

Introduction:

- a. *The structure is a part of the Old and Historic District in the City of Charleston and is protected by the City Preservation Ordinance. It is listed with the City as a Type 2, a regionally important structure.*
- b. *The Cameron House at 12 Bull Street – Charleston, SC was built c. 1851 by Hugh P. Cameron, crockery Merchant on King Street. It is a Greek revival structure consisting of a side hall plan with a two story south facing porch facing the street. The house was remodeled in the 1890's by David Bentschner utilizing many colonial revival details such as the encaustic entry floor, the planter work, and the entry portico as well as the entry gate which bears his initials. The first floor has two front parlors facing south onto Bull Street with an attached piazza and an interior hallway and stairs. A smaller room occupies the northwest corner and an original wing extends to the north, labeled as a "Kitchen" on the Sanborn Maps of 1888. There is an attached and two story lower dependency behind that Kitchen ostensibly used as apartment or by servants. There is a downstairs bathroom and storage area along with a double connecting room recently made into a kitchen and office. The second story is accessed by the main dogtrot stairway off the entry foyer and a rear stairway off the servants wing. The second story has two bedrooms facing the south with access to the porches. There is an L shaped hallway connecting these bedrooms and side rooms on the east and west. The western room has been subdivided to provide an upstairs bathroom. The eastern room is apparently a storage room with built in cabinets and connects to a rear bedroom which features a separate full bath, closet (added over the porch), window overlooking the entry, and separate stairs to the back wing. At a partial level down are two rooms and full bath as living accommodations for the rear apartment. Finally, there is an unfinished attic accessed through narrow interior stairs off the upstairs hallway. This space is currently used for storage with two dormer windows providing natural light.*
- c. *Currently, the structure is currently an adaptive reuse being changed from a residential use to offices, classrooms and reception for the College of Charleston's Historic Preservation and Community Planning Department. Current enrollment in the department is approximately 100 with 50 students attempting to utilize the two studios in the near term (16 work stations). Current success of the adaptive reuse is problematic at current use levels as significant strain on plumbing, stairways, water build up in interior woodwork (ostensibly from faulty AC and roof), wear on finishes, electrical and cabling needs as well as the evolving technical needs of an growing department. The college has already changed the interior finishes substantially and remodeled for offices and class rooms. No exterior changes, however, are evident except as the handicap access was added covering the marble entry stairs with a wooden ramp*
- d. *In general, upon completion of the roofing, the major issue evident on a cursory examination is the failure of the brick mortar throughout especially on the rear areas, the inadequacy of the plumbing, and a general decline of the various wood work features. This report is an attempt to delineate these issues more fully as part of a class study. Further visual examination and measurements, moisture readings, and consultation with various specialists and engineers were undertaken as a basis for these recommendations. This process should also help define the requirements of the department and allow for some basis for speculation as to the continued appropriateness of this structure to serve as the "Preservation Center" without destroying its historic integrity. Finally, it will define **Priority 1 issues (life safety), Priority 2 (critical repairs), and Priority 3 (functional, non-critical, and aesthetic issues).***

1. Substructure

e. Foundations

- i. *Standard-Continuous load bearing masonry walls; Piers with crawl space*
 - 1. *The corbelled continuous masonry foundations do not appear to be settling in any area. Where subsidence might be noted in future, excavation under footing with sufficient bracing and cribbing with either rammed earth/gravel fill or concrete sub slab might be required as may be designed by structural engineer depending on conditions encountered.*
 - 2. *Masonry piers mortar are severely eroded under porch and require repointing although there is not settlement currently noted. It is strongly recommended that Lime mortars be used on all masonry pointing.*
- ii. *Special Foundations*
 - 1. *Wooden prop should be eliminated and replaced with masonry pier at center of parlor pocket door*
- iii. *Slab on Grade*
 - 1. *Rear addition has what appears to be a slab on grade whose elevation in within 2 inches of outside grades. This typically is a source of rising damp especially where outside irrigation systems is present or gutters and downspouts might not be present.*
 - 2. *A French drain around this structure is indicated solely based on its proximity to ground level. This should be included before major structural changes are undertaken.*

f. Basement

i. Excavated basement

- 1. *Structure is unusual in City of Charleston in having an excavated basement. Sump pump (not working) is present for any build up of water there. Slab is floor covering (see notes above). Relative Humidity is high in the summer as the condensate lines from HVAC is draining into basement. This is a code item as well.*

ii. Basement walls

- 1. *One section of basement has interior wall offsetting the lateral exterior pressures. This wall may have been added subsequent to original construction, although this is difficult to ascertain.*
- 2. *Sufficient openings occur in basement wall for ventilation although additional rodent control is necessary.*

2. Shell

a. Superstructure

i. Floor Construction

- 1. *Flooring: 5/4" T&G long leaf pine, mostly heart cut typical throughout first floor even as underlayment for parquet floor. (6" X 12' runs on first floor.) upstairs is generally narrower boards (approx 3") in shorter sections. Rear bedroom and dressing room has boards comparable to downstairs.*
- 2. *Floor joints: 2X10 pine @ 2'-0" OC typical on both floors and both main house and addition. They run north-south. No sagging is evident and normal moisture content is noted.*

3. *Sills: 4x10 beam on top of walls. Wall framing is notched and pegged to sill (typical balloon framing) Moisture readings in excess of 20% were noted over the summer cooling season.*
4. *Earthquake ties do not appear to be functional as they do not extend through the structure and are not in line with floor structure.*
5. *There does not appear to be any hurricane clips in place, wall to floor connections or rigid flooring, or ties of structure to foundation. If there is occasion to reroof or work on the foundation, these modern code items should be incorporated as practical.*
- ii. *Roof Construction-Hipped main roof w gable parapet dependency*
 1. *2X10 roof joists with 2X8 gusset plate appears to be stable without excessive moisture readings*
 2. *Evidence of leaking of former roof is evident on staining on joints. No current leaking was noted.*
 3. *Fascia of soffit around rear porch is sagging . This was replaced last year in front and was not completed here. This will result in continued deterioration of porch elements.*
- b. *Exterior Closure*
 - i. *Exterior walls*
 1. *The walls are of several types:*
 - a. *Front east, west, and south-hand cast medium brown brick in a Belgian bond with approximately 1/2" tuck pointed joints with decorative white beaded mortar joint.*
 - b. *North side of main structure as well as the walls of the dependency are in English bond matching coursing of main section and with a header course every four courses. The mortar joint appears to struck downwards.*
 - c. *Downstairs front wall thickness is approximately eighteen inches thick. Upstairs it is approximately fifteen inches thick. The read addition walls are twelve inches thick on both levels.*
 - d. *Main house has stone lintels (undetermined type). Rear of house uses brick jack arches. Several of these arches are cracked and in need to repair at a critical juncture.*
 - e. *Numerous inappropriate repairs are evident including inappropriate harder mortar, spalling bricks, failure to maintain arras lines, and continuing cracks and lack of maintenance.*
 - f. *Mortar test to match type and appearance of mortars is pending Physical Plant follow up.*
 - ii. *Exterior windows*
 1. *Front porch is accessed through triple hung fifteen pane sashes (total of four on both levels, two each level) with window weights and shutters.*
 2. *Main house typically has six over six double hung sashes with window weights and shutters. (Several are missing.)*
 3. *Reception area has a bay window with six over two windows. Another window in this space is two over two. These are without shutters.*
 4. *The addition has six over six windows of a smaller size without shutters but with modern triple track storm windows.*

5. *Many window frames are displaying high moisture content, peeling paint, inappropriate glazing techniques, and are difficult to operate. Shutters are non functional when they are present except for the larger front shutters on both levels. High lead levels are also evident on all abrading surfaces posing a health risk.*
6. *Openings in east façade are covered only by grills being ventilation for bath, closet, and crawlspace.*

iii. *Exterior Doors*

1. *All exterior doors (two downstairs and one leading to rear porch) in main structure are 2 paneled doors with transom above, approximately 1 3/4" thick made of heart pine. They have been modified for weather stripping which is currently in need to repair.*
2. *Front door*
 - a. *A suggestion was made that the door may have included sidelights similar to other side hall entry Greek revival structures. If that is the case, some consideration of restoring this element and eliminating the portico may be necessary.*
 - b. *The entry area is protected by portico of the Colonial Revival style probably of the 1890's. It features eccentric keystone, roundels, and attenuated box returns with a short parapet wall. It is paneled on the inside and appears to have been open at one point to the side, directly opposite the door. It has recently been painted; so, it is difficult to see any major issues with its construction. Its general design together with the marble steps complements the tile floor design in the hallway. It is recommended that alternate ways to achieve handicap access be explored in order to restore this entrance.*
3. *Door in rear of addition is a six light over two paneled door.*

c. *Roofing*

i. *Roof coverings*

1. *Roof is slate with tar paper underlayment over the main house and first section of "L" with turned metal copper roof over the porches and the rearmost addition. Copper roof was replaced last year. Slate roof appears to be fairly new although numerous repairs are evident. Largest issue appears to be the front porch roof that is a parapet roof of minimal slope (sloping to the west along the entire width of the house. Furthermore, the penetrations of the parapet into slate are not flashed and were achieved by breaking through the slate without repair of broken ends. One section of the terra cotta ridge is lying on roof. Terra cotta was also laid incorrectly, mortared into place without overlap. This repair is difficult without further breakage of slate roof. New copper roof is not folded per SMACNA requirements and has insufficient layering at ridge. Continuous cleat is present although a determination of the substrate attachment was not possible. Parapet flashing wraps the entire parapet because of failing masonry. This should have been corrected before roof replacement as bricks are loose behind the parapet and is not a suitable substrate and poses a falling debris danger.*

ii. *Roof openings*

1. *Two gable dormer windows access the main roof on the east and west sides. These critical windows are rotting and the panes are falling out.*
2. *All chimneys have several problems.*
 - a. *There are significant erosional cracks evident in every one.*
 - b. *The flashing is done in an incorrect manner, depending on caulking to achieve watertight integrity. These should be rebuilt with stepped flashing set in reglets in chimney per standard details. Failing that, regular observation is required to avoid future deterioration around these openings. Access to them is problematic. Further study as to cost effectiveness of replacement is required.*
3. *Interiors:*
 - a. *Interior Construction*
 - i. *Interior partitions*
 1. *All interior walls are 4X4@ approx 1'-6" O.C. wood construction with wood lathing and 1" to 1 1/2" plaster finish. This applies to all interior and exterior walls of the main house. This construction is visible through the pocket doors' opening.*
 2. *The walls of the addition are modern stud walls with 2X4 construction and gypsum board. These walls are failing currently because of excessive moisture.*
 - ii. *Interior doors*
 1. *Interior doors are similar to the exterior doors — two paneled doors with transoms upstairs.*
 2. *Pocket doors separate two parlors. They operate on a track with rollers set into the door. They are unavailable for observation, but appear to be in good working order.*
 3. *Several closet doors and newer office doors are modern hollow core wood doors.*
 4. *Finishes on interior doors appear to have been grained and painted mahogany and pine to appear as oak doors. This has been changed to be painted uniformly off white.*
 - iii. *Interior Specialties*
 1. *Encaustic Tile-Entry foyer has a diamond pattern floor of cream, red and black colors. There is some evidence that this has been substantially repaired recently (lumber markings on cribbing underlying the floor in the basement). This would seem to indicate that this might be a problem in the future. Stylistically, this floor in conjunction with the marble entry stairs, now covered, represents a significant historic addition to the character of the house.*
 2. *Mantles- Greek Revival mantles were noted in both downstairs parlors, the kitchen, and upstairs study. One mantle was replaced with a bow front regency style of inappropriate style and workmanship. All fire boxes have been modified for coal burning. The fireplace in the Kitchen addition still has a metal coal box of Greek revival styling (acanthus leaf motif). The other hearths have been significantly modified eliminating the tile or stone hearth stones.*

3. *Interior Trim-The interior casework is typical to the Greek revival styles prior to the Civil War.*
 - a. *The downstairs public areas show the most fully developed heavy symmetrical trim molding around doors of about 8" wide and over 1" depth of carving with corner blocks with roundels. The base mould is twelve inches wide and with an integral shoe mould on the top edge.*
 - b. *The upstairs and Kitchen area door surrounds are a simpler variation equally massive but less depth of carving and mitered at the corners. The base molding is consistent in both areas.*
 - c. *The rear addition has contemporary trim work without historical character. It would be consistent with other dependencies, in fact, for very little, if any, such details to be present.*
 - d. *The older trim work is an important, distinctive, and authentic portion of the character of the house. As such, a more complimentary finish would be desirable. Again, the paint is lead based and should be refinished with that in mind.*

b. *Stairs*

i. *Stair Construction*

1. *Stair newel, spindles and handrail are all mahogany finished variously with oil and in some cases linseed oil. They are turned in a common design found in the time and areas (see detail).*
2. *Existing stairs were salvaged from basement and have been repaired recently to tighten up the connections with the walls. The stairs are showing some wear as the current use is considerable more than a residential structure. As long as the stairs are being over used, some attention needs to be paid to maintaining a tight fit of the stair treads and risers in base molding, the fit of the spindles in the treads and the fit of the handrail to the spindles.*
3. *Upstairs, an additional mild steel welded handrail has been added of a modern design. It is adding strength to a life safety issue, even though its design is very different. It is generally not seen as incompatible, however.*

ii. *Stair finishes*

1. *Original finish was tongue oil or varnish. Currently the stair components are finished with urethane. No adverse effects were noted except in appearance. If floors are refinished some attention might then be paid to stair finish. Further investigation is recommended to see if there was any special finish on the decorative endings of the stairs as well.*

4. *Finishes*

i. *Interior Wall Finishes*

1. *All walls are finished with oil based off white paint. Walls in parlors also have egg and dart moldings in panels breaking up the wall surfaces. Some investigation into wall finishes might be revealing of an earlier and more authentic finish.*

ii. *Interior Floor Finishes*

1. *Two front parlors, upstairs rear bedroom, and kitchen have parquet floors stapled or bradded to existing heart pine floors. These floors have*

been sanded excessively to expose the fasteners and are showing rust spots in the finish. Replacement of the entire floor may be the only aesthetic solution.

2. *The rest of the structure has Long Leaf pine flooring, quarter sawn and clear grade. It has been finished with a urethane floor finish, but does not seem to be suffering dry rot issues at this point. There is some considerable rusting of fasteners, which may actually be a consequence of an inappropriate impervious floor finish.*
- iii. *Interior Ceiling Finishes - Some ceilings have been encapsulated with gypsum board. Most are plaster painted white. Some review of previous finishes might be revealing of a more appropriate finish.*

5. *Services*

- a. *Conveying Systems-vertical transportation-none*
 - i. *Better Handicap access needs to be considered throughout. There is no access to the lower addition or to the second floor. (The bathrooms are also not accessible.)*
- b. *Plumbing Systems*
 - i. *Fixtures*
 1. *Modern fixtures. No original fixtures are evident. Rear bathrooms are tiled and fixtures are of a slightly older time, although not original in any case.*
 - ii. *Rain water drainage systems*
 1. *Copper gutters and downspouts are typical throughout. This was recently replaced.*
 2. *Improper fastening of gutters to slate and metal roof face was noted throughout.*
 3. *Overflow of gutter on front porch was noted and is having the effect of increasing moisture levels in that corner of the house. The gutter needs to be shifted outwards and perhaps upgraded in size.*
 4. *No cistern was found on site.*
- c. *Fire Protection Systems-smoke protectors are recommended.*
- d. *Electrical Systems*
 - i. *Supply*
 1. *225 "Square D" amp box with circuit breakers and supplemental load center for addition located in basement*
 2. *Open electrical junction boxes in a damp environment were noted as a code violation.*
 3. *Generally, the wiring is not up to code in terms of the number of receptacles in each space and should be upgraded.*
 - ii. *Communication and Security Systems*
 1. *Computer network wiring is evident on every floor with main router in closet with stairs to attic.*
 2. *No security system and inadequate locks. In the rear, there are no partition walls for rear office.*
 3. *Additional cabling would be necessary to convert any classrooms to 'smart' classrooms. This could easily be accomplished in either floor as access can be had through either the crawlspace or the attic.*
 - iii. *HVAC*

1. *Equipment is located in basement and attic for main house and in three separate units for read area. Heat pumps are utilized that have been replaced fairly recently. All ducts in basement are in hard ducting but are not waterproofed. Condensation lines are inappropriately routed to a sump pump which is out of service. Excessive moisture levels were noted in basement which is wicking into the walls especially at the lower levels.*
2. *Suggestion was made to add outside air to supply to create positive pressure to the system rather than additional sealing of basement and attic or the placement of the more traditional attic fans. This positive pressure prevents outside moist air vapor from being taken inward through the porous brick walls (and as doors are opened and closed). Excessive moisture levels were noted in much of the woodwork on the first floor.*
3. *Humidity levels in excess of 75% were noted several days during the late summer even with AC working. Once these other measures are undertaken, some reconsideration might be necessary to incorporate dehumidifiers to assist here, especially in the basement.*
6. *Equipment and Furnishings- standard office equipment and furnishings*
 - a. *Equipment-light fixtures*
 - i. *Downstairs parlor both have distinctive, heavy glass chandeliers set in decorative ceiling patterns.*
 - ii. *The entry foyer has a gold finish lighting pendant set in a modern federal ceiling pattern.*
 - iii. *Various fixtures in other rooms are generally modern, florescent and incompatible with the character of the house. The two upstairs front bedrooms have modern track lighting installed.*
 - iv. *The porch lights are a Georgian revival, tear drop shaped pendant. Their scale is appropriate to the space, if not their design.*
 - v. *Replacement of these fixtures is problematic as the original styling predates electrical fixtures. Although perhaps a matter of taste, a more traditional "schoolhouse fixture" in the upstairs areas would be more appropriate, leaving the downstairs fixtures especially in the front two parlors. Additional study is necessary to verify availability and appropriateness of main light fixtures.*
 - b. *Furnishings-conference table and chairs*
7. *Other Building Construction: Hazardous Materials*
 - a. *Lead paint*
 - i. *Lead interior paint was noted throughout. Due diligence must be applied to either encapsulate or remove paint. It is recommended that as a minimum all lead paint be removed from all chafing woodwork such as along operable sections of windows and doors. Other surfaces may simply be encapsulated in an appropriate encapsulant as approved by the EPA.*
8. *Site work*
 - a. *Porches*
 - i. *The porches might not have been original, based on a careful review of the Sanborn Maps showing the addition between 1888 and 1902. They are done in a "Greek revival" styling with rounded, unfluted Doric Columns and a fairly typical porch entablature. As such they are older and historic additions to the*

- structure. (There is also a shadow line on the front brickwork perhaps indicating where a previous porch structure ended.)
- ii. The front porches were rebuilt early this year because of rotting ceilings from roof issues. It would appear that the flat roof over this side of the structure may be at the heart of the problem. As such, that roof should be rebuilt with more pitch in future (similar to the rear porch)
 - iii. Pigeon roosting is a severe sanitary issue in the rear porch. Some type of control such as netting or spikes may be necessary. This general rodent control applies to cats in the basement, rats in the attic, and pigeons on the porches. As a classroom facility, this is considered health-related, priority 1.
 - iv. Remove modern addition on rear porch as a Priority 3.
 - v. Replace asphalt shingles on upstairs porch with either canvas or replacement decking as Priority 3.
- b. Paving
- i. Site pavement is a combination of brick and slate placed in a remodeling in the 1970's, typical to other College pavements on campus. The brick walk in front, however, predates that work.
- c. Landscaping
- i. The planting was done at the time as mentioned above. Older plants include the Sago palm in front. The decorative Yaupon along the front boardwalk was added subsequently.
 - ii. Review of these plants is in order as they are overgrown in some areas, prohibiting access and ventilation.
- d. Front iron Fence and Gate, Column and Walls
- i. There are several types of walls on site including noteworthy masonry walls as follows:
 - 1. Front wall and ironwork
 - a. The front wall and columns are a shaped brick rendered over with stucco. From investigation of the underlying brick that is exposed, the brick does not appear to have been intended to be exposed.
 - b. Corner columns are dangerously compromised and require immediate attention to avoid falling. This is especially evident where the cast iron hinge point has been inserted into the masonry and causing it to crack and fall. The tops of the columns are therefore unstable.
 - c. The iron fence consists of flat palings projecting through a flat iron top bar flattened to a point. They are set in lead on top of a sandstone wall cap. It is supported by braces. The weight, craftsmanship, and patina of the heavier elements seem to date it fairly early, perhaps contemporaneous with the original house. The brownstone cap is very weathered. Some sealing (silicone soaked into surface to prevent further spalling) of this surface would prolong its effective life.
 - d. The cast iron gate was designed for Mr. Bentschner during his 1890's remodeling featuring his initials as part of its design. The gate is very brittle and in need to stripping, selective reinforcement, and painting to preserve.

- e. *The large vehicular gates are causing the columns to be unstable and should be detached as soon as possible. They are not original to the wall as the columns shown hinge points, now abandoned, lining up with the surrounding fence. These gates, however, are not incompatible in mass and detail and could be retrofitted to line up more sympathetically*

2. *Additional Site walls*

- a. *The eastern side was probably built fairly recently when the several residences were built in the early 20th century. It is a paneled brick and stucco wall with a traditional corbelled cap, overgrown and being compromised by the aggressive Fig vine growing into the cap. It appears to have been painted.*
- b. *The western side appears to be an older brick wall with segmented arches supported on pilasters. It is finished with color stucco, reminiscent of the orange stucco generally found in this area from the late 19th century (per Randolph Hall). It is being pushed approximately 6" out of plumb over its 6 1/2' height by the next door Live Oak. Stabilization and root pruning are recommended in the near term to avoid damage to parked cars.*
- c. *The rear wall is a modern brick column and wood wall mixture installed in the early 1980's..*
- d. *The rear yard wooden fence need to be replaced both for service yard and rear of property as a Priority 3.*
- e. *Outbuildings- None of the outbuildings are extant on site as shown on the Sanborn maps. The tool shed in the rear corner appears to be a modern addition.*

9. *Conclusions*

a. *Historic Integrity*

- i. *Continuity of Use: The current use of the property by the College as a Preservation Center is compatible with the background of this structure as a residence and boarding house since its construction.*
- ii. *Style: The various details reflect an accumulation of material culture expressing its age. The current college paint finishes and light fixture selection are problematic in that they obliterate many of these features.*
- iii. *Streetscape: The public image is consistent with the appearance of the house over the last century and is a compliment to the neighboring Blacklock House, a Nationally important Federal structure.*
- iv. *Materials and workmanship:*
 - 1. *It is also suffering from overuse and general neglect (until recently) from College maintenance. This is especially evident in the materials and workmanship showing in the recent improvements and maintenance activities in the porch and roof, HVAC and wiring. It is likely that this structure will continue to suffer from this kind of creeping reconstruction with general loss of character similar to much of the rest of the City's structures.*
 - 2. *As a minimum, code and public safety items should be undertaken to improve this situation as delineated here.*
 - 3. *One area that might make a positive difference, however, is if this structure were to undertake an authentic brick repair and repointing of*

both the exterior walls and the site walls utilizing appropriate lime mortar and techniques and color matching both the mortar and stucco used traditionally.

- v. Use: The increased usage inherent in the expanding department's enrollment is problematic. A major rethinking of space allocation and improvements is highly recommended to avoid simply overburdening the structure. This is consistent with the statements of the master plan as recently enacted by the College as well.*
- vi. Conclusion: With additional preservation measures as noted here which will improve the structure's usefulness and lifespan and an effort to spread high impact usage into other areas, the structure can continue in its present capacity, telling a remarkable story of change and adaptation in its history.*

10. HISTORICAL NOTES:

- a. Property ownership included the following*
 - i. 1851, property sold to Hugh P. Cameron*
 - ii. 1855, property sold out of the court of equity to Simons Lucas, George Buist, and George Buist, Jr.*
 - iii. 1855, property sold to Henry Buist who passed it along to his widow, Mrs. Eliza Rutledge Buist*
 - iv. 1892, property sold to David Bentschner who conveyed the property to his daughter Mrs. Sarah Bentschner Visanka (and her husband). Property was leased during this time.*
 - v. 1930, property sold George S. Coffin during which time a boarding house was operated here by Mrs. Nell M. Mitchell.*
 - vi. 1972, property sold to College of Charleston and used as faculty apartments, then provost house.*
 - vii. Since late 1980's used by Clemson University and College of Charleston for classes and offices*

11. SOURCES:

- 1) October 28 – 5-6 PM - Discussion Ruthie Edwards, Interior Design and Style Issues
- 2) November 2 - 5-6 PM – Discussion by Fillmore Wilson and Rick Rockwell, Preservation Contractors, Meadors Co. - Conservation Issues
- 3) November 4 - 11-12 Noon - Discussion by Rajiv Gupta, RK Engineers - Structural Considerations in Rehab & Conservation
- 4) November 9 - 11-12 Noon - Discussion by Molly Bourne and Christophe Drumain, Designworks - Master Plan Issues
- 5) November 16 - 5-6 PM – Discussion by Monica Scott, College of Charleston Capital Development - The College Master Plan
- 6) November 29 – 4-6 PM- Visual inspection of roof
- 7) Preservation Brief #9: The Repair of Historic Windows
- 8) Preservation Brief #23: Preserving Historical Ornamental Plaster
- 9) Preservation Brief #29: The Repair, Replacement, and Maintenance of Historic Slate Roofs
- 10) Preservation Brief #2: Repointing Mortar Joints in Historic Masonry Buildings
- 11) Preservation Brief #39: Controlling Unwanted Moisture in Historic Buildings
- 12) Preservation Brief #37: Appropriate Methods for Reducing Lead-Paint Hazards in Historic Housing

- 13) Edward Mills (editor), Building Maintenance and Preservation: A Guide to Design and Management, Architectural Press, 1996.
- 14) Deas, Alston. The Early Ironwork of Charleston, Linden Publishing, 1997.
- 15) Sheet Metal and Air Conditioning Contractors national Association, Inc., Architectural Sheet Metal Manual: Vienna, Virginia, 1979.

ASSIGNMENT OF PRIORITIES

- *Life Safety*
 - *Outside*
 - *Stabilize side walls*
 - *Stabilize columns/detach vehicular gate*
 - *Pigeon and Rodent control*
 - *Improve drainage around addition*
 - *Inside*
 - *Secure electrical connections and make watertight in damp environment*
 - *Rework AC is basement to include outside air for positive pressure & remove condensate water per code*
 - *Dry out, if necessary dehumidify, basement and verify stabilization of main sills*
 - *Strip lead from all abrading surfaces and encapsulate elsewhere*
 - *Remove all lead soldered pipes from existing supply/replace cast bronze pipes*
 - *Repair / stabilize failing brick walls in addition*

12/6/2004

12 Bull Street

Charleston, SC

- *Critical Repair*

- *Outside*

- *Repoint outside of structure throughout*
 - *Replace attic window sashes*
 - *Repair front porch gutter*
 - *Reconsider design of parapet*
 - *Repair rear porch soffit*

- *Inside*

- *Replace wood prop in basement and stabilize base for pocket doors*
 - *Replace walls/ refinish where excessive moisture has been evident in addition*

- *Non-critical repair, functional considerations, aesthetics*
 - *Outside*
 - *Review chimney flashing*
 - *Replace shutters where missing or non functional*
 - *Reanalyze entry foyer with findings of front door configuration*
 - *Analyze previous coloration of stucco to duplicate in repair*
 - *Rework handicap accessibility to building in conjunction with any planned addition*
 - *Restore entry stairs and surround*
 - *Rework front porch flooring and remove addition in rear.*
 - *Inside*
 - *Regular maintenance of windows, doors, and shutters*
 - *Investigate more appropriate color schemes for walls and trim/ Refinish as feasible*
 - *Replace one mantle and most fireplace surrounds with more appropriate details*
 - *Refinish/ replace parquet floors to eliminate rust spots*
 - *Investigate entry way to verify any previous detail at entry door*
 - *Investigate more appropriate lighting fixtures*
 - *Improve security to offices*

CONCLUSIONS

Historic Integrity

- *Continuity of Use:* The current use of the property by the College as a Preservation Center is compatible with the background of this structure as a residence and boarding house since its construction.
- *Style:* The various details reflect an accumulation of material culture expressing its age. The current college paint finishes and light fixture selection are problematic in that they obliterate many of these features.
- *Streetscape:* The public image is consistent with the appearance of the house over the last century and is a compliment to the neighboring Blacklock House, a Nationally important Federal structure.
- *Materials and workmanship:*
 - It is also suffering from overuse and general neglect (until recently) from College maintenance. This is especially evident in the materials and workmanship showing in the recent improvements and maintenance activities in the porch and roof, HVAC and wiring. It is likely that this structure will continue to suffer from this kind of creeping reconstruction with general loss of character similar to much of the rest of the City's structures.
 - As a minimum, code and public safety items should be undertaken to improve this situation as delineated here.
 - One area that might make a positive difference, however, is if this structure were to undertake an authentic brick repair and repointing of both the exterior walls and the site walls utilizing appropriate lime mortar and techniques and color matching both the mortar and stucco used traditionally.
- *Use:* The increased usage inherent in the expanding department's enrollment is problematic. A major rethinking of space allocation and improvements is highly recommended to avoid simply overburdening the structure. This is consistent with the statements of the master plan as recently enacted by the College as well.
- *Conclusion:* With additional preservation measures as noted here which will improve the structure's usefulness and lifespan and an effort to spread high impact usage into other areas, the structure can continue in its present capacity, telling a remarkable story of change and adaptation in its history.

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12 Bull Street

Charleston, SC

