



CITY OF CHARLESTON

BOARD OF ARCHITECTURAL REVIEW – SMALL

MEETING RESULTS

JUNE 22, 2023

4:30 P.M.

2 GEORGE STREET

BOARD MEMBERS PRESENT: Van SlamBrook, Martin, Huey, Wilson, Turner

STAFF MEMBERS PRESENT: Pinto, Bennett

A. Minutes

1. Review of Minutes from the June 8, 2023 Meeting

DECISION: APPROVED WITH CONDITIONS

MOTION: Approved with Board edits

MADE BY: Van Slambrook SECOND: Turner VOTE: FOR: 5 AGAINST: 0

B. Applications

1. 33 Poinsett Street

TMS # 463-12-03-029 | BAR2023-001113

NS | North Central | c. 1946 | Historic Materials Demolition Purview

Request complete demolition of historic structure.

Owner: Orville Hayes & St Julian Pinckney

Applicant: Matthew Sotiroglou

Previous site visit 5/11/2023 at 8:30 a.m.

DECISION: DENIED

MOTION: Denial

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

Previous Staff comments 5.11.23:

1. The house was sealed which prevented accelerated deterioration.
2. The historic chimney and form are still present.
3. The framing is only exposed at the back corner because of a rotten piece of siding that exposes two framing members.
4. The siding is in good salvageable condition expect for at the rear corner.
5. Character defining features: 2 chimneys still existing
6. Any questions related to ownership of the masonry wall would be a civil matter. The survey shows the masonry wall to be fully on the property of 33 Poinsett. Second, the wall is not visible from the public right-of-way, so BAR does not have purview.

Previous Staff Recommendation 5.11.23: Denial of demolition

PUBLIC COMMENT:

- HCF
 - Building is in poor condition, but salvage is important
 - Request denial
- PSC
 - House has suffered neglect
 - Is important to street
 - Request denial

BOARD COMMENTS:

- Aligned with staff and preservation groups
 - Structure is in X floodzone so would not need to be raised
 - Building is restorable, form is still there
 - Questions re: staff comment #5 and the second chimney. Staff withdraws staff comment #5.
 - Reference to 55 Poinsett and affordable housing project, different scenario.
-

2. 79 Hester Street

TMS # 463-07-02-048 | BAR2023-001154

Category 4 | Wagener Terrace | c. 1950 | Historic Materials Demolition Purview

Request partial demolition, including demolition of existing roof form of house.

Owner: Thomas Lauderdale

Applicant: Thomas Lauderdale

Site visit 6/22/2023 at 8:30 a.m.

DECISION: DENIED

MOTION: Denial of demolition

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

Staff Observations:

1. The roof is a character defining feature and should be re retained. The proposal is to remove it in its entirety.

Staff Recommendation: Denial

PUBLIC COMMENT:

- PSC
 - Room for flexibility, but historic form/character should be preserved
 - Ask applicant to consider lighter approach
- HCF
 - Irreversible alterations will alter block as a whole
 - Recommend dormers instead
 - Request denial
- 81 Hester, neighbor
 - Happy to see house evolve
 - Difficult because of placement on lot
 - Worry house will sit, unoccupied
 - Solid masonry would be preferred
- 122 Peachtree, neighbor

- Concern about proposal blocking view/ light
- Similar alteration was done to own house
- Fine with proposal

BOARD COMMENTS:

- Board purview in the area is to protect the integrity of these houses
 - Very drastic alteration
 - Better solution would be series of dormers, even large shed dormer on the rear
 - Trying to preserve character of neighborhood/structure
 - Classic form for its era
-

3. 9 Elliott Street

TMS # 458-09-03-101 | BAR2023-001101

NS | Charlestowne | c. 1947 | Old and Historic District

Requesting after the fact approval for equipment stand.

Owner: Eric Roden
Applicant: Babak Bryan

DECISION: APPROVED

MOTION: Approved as submitted

MADE BY: Turner SECOND: Wilson

VOTE: FOR: 4 AGAINST: 0
ABSTAIN: Martin

Staff Observations:

1. New design proposes one of the solutions discussed at the previous meeting and screens the equipment from the street.

Staff Recommendation: Approval

PUBLIC COMMENT:

- Received written comment in opposition
- Loraine Evans, neighbor on Bedons
 - Opposed to after the fact request
 - Request denial
- Cindy Woffard, 8C Elliott
 - Explanation of BZA meeting
 - Lot is too small for the size pool built, property is overbuilt
 - Safety hazard for neighbors
 - Eyesore for neighbors
 - City is losing our greenspaces

BOARD COMMENTS:

- Questions about why equipment is raised
 - Feel applicant has done what they were told to do
 - Is visible from sidewalk, but minimally so
 - Could have been avoided, by contractor
 - There are other options to make not visible, equipment underground
 - Issue of after the fact, misgivings about process
-

4. 132 Smith Street

TMS # 460-16-01-097 | BAR2023-001155

Category 4 | Radcliffeborough | c. 1824, c. 1885, & c. 1928 | Old and Historic District

Requesting to change slate shingle roof to standing seam metal.

Owner: Mike Occhicoe

Applicant: Jessica Marroquin

DECISION: DENIED

MOTION: Denial of changing roof material

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

Staff Observations:

1. A portion of the roof is already standing seam metal.

Staff Recommendation: Final approval

PUBLIC COMMENT:

- HCF
 - Does not meet submittal requirements
 - Slate is the original roof of the original structure
- PSC
 - Written comment in opposition

BOARD COMMENTS:

- Questions regarding ridge and cap detailing
- Different materials show evolution, should be retained / repaired
- Slate is visible from Smith Street
- Opposed to metal roof with ridge cap
- Don't support tying galvalume into terne metal roof

5. 67 Anson Street

TMS # 458-01-03-009 | BAR2023-001130

Category 2 | Ansonborough | c. 1836 | Old and Historic District

Request conceptual approval for new addition to north of existing structure and modification of existing wall parapets.

Owner: St. Stephens Episcopal Church

Applicant: Glenn Keyes

DECISION: APPROVED

MOTION: Conceptual approval with final review by staff

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

Staff Observations:

1. Proposal is for the accessory structure (fellowship hall) which is minimally visible.
2. The parish hall is believed to have been completed in 1989.
3. The proposed alterations feature arches which pay homage to the main original structure.
4. The additional amount of fenestration is both welcoming and an improvement.

Staff Recommendation: Conceptual approval with final review by staff

PUBLIC COMMENT: no public comment

BOARD COMMENTS:

- Confirmation that site work will be submitted separately
- Well executed and valiant effort
- Suggest end walls be CMU with stucco to create more of a reveal

6. 80 Alexander Street

TMS # 459-13-04-045 | BAR2023-001106

Category 2 | Mazyck - Wraggborough | c. 1850 | Old and Historic District

Requesting conceptual approval to reconstruct front steps, construct brick wall, alterations to crawlspace door, and hardscape alterations.

Owner: 80 Alexander LLC

Applicant: John Johansen

DECISION: DEFERRED

MOTION: Deferral to allow applicant the chance to study historic images, Board condition that prosed wall needs cap

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

Staff Comments:

1. Staff encourage further development of the crawlspace door details.

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

PUBLIC COMMENT: no public comment

BOARD COMMENTS:

- Column cap material confirmed to be case concrete
 - Board has no issue
- Step should be more in line with original material
- Crawlspace door originally double doors, should be recreated
- Reference older photo, after earthquake
- Wall needs cap of some type. Double header, ect

7. 5 Rose Lane

TMS # 460-08-03-116 | BAR2023-001156

New Construction | Cannonborough/Elliottborough | Old City District

Requesting conceptual approval for new single-family home.

Owner: Cameron Glaws

Applicant: Andrew Gould

DECISION: APPROVED WITH CONDITIONS

MOTION: Conceptual approval with Board condition to enlarge windows on ground floor, front elevation

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

Staff comments:

1. Scale of windows makes the second floor seem more massive. Staff recommend reducing the height of the second-floor windows and altering the scale of the first-floor windows on the front façade to make them more vertical, similar to the first-floor windows on south and west façade.
2. Recommend reducing the overall height of the second floor.

Staff Recommendation: Deferral for restudy with staff comments

PUBLIC COMMENT:

- PSC provided written comment

BOARD COMMENTS:

- Questions as to how fire rating will be met
 - Will have fire easement on adjacent property
- Height ordinance issue?
- Reuse of timber frame, sitting on solid masonry base
- Enlarging windows on front to full size would be more pedestrian friendly
- Being next to Spring Street, somewhat transitional lot

8. 40 Boyer Court

TMS # 463-12-02-074 | BAR2023-001157

New Construction | East Central | Historic Materials Demolition Purview

Requesting conceptual approval for new single-family house with additional half-story height.

Owner: SKAAI LLC

Applicant: John Douglas Tucker, architect

DECISION: APPROVED WITH CONDITIONS

MOTION: Conceptual approval based on unique conditions based on location and context, with staff comment #5 and final review by staff

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

Staff Observations:

1. Previous design submitted for permit in 2021, but permit was not approved by zoning.

Staff comments:

1. While this is a transitional area, the proposal feels out of scale for the street with the newer structures are overpowering the historic.
2. Architecturally incompatible with streetscape.
3. There appears to be no rationale or order to the south elevation, with fenestration driven only be internal accommodations.
4. Recommend omitting all horizontal windows in lieu of squares or paired squares as vertical proportions are a BAR principle.
5. Recommend changing the entry door, which appears to be a service type door, for another but still contemporary style.

Staff Recommendation: Deferral for restudy with staff comments

PUBLIC COMMENT:

- 18 Boyer, neighbor

- In favor because of parking
- Only question is regarding paving of street, not BAR issue
- HCF
 - Explanation of history, fire on street
 - Don't feel meets architectural merit
 - Would prefer more in scale with neighbor
 - Request denial
- PSC
 - Written comment provided
 - Departure from context
 - Request deferral

BOARD COMMENTS:

- Questions if there is enough context left to respect
- Hard to consider older structures with other context: interstate, billboard, ect
- Not sure what context to consider
- Ordinance required architectural merit and context for additional height
- Not any taller than previous proposed house which was raised only 6'
- Strongest context: interstate and billboard
- Garage doors on front
- Options for split level house

9. 66 South Street

TMS # 459-09-03-049 | BAR2023-001148

Category 4 | East Side | c. 1885 | Old City District

Requesting conceptual approval for rear two-story addition.

Owner: Colin Bumby

Applicant: John Douglas Tucker, architect

DECISION: APPROVED WITH CONDITIONS

MOTION: Conceptual approval with staff comments 2, 3, & 5 and Board conditions 1-4, and final review by staff

BOARD CONDITIONS:

1. Clarify proposed improvements of piazza screen
2. Consider restoring window locations on front elevation
3. Restudy cantilevered roof structure and depth
4. Restudy column location (piazza) to unify and simplify

MADE BY: Member SECOND: Member VOTE: FOR: 0 AGAINST: 0

Staff Observations:

1. Rear demo was approved at staff

Staff comments:

1. Sides of the hyphen should be stepped in more from the existing house.
2. Differentiate siding between front and rear masses.
3. Omit the new openings on the piazza, south elevation unless original to structure.
4. Cantilevered roof feels awkward; suggest adding brackets or columns at corner.
5. Applicant to confirm if the window in the hyphen, east elevation, meet building code related to proximity to property line.

Staff Recommendation: Conceptual approval

PUBLIC COMMENT:

- Written comment from neighbor provided

BOARD COMMENTS:

- Questions if there is any plan to reorient the front windows
- Disagree with staff comment #1
- Agree with staff comment #4
- Verify staff comment #5 with Building department
- Cantilevered roof, overhang is excessive. Don't object to cantilever
- Would like to see front windows back in original locations
- Piazza windows, probably correct about number and placement

10.73 Spring Street (46 Cannon Street)

TMS # 460-08-03-057 | BAR2023-001104

New Construction | Cannonborough/Elliottborough | Old City District

Requesting conceptual approval for new single-family house at rear.

Owner: Historic Smalls Alley
Applicant: John Douglas Tucker, architect

DECISION: APPROVED WITH CONDITIONS

MOTION: Preliminary approval with staff comment and final review by staff

MADE BY: Huey SECOND: Turner VOTE: FOR: 5 AGAINST: 0

Staff Observations:

1. Needs address via GIS.
2. Feels very tall and narrow.
3. Minimally visible from Cannon and Spring Streets.
4. Architecturally compatible with 109 & 110 Smalls Alley.

Staff comments:

1. Board to discuss metal shingles for roof. Board has recommended against previously due to issues with product

Staff Recommendation: Preliminary approval

PUBLIC COMMENT: no public comment

BOARD COMMENTS:

- Visible from Cannon, view over 54 Cannon dependency

11.14 Logan Street

TMS # 457-12-04-117 | BAR2023-001137

Category 4 | Charlestowne | c. 1870 | Old and Historic District

Requesting modifications to roof form and fenestration changes.

Owner: Buddy & Sandra Milton
Applicant: Amber Aument

DECISION: APPROVED

MOTION: Conceptual approval with final review by staff

MADE BY: Wilson SECOND: Turner

VOTE: FOR: 4 AGAINST: 0
ABSTAIN: Martin

Staff Observations:

1. Per exploratory demo, the original entry was found to be centered in the south façade.

Staff Recommendation: Conceptual approval with final review by staff

PUBLIC COMMENT: no public comment

BOARD COMMENTS:

- Would like materials to be wood
- Graphic issue, parapet and chimney

12. 16 Murray Boulevard

TMS # 457-16-03-006 | BAR2023-001117

Not Surveyed | Charlestowne | c. 1980s | Old and Historic District

Request to elevate structure above DFE and provide parking under structure.

Owner: Susan & Chris McHugh

Applicant: Thomas & Denzinger Architects

Deferred by Applicant

DECISION: DEFERRED

MOTION: Deferred by applicant prior to meeting

13. 184 Tradd Street

TMS # 457-07-04-032 | BAR2023-001158

Not Rated | Charlestowne | c. 1920 | Old and Historic District

Request conceptual approval for second floor addition to existing first floor.

Owner: Annabelle Sailer

Applicant: Christyn Dunning-Gauss

DECISION: DEFERRED

MOTION: Defer for applicant to meet submittal requirements, consider Board discussion

MADE BY: Martin SECOND: Huey

VOTE: FOR: 5 AGAINST: 0

Staff Observations:

1. Proposal is visible from Chisolm and minimally visible from Ashley Avenue.

Staff comments:

1. Location of window pair at new addition is not coordinated between plan and elevation. To keep window pair from being so close to the corner, omit one of the windows. This would also mitigate the awkward misalignment of window pair over door pair.
2. Recommend low pitched hip roof to avoid exposed boxed in soffit ends.

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

PUBLIC COMMENT: no public comment

BOARD COMMENTS:

- Questions about external structure of chimney
- Plans and elevation don't match window location
- No existing elevations, not meeting submittal requirements
- Door trim detail issue, due to manufacturer not being decided
- Design level of detail needs to be elevated somewhat
- Tuck under existing eave
- Construction details needed
- Should deform, doesn't meet submittal requirements
- Finished and detailing
- Hip roof instead of gable end
- Graphic issues

14. 8 Franklin Street

TMS # 457-12-01-111 | BAR2023-001159

Category 3 | Harleston Village | c. 1880 | Old and Historic District

Request conceptual approval to infill existing, non-historic porches at rear of house.

Owner: Linda & John Spratt

Applicant: Daniel Beck Architecture

DECISION: APPROVED

MOTION: Conceptual approval with final review by staff

MADE BY: Huey SECOND: Turner VOTE: FOR: 5 AGAINST: 0

Staff Observations:

1. Porches are not original to the structure and are currently screened.

Staff comments:

1. Differentiate from existing through siding or trim details

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

PUBLIC COMMENT: no public comment

BOARD COMMENTS:

- Making siding continuous is preferable given the age of the porch addition

15. 27 & 29 East Battery

TMS # 457-16-04-095 | BAR2023-001160

Category 2 | Charlestowne | c. 1820 | Old and Historic District

Request conceptual approval for hardscape alterations.

Owner: 27 EB LLC

Applicant: Elizabeth Pope, Landscape Architect

DECISION: APPROVED

MOTION: Final approval

MADE BY: Huey SECOND: Turner VOTE: FOR: 5 AGAINST: 0

Staff Observations:

1. Alterations to driveway apron must be approved by engineering.
2. Proposed alterations are appropriate for site, marble matches existing tile onsite, brick is similar to adjacent property.

Staff Recommendation: Final approval

PUBLIC COMMENT: no public comment
