



CITY OF CHARLESTON

BOARD OF ARCHITECTURAL REVIEW – SMALL

MEETING RESULTS

OCTOBER 26, 2023

4:30 P.M.

2 GEORGE STREET

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

STAFF MEMBERS PRESENT: Frankie Pinto, Linda Bennett

A. Minutes

1. Review of Minutes from the October 12, 2023 Meeting

DECISION: APPROVED

MOTION: Approve

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

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.

DECISION: APPROVED

MOTION: Approval of demolition

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

STAFF OBSERVATIONS:

1. There are no remaining character defining features.
2. Want to give community the opportunity to respond regarding any cultural significance.

STAFF RECOMMENDATION: Approval

PUBLIC COMMENT:

- No public comment

BOARD COMMENTS:

- No Board comments
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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.

DECISION: APPROVED

MOTION: Approved as submitted

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

STAFF OBSERVATIONS:

1. Structure raised in 2018.
2. New roof installed in 2019.
3. Due to the shape of the property, the structure can only expand in this direction.

STAFF CONDITION FOR APPROVAL:

1. Paired windows on south elevation to remain in place as these appear to be original openings on the structure.

STAFF RECOMMENDATION: Approval with staff condition

PUBLIC COMMENT:

- No public comment

BOARD COMMENTS:

- Good example of roof replacement
- No issue with window removal
- Little historic fabric remaining

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

DECISION: WITHDRAWN

MOTION: Withdrawn by applicant at meeting prior to staff comments and Board discussion

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

DECISION: APPROVED

MOTION: Approved

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

STAFF OBSERVATIONS:

1. Since this is a change in material on a Category 2 building, it requires Board approval. Staff finds the material to be an appropriate replacement.

STAFF RECOMMENDATION: Approval

BOARD QUESTIONS:

- Questioned current color of roof
- Were other products considered such as freedom gray

PUBLIC COMMENT:

- No public comment
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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

DECISION: APPROVED

MOTION: Revoke staff denial, approve sign with Board conditions

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

BOARD CONDITIONS FOR APPROVAL:

1. Verify dimensions of sign

STAFF OBSERVATIONS:

1. Currently there is no illuminated signage on this section of George Street.
2. The proposal is minimal and tasteful.
3. Due to the category of the building, Staff would seek a Board review of illumination.

STAFF RECOMMENDATION:

(no recommendation since proposal was originally denied by staff)

BOARD QUESTIONS:

- Exposed neon
- Font and size possible

PUBLIC COMMENT:

- No public comment

BOARD COMMENTS:

- Very small, attractive, questions if it can be executed as shown, if too big it won't look right
- Category 2, originally residence, not sure if neon is right type of sign
- Not sure if neon belongs there, tends to not look subtle
- Question about color
- Applicant showed Board picture of already made sign, if wasn't approved was going to use on interior

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

DECISION: DEFERRED

MOTION: Deferral with staff conditions and Board conditions and final review by staff

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

BOARD CONDITIONS FOR APPROVAL:

1. Reaffirm staff condition that eave height of proposed addition be lowered
2. Ridge height be lowered to the subordinate point of the meeting of the piazza roof to the main house wall
3. Acknowledgement that metal roof may be required

STAFF OBSERVATIONS:

1. The materials and window rhythm are consistent with the non-historic addition beneath the proposed.

STAFF CONDITION FOR APPROVAL:

1. Staff suggest lowering the roof, if possible, to connect with the house lower than historic piazza roof.

STAFF RECOMMENDATION:

Conceptual approval with staff condition and final review by staff of permit documents

BOARD QUESTIONS:

- Roof pitch 2:12
- Same windows as addition, Marvin windows, 2012
- Proposed ceiling height
- Can roof tuck under eave

PUBLIC COMMENT:

- Cooper Fowler, 6 King
 - Concerns about mass and scale
 - Adjacent to (his) primary bedroom
 - Location of HVAC
 - Bedroom windows look into proposed bathroom windows
 - Tight proximity
 - Wasn't aware of BZA hearing
 - Move mass rear-ward
- Todd Aaron, 10 King
 - (his) second floor piazza is 15' from proposal, will be looking at large wall
 - Expressed concerns to owner and applicant
 - Not aware of BZA meeting
 - Unclear of parameters of sun study (at BZA hearing)
 - Preserve integrity of houses
- PSC
 - Proposal obscures form/detail of piazza roof
 - Suggest tacking roof under eave
- Written comment read into record

APPLICANT RESPONSE:

- Correction that request was for final approval
- Preserve details of house without butchering the interior
- Conversation with Fowlers architect

BOARD COMMENTS:

- Only concern is it reads as original to "L" of building
- Tuck roof under eave
- Progression of additions follows traditional pattern
- Lowering would require metal or other roof type, would help read as detached from original structure
- Ideally lower
- Differentiate north side, even just a corner board
- Reference neighbors to south, sure that owners (8 King) will want privacy/screening

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

DECISION: 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

DECISION: APPROVED WITH CONDITIONS

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

MADE BY: Martin SECOND: Huey VOTE: FOR: 4 AGAINST: 1
OPPOSED: Turner

BOARD CONDITIONS FOR APPROVAL:

1. Narrow portico by at least 2'

STAFF OBSERVATIONS:

1. Drawings do not accurately depict existing conditions.
2. Inconsistency between details and elevations, specifically related to beam height.

STAFF CONDITIONS FOR APPROVAL:

1. Coordinate drawings to eliminate inconsistencies.
2. Columns appear tall and spindly and should be thickened.

STAFF RECOMMENDATION: Conceptual approval with staff comments

PUBLIC COMMENT:

- No public comment

BOARD COMMENTS:

- Rear portico is closed ended, is proposal closed or open ended
- Correct drawings

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

DECISION: APPROVED WITH CONDITIONS

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

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

BOARD CONDITIONS FOR APPROVAL:

- Retain three doors, at first floor front porch
- Defer fourth door, at first floor front porch
- Front entry steps to be masonry

STAFF OBSERVATIONS:

1. Additional door on front façade will create symmetry.
2. Applicant to clarify what French door is proposed for matching, age of existing doors, and evidence for changes.
3. No concern regarding removal of exterior stairs to second floor.

STAFF CONDITIONS FOR APPROVAL:

1. Infill of porch eliminates historic form and footprint and would eliminate the story of how this property grew, as instead is seen in 1944 Sanborn. There is a nice balance to the composition while the proposed would create a blank wall. Existing porch should remain.

STAFF RECOMMENDATION: Deferral for restudy with staff comments

BOARD QUESTIONS:

- Age of deck
- Historic photos of front, any evidence of French doors
- Changing front stairs, cheek walls

PUBLIC COMMENT:

- HCF
 - Appreciate change eliminating apartments
 - Request documentation for fenestration
 - Request deferral for fenestration, approve remainder
- PSC
 - Interesting evolution
 - Not supportive of new door
 - Request documentation for side porch and front door

APPLICANT RESPONSE:

- Existing doors on structure, double pane
- Thought French doors would be lovely
- Existing doesn't match detailing

BOARD COMMENTS:

- No issue with the change in doors since current are not old
 - New door changes, begin to chip away at house. Shouldn't changes out without evidence
 - Wood isn't not the best choice for the stairs, brick would be better
 - Side porch does contribute, balances
 - Infill doesn't bother, blank wall does
 - North elevation, prefer existing composition
 - Always configured to have wall where door is proposed
 - Seeing open porch/terrace element is pleasing
 - Would like to see evidence to add door
 - Concern about changing window to door
 - Why change window to door, unless there is evidence
 - Two little porches should stay, important to street view
-

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

DECISION: DEFERRED

MOTION: Deferral for restudy with staff and Board conditions

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

BOARD CONDITIONS FOR APPROVAL:

1. Consider enclosing one bay on first floor, and reopening one bay on second floor
2. Eliminate mullied windows
3. Provide comprehensive site plan

STAFF OBSERVATIONS:

1. Appreciate clarification of second floor piazza infill.
2. Per the BAR policy on enclosing piazzas:
 - a. *The Charleston piazza/porch is a building feature unique to, and closely identified with, the architectural history and urban character of the city.*
 - b. *This unique feature of the Charleston Single House should be preserved in order to retain the prevailing character of our vernacular architecture.*
 - c. *To enclose the piazza and incorporate it into the interior of a building eliminates this unique feature, and eliminate the use of the piazza as a transitioning space between the interior and its surrounding urban environment.*
 - d. *Enclosing piazzas in whole, or in part, may result in irreversible damage to our architectural heritage.*
3. Applicant to confirm drawing issue: in photo existing windows appear centered, in drawings they do not align

STAFF CONDITIONS FOR APPROVAL:

1. Eliminate the new piazza enclosure.
2. Restudy to simplify the overall composition as a streamlined progression of masses.
3. While the addition is subordinate to the main house, it is not subordinate to the dependency. Restudy rear composition and roof form.
4. Proposed addition is wider than the main house, and when possible, additions should extend toward rear of lot rather than perpendicular to the historic house.
5. Eliminate faux shutter on previous addition, as no other shutters appear on the infill portion
6. Proposed change to paired windows would break the rhythm of house. Retain existing windows and window locations at this portion.
7. Retain vertical breaks in siding on east elevation.
8. Retain stair window, east elevation.

STAFF RECOMMENDATION: Restudy with staff comments

BOARD QUESTIONS:

- Rear of lot, can build additional units
- Parking configuration is assuming another building

PUBLIC COMMENT:

- PSC
 - Can't support further piazza enclosures
 - Encourage reopening existing
 - Minimize impact of rear addition
 - Requested deferral
- HCF
 - Same comments as PSC

APPLICANT RESPONSE:

- Age is 1811 per Kevin Eberle
- Regarding rear gable, trying to avoid a flat roof

BOARD COMMENTS:

- Needs more greenspace, push parking back behind front of house. Provide comprehensive site plan
- Great restoration on historic property
- Would approve enclosing rear most bay of first floor if reopen second bay of second floor piazza
- Windows shouldn't be pushed to corner
- Stair window, only defining feature on east side
- Agree with staff regarding paired windows
- Addition subordinate to main house, lower pitch
- Additions not typically wider than main house, maybe rotate to rear
- New little hyphen not needed
- Maybe hip roof instead of gable
- Width weren't planning for more structures, more parking
- Other solution than getting shorter and shorter
- Simplify
- No more infill, but can compromise on location of infill, relocate
- Opposed to mulled windows

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

DECISION: APPROVED

MOTION: Conceptual approval with final review by staff

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

STAFF OBSERVATIONS:

1. Rear addition will be minimally visible.
2. Window alterations on north elevation are minimal visible.

STAFF CONDITIONS FOR APPROVAL:

1. Rather than completely removing the piazza screen opening, other remedies should be explored to indicate this is now a single unit such as eliminating stairs but keeping the door opening and hood or adding a door to enclose opening.
2. Revise the louvers beneath the house to be vertical. BAR guidelines recommend against “beachy” style horizontal slats or stock lattice.

STAFF RECOMMENDATION: (Restudy with staff comments) Corrected at meeting, recommendation should be “Conceptual approval with staff comments”

PUBLIC COMMENT:

- No public comment

BOARD COMMENTS:

- No issue with horizontal louvers
- If not originally a duplex, no issue eliminating piazza screen. In this case is wiser to go back

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

DECISION: APPROVED WITH CONDITIONS

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

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

BOARD CONDITIONS FOR APPROVAL:

1. Adopt the piazza screen approach shown on A11X
2. Restudy foundation treatment to eliminate masonry beam between piers and eliminate the expressed piers, except under piazza. Restudy screening between piers
3. Eliminate scoring
4. Lighten screening under piers at piazza

STAFF OBSERVATIONS:

1. Previous comments have been addressed.

STAFF RECOMMENDATION:

Preliminary approval and final review by staff of permit documents

BOARD QUESTIONS:

- Piazza screen, showing what was studied, decided against
- Triangular pediment instead of screen

PUBLIC COMMENT:

- No public comment

BOARD COMMENTS:

- Like piazza screen, this there is a way to make it work
 - Louvers preferable to piers on west elevation
 - Piers should have been eliminated on all sides except under piazza columns
 - Scoring details
 - Much better detailing
 - Thanks to owners for preserving structure
 - Still concerned, screen detail is odd
 - Was prepared to approved “rejected” option
-

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

DECISION: APPROVED WITH CONDITIONS

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

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

BOARD CONDITIONS FOR APPROVAL:

1. Reduce parking court to align with southernmost piazza column
2. Provide details of iron arch

STAFF OBSERVATIONS:

1. Currently parking is at rear of property.

STAFF CONDITIONS FOR APPROVAL:

1. Reduce hardscaping to that required by zoning. BAR hardscaping policy indicates *that paving should be limited to the minimum required for driveway access and a reasonable amount for recreational uses.*
2. Parking area is currently forward of house, staff recommend pulling this back behind the front façade of the house and to study screening mechanisms, perhaps moving the wall to the front to block the view to this large parking area.

STAFF RECOMMENDATION: Deferral for restudy

PUBLIC COMMENT:

- No public comment

BOARD COMMENTS:

- Agree parking is too far forward, but landscaping will screen
- Maybe knee wall
- Steps too grand, maybe reduce to one bay
- Discussion on wide steps

- Southern most ribbon of hardscape, remove. Dimensions 20' x 40', ribbon approximately 8'
 - Detailing wrought iron arch, little substance
-

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

DECISION: APPROVED

MOTION: Final approval with staff to approve permit documents

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

STAFF OBSERVATIONS:

1. Proposed gate and lanterns are appropriate for location.

STAFF RECOMMENDATION: Final approval with staff to approve permit documents

BOARD QUESTIONS:

- Lantern projection approximately 18", balcony projects 2'

PUBLIC COMMENT:

- No public comment

BOARD COMMENTS:

- Gate by Mike Dubois
-

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

DECISION: DEFERRED

MOTION: Deferral with Board conditions

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

BOARD CONDITIONS FOR APPROVAL:

1. Glass hyphen should be single plane without parapet
2. Reduce mass of penthouse access
3. Provide King Street elevation and generally refine document
4. Provide enhanced site plan with details and green space

STAFF OBSERVATIONS:

1. Drawings are difficult to understand due to penciled notes and alterations that have been taped in place.
2. Previous Board and Staff comments appear to be addressed with the exception of one noted again as a Staff condition.

STAFF CONDITIONS FOR APPROVAL:

1. Per previously adopted comments, on the 2nd floor, east elevation, the transom window should remain.
2. Remove note about all materials standard or further explain.

STAFF RECOMMENDATION: Conceptual approval with staff comments

BOARD QUESTIONS:

- Glass hyphen looks like inset, not shown on first floor
- Assume landscape will be addressed on preliminary with landscape architect
- Proposed use of roof space on tower, mechanical
- Parapet screening mechanical
- Full stairs can be compressed
- Glass hyphen doesn't like up on plans
- Restudy on elevator/stair, to be addressed on next submittal
- Window openings or doors

PUBLIC COMMENT:

- Written comment from PSC read into record

BOARD COMMENTS:

- Addition is visible from King, not shown in elevation
- Appreciate roof cover is detached from historic
- Glass hyphen should be one plane
- Eliminate guard rail
- Reduce mass of penthouse
- Site details lacking
- Need to see comprehensive submittal, drawings lacking, missing information needed, clarify
- Lower heights

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

DECISION: APPROVED

MOTION: Approve extension

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

STAFF COMMENT:

This extensions has been presented in a timely manner and with BAR-S being the final governing body to approve it, it must extend this vested right.

STAFF RECOMMENDATION:

Approval of the first one-year extensions of the Conceptual Approval Vested Right to expire on November 23, 2024.

PUBLIC COMMENT:

- No public comment

BOARD COMMENTS:

- No Board discussion

Motion to adjourn by Huey; seconded by Wilson. (7:49 p.m.)
