



# CITY OF CHARLESTON BOARD OF ARCHITECTURAL REVIEW – SMALL

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## MEETING RESULTS

**FEBRUARY 23, 2023**

**4:30 P.M.**

**2 GEORGE STREET**

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

STAFF MEMBERS PRESENT: Frankie Pinto, Isabella Gordineer

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### A. Minutes

#### I. Review of Minutes from the February 9, 2023 Meeting

DECISION: APPROVED

MOTION: Approval

MADE BY: Gardner SECOND: Martin  
AGAINST: 0

VOTE: FOR: 4

*Abstain - VanSlambrook*

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### B. Applications

#### I. 905 Ashley Avenue

**TMS # 463-11-03-030 | BAR2023-001036**

**Category 4 | Wagener Terrace | c. 1940 | Historic Materials Demolition Purview**

Request partial demolition of historic structure, including portion of roof.

Owner: Timothy & Marissa Zwerner

Applicant: Amber Aument

Site visit 2/23/2023 at 8:30 a.m.

DECISION: DENIED

MOTION: Denial as submitted.

MADE BY: Martin SECOND: Bello

VOTE: FOR: 5 AGAINST: 0

NOTES:

- Written public comment read into the record.

- PSC
  - Not supportive of request
  - Retention of form. Encourage expansion to rear.
- HCF
  - Original form and character: recommend denial
- Applicant Response (owner and applicant)
  - Take off portion of roof, not wanting to remove part of house
  - Blocking projects sends people off peninsula
  - Refer to policy, how much of roof/structure can be removed without being detrimental to character.
- Board Discussion
  - Understand desire for more space
  - Ridge and eave line are important to structure
  - Policy is to preserve character
  - Could be in support of smaller portion of roof being removed
  - Only approve demo, no control over what goes back
  - Could get variance for setbacks due to BAR requirements
  - Can't look at proposed changes, but is valiant effort, can't say would be in favor of something else, we don't have purview of something else, lack of purview
  - Opposed to request, as submitted
  - Believe space can be added without demoing so much of form
  - Agree with staff about converting window to door if could be kept in confines of window width
  - While board can't comment on proposed alterations, showing does help Board understand intent.

**Staff Observations:**

1. According to the ordinance, “demolition” is defined as the removal of an entire structure or a substantial portion of a structure visible from the public right-of-way of a substantial portion of features of s structure that are visible from the public right-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.
2. Because the proposal does not include repair or replacement in-kind, this is a Board level review.

**Staff Comments:**

1. While not ideal, demolition of the pair of windows on the south wall appears to be for a door pair, and Staff would not object to this alteration if it could be done within the width of the original paired windows.
2. While the roof is finished in asphalt shingles, which do not carry historic or architectural value, the proposal removes approximately 80% of the roof massing and approximately 30% of the existing south and north walls. This is a substantial

portion of the structure. This structure, much like those neighboring it, could be characterized as a bungalow or simple one-story mass with an uncomplicated extended roof line. Omitting this much of the roof mass would alter the character of this structure.

3. Responding to Staff concern, Applicant has fielded the question of how much of the roof mass would be ok to demolish.

Staff Recommendation: Denial as proposed

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## 2. 24 Gordon Street

**TMS # 463-11-04-059 | BAR2023-001037**

**NS | Wagener Terrace | c. 1938 | Historic Materials Demolition Purview**

Request partial demolition of historic structure, including removal of rear wall, roof, and roof structure.

Owner: Christine & Abraham Dabit

Applicant: Patrick Orfice, Arwen Studio

Site visit 2/23/2023 at 8:50 a.m.

DECISION: APPROVAL AND DENIAL

MOTION: Approval of raising the house 30", approval of demolition of brick flue, and denial of roof structure.

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

### NOTES:

- No written comment
- HCF – original form and character intact. Recommend deferral to clarify what is being retained
- PSC – not comfortable with the amount of demo
- Christopher Morgan (128 St Margaret) – references other projects that have retained most of the character while adding space
- Applicant and Homeowner Response
  - Not removing front gable, only behind that
  - Owner also has concerns about bringing house to code. Existing second floor doesn't meet code
- Board Discussion
  - Can't support removing entire roof
  - No issue with removal of chimney
  - No control of what is done if allow roof removal
  - Drawings differ on what portion of porch is removed

Staff Observations:

1. Because the proposal does not include repair or replacement in-kind, this is a Board level review.

Staff Comments:

1. The structure and those surrounding it are simple one-story masses with chimneys and front porches which usually feature a gable roof. The proposal removes the chimney, the roof and roof mass, dormer, foundation, and rear wall. The porch may have been extended at some point and may have originally only been at the center of the front elevation under the gable. Removing the roof mass, chimney, and the entirety of the front porch would alter the historic character of this house, would alter the streetscape, and would be inconsistent with the context.

Staff Recommendation: Denial of demolition of roof mass and front porch gable

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**3. 16 Hagood Avenue**

**TMS # 460-11-01-031 | BAR2023-001038**

**NS | Westside | c. 1925 | Old City District**

Request demolition of historic structure.

Owner: Amer Quzah

Applicant: Nasser Alquza

Site visit 2/23/2023 at 9:10 a.m.

DECISION: DENIED

MOTION: Denial of Demolition

MADE BY: Martin SECOND: Bello

VOTE: FOR: 5 AGAINST: 0

NOTES:

- Board question about flooding
- Adjacent owner – Mr. Randolph – in favor of demolition. Property has been neglected for 20+ years. Demo by neglect causing damage to 14 Hagood.
- PSC – historic form is intact
- HCF – agree with PSC. Request denial.
- Board Discussion
  - Don't think demolition is only answer
  - Structural report just says won't meet code, but that is all historic buildings in town
  - No images of interior
  - Board is charged with preserving where possible
  - The side touching neighboring structure is later addition, could be removed.
  - Appears high quality construction. Still straight and appears sound.
  - Surprised at how true and straight structure is
  - Engineers report not enough information

Staff Observations:

1. Piazza was removed sometime prior to 2004.

Staff Comments:

1. Much of the original fabric is remaining. The chimney is still standing, finely detailed, and undamaged. Per applicant picture, some windows are still existing and prior to the structure being wrapped much of the siding was retained.

Staff Recommendation: Denial

**4. 563 King Street**

**TMS # 460-12-02-073 | BAR2023-001041**

**NS | Cannonborough/Elliottborough | c. 1930 | Old and Historic District**

Appeal of staff decision, requesting illuminated sign.

Owner: Upper King Partners, LLC

Applicant: John Massalon, Honey Hive

**DECISION: APPROVED WITH CONDITIONS**

**MOTION:** Approval if sign is pulled off of façade and lowered with Final Review by Staff.

**MADE BY:** Martin **SECOND:** Bello **VOTE: FOR:** 5 **AGAINST:** 0

**NOTES:**

- No Written or public comment

*PREVIOUS MOTION 11.23.21: Deferral pending size reduction or BZA approval and final review by staff and Board comment for denial of illumination on the façade and right-angle signage.*

*PREVIOUS Staff Comments 11.23.21:*

1. *Per policy statement, façade signs on King Street should not be illuminated, and illumination was not a part of the permit package. It was approved as a non-illuminated sign.*
2. *Additionally, the right-angle sign exceeds the maximum size of nine-sq ft per zoning ordinance 54-415. In addition, it is illuminated as well, and installed without permit.*

*PREVIOUS Staff Recommendation 11.23.21: Denial*

Staff Observations:

1. 11.23.21
  - a. Deferred by BAR-S for after-the-fact right angle sign
2. 1.17.23
  - a. Variance to allow 10.4 sf right angle sign denied by BZA-Z
3. 2.9.23
  - a. Staff denied proposed until existing façade sign is removed,
  - b. Requested the hexagon façade sign be lowered to the sign band,

- c. Denied illuminated
1. Staff Recommendation: Denial

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**5. 12 Cannon Street**

**TMS # 460-08-04-067 | BAR2023-001011**

**Category 4 | Cannonborough/Elliottborough | c. 1870 | Old City District**

Request conceptual approval for new rear addition and restoration of existing house.

Owner: Brahma, LLC

Applicant: Fredrick Whittle

DECISION: APPROVED WITH CONDITIONS

MOTION: Preliminary Approval with Final Review by Staff

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

NOTES:

- Board questions if pavers can continue to sidewalk
- No written or public comment
- Board Discussion
  - Shutters were probably louvered, no panels (if originally had shutters)

*PREVIOUS MOTION 1.26.23: Deferral with Staff Comments.*

*PREVIOUS Staff Observations 1.26.23:*

1. *Removal of trees must be approved by zoning.*
2. *Received special exception from zoning for addition.*

*PREVIOUS Staff Comments 1.26.23:*

1. *Retain existing siding on the existing “hyphen”.*
2. *Lower roof on new addition to be subordinate to main body of house.*
3. *Differentiate addition from main body of house.*
4. *Siding and windows should be replaced on a case-by-case basis, depending on the condition of each.*
5. *What portion of chimneys of being “reworked?”*
6. *All features should be repaired rather than replaced wherever possible.*

*PREVIOUS Staff Recommendation 1.26.23: Deferral with staff comments*

Staff Observations:

1. Previous staff comments have been addressed.

Staff Comments:

1. Drawing still shows the chimney two colors, if this represents something it should be labeled. If this is a drawing mistake it should be corrected.

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

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**6. 1179 King Street**

**TMS 463-08-03-046 | BAR2023-001042**

**NS | North Central | c. 1938 | Historic Corridor District**

Request conceptual approval for new rear accessory structure.

Owner: Jerome Prezzy

Applicant: Jerome Prezzy

DECISION: APPROVED

MOTION: Conceptual Approval with Final Review by Staff

MADE BY: Bello SECOND: Wilson VOTE: FOR: 4 AGAINST: 1

NOTES:

- No written comment
- PSC – easement holder, have given their approval

Staff Observations:

1. The proposed is minimally visible, subordinate to existing house.

Staff Comments:

1. Proposed dormer does not read as a dormer, recommend restudy.
2. Per BAR design guidelines, windows should be more vertical than horizontal.
3. Note on elevations and wall sections that all cementitious siding is to be smooth finish and 5/8” thickness.

Staff Recommendation: Conceptual approval with final review by staff

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**7. 29 Legare Street**

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

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

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

Owner: Hillary Lamendola

Applicant: Glenn Keyes Architects

DECISION: APPROVED

MOTION: Conceptual Approval with Final Review by Staff.

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

NOTES:

- No written comment
- PSC – easement holder, have given their approval

Staff Observations:

1. Due to the placement on the property and distance from the street, the proposed is only minimally visible from Legare Street.

Staff Comments:

4. Proposal is very complex and should be simplified if possible.

Staff Recommendation: Conceptual approval with final review by staff

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**8. 48 S Battery**

**TMS # 457-16-01-054 | BAR2023-001043**

**Category 2 | Charlestowne | c. 1846 | Old and Historic District**

Request conceptual approval for rear, masonry elevator tower.

Owner: Stacey & Alison Nutt

Applicant: Glenn Keyes Architects

DECISION: APPROVED

MOTION: Final Approval

MADE BY: Gardner SECOND: Wilson VOTE: FOR: 5 AGAINST: 0

NOTES:

- No written comment
- HCF – easement holder, recommend approval

Staff Observations:

1. The proposed is not visible from South Battery and only minimally visible from Lamboll Street.
2. Sensitive addition

Staff Recommendation: Conceptual approval with final review by staff

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**9. 62 Society Street**

**TMS # 458-01-03-045 | BAR2023-001044**

**Category 2 | Ansonborough | c. 1840 | Old and Historic District**

Request approval for generator.

Owner: Lorraine Perry

Applicant: Alyssa Britton

DECISION: APPROVED

MOTION: Final Approval with condition that it is painted dark color and has some sort of screen.

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



NOTES:

- Board Discussion
  - Work with mechanical capabilities of house
  - Suggestions of screening

Staff Observations:

1. Location is next to existing HVAC
2. While the location isn't ideal, staff does understand that the proposed location has to do with structure and mechanical constraints.

Staff Comments:

1. Staff recommend pushing location back on site as far as possible
2. Provide screening, detail required.

Staff Recommendation: Final approval with staff comments

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**10. 29 Gadsden Street**

**TMS # 457-03-03-026 | BAR2023-001045**

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

Request conceptual approval to restore double story piazza.

Owner: Gregory Jackson

Applicant: Joseph Rubenstein

DECISION: APPROVED

MOTION: Conceptual Approval with Final Review by Staff

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

NOTES:

- Side steps are to be recessed per zoning requirement
- No written comment
- HCF – easement holder – recommend approval

Staff Observations:

1. No historic documentation provided; proposal is conjecture based on the sister houses

Staff Comments:

1. Correct notes on columns, balustrade and entry assembly, references using 29 Gadsden as pattern. Referenced address does not match across sheets.
2. The material at the piazza step is not indicated. Staff recommend matching step at piazza door to the brick step at 27 Gadsden.

Staff Recommendation: Conceptual approval with final review by staff

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**11. 12 Ashley Avenue**

**TMS # 457-07-04-024 | BAR2023-001046**

**NS | Charlestowne | c. 1935 | Old and Historic District**

Requesting to paint existing unpainted brick structure.

Owner: Kylie Geddes

Applicant: Koozer Painting

DECISION: DENIED

MOTION: Denial

MADE BY: Bello SECOND: Wilson

VOTE: FOR: 5 AGAINST: 0

NOTES:

- Written comment into record
- HCF – opposed
- Applicant
  - Believed the German schmear was denied as it would obscure wire cut bricks so the current proposal would show that texture.

*PREVIOUS MOTION 1.26.23: Denial with Staff Comment*

*PREVIOUS Staff Observations 1.26.23:*

1. *The Secretary of the Interior Standards recommend against painting masonry that has historically been unpainted or uncoated.*

*PREVIOUS Staff Recommendation: Denial*

Staff Observations:

1. The Secretary of the Interior Standards recommends against painting masonry that has historically been unpainted or uncoated.

Staff Recommendation: Denial

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