

BAR University  
Presents

# BAR BASICS

5 December 2024

@ 12pm

Public Meeting Room

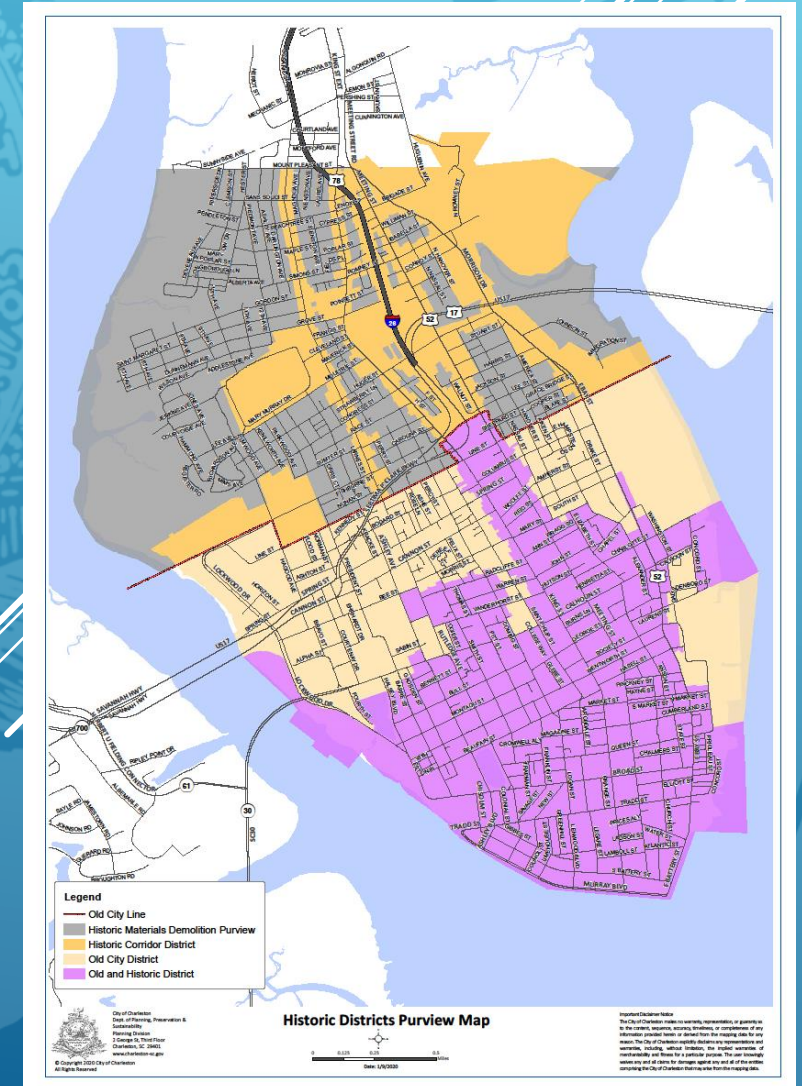
2 George Street

Charleston, SC



# WHAT DOES THE BAR DO?

- "the preservation and protection of the old historic or architecturally worthy structures and quaint neighborhoods which impart a distinct aspect to the city and which serve as visible reminders of the historical and cultural heritage of the city, the state, and the nation."
- review new construction, alterations, renovations, and demolitions visible from the public right-of-way.
- 5 historic Districts;
  - Old and Historic District
  - Old City District
  - Historic Corridor District
  - Historic Materials Demolition Purview
  - Landmark Overlay District
- BAR-L and BAR-S Boards members are all volunteers



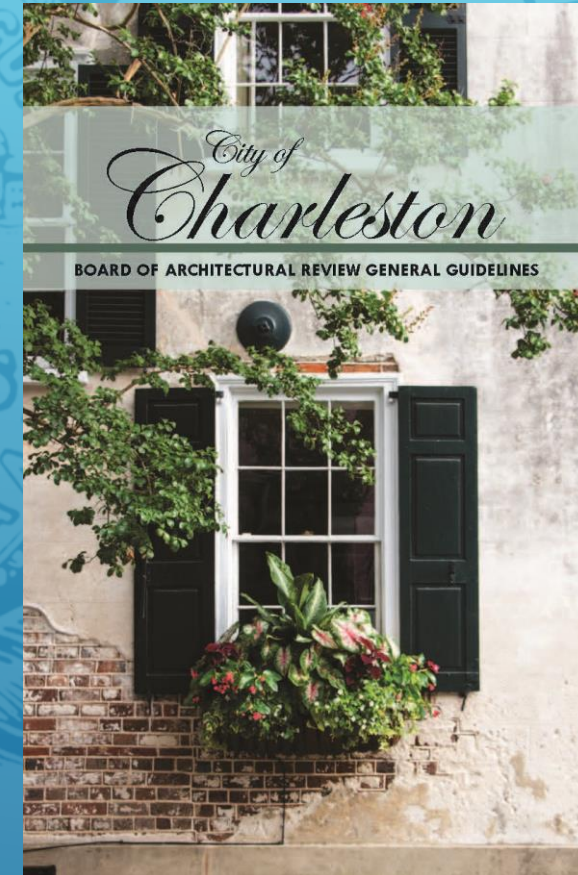


# SEC 1.NAVIGATING THE BAR WEBPAGE & HELPFUL RECOURSES

## Board of Architectural Review (BAR-L & BAR-S)

BAR OVERVIEW	BOARD MEETINGS	SUBMITTAL REQUIREMENTS	CALENDAR LINK
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- ▶ Meeting schedule, agenda, and image overview
- ▶ Links to youtube livestream
- ▶ Link to public comments
- ▶ Customer Self Service Portal (CSS)
- ▶ City Calendar



# SEC 1. NAVIGATING THE BAR WEBPAGE & HELPFUL RECOURSES CONT.

## ▶ BAR info

- ▶ Meeting dates/deadlines
- ▶ Fee schedule
- ▶ Jurisdiction chart/map

## ▶ BAR applications

## ▶ Submittal Requirements

## ▶ Policy statements, standards & principles

- ▶ Demo purview
- ▶ Signs
- ▶ Staff reviews

## ▶ Resources

- ▶ Architectural inventories

### BAR Information

- [BAR Agendas & Staff Reviews](#)
- [2024 Schedule of Board Deadlines and Meeting Dates \(PDF\)](#)
- [2025 Schedule of Board Deadlines and Meeting Dates \(PDF\)](#)
- [2024 List of Board Members \(PDF\)](#)
- [Fee Schedule \(Updated 2024\) \(PDF\)](#)
- [BAR District Boundaries Map \(PDF\)](#)
- [BAR Jurisdiction Review Chart and Map \(PDF\)](#)
- [BAR Landmark Overlay Properties \(List and Details\) \(PDF\)](#)
- [Inventory Rating System Definitions \(PDF\)](#)
- [FEMA Variance Handout and Map \(PDF\)](#)

### BAR Applications

- [BAR Application \(PDF\)](#)
- [BAR Color Schedule Form \(PDF\)](#)
- [Sign Application \(PDF\)](#)

### Submittal Requirements

- [BAR Sample Panel Guidelines \(PDF\)](#) (updated Jan. 2024)
- [BAR Submittal Requirements - BAR-S \(PDF\)](#) (updated Aug. 2024)
- [BAR Submittal Requirements - BAR-L \(PDF\)](#) (updated Aug. 2024)
- [BAR Submittal Requirements - Demolition \(PDF\)](#) (updated Aug. 2024)
- [BAR Permit Submittal Requirements \(PDF\)](#) (updated Aug. 2024)

### Standards, Principles, Guidelines, & Policy Statements

- **Ordinances:** [Historic Districts](#), [Old City Height Districts](#), [full Zoning Ordinance](#)
- **Principles:** [BAR Principles for New Construction and Renovation and Repairs \(2017\)](#)
- **Federal Guidelines:** [The Secretary of Interior Standards](#)
- **Guidelines:** [Corinne Street HOA PUD Garage Door Guidelines](#)
- **BAR Policy Statements:**
  - [Charleston Standards](#)
  - [Guidelines for Elevating Historic Buildings](#)
  - [Hardscaping](#)
  - [Historic Materials North of Line St](#)
  - [Hurricane Protection Panels](#)
  - [Mechanical Tools \(Use of\)](#)
  - [Piazza Enclosures](#)
  - [Piazas and Porches \(Screening\)](#)
  - [Roofing](#)
  - [Signs](#) (general standards, Old & Historic District, Historic Corridor, King Street, Meeting Street, Spring & Cannon Streets, and Market Street) (updated 2022)
  - [Solar Panels](#)
  - [Staff Reviews](#) (updated Jan. 2024)
  - [Storm Windows](#)

### Resources

- [BAR General Guidelines](#) (published March 2024)
- [Historic Resources Surveys & Architectural Inventories](#)
- [Preservation Plan](#)
- [Area Character Appraisals](#)
- [Financial Resources for Historic Preservation](#)
- [National Park Service/Secretary of the Interior](#) - technical preservation services and standards, information, tax incentives, and publications.
- [Hurricane Preparedness for Historic Structures](#)



## DOES MY PROJECT NEED BAR APPROVAL?

Where is the property?

What  
type  
of work is  
involved?

	Old and Historic District	Old City District	Historic Corridor District	Historic Materials Demolition Purview (North of Line Street/south of Mt. Pleasant Street)	Landmark Overlay
<b>New Construction</b>	Yes, if visible from a public right-of-way <sup>7</sup>	Yes, if visible from a public right-of-way <sup>8</sup>	Yes, if visible from a public right-of-way	No	Yes, whether visible from a public right- of-way or not
<b>Exterior Repairs/Alterations</b>	Yes, if visible from a public right-of-way <sup>7</sup>	Only if the structure is at least 100 years old, or rated <sup>5</sup> , or previously reviewed by BAR, and visible from a public right-of-way <sup>8</sup>	Only for commercial and 8+ unit multi-family residential properties and visible if from a public right-of- way	Only when removing a substantial portion of elements or features that define its historic architectural character, the loss of which would compromise the structure's architectural character <sup>5</sup> and visible from a public right-of-way	Yes, whether visible from a public right- of-way or not
<b>Demolition - Whole Building</b>	Yes, if visible from a public right-of-way	Only if the structure is at least 50 years old, or rated <sup>5</sup> , or previously reviewed by the BAR, and visible from a public right-of-way	Only if the structure is at least 50 years old or rated <sup>5</sup> and visible from a public right-of-way	Only if the structure is at least 50 years old and visible from a public right-of-way	Yes, whether visible from a public right- of-way or not
<b>Demolition - Partial</b>	Yes, if visible from a public right-of-way	Only if the structure is at least 50 years old, or rated <sup>5</sup> , or previously reviewed by the BAR, and visible from a public right-of-way	Only if the structure is at least 50 years old, or rated <sup>5</sup> , or previously reviewed by the BAR, and visible from a public right-of-way	Only if the structure is at least 50 years old, or previously reviewed by the BAR/DRB, and visible from a public right- of-way	Yes, whether visible from a public right- of-way or not
<b>Signage</b>	Yes, if visible from a public right-of-way	Only if the structure is at least 100 years old, or rated <sup>5</sup> , or previously reviewed by the BAR, and visible from a public right-of-way	Only for commercial and 8+ unit multi-family residential properties or previously reviewed by the BAR and visible from a public right-of- way	NA	NA

### GENERAL NOTES:

1. See Zoning Ordinance Sections including but not limited to 54-230 thru 54-248, 54-305 thru 54-308, 54-350, 54-402, 54-226 and Appendix D for BAR purview and review standards.
2. Staff shall determine visibility from a public right-of-way.
3. Staff may review repairs and/or in-kind replacements, some signage, painting, awnings (except cat. 1 & 2 structures), storm windows (except cat. 1 & 2), mechanical units (except cat. 1 & 2), landscape elements (except cat. 1 & 2), rear additions and accessory not visible or minimally visible from a public right-of-way (except cat. 1 & 2), and demolitions not meeting the above criteria (except cat. 1 & 2). All other applications must be made to the Board including noted category 1 & 2 exceptions. Staff may refer any application to the Board. See BAR Policy Statements.
4. Staff reserves the right to make final determination of BAR purview.

### FOOTNOTES:

5. Consult BAR staff for building rating (Architectural Inventory categories 1, 2, 3 & 4).
6. Consult BAR staff for determination per Section 54-231(d).
7. Non-conforming use extension requests requiring special exception approval by BZA-Z for exterior alterations to structures in the Old & Historic District must be approved by the BAR regardless of whether said alterations are visible from a public right-of-way.
8. In Old City Height Districts where additional height may be awarded on the basis of architectural merit and context, if the property is not subject to the jurisdiction of the BAR, the owner requesting the additional height must submit the plans to the BAR for review and approval. Section 54-306(14).

10.22.2020

# SEC 2. PERMIT CENTER

## What can you do in the Permit Center?

- ▶ Permits for:
  - ▶ Repairs in-kind
  - ▶ Minor alterations
  - ▶ Repainting and paint color change
  - ▶ Fences, walls, sitework
- ▶ View property files
- ▶ Speak with a BAR staff member

## How do i apply for a permit?

- ▶ In person at 2 George Street
- ▶ Via the CSS Portal
- ▶ Emailing all documents to [permits@charleston-sc.gov](mailto:permits@charleston-sc.gov)

## What should I bring to the permit center?

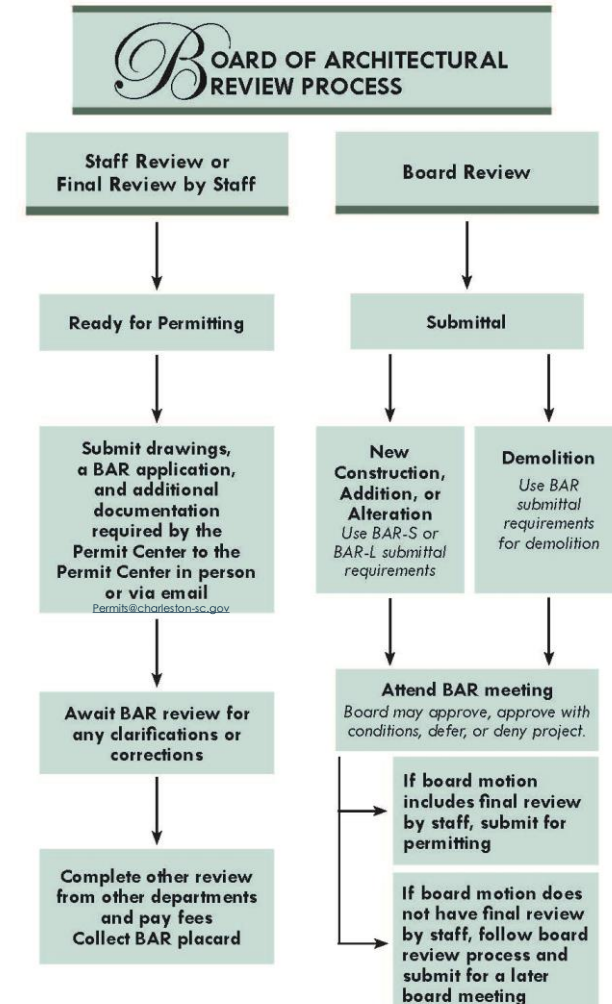
- ▶ Proper applications and documents for all applicable departments
- ▶ See “Permit submittal requirements” (PDF)
- ▶ PHOTOS!
  - ▶ Bring photos showing all areas of proposed exterior work
- ▶ Color change? Have the Brand, color name, and manufacturer number

Here's what can't be done in the Permit Center



# SEC 3. PERMIT SETS & BAR LARGE/SMALL BOARD PROJECTS

- ▶ Reviews that can not be handled in the Permit Center:
  - ▶ Submittals for alterations and repairs that contain large drawing sets
  - ▶ Sign permits
  - ▶ Submittals with complex scopes of work
  - ▶ All submittals requiring BAR Board level review
    - ▶ See "staff review" PDF
    - ▶ All alterations to category 1 & 2 buildings \*does not include in-kind repairs, signage, or painting
- ▶ Staff may refer any application to the Board, applicants may appeal any staff decision to the Board
- ▶ All demolitions in the Historic Districts will be reviewed by the appropriate Board
  - ▶ "demolition" means the removal of an entire structure or 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 rights-of-way that define its historic architectural character, such as roofs, 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.





# SEC 4. FAQs

- ▶ The BAR does not have pre-approved paint colors
  - ▶ No really, there are not 50 different colors, 32 of which are shades of white
- ▶ The BAR cannot tell you what to do inside your house
- ▶ You can repair your house with in-kind materials
- ▶ You can build an addition to your house so long as it is complimentary and subordinate
- ▶ Some properties have Easements held by Historic Charleston Foundation and the Preservation Society of Charleston
- ▶ Approval from the easement hold is required before BAR can review
- ▶ If you are unsure if your property has an easement, you can contact the BAR



	2018	2019	2020	2021	2022	2023	2024
BAR agenda items	424	438	283	318	342	361	339
BAR staff reviews	1620	1348	1,391	1,425	1,501	1,959	2,166
<b>TOTAL</b>	<b>2,044</b>	<b>1,786</b>	<b>1,391</b>	<b>1,743</b>	<b>1,843</b>	<b>2,320</b>	<b>2,505</b>

- The purview of the BAR is **architecture only!**  
Zoning topics such as parking, traffic, lot coverage and livability concerns are not under the jurisdiction of the BAR and cannot be considered by the BAR when making decisions

Please join us again  
On March 6<sup>th</sup>  
For

“How to research your Historic property”

