



CITY OF CHARLESTON BOARD OF ARCHITECTURAL REVIEW – SMALL

MEETING RESULTS

JANUARY 12, 2023

4:30 P.M.

2 GEORGE STREET

BOARD MEMBERS PRESENT: Van Slambrook, Martin, Huey, Wilson, Gardner

STAFF MEMBERS PRESENT: Pinto, Gordineer

A. MINUTES

1. Review of Minutes from December 8, 2022 Meeting

APPROVED

~~WITHDRAWN~~

~~DENY~~

~~DEFERRED~~

MOTION: Approval.

MADE BY: Van Slambrook SECOND: Gardner

VOTE: FOR 5 AGAINST 0

B. APPLICATIONS

1. 205 Gordon Street

TMS # 463-10-03-052 | BAR2023-000993

Category 4 | Wagener Terrace | c. 1945 | Historic Materials Demolition Purview

Request demolition of historic windows.

Owner: Jenny Ferrara

Applicant: New South Window Solutions

Site visit 1/12/23 at 8:30 a.m.

~~APPROVED~~

~~WITHDRAWN~~

DENY

~~DEFERRED~~

MOTION: Denial of Demolition.

MADE BY: Martin SECOND: Huey

VOTE: FOR 5 AGAINST 0

NOTES:

- PSC
 - o In opposition. Encourage to work with staff to explore other options
- HCF
 - o In opposition. Windows are original and can be repaired
- Applicant
 - o Believes there is wood rot
- Board
 - o Very character defining for house and typical of neighborhood
 - o If can't be repaired, there are appropriate replacements

Staff Observations:

1. This request is an appeal of a staff decision.

Staff Comments:

1. Strip paint and reglaze windows, or replace with appropriate in-kind window per BAR policy. Consult with Staff, as needed.

Staff Recommendation: Denial

2. 42 Saint Margaret Street

TMS # 463-11-04-041 | BAR2023-000994

Category 4 | Wagener Terrace | c. 1930 | Historic Materials Demolition Purview

Request demolition of historic roof.

Owner: Carson Homes

Applicant: Carson Homes

Site visit 1/12/23 at 8:50 a.m.

~~APPROVED~~

~~WITHDRAWN~~

DENY

~~DEFERRED~~

MOTION: Denial of demolition.

MADE BY: Martin SECOND: Wilson

VOTE: FOR 5 AGAINST 0

NOTES:

- HCF
 - o In opposition. Encourage to replace to match.
- PSC
 - o In opposition. Suggest working with staff.
- Board
 - o Discussion of comparable “in-kind” replacement
 - Hand- crimped galvalume

Staff Observations:

2. This request is an appeal of a staff decision.

Staff Comments:

1. If roof cannot be recoated, then repair/replace to match or replace with appropriate in-kind roof material per BAR policy. Consult with Staff, as needed.

Staff Recommendation: Denial

3. 86 Alexander Street

TMS # 459-13-04-035 | BAR2023-000995

Category 4 | Garden District | c. 1852 | Old City District

Request after-the-fact approval of replacement of balustrades.

Owner: Aaron Akin

Applicant: Aaron Akin

~~APPROVED~~

~~WITHDRAWN~~

DENY

~~DEFERRED~~

MOTION: Denial as submitted.

MADE BY: Martin SECOND: Huey

VOTE: FOR 5 AGAINST 0

NOTES:

- Fred Willis (Mazyk-Wraggborough Design Committee)
 - o Request more historic balustrade, rail, and cap. Offer to assist
 - o Could qualify for tax credit
- PSC
 - o Should be more historically appropriate. Request denial
- HCF
 - o Square style was there in 1985
 - o Recommend denial
 - o Suggest precedent from neighborhood
- Applicant
 - o Others in neighborhood use same balusters
- Board
 - o Should use similar quality of neighbors or keep square style
 - o Caution not to further damage columns.

Staff Comments:

1. Staff is not opposed to replacing the balusters as the previous were not historic, but the proposed design is more likely to be found on interior stair spindles. Suggest researching the original baluster with any historic photos or finding inspiration and precedent on similar examples in the neighborhood.

Staff Recommendation: Denial

4. 3 Exchange Street

TMS # 458-09-04-025 | BAR2022-000971

NS | Charlestowne | c. 1966 | Old and Historic District

Request after-the-fact review of decorative feature.

Owner: Bhavria & Raj Vasudeva

Applicant: Bhavria & Raj Vasudeva

~~APPROVED~~

~~WITHDRAWN~~

DENY

~~DEFERRED~~

MOTION: Denial as submitted.

MADE BY: Wilson SECOND: Huey

VOTE: FOR 4 AGAINST 1
Opposed – Van Slambrook

NOTES:

- Donna Cox (neighbor)
 - o In support. Can move to courtyard or incorporate into gate
 - o May be a little big, just a misunderstanding
- Gino (locksmith)
 - o Support. Thought was innocent looking
 - o Another place might be better but would reduce visibility
- HCF
 - o Not appropriate in historic district
 - o Is attractive, suggest other location
 - o Request denial
- Board
 - o This size – a bit too bold
 - o A fine line
 - o Steward, not just of house but district
 - o Have denied before (monogram on gate)
 - o Precedent issue
 - Nathaniel Russell initial were placed by builder/original owner
 - o Appropriate maybe somewhere on property, but not there – cannot support
 - o There are decorative features that are appropriate - issue of monogram and scale
 - o Difference in something intrinsic to design
 - o Encourage applicant to meet with staff and determine appropriate

Staff Observations:

1. Board has previously denied “monogrammed” features on structures/fences.

Staff Comments:

1. Feature can pose damage to historic brickwork.
2. Scale is too large for structure. The feature is 55 inches by 79 inches.
3. Feature could be misconstrued as signage on a residence?

Staff Recommendation: Denial

5. 48 Alexander Street

TMS # 458-01-02-002 | BAR2023-000996

NS | c. 1939 | Old and Historic District

Request conceptual approval of mural and signage on north elevation.

Owner: Jibe South Holdings LLC

Applicant: Andrew Pease

APPROVED

~~WITHDRAWN~~

DENY

~~DEFERRED~~

MOTION: Denial as submitted, approval of graphic without letters and final review by staff.

MADE BY: Gardner SECOND: Huey

VOTE: FOR 5 AGAINST 0

NOTES:

- No public comment – question if windows are part of proposal.
- Board
 - o Agree with staff suggestion for graphic without text
 - o Graphic includes logo
 - o Wouldn't mind if logo remained
 - o Will center logo

Staff Observations:

1. Business already has two, 35 sq ft façade signs (on the east wall, facing East Bay Street and west wall, facing Alexander Street) and one, 19 sq ft freestanding sign.
2. Per zoning ordinance, *With the exception of a building façade fronting a public street or public right-of-way, façade signs shall be limited to those façades which have a building entrance accessible to the general public or pedestrian.*

Staff Comments:

1. Since the business already has extensive signage, staff would recommend altering the design to include the pattern and eliminate the text.

Staff Recommendation: Denial as proposed

6. 141 East Bay Street

TMS # 458-09-01-010 | BAR2023-000997

Category 1 | French Quarter | c. 1853-4 | Old and Historic District

Request conceptual approval of rear two-story balcony.

Owner: Aqua Marine LLC

Applicant: Glenn Keyes Architects

APPROVED

~~WITHDRAWN~~

~~DENY~~

~~DEFERRED~~

MOTION: Conceptual approval with Board Comment to ensure structure is delicate, lightweight and nicely detailed & Final Review by Staff.

MADE BY: Martin SECOND: Gardener VOTE: FOR 5 AGAINST 0

NOTES:

- No public comment
- Board
 - o Questions regarding column

Staff Observations:

1. Proposed alteration is not visible from East Bay Street.
2. Alteration is somewhat visible from State Street.
3. While a rear addition, this building's category 1 status means that this minimally visible alteration requires Board approval.

Staff Comments:

1. The addition is delicate, lightweight, and nicely detailed. The curvature in the roof is elegant and reflects curved elements on the front façade.

Staff Recommendation: Conceptual approval with final review by staff

7. 29 Legare Street

TMS # 457-11-04-105 | BAR2022-000977

Category 2 | Charlestowne | Main: c. 1835, Garage: pre-1944 | Old & Historic District

Request conceptual approval for renovation and addition of a second story to existing garage.

Owner: Hillary Lamendola
Applicant: Glenn Keyes Architects

Deferred by Applicant

8. 610 Rutledge Avenue

TMS # 460-03-02-053 | BAR2022-000953

Category 4 | North Central | c. 1920 | Historic Corridor District

Request conceptual approval for renovation to existing structure and rear addition, and renovation and rear addition to accessory structure at street.

Owner: Dfh South LLC
Applicant: b Studio Architecture

APPROVED

~~WITHDRAWN~~

~~DENY~~

~~DEFERRED~~

MOTION: Conceptual Approval with Staff Comments 3,4,5,7 and Board Comments: 1) to generally simplify details at addition, 2) disengage Freedman's Cottage from new addition, 3) reduce eave overhang, 4) restudy cased opening on from elevation of addition.

MADE BY: Martin SECOND: Wilson

VOTE: FOR 5 AGAINST 0

NOTES:

- HCF
 - o Recommendation – denial: should be more subordinate
- PSC
 - o Recommendation – denial. Does demonstrate improvement from previous
- Board
 - o At cased opening down driveway: should be narrower
 - o Eliminate balcony
 - o Eave overhang is excessive
 - o Appreciate applicant simplifying
 - o Roof transition problematic
 - o A lot of program in a tiny space
 - o Addition on Freedman’s that isn’t camelback is encouraging
 - o Lower pitch
 - o Further delineate, clean up, isolate Freedman’s a little more

PREVIOUS MOTION 11.10.22: Deferral of storefront to restudy fenestration proportions. Denial for remaining.

PREVIOUS Staff comments 11.10.22:

1. *The proposed new addition towers over and overwhelms the historic Freedman’s cottage. Revise and lower the intensity of the addition.*
2. *The styling and roof pitch of the proposed addition is out of character for the city and should be revised.*
3. *Revisions to the storefront are beneficial to the property. However, the grid in the windows is a bit tight and should be reduced.*

PREVIOUS Staff Recommendation 11.10.22: Denial as proposed

Staff Observations:

1. Historic Corridor District.
2. Roof pitch has been altered and overall height has been reduced.

Staff Comments:

1. Proposed addition still dominates existing Freedman’s cottage.
2. Because of the location of the two-story addition being offset from the one-story structure, the two-story structure almost appears as a separate structure, allowing each portion to be read potentially as two buildings. Additionally, the intersection of these portions does not appear to be visible from Rutledge Avenue or from Strawberry Lane. Board should weigh-in on this approach to the challenge of adding onto a one-story structure.
3. Explain or omit the “moveable wall” at the storefront.
4. Confirm height of the pair of doors at the first-floor recess on the front of the two-story addition.
5. Suggest lengthening the proposed square windows to make more vertical per BAR principles.
6. If approved, lower the pitch on the gable end returns.
7. If approved, the addition uses a mix of trim details, and these should be consistent.
8. If approved, provide studies of lower roof pitch on proposed addition.

Staff Recommendation: Conceptual approval with staff comments and final review by staff

9. 64 South Battery

TMS # 558-00-00-371 | BAR2023-000998

Category 1 | Charlestowne | c. 1772 | Old and Historic District

Request conceptual approval for replacement of roof material and replacement of dormer siding from slate to copper.

Owner: Elizabeth J Bradham

Applicant: Todd Poore Contractor Inc.

APPROVED

~~WITHDRAWN~~

~~DENY~~

~~DEFERRED~~

MOTION: Final Approval.

MADE BY: Huey SECOND: Gardner

VOTE: FOR 5 AGAINST 0

NOTES:

- Board question on flashing detail
- HCF
 - o Easement holder, provide house detail/history
 - o Slate is at end of service life
 - o Dormers have limited visibility, potential for failure of slate
 - o Concerns over preservation of property
 - o Recommend approval

Staff Observations:

1. HCF approval has been received.

Staff Recommendation: Final approval

10. 186 St. Philip Street

TMS # 460-12-02-064 | BAR2022-000789

New | Cannonborough/Elliottborough | Old City District

Request preliminary approval subject to mock-up review as requested by the Board Motion on 8/11/2022.

Owner: Ottoman Investments

Applicant: AJ Architects

Site visit on 1/12/2023 at 9:10 am.

APPROVED

~~WITHDRAWN~~

~~DENY~~

~~DEFERRED~~

MOTION: Approval of brick color. Applicant to work with staff on color of stucco & Board comment to aim to approximate effect in rendering.

MADE BY: Martin SECOND: Gardner

VOTE: FOR 5 AGAINST 0

NOTES:

- Color will be provided by 2 coats mineral paint, can be color matched.
- Board
 - o Mineral paint will fade and need retouched over time
 - o Color should be as depicted in rendering

11. 21 Church Street

TMS # 457-16-04-035 | BAR2022-979

NS | Charlestowne | c. 1900 | Old and Historic District

Request site-visit to determine visibility of alterations on historic structure.

Owner: Robert S Tulloch

Applicant: Sebastian von Marschall

Site visit on 1/12/2023 at 9:30 am.

**Determined at Site, Not Under Purview
Withdrawn by Staff**

12. 89 Smith Street

TMS # 457-03-02-169 | BAR2022-000980

Category 2 | Harleston Village | c. 1840 | Old and Historic District

Request conceptual approval for alterations and rear addition.

Owner: Marc & Melissa Maresca

Applicant: Mark Maresca

APPROVED

WITHDRAWN

DENY

DEFERRED

MOTION: Conceptual approval with Final Review by Staff.

MADE BY: Martin SECOND: Gardner

VOTE: FOR 4 AGAINST 1
Opposed – Wilson

NOTES:

- No Public Comment
- Board

- Difficult to assess without previous drawings
- New/”modern” intervention that requires differentiation

PREVIOUS MOTION 12.8.22: Deferral to allow for the legal requirements of posting to be met for public comment and a Board Comment to resubmit the plans to clearly demarcate the original northwest and southwest corners and differentiate the siding of the infill.

PREVIOUS Staff Observations 12.8.22:

- 1. Rear of house has seen extensive alterations adding, enclosing, and reopening porches. These appear to have been substandard in quality and workmanship, potential quick changes to convert the property into a boarding house.*
- 2. While BAR typically discourages porch enclosure, this porch is not original to the house and was added when the previous porch was enclosed. The amount of additional enclosure proposed is approximately 70 square feet.*
- 3. Proposed changes simplify previous alterations, especially to the north façade. Cleaning up these later additions and simplifying the north portion will allow for proper deference of the original main body and will show respect of the purity of the main body.*
- 4. Proposed alterations respect the spirit of the previous addition by E.C. Jones, a previous owner and architect who was responsible for several Charleston buildings including the Farmers’ and Exchange Bank Building.*
- 5. Changing the column count and locations on the north side replaces the original and embedded five-bay configuration of the original piazza, rather than the four-bay configuration that exists currently.*

PREVIOUS Staff Comments 12.8.22:

- 1. Staff recommend differentiating the siding on the new infill, to be discernable from existing.*

PREVIOUS Staff Recommendation 12.8.22: Deferral to allow for the legal requirements of posting to be met for public comment.

Staff Observations:

1. Previous staff comments have been addressed.

Staff Recommendation: Conceptual approval and final review by staff

13. 4 Rosemont Street

TMS # 460-11-02-105 | BAR2023-001000

New | Cannonborough/Elliottborough | Old City District

Request conceptual approval for a new two-story single-family residence.

Owner: Jared and Julia Rodes

Applicant: Patrick Orefice

APPROVED

~~WITHDRAWN~~

~~DENY~~

~~DEFERRED~~

MOTION: Conceptual Approval with Staff Comments 1,2,5 and Board Comments: 1) to generally refine and develop details and 2) to confirm 5/8” thickness for siding & Final Review by Staff.

MADE BY: Martin SECOND: Huey

VOTE: FOR 5 AGAINST 0

NOTES:

- Important to owner – slab on grade. Accessibility for owner.
- Strike Staff Comment #3
- No Public Comment
- Board
 - o Details could be refined
 - o Rear potentially visible from Kracke St.
 - o Cementitious siding, thicker required for new – 5/8”
 - o Metal roof would look good on bay window
 - o Roof pitch

Staff Observations:

1. Appropriately scaled for street.

Staff Comments:

1. House pushed to rear of lot is atypical. Per BAR principle, *The visual appearance of parking lots and garages should be mitigated to support pedestrian experience.* However, this property is towards the end of a dead-end street that is not often traversed. The front of the lot is 30’ wide. Because of lot size, proposed placement will offer parking, which we would not typically want to accommodate in front of a house. With this lot, we might suggest some flexibilities to the house placement.
2. Typically, the taller portion of the structures is towards the street, and not at the rear. However, visibility of the full structure seems to be non-existent.
3. Roof material mix could be simplified.
4. Raising this structure off grade would benefit the design as well as always be a flooding benefit.
5. Recommend taller roof pitch to be consistent with Victorian style.

Staff Recommendation: Conceptual Approval with Staff and Board comments

14. 72 Drake Street

TMS # 459-06-04-033 | BAR2023-001002

New | East Side | Old City District

Request conceptual approval for two new single-family homes.

Owner: 72 Drake St, LLC

Applicant: Michael Brewer

~~APPROVED~~

~~WITHDRAWN~~

~~DENY~~

DEFERRED

MOTION: Deferral with Staff Comments 1,4,6,8 and Board Comments: 1) to clarify details and materials and 2) to meet submittal requirements.

MADE BY: Martin SECOND: Huey

VOTE: FOR 5 AGAINST 0

NOTES:

- Sheet A-03 typo
- HCF
 - o Read PSC’s comments – concerns about not meeting submittal requirements
- HCF
 - o Should be restudied, proportions. Dormers not cut into eave
- Response
 - o Ceiling height has been reduced
 - o Can’t alter dormers without making building taller
- Board
 - o Submittal requirements not met
 - o Access to front door
 - o Details need to be further developed/refined
 - o Appreciate exaggerated piazza screen size
 - o Window proportions
 - o Refinement of trim and detail
 - o Information about materiality to inform architectural direction
 - o H/S/M is fine
 - o Need more information, on how it will look when built
 - o Railing detail on piazza
 - o Window sills very thin

Staff Comments:

1. Roof seems very shallow; a steeper pitch would be better proportionally.
2. Dormer configuration appears incomplete, interaction with roof should be restudied. Perhaps revised the roof pitch might allow more of the dormer to pop out of the roof and seem more so complete.
3. At Building A, configuration of piazza screen seems to weigh down that side of the structure, recommend restudy. A second-floor piazza may help balance the configuration.
4. At Building A, Hood over piazza door or hood with taller door may break up space better than the proposed lantern.
5. At Building A, lower the pitch of the piazza roof and provide and provide a roof overhang. Additionally, once the roof pitch is lowered, raise the roof and porch beam slightly.
6. By preliminary, resize shutters to fit windows and provide shutter hardware.
7. By preliminary, provide a frieze board at the eave.
8. Building B seems lacking in detail. Recommend a bracketed awning at the door and a more substantial stoop.

Staff Recommendation: Deferral for restudy

15. 52 Kennedy Street

TMS # 460-07-04-106 | BAR2023-001003

New | Westside | Old City District

Request conceptual approval for two new affordable attached single-family dwellings.

Owner: City of Charleston

Applicant: Julia F. Martin Architects

APPROVED

~~WITHDRAWN~~

~~DENY~~

~~DEFERRED~~

MOTION: Conceptual Approval with Final Review by Staff.

MADE BY: Huey SECOND: Gardner

VOTE: FOR 4 AGAINST 0

NOTES:

- No public comment
- Board
 - o Nicely detailed

Staff Observations:

1. Streetscape includes a variety of building styles and heights from one to two stories.

Staff Comments:

1. What is the siding material on the closet “hyphen”?

Staff Recommendation: Conceptual approval with final review by staff
