



# CITY OF CHARLESTON BOARD OF ARCHITECTURAL REVIEW – SMALL

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## MEETING RESULTS

**SEPTEMBER 14, 2023**

**4:30 P.M.**

**2 GEORGE STREET**

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BOARD MEMBERS PRESENT: Van Slambrook, Huey, Wilson, Turner

STAFF MEMBERS PRESENT: Frankie Pinto, Linda Bennett, Magalie Creech

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### A. Minutes

#### 1. Review of Minutes from the August 24, 2023 Meeting

DECISION: APPROVED WITH CONDITIONS

MOTION: Approval with amendments

MADE BY: Van Slambrook SECOND: Huey VOTE: FOR: 4 AGAINST: 0

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### B. Applications

#### 1. 20 Murray Boulevard

**TMS # 457-16-03-008 | BAR2023-001210**

**NS | Charlestowne | c. 1980 | Old and Historic District**

Request demolition of existing house.

Owner: Sam Hunter

Applicant: Beau Clowney Architects

**Site visit on 9/14/2023 at 8:30 a.m.**

DECISION: APPROVED

MOTION: Approval of demolition

MADE BY: Huey SECOND: Turner VOTE: FOR: 4 AGAINST: 0

#### STAFF OBSERVATIONS:

1. *City of Charleston Ordinance, Sec. 54-232, a. No structure which is within the Old and Historic District shall be erected, demolished or removed in whole or in part, nor shall the exterior architectural appearance of any structure which is visible from a public right-of-way be altered until after an application for a permit has been submitted to and approved by the Board of Architectural Review.*
2. *City of Charleston Ordinance, Sec. 54-242, b. In reviewing an application to demolish, or demolish in part, or remove, or alter the exterior architectural appearance of any existing structure, the Board of Architectural Review shall consider, among other things, the historic, architectural and aesthetic features of*

*such structure, the nature and character of the surrounding area, the historic or culturally important use of such structure and the importance to the city.*

3. No documentation has been provided to justify the need for demolition. House is in good condition and can be altered if owners so choose.
4. Existing structure fits nature and character of area and additions can be made to the structure to expand program.

STAFF RECOMMENDATION: Denial of demolition

PUBLIC COMMENT:

- No public comment

APPLICANT RESPONSE:

- Shouldn't buildings keep just because they exist, should buildings keep because they are good

BOARD COMMENTS:

- Demolition wastes resources, greenest structure is one already built
- Issues can be rectified
- No character defining features
- Should preserve buildings from all eras, but preserve what is good
- Substandard for its context
- Can see this type of house anywhere
- Nod to some historic context
- Getting near end of serviceable life without major overhaul
- If it was better design
- Generic material palette

## 2. 117 Fishburne Street

**TMS # 460-04-03-070 | BAR2023-001211**

**Category 3 (Group 1) | West Side | c. 1920 | Historic Materials Demolition Purview**

Appeal of staff decision, removal of wood & asbestos siding, replacement with cementitious siding.

Owner: Kim Green  
Applicant: Leon Alston

DECISION: APPROVED WITH CONDITIONS

MOTION: Approval of removal of asbestos and furring. Denial of removal of original wood siding

MADE BY: Wilson SECOND: Turner VOTE: FOR: 4 AGAINST: 0

STAFF OBSERVATIONS:

1. Since this structure falls into group 1 due to being a contributing structure to an eligible national register district, staff cannot approve the change in material as it is considered demolition.
2. If demolition of siding is approved, replacement material cannot be dictated.

STAFF RECOMMENDATION: Denial

PUBLIC COMMENT:

- PSC
  - Recognize argument/precedents

- Reference policy statement
- Eligible National Register district
- HCF
  - Original wood siding should be reused
  - opposed

APPLICANT RESPONSE:

- currently no insulation, will insulate from exterior
- proposing 8 1/4" siding with 7" reveal

BOARD COMMENTS:

- might be premature in decision, remove asbestos, wood underneath may be in good condition
- Insulating house is a positive thing
- Could remove asbestos, inspect, then decide
- To insulate house have to remove all siding, would have to approve demo
- Insulation discussion

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**3. 26 Wentworth Street**

**TMS # 458-01-03-076 | BAR2023-001212**

**Category 4 | Ansonborough | c. 1841 | Old and Historic District**

Appeal of staff decision, replacement of windows.

Owner: Bruce Cook

Applicant: David Hoffman

DECISION: APPROVED WITH CONDITIONS

MOTION: Reverse staff decision, with Board condition

MADE BY: Van Slambrook SECOND: Wilson VOTE: FOR: 4 AGAINST: 0

BOARD CONDITIONS FOR APPROVAL:

- Replace and reinstall door surround to match original

STAFF OBSERVATIONS:

1. Timeline:

- a. 2/16/23 – drawings for alterations approved by staff  
Documentation provided to show that side windows were not original windows or in original locations. Staff approval of clad replacement.
- b. 4/28/23 - drawings attached to permit, but permit not approved  
Front top window approved in error.
- c. 8/23/23 – received complaint staff notified work exceeded scope
- d. Staff discovered permit was not approved/issued
- e. 8/25/23 – permit approved and placard provided

STAFF RECOMMENDATION: (no recommendation)

PUBLIC COMMENT:

- Bruce Cook, owner 26 Wentworth
  - Marvin window, fiberglass clad, individual pane
  - Trim will look like previous
  - 50 year lifespan

- Neighborhood in support
- Communication has been difficult, want stop work order removed by tomorrow
- John Young, Wentworth resident
  - Wrote letter as well
  - Lived and works in neighborhood
  - If not reversed sets precedent
- HCF
  - Concern about replacement with modern windows
  - Windows are dominate feature
  - Request wood, TDL for all windows
- HCF
  - Inappropriate for house
  - Request decision reversed
- Angela Drake, Ansonborough neighborhood president
  - Support appeal
- Written comment read into record
  - In favor: 1
  - Opposed: 1

APPLICANT RESPONSE:

- Have never seen such approved

BOARD COMMENTS:

- Questions for owner regarding the type of window used. There is a note on the front façade stating window, typical. This was used for all windows
  - No problem replacing three front windows with wood
- Door surround gone?
  - Not historic

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**4. 530 Huger Street**

**TMS # 460-02-04-039 | BAR2023-001213 | Category 3 (Group 1)  
Hampton Park Terrace | c. 1915 | Historic Materials Demolition Purview**

Request enclosure of rear porch.

Owner: David Simmons  
Applicant: Simco Inc of Charleston

DECISION: DENIED

MOTION: Denial

MADE BY: Huey SECOND: Wilson VOTE: FOR: 4 AGAINST: 0

STAFF OBSERVATIONS:

1. Review only for the removal of existing porch, considered demolition in this purview.
2. Porch is an existing corner void of the historic mass, which is atypical.
3. Demolition of porch would not destroy the overall mass of the historic structure.
4. House is a contributing structure to listed national register district.

STAFF RECOMMENDATION: Approval

**BOARD QUESTIONS:**

- Connection of new addition
  - King rafter

**PUBLIC COMMENT:**

- PSC
  - National Register district
  - Opposed
- HCF
  - Reference to overall character of house
  - opposed

**BOARD COMMENTS:**

- concern about loss of details
- not as significant as piazza or front porch
- some degree of visibility, conflicted
- difficult to say if its ok to do away with feature
- retention of detail of porch and balustrade important

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**5. 1 Trapman Street**

**TMS # 457-12-01-025 | BAR2023-001201**

**Category 3 | Harleston Village | c. 1855 | Old and Historic District**

Request demolition of rear addition.

Owner: Allie & Joe Brittain

Applicant: AJ Architects

*Previous site visit on 8/24/2023 at 8:50 a.m.*

DECISION: WITHDRAWN BY APPLICANT PRIOR TO MEETING

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**6. 1 Trapman Street**

**TMS # 457-12-01-025 | BAR2023-001214**

**Category 3 | Harleston Village | c. 1855 | Old and Historic District**

Request conceptual approval for rear addition.

Owner: Allie & Joe Brittain

Applicant: AJ Architects

DECISION: WITHDRAWN BY APPLICANT PRIOR TO MEETING

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**7. 1114 Morrison Drive**

**TMS # 461-09-01-014 | BAR2023-001215**

**NS | East Central | c. pre 1971 | Historic Corridor**

Request approval to paint existing unpainted brick building.

Owner: CHG Properties LLC

Applicant: Michael Colorusso

DECISION: DENIED

MOTION: Denial

MADE BY: Turner SECOND: Wilson VOTE: FOR: 4 AGAINST: 0

STAFF OBSERVATIONS:

1. The Secretary of the Interior Standards recommends against painting masonry that has historically been unpainted or uncoated.
2. Due to age of structure, staff do not believe it will be detrimental to the structure to paint the brick.

STAFF RECOMMENDATION: Denial

BOARD QUESTIONS:

- Trim/door surround
  - Want to repair masonry
    - Paint to match adjacent building on Brigade Street
    - Paint door surround and banding as well

PUBLIC COMMENT:

- HCF
  - Attractive building
  - Secretary of Interior standards
- PSC
  - Fundamentally changes building

BOARD COMMENTS:

- Lots of character, will lost contrast/patters of brick and mortar
- Precedent in neighborhood for Board to deny painted brick

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**8. 11 Lowndes Street**

**TMS # 457-11-02-084 | BAR2023-001146**

**NS | Charlestowne | Old and Historic District**

Requesting final approval for new two and a half single family home and renovation of existing historic garage.

Owner: Mitchell and Debra Sonkin

Applicant: Sebastian von Marschall Architect, LLC

as agent for John B. Murray Architects, llc, NYC

DECISION: APPROVED

MOTION: Preliminary approval with Board conditions and final review by staff of permit documents

MADE BY: Huey SECOND: Turner VOTE: FOR: 4 AGAINST: 0

BOARD CONDITIONS FOR APPROVAL:

- Exterior window sills be beefed up
- Proper construction detailing be illustrated
- Elevations and detailed sections match one another to present true aesthetic
- Does not include site approval

**STAFF OBSERVATIONS:**

1. Staff have no additional comments or conditions.

**STAFF RECOMMENDATION:** Preliminary approval with final review by staff of permit documents

**BOARD QUESTIONS:**

- Gutter material, avoid interaction of materials
- Scope does not include hardscaping

**PUBLIC COMMENT:**

- Ed Vaughnm 4 Lowndes
  - Scale and mass too big
- Tom Maher, 19 Gibbes
  - Proposed is anything but simple
  - References to policy statements, doesn't feel proposed meets standards
  - Oversized and overdone
  - Flooding issues, addition of impervious mater
  - Grand tree, adversely impacted with lot cleared
  - Concern about loss of sunshine
  - Noise impact of construction

**APPLICANT RESPONSE:**

- Height/scale/mass approved previously
- Working with drainage consultant
- Design of house avoids dripline of grand trees
- Intends to use helical piles, not driven. Should mitigate noise concern
- Meets zoning code

**BOARD COMMENTS:**

- Discrepancies between elevations & sections, need to coordinate
- Sills need to be heavier/thicker
- Stair bay windows can't be built as shown
- Details need to be designed by architect, not decided in field
- Internal gutters are nightmare, seams pull apart. Would like to see detail

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**9. 25 East Battery Street**

**TMS # 457-16-04-081 | BAR2023-001216**

**Category 1 | Charlestowne | c. 1885 | Old and Historic District**

Request conceptual approval for reconstruction of south piazza stairs, modification of wall, equipment enclosure on carriage house, and add roof cresting on main house.

Owner: Robert Honeycutt  
Applicant: Glenn Keyes Architects

**DECISION:** APPROVED WITH CONDITIONS

**MOTION:** Conceptual approval with Board condition and final review by staff of permit documents

**MADE BY:** Huey **SECOND:** Turner **VOTE: FOR:** 4 **AGAINST:** 0

**BOARD CONDITIONS FOR APPROVAL:**

- Wall construction of proposed new stucco equipment enclosure not to be coplanar with existing walls

**STAFF OBSERVATIONS:**

1. Staff appreciate the changes to restore historic elements.
2. New louvered and stucco enclosures will shield existing equipment.
3. Since this is a Category 1 structure, the new enclosures and wall alterations cannot be approved at staff level.
4. Continuing the trim detail on east elevation as proposed will allow for demarcation of the new portion.

**STAFF RECOMMENDATION:** Conceptual approval with final review by staff of permit documents

**BOARD QUESTIONS:**

- Is the stucco addition set back
- Is stucco wall masonry
  - Stud wall

**PUBLIC COMMENT:**

- PSC: in support
- HCF: in support

**BOARD COMMENTS:**

- Incredible project
- Concerned about coplanar stucco wall, request reveal

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**10. 309 King Street**

**TMS # 457-04-04-097 | BAR2023-001092**

**NR | c. pre-1884 | Old and Historic District**

Request preliminary approval for storefront renovations.

Owner: Redline Property Partners - Andrew Webb

Applicant: Chipman Design Architecture

**DECISION:** APPROVED

**MOTION:** Preliminary approval with final review by staff of permit documents

**MADE BY:** Huey **SECOND:** Wilson **VOTE: FOR:** 3 **AGAINST:** 0

Recused: Van Slambrook

Temporary chairman: Turner

**STAFF OBSERVATION:**

1. Previous staff and Board comments have been addressed.

**STAFF RECOMMENDATION:** Preliminary approval with final review by staff of permit documents

**PUBLIC COMMENT:**

- No public comment
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**11. 127 King Street**

**TMS # 457-12-02-046 | BAR2023-001217**

**NS | Harleston Village | c. 1975 | Old and Historic District**

Request conceptual approval for rear elevator tower.

Owner: Eric Roden

Applicant: Babak Bryan

DECISION: APPROVED

MOTION: Conceptual approval with final review by staff of permit documents

MADE BY: Wilson SECOND: Turner VOTE: FOR: 4 AGAINST: 0

STAFF OBSERVATIONS:

1. Proposed tower is not visible from King Street, but is visible from Queen Street.
2. Proposal is taller than existing structure, but minimally so.
3. Proposal doesn't overpower the existing structure, but is a simple addition which blends into the existing structure.

STAFF RECOMMENDATION: Conceptual approval with final review by staff of permit documents

PUBLIC COMMENT:

- No public comment
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**12. 10 Limehouse Street**

**TMS # 457-11-04-050 | BAR2023-001121**

**Category 2 | Charlestowne | c. 1858 | Old and Historic District**

Request approval for hardscape modifications.

Owner: Megan Phillips

Applicant: Wertimer & Cline

DECISION: APPROVED

MOTION: Final approval with details to staff

MADE BY: Turner SECOND: Wilson VOTE: FOR: 4 AGAINST: 0

STAFF OBSERVATION:

1. Extended curb cut will require DOT approval.

STAFF CONDITIONS FOR APPROVAL:

1. Retain and reuse the wrought iron gate on site.

STAFF RECOMMENDATION: Conceptual approval with staff condition, and final review by staff

PUBLIC COMMENT:

- No public comment

APPLICANT RESPONSE:

- Gate being removed is c. 2019
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**13. 110 Beaufain Street**

**TMS # 457-04-03-022 | BAR2023-001218**

**Category 2 / 1 | Harleston Village | c. 1838 | Old and Historic District**

Request conceptual approval for modification to rear addition and replacement of doors and windows.

Owner: Ben & Kate Towill

Applicant: Rhett Morgan

DECISION: APPROVED WITH CONDITIONS

MOTION: Conceptual approval with staff and Board conditions and final review by staff

MADE BY: Turner SECOND: Wilson VOTE: FOR: 4 AGAINST: 0

BOARD CONDITIONS FOR APPROVAL:

- Maintain roof form of 1960s addition

STAFF CONDITIONS FOR APPROVAL:

1. Windows on following portions to be wood, TDL:
  - a. 1902 addition
  - b. Third floor bathroom addition
2. Window on 1902 addition, south elevation, first floor to remain in place. Window type be updated to match lite pattern of second floor window.

STAFF RECOMMENDATION: Conceptual approval with final review by staff

BOARD QUESTIONS:

- Bathroom wart, the window changes but is not called out

PUBLIC COMMENT:

- PSC
  - Recommend continued study of 1902 addition. Sanborns show 2 stories, roof form could be original
  - Alterations don't seem necessary, encourage lighter touch
  - Proposed clad windows are not appropriate
- Written comment regarding window changes: opposed

APPLICANT RESPONSE:

- On original structure changing two windows to match historic
- 1902 addition window being removed is 1960s alteration

BOARD COMMENTS:

- Where piazza wraps and returns, there is graphical error. The pilaster disappears
- Appreciate cleaning up façade
- Simplifying west side will make original house read stronger
- Roof form on addition is important

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**14. 65 South Street**

**TMS # 459-09-03-068 | BAR2023-001219**

**Category 4 | East Side | c. 1895 | Old City District**

Request conceptual approval to elevate house and add new rear addition.

Owner: Joseph & Christine Fadel

Applicant: Becky Fenno

DECISION: APPROVED

MOTION: Conceptual approval with staff comments and final review by staff of permit documents

MADE BY: Huey SECOND: Turner VOTE: FOR: 4 AGAINST: 0

STAFF OBSERVATIONS:

1. New rear addition is not visible from South Street and is minimally visible from Nassau Street. The visible portion of the existing house is a 1980s rear addition which is wider than the historic structure.
2. Proposal is raising the structure 2' above BFE. When substantial improvement trigger, building code requires elevation of historic structures to only 1' above BFE.
3. Context of street includes a variety of first floor elevations.
4. BAR Guidelines for Elevating Historic Buildings encourage maintaining the existing stair orientation and connection to the sidewalk.

STAFF CONDITIONS FOR APPROVAL:

1. Staff suggest ending the front stairs with a landing or other mechanism to turn stairs toward street.
2. Oval window is atypical, diamond window should remain.

STAFF RECOMMENDATION: Conceptual approval with final review by staff

BOARD QUESTIONS:

- Recladding of 1980s addition?
  - Will reuse wherever possible
- Would it clean up to reclad
  - Different siding tells the story
- Diamond window isn't original
  - Contemporary window
- Parallel stair, gate is now misaligned

PUBLIC COMMENT:

- PSC
  - Supportive of restoration
  - Suggest reduction and simplification of addition

BOARD COMMENTS:

- If house doesn't have to be raised 2' maybe the stairs can remain perpendicular

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Motion to adjourn by Huey; seconded by Wilson. (8:25 pm)

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