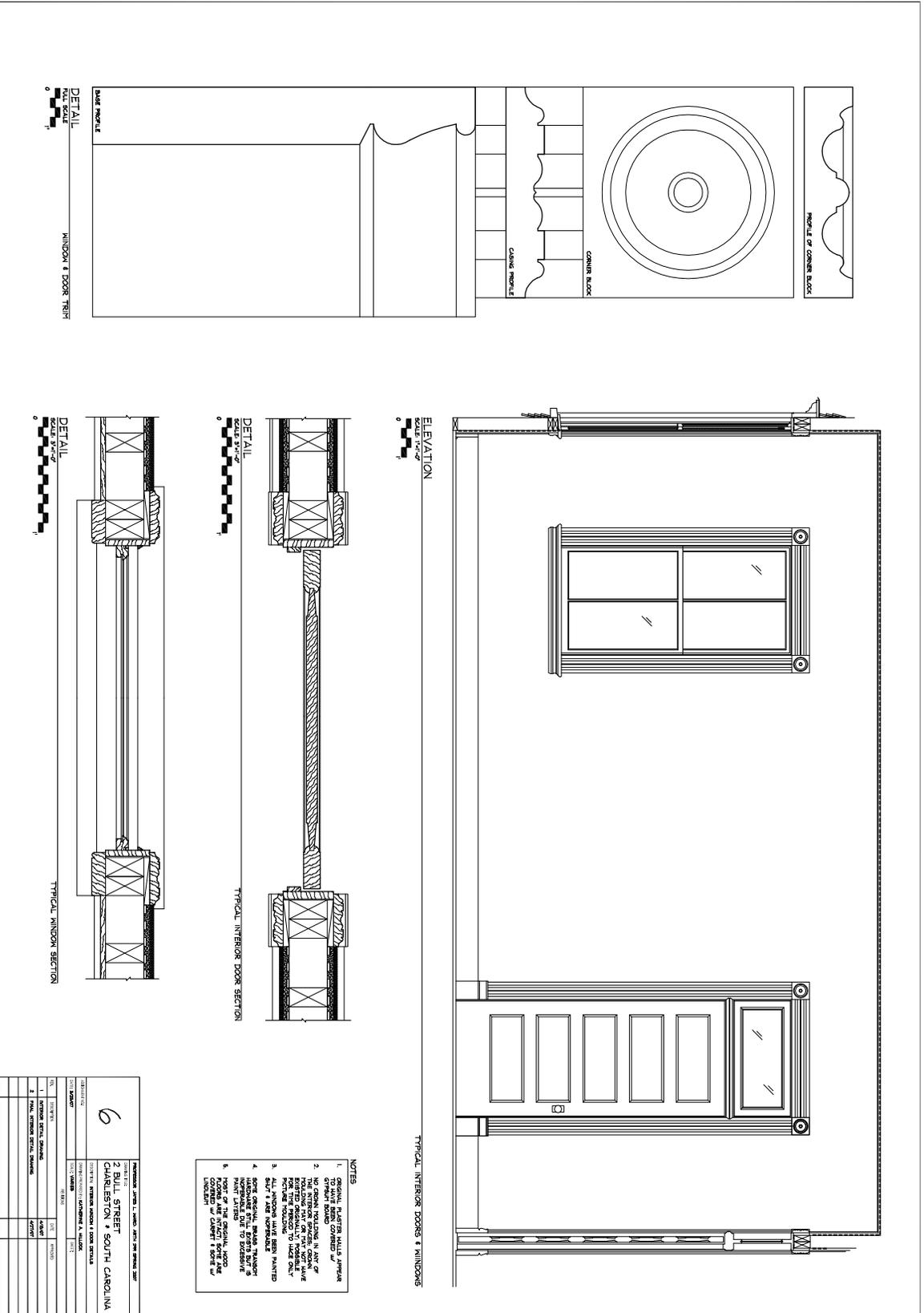
SCALE: 1/8" = 1'-0"  
0' 1' 2' 3' 4' 8'

WEST ELEVATION



5 SECTION

SCALE: 1/8"=1'-0"  
0' 1' 2' 3' 4' 8'



ELEVATION  
SCALE 1/4" = 1'-0"

TYPICAL INTERIOR DOORS & WINDOWS

- NOTES**
1. ORIGINAL PLASTER WALLS ARE TO BE REPAIRED AND FINISHED WITH GYPSUM BOARD.
  2. NO COULD NAILING IN ANY OF THE WALLS THAT ARE TO BE FINISHED WITH PLASTER OR GYPSUM BOARD FOR THE PURPOSE OF HANGING DRYWALL.
  3. ALL WINDOWS HAVE BEEN PAINTED.
  4. DOOR AND WINDOW SILLING IS TO BE REPAIRED AND FINISHED WITH GYPSUM BOARD TO EXISTING CONDITION WITH CLAMPS & BOLTS AS SHOWN.
  5. MOST OF THE ORIGINAL DOOR COULD NAILING IS TO BE REPAIRED AND FINISHED WITH GYPSUM BOARD TO EXISTING CONDITION WITH CLAMPS & BOLTS AS SHOWN.

PROJECT NO. 6	
PROJECT NAME 201 S. 11th Street Charlotte, NC 28202	
ARCHITECT C/O B. B. B. ARCHITECTS 101 S. 11th Street Charlotte, NC 28202	
DATE 08/11/11	
NO.	DESCRIPTION
1	CONTRACT
2	PERMITS
3	FINAL SETTING
4	AS-BUILT



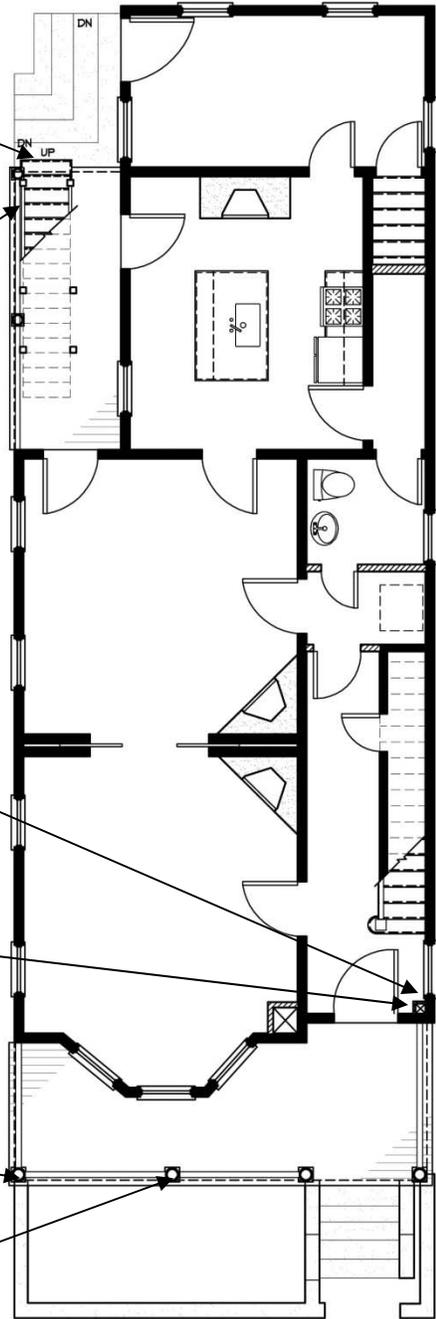
moisture damage on rear piazza column



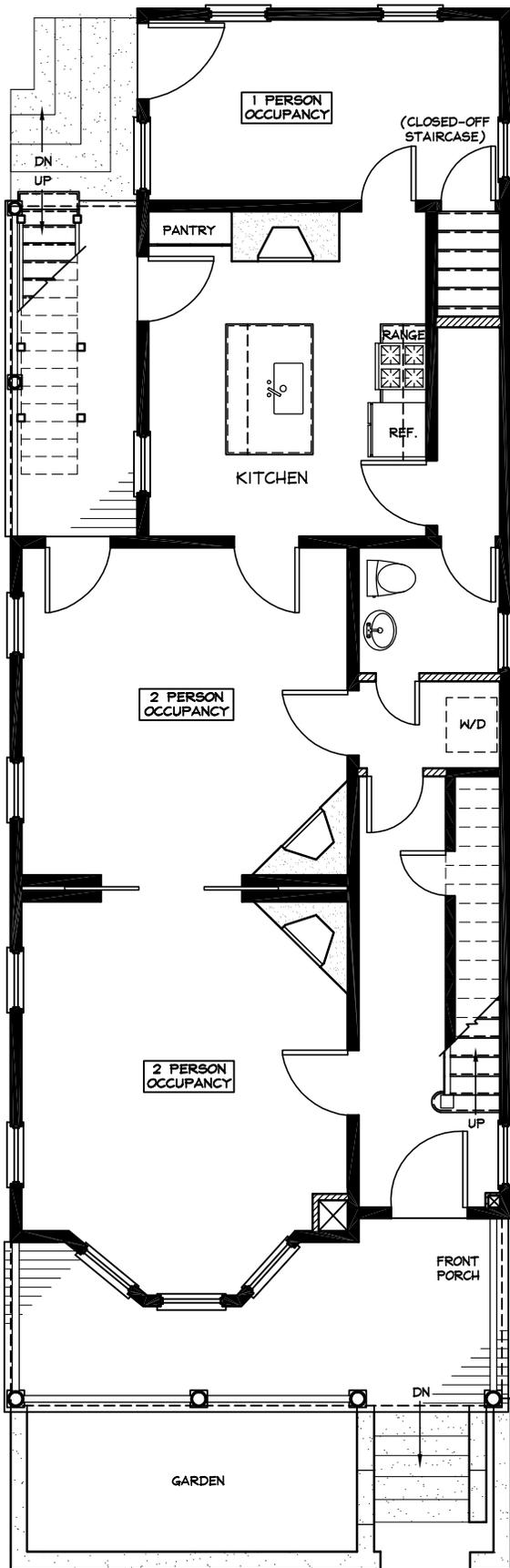
moisture in ceiling under front shower



moisture damage to deck boards on front porch

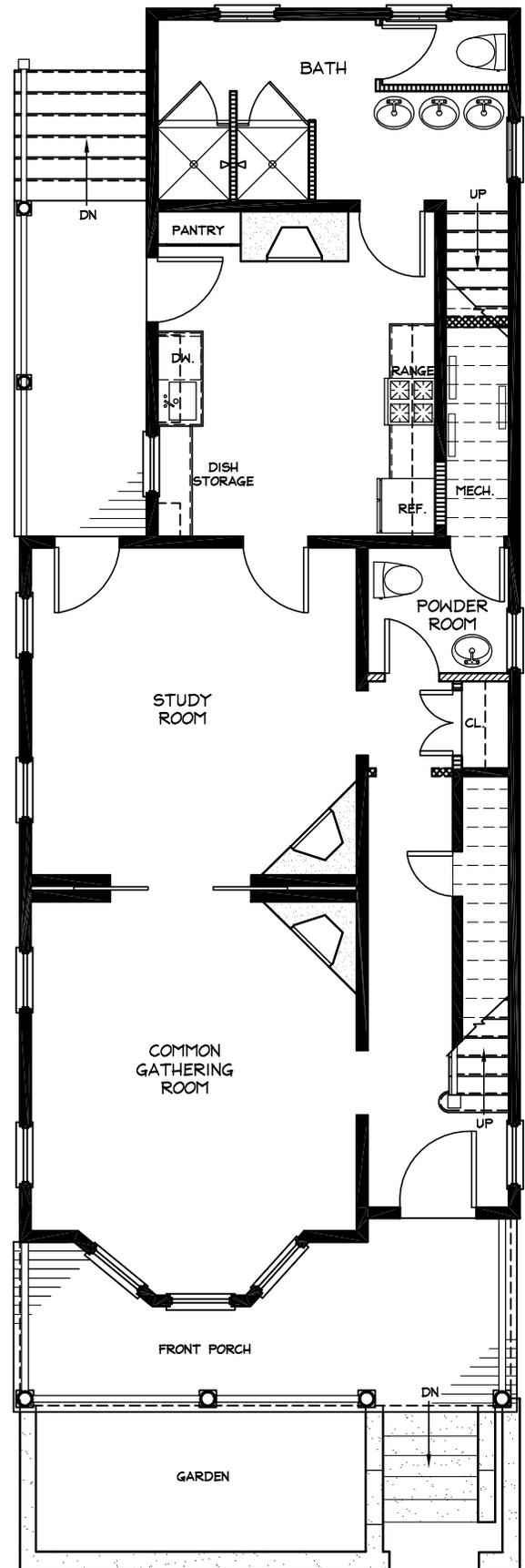


1 EXISTING PLAN & CONDITIONS  
SCALE: 1/8"=1'-0"  
FIRST FLOOR  
1100 SQ. FT.



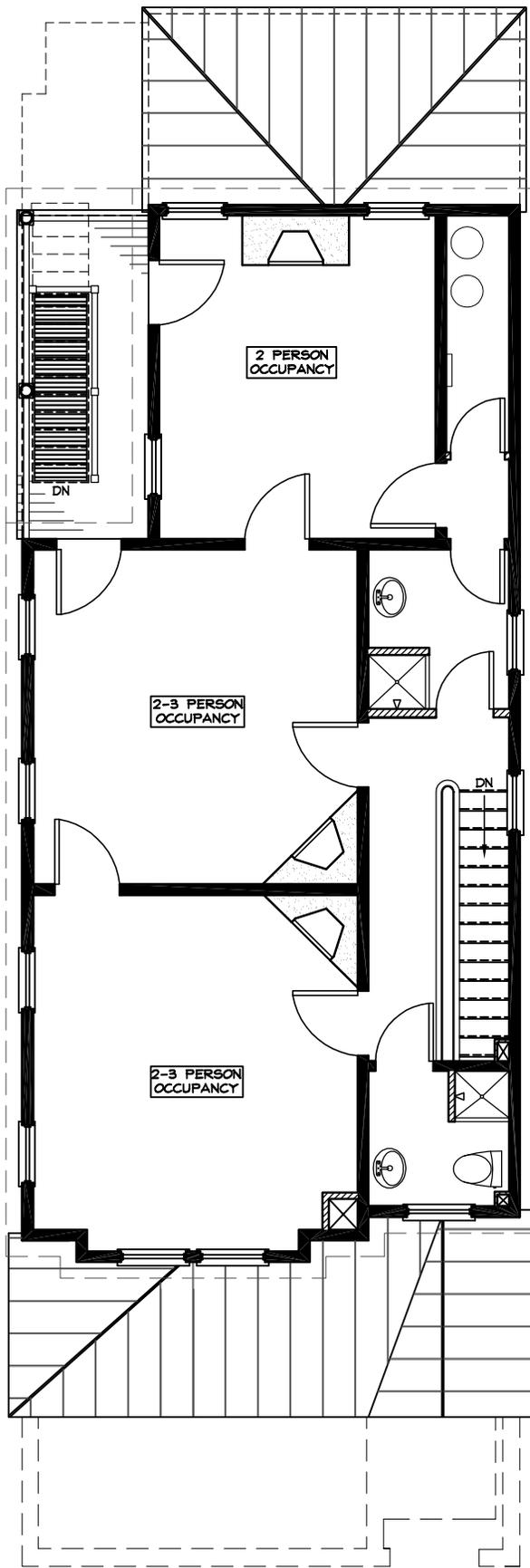
3 EXISTING PLAN  
SCALE: 1/8"=1'-0"

FIRST FLOOR  
1100 SQ. FT.



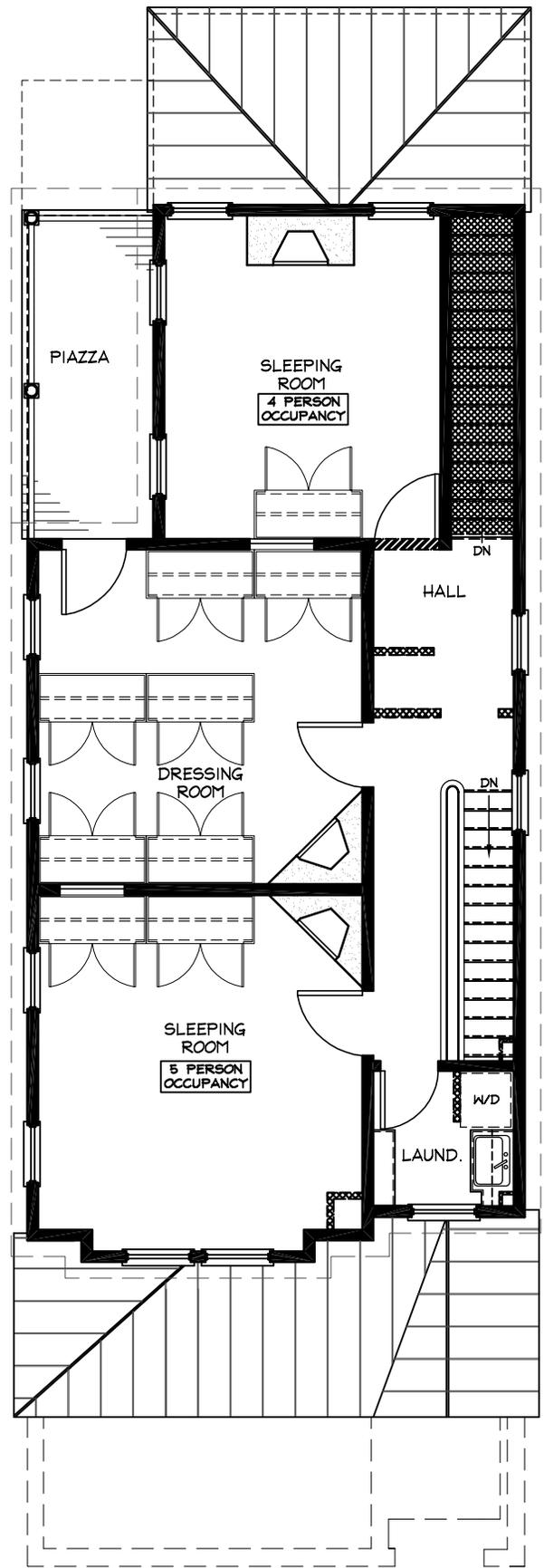
4 PROPOSED PLAN  
SCALE: 1/8"=1'-0"

FIRST FLOOR  
1100 SQ. FT.



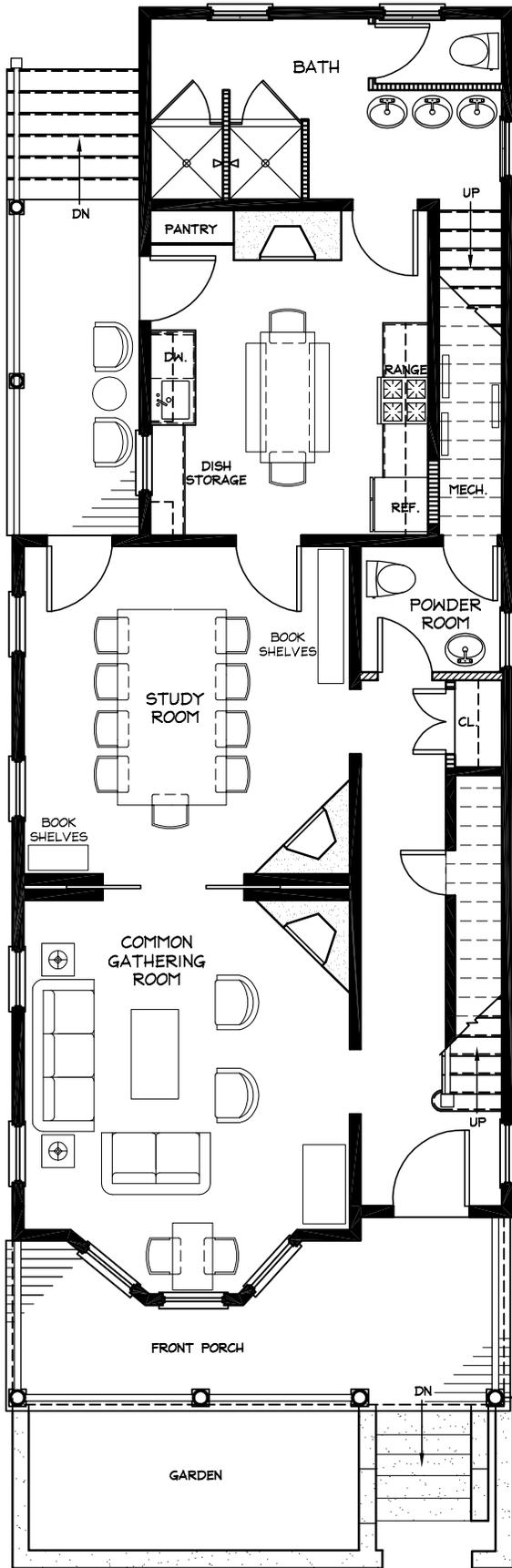
5 EXISTING PLAN  
SCALE: 1/8"=1'-0"

SECOND FLOOR  
945 SQ. FT.



6 PROPOSED PLAN  
SCALE: 1/8"=1'-0"

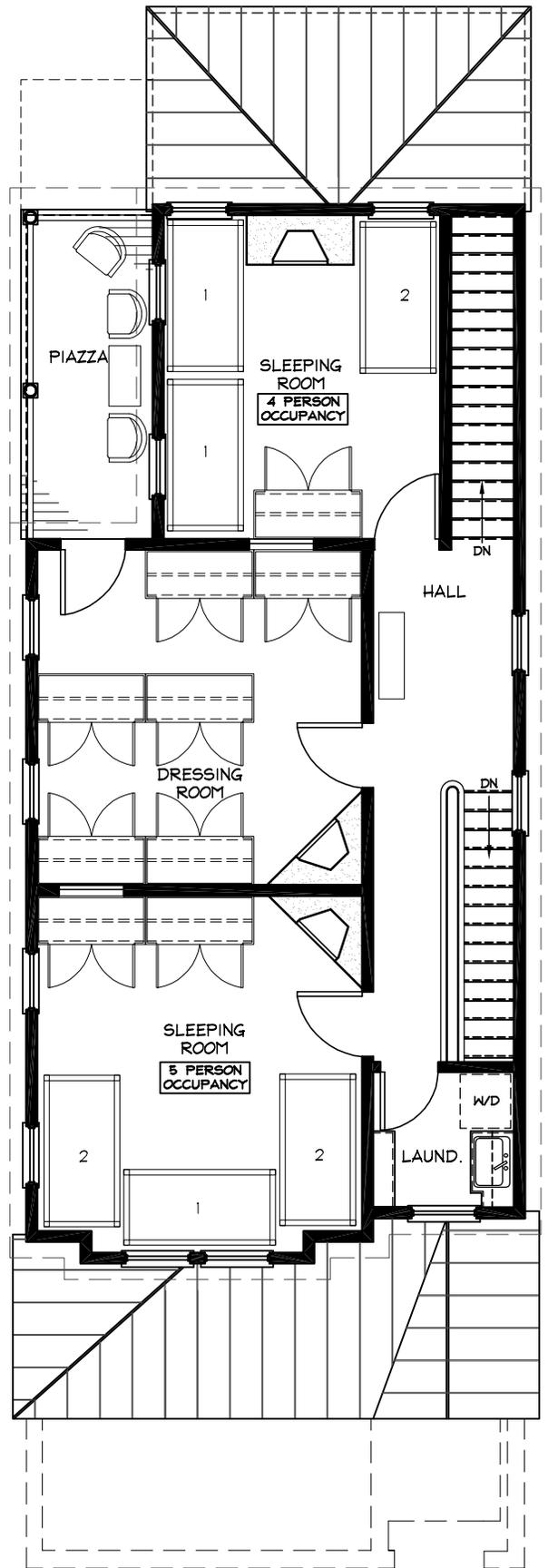
SECOND FLOOR  
945 SQ. FT.



7 PROPOSED FUNCTION

SCALE: 1/8"=1'-0"

FIRST FLOOR  
1100 SQ. FT.



8 PROPOSED FUNCTION

SCALE: 1/8"=1'-0"

SECOND FLOOR  
945 SQ. FT.

## LEGEND

	WALL TO BE FILLED IN/ADDED
	NON-ORIGINAL WALL TO BE REMOVED
	NON-ORIGINAL EXISTING WALL
	ORIGINAL EXISTING WALL TO BE REMOVED
	ORIGINAL EXISTING WALL
	MASONRY - STUCCO OVER BRICK
	WOOD DECKING