



CITY OF CHARLESTON

BOARD OF ARCHITECTURAL REVIEW – SMALL

PUBLIC COMMENT

JANUARY 11, 2024

A meeting of the Board of Architectural Review – Small (BAR-S) will be held on **Thursday, January 11, 2024 at 4:30 p.m.** in the **Public Meeting Room, First Floor, 2 George Street.**

The following written comments will be provided to the board members 24 hours in advance of the meeting. The comments will also be acknowledged into the record and summarized. The public is encouraged to attend the meeting in person to speak in order for comments to be fully heard.

Application information is available at www.charleston-sc.gov/bar. Please check the website on the meeting date to view any withdrawn or deferred agenda items.

For additional information, please contact:
DEPARTMENT OF PLANNING, PRESERVATION & SUSTAINABILITY
2 George Street, Suite 3100, Charleston, SC 29401 | 843-724-3781

B. APPLICATIONS

1. 68 Cannon Street

TMS # 460-08-03-033 | BAR2024-001292

Category 4 | Cannonborough / Elliottborough | c. 1840-1852 | Old City District

Requesting after the fact approval for demolition of historic shed.

Owner: In Charleston, LLC

Applicant: George Seago

One (1) Comment Submitted:

- **Marion Hawkins, 86 Cannon St, Charleston, SC 29403**
Submitted on Innovate Jan. 10, 2024 11:53 AM

Tory Parrish Board of Architectural Review 2 George Street Charleston, SC 29401 January 10, 2024 1. 68 Cannon Street TMS # 460-08-03-033 | BAR2024-001292 Category 4 | Cannonborough / Elliottborough | c. 1840-1852 | Old City District Requesting after the fact approval for demolition of historic shed. Owner: In Charleston, LLC Applicant: George Seago 2. 68 Cannon Street TMS # 460-08-03-033 | BAR2021-000628 Category 4 | Cannonborough / Elliottborough | c. 1840-1852 | Old City District Requesting after the fact approval for alterations to previously approved plans. Owner: In Charleston, LLC Applicant: George Seago Tory, The applicant presented the two upcoming BAR-S agenda items at the January meeting of The Cannonborough-Elliottborough Neighborhood Association. The applicant conveyed that the shed's original condition was extremely poor, there were grade changes to the site, and a minor change in the reconstructed height. CENA voted to support the applicant's request. Also, we support the completion of the shed and its addition as it stands especially since the project has sat unfinished and without any progress for over a year. The applicant has a

long history of high-quality restoration work that has improved our neighborhood and the historic fabric of Charleston. We recommend approval to the board. Sincerely, Marion Hawkins President, Cannonborough-Elliottborough Neighborhood Association

2. 68 Cannon Street

TMS # 460-08-03-033 | BAR2021-000628

Category 4 | Cannonborough / Elliottborough | c. 1840-1852 | Old City District

Requesting after the fact approval for alterations to previously approved plans.

Owner: In Charleston, LLC

Applicant: George Seago

See Comment Submitted for B-1

3. 102 Murray Boulevard

TMS # 457-11-01-013 | BAR2024-001293

NS | Charlestowne | c. 1972 | Old and Historic District

Requesting partial demolition of structure including removal of two rear dormers and partial removal of front porch.

Owner: Jason and Jessica Solomon

Applicant: Jaclyn R. Curtis, Architect

Site visit 1/11/24 at 8:30 a.m.

No Comments Submitted

4. 102 Murray Boulevard

TMS # 457-11-01-013 | BAR2024-001294

NS | Charlestowne | c. 1972 | Old and Historic District

Request conceptual/preliminary/final approval for replacement windows, doors, and garage doors; for alterations to front porch and rear dormers; and for painting of brick.

Owner: Jason and Jessica Solomon

Applicant: Jaclyn R. Curtis, Architect

No Comments Submitted

5. 1 Rosemont Street (Front House – Unit B)

TMS # 460-11-02-127 | BAR2023-001277

Category 4 | Cannonborough / Elliottborough | c. 1890 | Old City District

Request demolition of one-story structure

Owner: K&K Properties Inc.

Applicant: CKC Properties LLC

PREVIOUS site visit on 12/14/23 at 9:30 a.m.

No Comments Submitted

6. 1 Henrietta Street

TMS # 459-13-03-011 | BAR2021-000637

NS | Garden District | c. 1840 | Old and Historic District

Request preliminary approval for renovation of existing two-story building to include rooftop addition, rear three-story addition, modifications to storefront and parapet, removal of non-original rear element, and addition of new garden wall on Henrietta Street.

Owner: Adam Witty

Applicant: Karo Wheeler, The Middleton Group

One (1) Comment Submitted:

- **Josh Smith, 94 Hanover St.**
Submitted on Innovate Jan. 8, 2024 11:53 AM
Don't allow the renovations.
-

7. 59 Broad Street

TMS # 458-09-03-050 | BAR2023-001241

NR | Charlestowne | pre-1944 | Old and Historic District

Requesting conceptual approval to add new 1/2 story, and façade alterations.

Owner: Elizabeth Barnwell Banchik

Applicant: Dan Sweeney

No Comments Submitted

8. 71 Bull Street

TMS # 457-03-02-099 | BAR2023-001142

NS | Harleston Village | c. 1880 | Old and Historic District

Requesting conceptual approval for alterations and additions to west and south elevations, removal of windows on west and east elevations, construction of a two-story rear addition, and construction of a new detached accessory structure.

Owner: J. Walker Layne, Jr. and Nicole Layne

Applicant: Nicole Dallaire Lee, Beau Clowney Architects

Previous site visit 6/8/2023 at 9:10 a.m.

One (1) Comment Submitted:

- **Carter L. Hudgins, 70 Bull Street, Charleston, SC 29401**
Submitted on Innovate Jan. 10, 2024 11:28 AM
-

10 January 2024 Harleston Village Association RE: 71 Bull Street Dear BAR-S, We write you today on behalf of Harleston Village Zoning and Planning Committee to recommend restudy of elements of the entertainment pavilion proposed as an addition to the existing historic house at 71 Bull Street. The overall direction of this project has, we think, improved since its initial presentation and express here no observations about the reorganization of the fenestration and massing of this dwelling's west façade. We do, on the other hand, still hold concerns about the size and configuration of the proposed entertainment pavilion. This proposed accessory building is very uncharacteristic of other accessory buildings in Harleston Village which hew to a pattern of being located at the rear of the property, usually tucked behind the rear of the dwelling. A history of addition to the south gable end of this dwelling precludes that solution. Spanning as proposed from the west façade of the dwelling to the west boundary setback, the alternative to the historical

pattern, the proposed pavilion and its terrace appear to us out of scale with the yard. We encourage the board to request a restudy of the accessory building that would consider: 1. Bringing all functions proposed for the accessory building under a single hipped roof, tucking the storage room under this roof with the goal of arriving at a more coherent massing. 2. Filling all bays on the south façade with louvered doors instead of leaving the eastmost bay open. 3. Reducing the height of the building with the goal of keeping the proposed accessory building more in scale with the historic house. Yours sincerely, Harleston Village Association

9. Proposed Additions to Policy Statement for Staff Reviews

No Comments Submitted

10. Proposed Revisions to Sample Panel Guidelines

No Comments Submitted



Tory Parrish
Board of Architectural Review
2 George Street
Charleston, SC 29401

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CENA voted to support the applicant's request. Also, we support the completion of the shed and its addition as it stands especially since the project has sat unfinished and without any progress for over a year.

The applicant has a long history of high-quality restoration work that has improved our neighborhood and the historic fabric of Charleston.

We recommend approval to the board.

Sincerely,

Marion Hawkins
President, Cannonborough-Elliottborough Neighborhood Association