



CITY OF CHARLESTON

BOARD OF ARCHITECTURAL REVIEW – SMALL

PUBLIC COMMENT

SEPTEMBER 28, 2023

A meeting of the Board of Architectural Review – Small (BAR-S) will be held on **Thursday, September 28, 2023 at 4:30 p.m.** in the **Public Meeting Room, First Floor, 2 George Street.**

The following written comments will be provided to the board members 24 hours in advance of the meeting. The comments will also be acknowledged into the record and summarized. The public is encouraged to attend the meeting in person to speak in order for comments to be fully heard.

Application information is available at www.charleston-sc.gov/bar. Please check the website on the meeting date to view any withdrawn or deferred agenda items.

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

B. APPLICATIONS

1. 1179 King Street

TMS # 463-08-03-046 | BAR2023-001222

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

Request demolition of chimney.

Owner: Jerome Prezzy

Applicant: Jerome Prezzy

Site visit on 9/28/2023 at 8:30 a.m.

No Comments Submitted

2. 59 Smith Street

TMS # 457-03-02-105 | BAR2023-001223

Category 3 | Harleston Village | c. 1818 | Old and Historic District

Request demolition of one-story, rear porch infill and one-story porch on historic house; and demolition of two-story addition to the carriage house.

Owner: Melissa Linton

Applicant: Neil Stevenson

Site visit on 9/28/2023 at 8:50 a.m.

One Comment Submitted

- **Carter L Hudgins, 70 Bull Street, Charleston, SC 29401**
Submitted on Innovate Sept. 27, 2023 11:47 AM

Dear BAR-S, I write to you today as a resident of Harleston Village and a near neighbor to 59 Smith Street, a property before you today for which demolition of portions of both the historic frame dwelling and rear brick kitchen/quarter are sought (Item #2 on agenda for September 28, 2023). You will also hear today a proposal for new construction. My concern centers

on the removal of what appear to be historic portions of the historic dwelling and the kitchen quarter. In the case of the dwelling, the application appears to remove the rear portion of the piazza that wrapped the rear of the dwelling and that once overlooked the rear service yard. Removal of this historic portion of 59 Smith Street will do irreparable harm to the character of this building. This application also proposed demolition of a historic brick addition to the historic kitchen/quarter. Like the proposed removal of the historic piazza, the demolition of what appears to be an early addition to the historic kitchen/quarter will do irreparable harm to the character of this building and the history of the persons who resided and worked in it. My request is that you deny this application as it presented with the caveat that the owner research the history of 59 Smith Street and its kitchen/quarter so that you and the residents of the city can have a fuller understanding of what will be lost should both demolitions be granted. Discussion of any new construction should be postponed until a more sensitive treatment of the historic fabric of 59 Smith and its kitchen/quarter is developed. Respectfully, Carter L. Hudgins 70 Bull Street

3. 59 Smith Street

TMS # 457-03-02-105 | BAR2023-001224

Category 3 | Harleston Village | c. 1818 | Old and Historic District

Request conceptual approval for new rear addition and new rear ADU.

Owner: Melissa Linton

Applicant: Neil Stevenson

One Comment Submitted (see above)

4. 15 Hampden Court

TMS # 459-09-02-063 | BAR2023-001225

New | East Side | Old City District

Request conceptual approval for new single-family residence.

Owner: Carlos Cardona

Applicant: Carlos Cardona

No Comments Submitted

5. 4 Trumbo Street

TMS # 457-12-01-010 | BAR2023-001089

Category 4 | Harleston Village | c. 1870 | Old and Historic District

Request preliminary approval to elevate home, enclose portion of first floor porch, second floor addition, and new entry stair.

Owner: Charleston & Erica Missel

Applicant: Chatauk Studio, Jeremy Kruska

No Comments Submitted

6. 161 Tradd Street

TMS # 457-11-04-029 | BAR2023-001227

Category 3 | Charlestowne | c. 1870 | Old and Historic District

Request conceptual approval for fenestration alterations and rear addition.

Owner: Ross Miller and Jennifer Hoffman

Applicant: Sebastian von Marschall Architect, LLC

Three Comments Submitted

- **John Cannon, 159 Tradd Street, Unit A**

Submitted to Staff

See attached letter.

- **Caitlin Daly, 4 Council Street**

Submitted to Staff

See attached letter.

- **Ann Mintz, 156 Tradd Street, Unit B**

Submitted to Staff

See attached letter.

7. 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.

No Comments Submitted

8. 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

No Comments Submitted

9. 74 Radcliffe Street

TMS # 460-12-03-068 | BAR2023-001228

New | Radcliffeborough | Old and Historic District

Request conceptual approval for new single-family residence.

Owner: Rachel & Lucas Boyd

Applicant: Rachel & Lucas Boyd

No Comments Submitted

10. 263 Coming Street

TMS # 460-08-01-051 | BAR2023-001229

Category 4 | Cannonborough/Elliottborough | c. 1890 | Old City District

Request conceptual approval for new single-family residence at rear.

Owner: Bob Hines

Applicant: John Douglas Tucker, architect

No Comments Submitted

11. 73 Spring Street (105 Smalls Alley) BAR2020-000240 (1 Smalls Alley - Commercial)

TMS # 460-08-03-056 | BAR2023-001230

New | Cannonborough/Elliottborough | Old City District

Request conceptual/preliminary/final approval for new construction of two-story commercial building at rear of 73 Spring Street.

Previous final approval from 07.08.2020

Owner: Historic Smalls Alley

Applicant: John Douglas Tucker, architect

No Comments Submitted

12. 73 Spring Street (109 Smalls Alley) BAR2020-000240 (3 Smalls Alley)

TMS # 460-08-03-056 | BAR2023-001231

New | Cannonborough/Elliottborough | Old City District

Request conceptual/preliminary/final approval for new construction of three-story dwelling at rear of 73 Spring Street.

Previous final approval from 007.08.2020.

Owner: Historic Smalls Alley

Applicant: John Douglas Tucker, architect

No Comments Submitted

13. 73 Spring Street (110 Smalls Alley) BAR2020-000240 (2 Smalls Alley)

TMS # 460-08-03-056 | BAR2023-001232

New | Cannonborough/Elliottborough | Old City District

Request conceptual/preliminary/final approval for new construction of three-story dwelling at rear of 73 Spring Street.

Previous final approval from 07.08.2020.

Owner: Historic Smalls Alley

Applicant: John Douglas Tucker, architect

No Comments Submitted

14. 73 Spring Street (95 Lewis Court) BAR2020-000240 (1 Lewis Court)

TMS # 460-08-03-056 | BAR2023-001233

New | Cannonborough/Elliottborough | Old City District

Request conceptual/preliminary/final approval for new construction of two-story dwelling at rear of 73 Spring Street.

Previous final approval from 07.08.2020.

Owner: Historic Smalls Alley

Applicant: John Douglas Tucker, architect

No Comments Submitted

15. 27 Elliott Street

TMS # 458-09-03-192 | BAR2023-001234

NS | Charlestowne | c. 1940 | Old and Historic District

Request conceptual approval for second floor addition.

Owner: Sally & Brian Dougherty

Applicant: Laura F. Altman, LFA Architecture

Four Comments Submitted

- **Preservation Society of Charleston**

Submitted to Staff

See attached letter.

- **Penelope and Joe Gnesin, 18 Elliott Street**

Submitted to Staff

See attached letter.

- **Richard Johnson and Laurie Johnson, 23 Elliott Street**

Submitted to Staff

See attached letter.

- **Rainey Evans, 14 Bedons Alley**

Submitted to Staff

See attached letter.

16. Discussion of Rules and Procedure of the Board of Architectural Review related to meeting schedules.

No Comments Submitted



CITY OF CHARLESTON

BOARD OF ARCHITECTURAL REVIEW – SMALL

161 Tradd Street

TMS # 457-11-04-029 | BAR2023-001227

Category 3 | Charlestowne | c. 1870 | Old and Historic District

Request conceptual approval for fenestration alterations and rear addition.

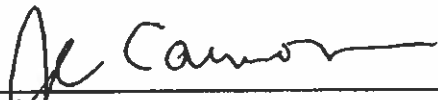
Owner: Ross Miller and Jennifer Hoffman
Applicant: Sebastian von Marschall Architect, LLC

TO: BOARD OF ZONING APPEALS – ZONING (BZA-Z)
FROM: LUTHER LEE (JOHN) CANNON, JR. - NEIGHBOR OF 161 TRADD ST.

To Whom it May Concern,

My name is John Cannon. I own and reside at 159 Tradd St., Unit A, Charleston, SC 29401, which is directly next door to 161 Tradd St. I have seen, reviewed, and am familiar with the plans and architectural drawings regarding the proposed addition my neighbors, Ross Miller and Jenny Hoffman, would like to build at their home at 161 Tradd St. I fully support this addition, do not believe it will affect my property or neighboring properties in any discernible manner, and believe it comports with the historical integrity and aesthetics of the surrounding homes and neighborhood. Should you have any questions or concerns, I am available at your convenience.

Respectfully Submitted,

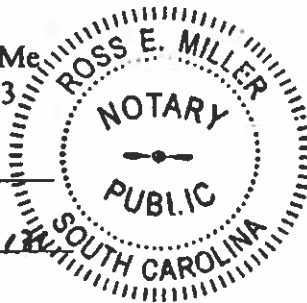


John Cannon

Sworn to and Subscribed Before Me
This 11 day of September, 2023



Notary Public for South Carolina
My Commission Expires: 1/25/24

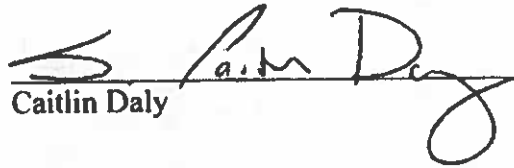


TO: BOARD OF ZONING APPEALS – ZONING (BZA-Z)
FROM: CAITLIN DALY - NEIGHBOR OF 161 TRADD ST.

To Whom it May Concern,

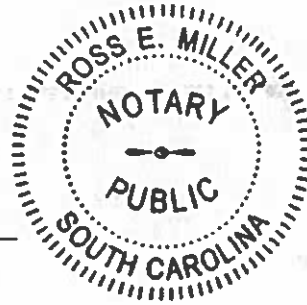
My name is Gaitlin Daly. I own and reside at 4 Council St., Charleston, SC 29401. My house backs up to 161 Tradd St. I have seen, reviewed, and am familiar with the plans and architectural drawings regarding the proposed addition my neighbors, Ross Miller and Jenny Hoffman, would like to build at their home at 161 Tradd St. I fully support this addition, do not believe it will affect my property or neighboring properties in any discernible manner, and believe it comports with the historical integrity and aesthetics of the surrounding homes and neighborhood. Should you have any questions or concerns, I am available at your convenience.

Respectfully Submitted,


Caitlin Daly

Sworn to and Subscribed Before Me
This 18 day of September, 2023


Notary Public for South Carolina
My Commission Expires: 1/28/21

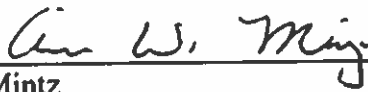


TO: BOARD OF ZONING APPEALS – ZONING (BZA-Z)
FROM: ANN MINTZ - NEIGHBOR OF 161 TRADD ST.

To Whom it May Concern,

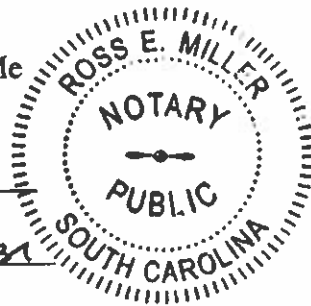
My name is Ann Mintz, I own and reside at ¹⁵⁶159 Tradd St., Unit ^BA, Charleston, SC 29401, with my husband Bruce, which sits directly across the street from 161 Tradd St. I have seen, reviewed, and am familiar with the plans and architectural drawings regarding the proposed addition my neighbors, Ross Miller and Jenny Hoffman, would like to build at their home at 161 Tradd St. I fully support this addition, do not believe it will affect my property or neighboring properties in any discernible manner, and believe it comports with the historical integrity and aesthetics of the surrounding homes and neighborhood. Should you have any questions or concerns, I am available at your convenience.

Respectfully Submitted,


Ann Mintz

Sworn to and Subscribed Before Me
This 11 day of September, 2023


Notary Public for South Carolina
My Commission Expires: 11-25-27





CITY OF CHARLESTON

BOARD OF ARCHITECTURAL REVIEW – SMALL

27 Elliott Street

TMS # 458-09-03-192 | BAR2023-001234

NS | Charlestowne | c. 1940 | Old and Historic District

Request conceptual approval for second floor addition.

Owner: Sally & Brian Dougherty

Applicant: Laura F. Altman, LFA Architecture

PRESERVATION
ESTD SOCIETY 1920
of CHARLESTON

Position Statement
Board of Architectural Review - Small
September 28, 2023

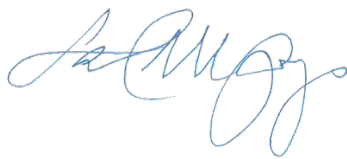
27 Elliott Street

Dear Board Members,

The Preservation Society of Charleston appreciated the chance to discuss this project with the applicant. This house has undergone a number of incompatible alterations over the years that have obscured its original form. In particular, the existing, one-story, side addition is inharmonious with the streetscape and the introduction of a second story would exacerbate this condition. We are not supportive of this proposal due to insensitive height and mass as well as impacts to the historic building, particularly at the eave line. We ask the Board to deny this request.

Thank you for considering our position in this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Laurel M. Fay', written in a cursive style.

Laurel M. Fay
Preservation Coordinator

To: City of Charleston Board of Zoning
City of Charleston Board of Architectural Review

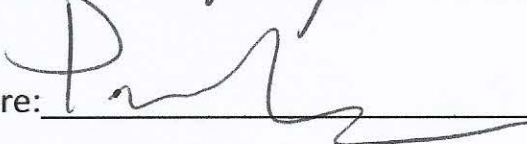
Re: Dougherty Residence
27 Elliott Street
Charleston SC 29401

We have reviewed the drawings, dated July 31, 2023, for the proposed addition to the Dougherty Residence at 27 Elliott Street. We have no objections to the proposed changes.

Date: 8/10/23

Address: 18 Elliott St

Name: Penelope / Joe Gnesin

Signature: 

To: City of Charleston Board of Zoning
City of Charleston Board of Architectural Review

Re: Dougherty Residence
27 Elliott Street
Charleston SC 29401

We have reviewed the drawings, dated July 31, 2023, for the proposed addition to the Dougherty Residence at 27 Elliott Street. We have no objections to the proposed changes.

Date: 8/11/23

Address: 23 Elliott St. Charleston SC

Name: Richard T Johnson
Laurie B Johnson

Signature: R T Johnson
Laurie B Johnson

To: City of Charleston Board of Zoning
City of Charleston Board of Architectural Review

Re: Dougherty Residence
27 Elliott Street
Charleston SC 29401

We have reviewed the drawings, dated July 31, 2023, for the proposed addition to the Dougherty Residence at 27 Elliott Street. We have no objections to the proposed changes.

Date: Aug 10, 23

Address: 14 BEDONS ALLEY

Name: RAINEY EVANS

Signature: 