



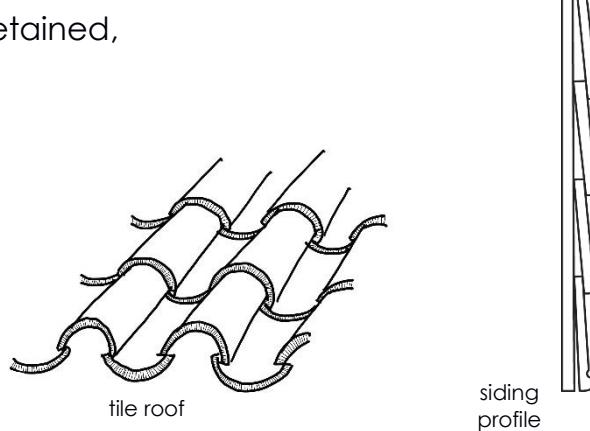
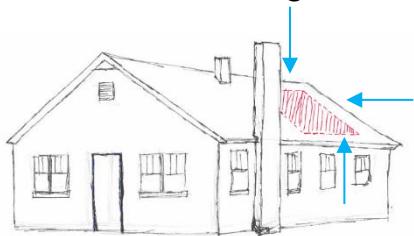
# TYPICAL STAFF AND BOARD CONDITION FOR THE HISTORIC MATERIALS DEMOLITION PURVIEW

CITY OF CHARLESTON  
2 George Street, Third FloorDEPARTMENT OF PLANNING, PRESERVATION AND SUSTAINABILITY  
Charleston, South Carolina 29401 843-724-3765 [www.charleston-sc.gov/bar](http://www.charleston-sc.gov/bar)

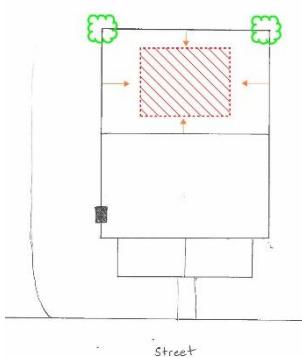
These are typical comments and conditions from staff and the Board for demolition applications. By incorporating this information into your design prior to submittal may make it more likely to be approved by the Board.

**\*\*The following are diagrams only and do not represent the level of drawing that should be submitted to the Board\*\***

- Character-defining features should be retained, including but not limited to:
  - Roofs (material & shape)
  - Porches
  - Columns
  - Balustrades
  - Chimneys
  - Siding (profile & exposure)
  - Windows
  - Doors
  - Shutters
  - Site walls / fences
  - Overall building form



- Staff has previously supported small portions of demolition at the roof such as those for dormers.
- (For roofs with the gable end facing the street) Area of demolition should be pushed to the rear, below the ridge and not extend all the way to the eave.
- The red fire marshal X does not denote a condemned building, only that fire marshal declares external operations only. This does not mean that the Chief building official ordered it down or has deemed it a danger to public safety.



- (For roofs with the ridge parallel to the street) The area of demolition should be on the rear side (not facing the street), below the ridge and not extend all the way to the eave
- (For rear wall demolition) Retain corners / corner boards, limit demolition to below eave