



# CITY OF CHARLESTON BOARD OF ARCHITECTURAL REVIEW – SMALL

## AGENDA AUGUST 10, 2023

A meeting of the Board of Architectural Review – Small (BAR-S) will be held on **Thursday, August 10, 2023** at **4:30 p.m.** in the **Public Meeting Room, First Floor, 2 George Street.**

Application information will be available at [www.charleston-sc.gov/bar](http://www.charleston-sc.gov/bar) in advance of the meeting. Please check the website on the meeting date to view any withdrawn or deferred agenda items. The meeting will be live streamed and recorded on the [City of Charleston Public Meetings YouTube Channel](#).

### **PUBLIC COMMENT:**

The public is encouraged to attend the meeting in person to speak for comments to be fully heard. **Written comments must be submitted by 12:00 p.m. on Wednesday, August 9, 2023** at <http://innovate.charleston-sc.gov/comments/> or delivered to the address listed below. Written comments will be provided to the board members 24 hours in advance of the meeting and will be acknowledged into the record and summarized.

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

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The following applications will be considered:

### **A. MINUTES**

- 1. Review of Minutes from July 27, 2023 Meeting**

### **B. APPLICATIONS**

#### **1. 42 Poinsett Street**

**TMS # 463-12-03-040 | BAR2023-001187**

**NS | North Central | c. 1925 | Historic Materials Demolition Purview**

Request complete demolition of historic structure.

Owner: 42 Poinsett LLC

Applicant: John M Oakley

**Site visit 8/10/2023 at 8:30 a.m.**

#### **2. 45 Cooper Street**

**TMS # 459-06-01-025 | BAR2023-001188**

**Category 4 | East Side | c. 1880 | Historic Materials Demolition Purview**

Request complete demolition of historic structure.

Owner: Sweetgrass Capital Partners LLC

Applicant: Zachary Bennett

**Site visit 8/10/2023 at 8:50 a.m.**

- 3. 708 Meeting Street**  
**TMS # 461-13-01-007, 461-13-01-008 | BAR2023-001189**  
**Category 4 | East Central | c. 1904 | Historic Corridor District**  
Request conceptual approval for replacement of existing windows, handicap ramp alterations, and HVAC screening.  
Owner: Union Baptist Church, Jacki White  
Applicant: Innova Architecture LLC
- 4. 92 Smith Street**  
**TMS # 457-03-02-069 | BAR2023-001131**  
**Category 4 | Harleston Village | c. 1903 | Old and Historic District**  
Requesting approval for 16 solar panels and micro inverters.  
Owner: Mike Faller  
Applicant: Steven Schwartz, Hilton Head Solar
- 5. 134 Smith Street**  
**TMS # 460-16-01-098 | BAR2023-001190**  
**Category 4 | Radcliffeborough | c. 1895 | Old and Historic District**  
Request conceptual approval for new accessory dwelling at rear.  
Owner: Cornelius Thomas  
Applicant: Julie O'Connor, American Vernacular
- 6. 309 King Street**  
**TMS # 457-04-04-097 | BAR2023-001092**  
**NR | c. pre-1884 | Old and Historic District**  
Request conceptual approval for storefront renovations.  
Owner: Redline Property Partners - Andrew Webb  
Applicant: Chipman Design Architecture
- 7. 128 Cannon Street**  
**TMS # 460-11-04-158 | BAR2023-001192**  
**Category 4 | Cannonborough / Elliottborough | c. 1840 | Old City District**  
Request conceptual approval to restore back of structure to duplex, reopen portion of piazza, add windows to rear mass, and restore transom over piazza door.  
Owner: Renee Gaters  
Applicant: Tyler A Smith Architects
- 8. 27 Limehouse Street**  
**TMS # 457-11-02-012 | BAR2023-001193**  
**NS | Charlestowne | c. 1915 | Old and Historic District**  
Requesting conceptual approval for one story addition to replace removed porch.  
Owner: Jessica Cecil  
Applicant: Beau Clowney Architects
- 9. 14 Gadsden Street**  
**TMS # 457-03-03-067 | BAR2023-001173**  
**Category 3 | Harleston Village | c. 1830 | Old and Historic District**  
Requesting preliminary approval to elevate existing structure.  
Owner: Cozy Development  
Applicant: Michael Fisher

**10. 102 Rutledge Avenue**

**TMS # 457-03-02-115 | BAR2023-001149**

**NS | Harleston Village | c. 1940 | Old and Historic District**

Requesting conceptual approval of dormer addition, exterior stairs, and extension of roof.

Owner: Ed Berlin

Applicant: Neil Stevenson

**11. 438 King Street**

**TMS # 460-16-02-066 | BAR2023-001194**

**Category 3 | Mazyck - Wraggborough | c. 1872-1880 | Old and Historic District**

Requesting conceptual approval for renovation and conversion of existing structure into small hotel with three story rear addition.

Owner: King Street Investments LLC

Applicant: Neil Stevenson

**PUBLIC MEETING ACCOMMODATIONS:**

In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation, or other accommodation, should please contact Janet Schumacher at 843-577-1389 or [schumacherj@charleston-sc.gov](mailto:schumacherj@charleston-sc.gov) three business days prior to the meeting.