



# CITY OF CHARLESTON

## BOARD OF ARCHITECTURAL REVIEW – SMALL

### PUBLIC COMMENT

#### OCTOBER 26, 2023

A meeting of the Board of Architectural Review – Small (BAR-S) will be held on **Thursday, October 26, 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](http://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 Please check the website on the meeting date to view any withdrawn or deferred agenda items.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

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#### **B. APPLICATIONS**

##### **1. 30 Isabella Street**

**TMS # 461-03-03-023 | BAR2023-001247**

**NS | East Central | post 1955 | Historic Materials Demolition Purview**

Request demolition of existing CMU structure, only partial structure remaining.

Owner: Isabella Charleston, LLC: Matt Campbell

Applicant: Stephen Ramos AIA

**Site visit 10/26/2023 at 8:30 a.m.**

**No comments submitted**

##### **2. 1 Dingle Street**

**TMS # 460-03-02-034 | BAR2023-001248**

**NS | North Central | c. 1935 | Historic Materials Demolition Purview**

Request partial demolition including three windows, door, exterior stairs, and portion of wall and roof.

Owner: Momo Mom and Me LLC

Applicant: Leaveir "Rich" Carey

**Site visit 10/26/2023 at 8:50 a.m.**

**No comments submitted**

**3. 11 Carolina Street**

**TMS # 460-04-04-072 | BAR2023-001249**

**Category 4 (Group 1) | Westside | c. 1930 | Historic Materials Demolition Purview**

Request demolition of roof material.

Owner: Elizabeth Sathe

Applicant: Robbie Marty

**1 Comment Submitted**

- **Kevin R. Eberle, 367 President Street**  
***Submitted to Staff***

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See attached letter.

**4. 154 Church Street**

**TMS # 458-09-01-068 | BAR2023-001250**

**Category 2 | French Quarter | c. 1850 | Old and Historic District**

Request change existing terne metal roof with standing seam copper roof.

Owner: St Philips Church, Chisolm Leonard

Applicant: Magee Ratcliff Construction, LLC

**No comments submitted**

**5. 36 George Street**

**TMS # 457-04-02-006 | BAR2023-001251**

**Category 2 | c. 1834 | Old and Historic District**

Appeal of staff decision, requesting illuminated neon façade sign.

Owner: King & George Street, LLC

Applicant: King & George Street, LLC

**No comments submitted**

**6. 8 King Street**

**TMS # 475-16-02-063 | BAR2023-001252**

**Category 2 | Charlestowne | c. 1791 | Old and Historic District**

Request conceptual approval of second level, rear addition.

Owner: Robert & Susan Burnett

Applicant: e e Fava Architects

**3 Comments Submitted**

- **Neighbor Support Letter (5 signatures)**  
***Submitted to Staff***

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See attached letter.

- **Jessica Aaron, 10 King Street**  
***Submitted on Innovate Website on Oct. 24, 2023 1:28 PM***

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We live at 10 King Street and unfortunately this proposed addition will completely block our light and skylines from our second floor piazza and master bedroom. We have discussed our concerns about this proposed design with the owners at 8 King and had them over so that they could see the impact their project will have on our property. What you can't see from the pictures that they included with their submittal (in fact none of the pictures they submitted show how their house sits in relation to 10 King and it is impossible to

understand the impact their design will have on us based on what they have provided the BAR) is that our house is considerably smaller than #8 and we are very much already in the shadow of their home. To add another 16 foot extension to the top floor would all but eliminate our natural light in the back of our house. We very much hope that the BAR will not approve the Burnetts' request for conceptual approval of the second floor extension. Thank you.

- **Cooper Fowler, 6 King Street, Charleston, SC 29401**  
***Submitted on Innovate Website on Oct. 24, 2023 5:06 PM***

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Hi, We live at 6 King Street (neighbors). We came home from being out of town, and we saw the hearing notice this morning for 10/26. As previously expressed to the Owner's Architect (see below), we are not in support of the concept drawings that were presented to us previously. We are open to discussion, but we have no idea as to what is being currently proposed. Specifically, we are not in support of a rooftop deck, windows with a direct line of sight into our bedroom, and if memory serves, we had concerns regarding the HVAC location, as we currently can hear the existing units from our bedroom. The proposed addition, came very close to our master bedroom. From Eddie Fava on 8/24/22 good morning mr fowler I had spoken with heather wilson about robert & susan burnett's project at 8 king, as they had said that was requested, but asked robert if I may reach out to you directly as well I understand you had some concerns and thought perhaps if your time allows I could meet & or discuss the proposed work with you feel free to let me know if you would like to meet, as I'd be happy to do so thanks very much eddie fava e. We responded on 8/25/22: Eddie, Thanks for the email, and sorry for the slow response. Ive been out of town for two days for meetings. All that being said, I believe that Heather has already communicated our concerns, and I believe she as offered some suggestions that might help. We are not in favor of the original design per Heather's call, but feel free to call me. My number is 843.452.5367. Thanks, Cooper We never heard anything back from the Architect or the Owner; as a result, we assumed that the proposal was no longer being pursued. Sincerely, Cooper & Meghan Fowler

**7. 218 Rutledge Avenue**

**TMS # 460-08-03-013 | BAR2023-001253**

**NS | Cannonborough / Elliottborough | pre 1852 and 1929 - 1944 | Old City District**

Request conceptual approval for restoration of two structures to pre 1980s facades.

Owner: 218 Rutledge Ave LLC

Applicant: Tyler A Smyth Architects

***Deferred by Applicant***

**8. 200 Wentworth Street**

**TMS # 457-03-03-034 | BAR2023-001254**

**NS | Harleston Village | c. 1966 | Old and Historic District**

Request conceptual approval to add portico over front door and stairs.

Owner: McGee Hall

Applicant: Dennis Schum and First Choice Designs LLC

***No comments submitted***

**9. 24 Chalmers Street**

**TMS # 458-09-01-037 | BAR2023-001255**

**NS | French Quarter | c. 1910 | Old and Historic District**

Request conceptual approval for removal of deck for addition, fenestration alterations, and removal of exterior stairs to second floor.

Owner: Barzilla SC LLC

Applicant: Julie O'Connor, American Vernacular, Inc

**No comments submitted**

**10. 76 Cannon Street**

**TMS # 460-08-03-029 | BAR2023-001256**

**Category 4 | Cannonborough / Elliottborough | c. 1835 | Old City District**

Request conceptual approval for fenestration alterations, alterations to second floor infill, new first floor infill, removal of rear ramp and stairs, and new rear addition.

Owner: Chuck Waring

Applicant: Julie O'Connor, American Vernacular, Inc

**No comments submitted**

**11. 112 Smith Street**

**TMS # 460-16-03-107 | BAR2023-001257**

**Category 4 | Radcliffeborough | c. 1885 | Old and Historic District**

Request conceptual approval to restore bishops arch to chimney, add shutters, fenestration alterations, change lattice to louvers, add one story rear porch, and removal of second front stair.

Owner: Amber and Ryan Matlack

Applicant: Julie O'Connor, American Vernacular, Inc

**No comments submitted**

**12. 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**

**13. 110 Beaufain Street**

**TMS # 457-04-03-022 | BAR2023-001258**

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

Request conceptual approval for hardscape alterations and new wood gate.

Owner: Ben & Kate Towill

Applicant: Ables Landscapes

**No comments submitted**

**14. 42 State Street**

**TMS # 458-09-01-112 | BAR2023-001259**

**Category 2 | French Quarter | c. 1816 | Old and Historic District**

Request approval for new gas lanterns and iron drive gate.

Owner: Robert McMahon

Applicant: Haskins Howerton, W.H. Howerton LLC

**No comments submitted**

**15. 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

**No comments submitted**

**16. 0 Gibbes Street**

**TMS # 457-11-04-115 | BAR2021-000664**

**Category 4 | Charlestowne | Old and Historic District**

Request first one year extension for new garage, previously granted conceptual approval 11/23/21.

Owner: Derek Riggs

Applicant: Erin Lanier, Julia F Martin Architects

**No comments submitted**



# **CITY OF CHARLESTON**

## **BOARD OF ARCHITECTURAL REVIEW – SMALL**

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### **11 Carolina Street**

**TMS # 460-04-04-072 | BAR2023-001249**

**Category 4 (Group 1) | Westside | c. 1930 | Historic Materials Demolition Purview**

Request demolition of roof material.

Owner: Elizabeth Sathe

Applicant: Robbie Marty

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Kevin R. Eberle  
367 President Street  
Charleston, South Carolina 29403

Ms. Frankie Pinto  
BAR-Small  
2 George Street  
Charleston, South Carolina 29401

Re: 11 Carolina Street (Oct. 26, 2023 meeting)

Dear Frankie:

I would like to register my opposition to the changes at 11 Carolina St.

The house—built in 1910 and not 1930—is a notable house on a prominent corner and deserves special scrutiny. That scrutiny should lead to a rejection of the application.

First, there is absolutely nothing whatsoever in the on-line submission which comes anywhere close to justifying the wholesale demolition of the metal roof. There is not even anything to tie to minor staining of the ceilings to a roof leak at all, much less to an uncorrectable problem.

Second, to the extent that anyone on the Board is even on the fence about the demolition request, that person needs to remember the history of the house with the BAR. Or, more correctly, the LACK of history with the BAR. About three years ago, the owner paid over \$700,000 for the house and immediately removed the original windows from the house. The original windows were 5-over1s with a decorative diamond pattern on the upper sash. The originals can be seen in the architectural survey photos included in the on-line materials.

Not only was there no need to remove the windows, there was no BAR approval of the change. Indeed, perhaps because the original windows were in such good condition, no application was even submitted for that. As a result, the historic windows were insanely removed without any chance for the City, the public, the preservation organization, or the BAR itself to even weigh in on the matter.

Given the unlawful demolition already done to the house, the BAR needs to be convinced beyond any possible doubt that further demolitions are absolutely required. Because they are not in this case, the request should be denied (and the City should require restoration of the original design of the windows).

Sincerely,

/s/ Kevin R. Eberle

Kevin R. Eberle





# **CITY OF CHARLESTON**

## **BOARD OF ARCHITECTURAL REVIEW – SMALL**

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### **8 King Street**

**TMS # 475-16-02-063 | BAR2023-001252**

**Category 2 | Charlestowne | c. 1791 | Old and Historic District**

Request conceptual approval of second level, rear addition.

Owner: Robert & Susan Burnett

Applicant: e e Fava Architects


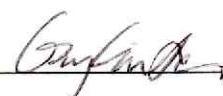

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e.

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To Whom it May Concern

We the undersigned have had the opportunity to review the proposed plans designed by e. e. fava architects, for the home of Susan & Robert Burnett @ 8 King Street. We have no objections to the proposed improvements / minimal rear addition. We respectfully ask for your approval of their submisison. Thank you

NAME	STREET ADDRESS	SIGNATURE	DATE
Aubray Sanders	11 King St Charleston, SC 29401		6/12/22
Gray Carter	9 King St		6/13/22
W. Gordon Geer	12 King St		6/25/22
_____	_____	_____	_____
_____	_____	_____	_____

e.

To Whom it May Concern

We the undersigned have had the opportunity to review the proposed plans designed by e. e. fava architects, for the home of Susan & Robert Burnett @ 8 King Street. We have no objections to the proposed improvements / minimal rear addition. We respectfully ask for your approval of their submisison. Thank you

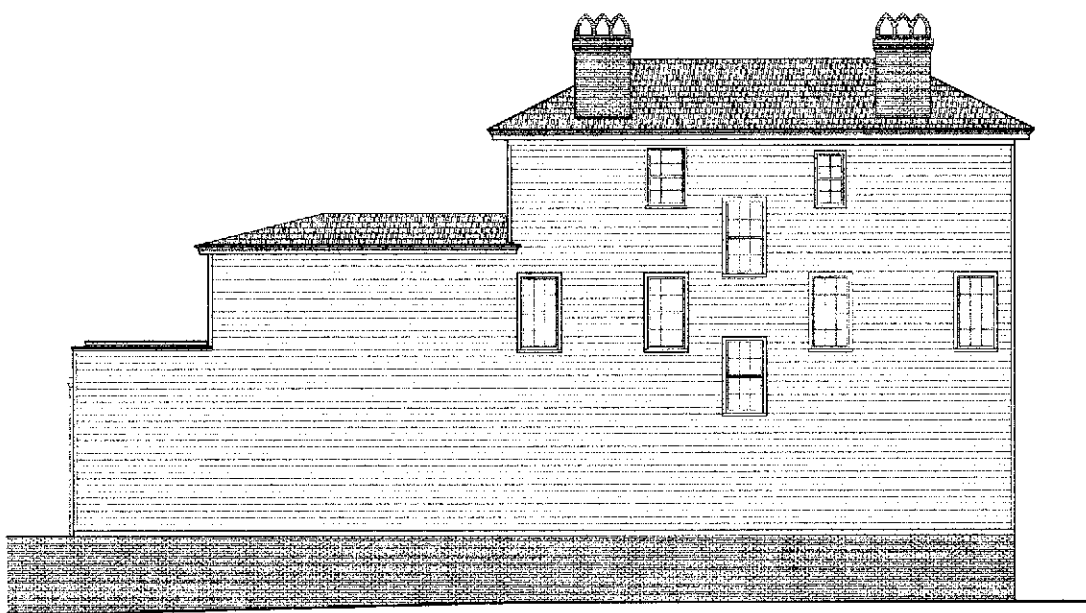
NAME STREET ADDRESS SIGNATURE DATE

George W. Epant, Jr 4 King St [Signature] 7/17/22

Elizabeth S. Epant 4 King St. Elizabeth S Epant 7/17/22

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ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SCLAW ARCHITECTS, INC.

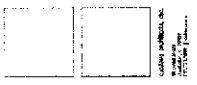


Proposed Site Elevation, NORTH, SCHEME 2

SCALE 1/8" = 1'-0"

**General Notes**

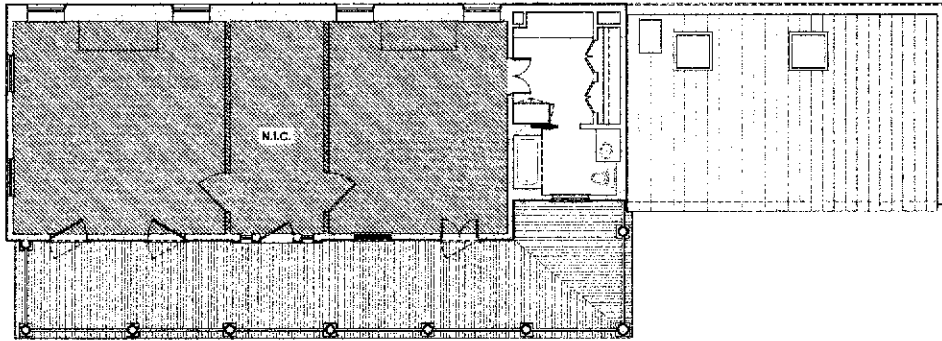
1. The owner is responsible for obtaining all necessary permits and approvals from the appropriate authorities.
2. The architect is not responsible for the accuracy of the information provided by the owner.
3. The architect is not responsible for the accuracy of the information provided by the owner.
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20. The architect is not responsible for the accuracy of the information provided by the owner.



September 23, 2021

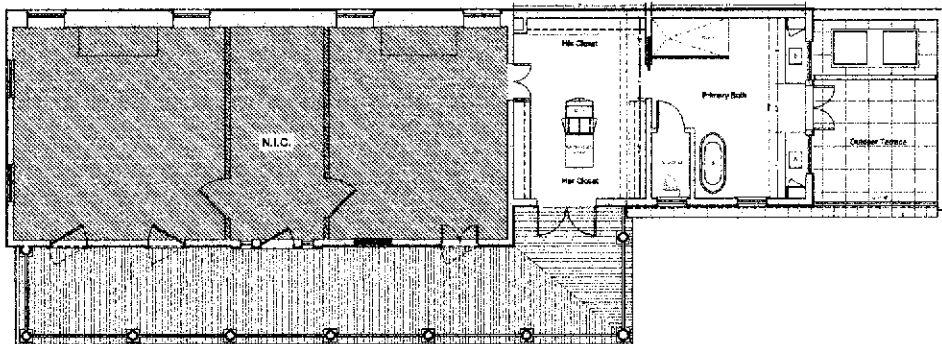
**General Notes**

- 1. All work shall be in accordance with the latest editions of the Building Code of the City of Charleston and the International Building Code (IBC) 2015 Edition, unless otherwise specified.
- 2. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
- 3. All materials and workmanship shall conform to the requirements of the Building Code of the City of Charleston and the International Building Code (IBC) 2015 Edition, unless otherwise specified.
- 4. The contractor shall be responsible for protecting existing work and providing adequate safety measures during construction.
- 5. The contractor shall be responsible for maintaining access to adjacent properties and public utilities.
- 6. The contractor shall be responsible for obtaining all necessary approvals for any changes to the proposed plan.
- 7. The contractor shall be responsible for providing a clean and safe work site at all times.
- 8. The contractor shall be responsible for providing all necessary labor and materials.
- 9. The contractor shall be responsible for providing all necessary equipment and tools.
- 10. The contractor shall be responsible for providing all necessary safety gear and training.
- 11. The contractor shall be responsible for providing all necessary insurance and bonding.
- 12. The contractor shall be responsible for providing all necessary documentation and records.
- 13. The contractor shall be responsible for providing all necessary communication and coordination.
- 14. The contractor shall be responsible for providing all necessary site management and supervision.
- 15. The contractor shall be responsible for providing all necessary quality control and inspection.
- 16. The contractor shall be responsible for providing all necessary safety and health measures.
- 17. The contractor shall be responsible for providing all necessary environmental protection measures.
- 18. The contractor shall be responsible for providing all necessary fire and life safety measures.
- 19. The contractor shall be responsible for providing all necessary accessibility measures.
- 20. The contractor shall be responsible for providing all necessary energy efficiency measures.



**1** Existing Second Floor Plan

Page 1 of 7



**2** Proposed Second Floor Plan | SCHEME 2

Page 2 of 7

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September 23, 2021

Architect: [unreadable] | 1234 Main Street, Charleston, SC 29401 | Phone: [unreadable] | www.[unreadable].com



Proposed Side Elevation - SOUTH - SCHEME 2

SCALE: 1/8" = 1'-0"

General Notes

1. This drawing is a proposed side elevation of the Burnet Residence, located at 8 King Street, Charleston, SC 29401. It is intended for informational purposes only and is not to be used for construction without the approval of the architect.
2. The building is a three-story structure with a brick base and a gabled roof section. The elevation shows the south side of the building.
3. The drawing is based on the architectural records and field notes of the project. It is subject to change without notice.
4. The architect is not responsible for the accuracy of the information provided in this drawing.
5. The drawing is the property of the architect and is to be kept confidential.
6. The drawing is to be used for informational purposes only and is not to be used for construction without the approval of the architect.
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20. The drawing is to be used for informational purposes only and is not to be used for construction without the approval of the architect.

DATE: 10/20/21  
SCALE: 1/8" = 1'-0"  
DRAWN BY: [unreadable]

September 23, 2021