



CITY OF CHARLESTON BOARD OF ARCHITECTURAL REVIEW - SMALL

MEETING RESULTS

November 10, 2022

4:30 P.M.

2 GEORGE STREET

BOARD MEMBERS PRESENT: Van Slambrook, Altman, Wilson, Martin, Gardner

STAFF MEMBERS PRESENT: Pinto, Gordineer

A. MINUTES

1. APPROVAL OF MINUTES FROM OCTOBER 27, 2022 MEETING

APPROVED

~~WITHDRAWN~~

~~DENY~~

~~DEFERRED~~

MOTION: Approved.

MADE BY: VanSlambrook SECOND: Martin

VOTE: FOR 5 AGAINST 0

B. APPLICATIONS

1. 195 Gordon Street

TMS # 463-10-03-053 | BAR2022-000945

Category 4 | Wagener Terrace | c. pre-1940 | Historic Materials Demolition Purview

Request partial demolition of historic roof. Site visit 11/10/22 at 8:30 am.

Owner: Grace Barrett

Applicant: Amber Aument

APPROVED

~~WITHDRAWN~~

~~DENY~~

~~DEFERRED~~

MOTION: Approval of partial demolition, excluding wall with front door north wall which should remain in its existing plane.

MADE BY: Martin SECOND: Gardner

VOTE: FOR 0 AGAINST 0

NOTES:

- Original openings, not original windows
- HCF
 - Requests denial of roof form
- PSC
 - Character defining feature – should remain
- Board
 - Existing condition – not wise. Windows are typical of neighborhood
 - Style remains appropriate to neighborhood
 - Scale is appropriate for neighborhood
 - Long term roof change will be better for building
 - Design is not unattractive, but we can't consider design double gable form is original, can't support
 - Material may not be original, but form is
 - Removal of roof won't change character

Staff Observations:

1. While the proposed change does change the character, it will prevent water intrusion which will preserve structure from further damage.

Staff Recommendation: Approval

2. 19 Peachtree Street

TMS # 463-12-01-058 | BAR2022-000955

Category 4 | North Central | c. 1940 | Historic Materials Demolition Purview

Request partial demolition of historic structure including columns, railings, and steps.

Site visit 11/10/22 at 8:50 am.

Owner: Kristin VanGuilder

Applicant: Julie O'Connor

APPROVED

~~WITHDRAWN~~

DENY

~~DEFERRED~~

MOTION: Approval of demolition of porch columns and rail. Denial of demolition of brick steps with Board Comment: to repair in kind of steps with masonry steps.

MADE BY: Gardner SECOND: Martin VOTE: FOR 0 AGAINST 0

NOTES:

- Evidence of previous? No
- PSC
 - Brick steps appear original, should be retained
- Board
 - Iron and brick slab not original. Believe stairs are original but not as important.
 - Agree with PSC. Brick stairs feel appropriate
 - First riser very low, safety issue
 - Cheek wall creates awkward condition.

Staff Observations:

1. The features requesting to be changed are not original to the house but are over 50 years of age.

Staff Recommendation: Approval

3. 86 Murray Boulevard

TMS # 457-11-01-005 | BAR2022-000954

NR | Charlestowne | c. 1941 | Old and Historic District

Request conceptual approval for elevator shaft and porch roof.

Owner: Colin Coletti and Clair Schwartz

Applicant: Julie O'Connor, American Vernacular Inc

APPROVED

~~WITHDRAWN~~

~~DENY~~

~~DEFERRED~~

MOTION: Conceptual approval with Board Comment: to restudy elevator roof line to minimize visibility and impact & Final Review by Staff

MADE BY: Martin SECOND: Altman

VOTE: FOR 5 AGAINST 0

NOTES:

- PSC
 - Understand accessibility needs, but should be inconspicuous as possible, preferably at rear.
- Board
 - Question access to attic
- Applicant
 - bedrooms at that level, access for guests
- Board
 - No issues with vertical extension of addition. Issue with elevator extending to attic. Would prefer elevator ends at second floor (floor below attic)
 - Understand desire to provide access to all floors
 - Shown in elevation very obvious, but seen in perspective won't see that angle
 - If attic is usable floor, understand need for access
 - Maybe if less heavily detailed.
 - House is very tall/massive
 - Change roof over shaft
 - Majority of elevators downtown don't go to all floors
 - Location is best choice

Staff Observations:

1. This side of structure has evolved over time with the addition of a porte cochere and later enclosure.
2. The porch roof serves to minimize visibility of the elevator shaft.

Staff Recommendation: Conceptual approval with final review by staff

4. 119 – 121 Broad Street

TMS # 457-12-04-009 | BAR2021-000663

Category 2 | Charlestowne | c. 1803 | Old and Historic District

Request preliminary approval for new two-story guest-house, pool, and pergola.

Owner: MCCURU Properties

Applicant: Neil Stevenson Architects

APPROVED

WITHDRAWN

~~DENY~~

DEFERRED

MOTION: Preliminary approval of pool house, pool, and pergola and equipment structure; deferral of landscape/hardscape plan with a Board Comment to further refine details of pergola with Final Review by Staff of structures not landscaping/hardscaping.

MADE BY: Martin SECOND: Wilson

VOTE: FOR 4 AGAINST 1

NOTES:

- Written Comment
 - Lawrence Wetzle
 - Concerns about hardscape, size and scale of guesthouse
 - Design of driveway, size of foundation
 - Request denial – haven't met with neighbors
 - Carrie Agnew
 - Should reflect residential use. Size of structure and parking
 - Requests landscape buffer
 - Insensitive to neighborhood – requests denial
- Applicant response
 - Equipment structure to be painted
 - Lighting to be addressed in landscaping plan
 - Kris King – liaison to neighbors
 - Parking not visible
 - Screening for site

PREVIOUS MOTION 9.8.22: Conceptual approval with Board Conditions:

1. Carefully restudy proportions/details to be more classical but different from main house
2. Restudy vertical conditions, restore pedestal at base without increasing height
3. Study mechanical/equipment screening and sound proofing
4. Encourage location equipment in vault
5. Reduce impervious paving
6. Refine pergola design language to be in keeping with design language
7. Include DFE.

PREVIOUS Staff Comments 9.8.22:

Pool house

1. Applicant has responded to previous comments related to fenestration, roof, and building materials.

Pergola

2. *The width of the openings on the streetside elevation match the width of the openings on the poolside, but the proportions of those at the streetside could be improved by making them more vertical.*

PREVIOUS Staff Recommendation 9.8.22: Conceptual approval with final review by staff

Staff Observations:

1. While not included in this packet, staff has been notified that an HVAC has been added to the roof of the historic house, outside of the enclosure built for this purpose. This unit will need to be moved within the equipment screen.

Staff comments:

1. Restudy the design and materials for the proposed pool and HVAC equipment enclosure to better coordinate with the existing and proposed structures. While brick is proposed in the hardscape plan, this would be introducing a completely new material. Consider how the enclosure might coordinate and align with the pool house also.
2. Direction from the prior review was to reduce the amount of impervious for parking. The Applicant has revised the material to be pervious but not the amount. Staff believes the intent was to reduce the amount of hardscape, and if so, this directive has not been addressed.

Staff Recommendation: Deferral with staff comments

5. 18 Greenhill Street

TMS # 457-11-04-067 | BAR2022-000921

NS | Charlestowne | c. 1920 | Old and Historic District

Request conceptual approval of two-story rear addition and one story covered porch.

Owner: Tiffany Philippe

Applicant: Neil Stevenson

Deferred by Staff

6. 292 King Street

TMS # 457-04-04-037, 258, 259, 261, 262, 265, 266, 267 | BAR2022-000946

NS | c. 1838-9 | Old and Historic District

Request to replace all existing wood windows with high efficiency, impact rated windows.

Owner: 292 King Street LLC

Applicant: Neil Stevenson Architects

APPROVED

~~WITHDRAWN~~

~~DENY~~

~~DEFERRED~~

MOTION: Final Approval of replacement with Board condition that applicant match the color of the jam liner to color of painted windows.

MADE BY: Martin SECOND: Altman

VOTE: FOR 5 AGAINST 0

NOTES:

- Replacement windows to be painted wood

- No comment HCF or PSC
- Windows are 1/1 on second floor, impact rated would better protect
- Will be barely detectable
- Don't think we've ever approved impact glass in Old/Historic District
- Slippery slope
- If windows were damaged would have less issue
- Building evolved into Art Deco design, now part of history
- Change to upgrade without diminishing historic character
- Question about liner

Staff Observations:

1. BAR does not approve double-paned insulated glass on historic buildings.

Staff comments:

2. Any new windows should be wood, true divided lite, with no impact glass.

Staff Recommendation: Denial

7. 267 Coming Street

TMS # 460-08-01-049 | BAR2022-000947

NS | Cannonborough / Elliottborough | New | Old City District

Request conceptual approval for new single-family residence.

Owner: Cameron Glaws

Applicant: Andrew Gould

APPROVED

~~WITHDRAWN~~

~~DENY~~

~~DEFERRED~~

MOTION: Conceptual Approval with Final Review during permit process.

MADE BY: Gardner SECOND: Altman

VOTE: FOR 5 AGAINST 0

NOTES:

- HCF – taller than historic next door, recommend reducing height and increasing length into lot to make up space. Request deferral.
- Response – planning to build additional house. Parking burden may even require parking carousel for extent of development

Staff Observations:

1. Proposed project fills a gap on the street, screens required parking, includes good proportions, and is nicely detailed.

Staff Recommendation: Conceptual approval with final review by staff

8. 218 Coming Street

TMS # 460-08-04-036 | BAR2022-000948

Category 4 | Cannonborough / Elliottborough | c. pre-1888 | Old City District

Request conceptual approval for new rear addition.

Owner: Chris Finn
Applicant: Chris Finn and Kenny Craft
Deferred by Applicant

9. 2 Longitude Lane

TMS # 458-13-01-124 | BAR2022-000949

NS | Charlestowne | New | Old and Historic District

Request conceptual approval for new single-family residence.

Owner: Alison & Michael Brewer
Applicant: G.M. Wallace Jr

APPROVED

~~WITHDRAWN~~

~~DENY~~

~~DEFERRED~~

MOTION: Conceptual Approval with Final Review by Staff.

MADE BY: Martin SECOND: Altman

VOTE: FOR 5 AGAINST 0

NOTES:

- Parged brick? Thick paint
 - Wood frame with brick veneer
- Wood louvers – shutter/louver – relief for neighbor
- Dormer sides – shake not brick
- Connector between masses – brick 1st floor, shutters over windows
- 10 written comments – neighbors in favor
 - Tradd, Longitude, E Bay
- Board
 - Traditionally but beautifully detailed

Staff Observations:

1. Proposed fills a gap on the street and includes appropriate massing and proportions with the street-facing gables.

Staff comments:

1. Confirm condition of center portion (Foyer) being in same plane as (Living) as elevations indicate an offset not visible in the plans. Enhance or deepen the offset.
2. Shutters on dormers and dormers which are wider than required for the window are atypical for Charleston though because the proposed dormers are not disconnected from the wall below, these could be supported.

Staff Recommendation: Conceptual approval with staff comments and final review by staff

10. 32 Charlotte Street

TMS # 459-13-01-100 | BAR2022-000950

Category 2 | Mazyck-Wraggborough | c. 1820 | Old and Historic District

Request conceptual approval for new conservatory addition.

Owner: 32 Charlotte St LLC

Applicant: G.M. Wallace Jr

~~APPROVED~~

~~WITHDRAWN~~

DENY

DEFERRED

MOTION: Deferral of conservatory for clarification on visibility and Denial of window change.

MADE BY: Martin SECOND: Altman

VOTE: FOR 5 AGAINST 0

NOTES:

- HCF
 - Concerns about location
 - Obscures hyphen and dependency; request deferral for site line study
- PSC
 - Not in support. Eliminates hyphen, reduces ability to read house
 - Reopening piazza would be bonus
 - Request denial
- Response
 - Next step in evolution
 - Open to alteration to infill but difficult to eliminate
- Board
 - Appreciate HCF suggestion of site line study
 - May be visible from ROW; feels important that they have kept parapet
 - Round bays have been slightly compromised already
 - Will complicate relationship between house and dependency
 - Makes sese to connection through the 1970s doors
 - Wouldn't have concern about vertically extending hyphen feel anything else should be out of site line so out of purview
 - Conservatory – visible and too proud of 1902 addition
 - Owner happy to accept deferral for site line study
 - Would prefer to keep single window in original location, building code issue

Staff comments:

1. The glazing at the proposed study makes for a huge scale juxtaposition next to the windows on the carriage house. However, once the proposed is constructed, the carriage house will not be visible from the public right-of-way of Church Street.
2. The proposed double window on the northeast elevation introduces a new window type to this elevation and should be reconsidered.

Staff Recommendation: Conceptual approval with staff comments with final review by staff

11. 140 Queen Street

TMS # 457-08-03-021 | BAR2022-000951

NS| Harleston Village | c. 1995 | Old and Historic District

Request conceptual approval for new rear addition.

Owner: John Hardee

Applicant: Sebastian von Marschall Architect, LLC

APPROVED

~~WITHDRAWN~~

~~DENY~~

~~DEFERRED~~

MOTION: Conceptual Approval with Board Condition to flatten connector/hyphen roof to avoid conflict with eave and Final Review by Staff.

MADE BY: Martin SECOND: Altman

VOTE: FOR 5 AGAINST 0

NOTES:

- PSC
 - Not opposed to configuration, can be further differentiated, should be simplified, flat roof to hyphen lowered
- Response
 - Massing/height was to help differentiate
- Board
 - Flat roof would eliminate issue with eave at intersection
 - Split level reads odd, less obtrusive since it is 1995
 - Pediment detail flat, but not issue at distance from ROW

Staff Observations:

1. While an addition to the side is atypical, the property is constrained in depth, and therefore this location and orientation is the best alternative for an addition. In form and location, it is reminiscent of several carriage houses in town.
2. The addition is pushed to the back of the property, differentiates to the existing house in its cladding material, and is consistent with the existing house in its classical detailing and roof form.
3. The addition is nicely detailed and balanced, and it will be connected via a lower glass-filled hyphen.

Staff Recommendation: Conceptual approval with final review by staff

12. 82 ½ Cannon Street

TMS # 460-08-03-025 | BAR2022-000952

NS | Cannonborough / Elliottborough | c.1852 | Old City District

Request conceptual approval for new guest house at rear of property.

Owner: Marion and Lori Hawkins

Applicant: Stephen Ramos

APPROVED

~~WITHDRAWN~~

~~DENY~~

~~DEFERRED~~

MOTION: Conceptual Approval with Staff Comment and Final Review by Staff.

MADE BY: Martin SECOND: Gardner

VOTE: FOR 5 AGAINST 0

NOTES:

- PSC
 - Think there is opportunity to lower overall height; suggest removing shutters to not feel top heavy
- Response
 - Looked at lowering pitch
- Board
 - Comfortable with proposal
 - Adjustment in roof pitch would improve
 - Have approved taller building in similar circumstances
 - Details need to be perfect
 - If roof pitch lowered too much will affect relationship to building

Staff Observations:

1. Appreciate of the Applicant's extent put in to determining visibility on this project, Staff is comfortable with a two-story on-grade cottage behind the existing historic house at this location because there appears to be no visibility available from Cannon Street and the cottage would be on-grade while the existing house is elevated approximately a half floor, further reducing the height difference.
2. Furthermore, the massing is subordinate in size and volume. The proposed cottage is elegant and nicely detailed using Charleston precedents.

Staff comments:

1. Because the new cottage would be visible from Rutledge, albeit set back a great deal, it is being reviewed by the Board. However, from this angle, there is a lack of visibility to the existing historic house, which affects subordination. With these reasons, the height of the proposed cottage is not a concern. However, a slight reduction in the roof pitch would be welcome and the Applicant has expressed interest in doing so.

Staff Recommendation: Conceptual approval with staff comment and final review by staff

13. 610 Rutledge Avenue

TMS # 460-03-02-053 | BAR2022-000953

Category 4 | North Central | c. 1920 | Historic Corridor District

Request conceptual approval for renovation to existing structure and rear addition, and renovation and rear addition to accessory structure at street.

Owner: DFH South LLC
Applicant: b Studion Architecture

~~APPROVED~~

~~WITHDRAWN~~

DENY

DEFERRED

MOTION: Deferral of storefront to restudy fenestration proportions. Denial for remaining.

MADE BY: Martin SECOND: Wilson

VOTE: FOR 5 AGAINST 0

NOTES:

- HCF

- Not differential to historic; suggest lowering and pushing to back of lot; request denial
- PSC
 - In direct opposition to ordinance. Request denial
- Response
 - Difficulty with adding to one story
 - It is taller; tried to set back and separate from historic.
- Board
 - Excited for storefront
 - Open to notice of addition being taller but would need to be simplified and connected with a hyphen
 - “reasonably” taller. Proposed is not reasonable.
 - Restudy storefront fenestration proportions.

Staff comments:

1. The proposed new addition towers over and overwhelms the historic Freedman’s cottage. Revise and lower the intensity of the addition.
2. The styling and roof pitch of the proposed addition is out of character for the city and should be revised.
3. Revisions to the storefront are beneficial to the property. However, the grid in the windows is a bit tight and should be reduced.

Staff Recommendation: Denial as proposed

14. 17 Thomas Street

TMS # 460-16-01-045 | BAR2022-000931

Category 3 | Radcliffeborough | c. 1830 | Old and Historic District

Request conceptual approval of new addition.

Owner: Tom Dion

Applicant: Bill Marshall

APPROVED

~~WITHDRAWN~~

~~DENY~~

~~DEFERRED~~

MOTION: Conceptual Approval with Final Review by Staff and meet submittal requirements.

MADE BY: Martin SECOND: Gardner VOTE: FOR 0 AGAINST 0

NOTES:

- PSC
 - Not meeting submittal requirements
- Board
 - Submittal requirements

PREVIOUS MOTION 10.27.22: Approval of demolition of deck. Deferral of new addition with staff comments and Board Comment: the proposed extension on the second-floor piazza is to remain as is.

PREVIOUS Staff Observations 10.27.22:

1. *The placement of the existing house is unusual for Charleston, almost centered in the lot, with the driveway on opposite sides as the piazza.*

PREVIOUS Staff comments 10.27.22:

1. *While adding to the “rear” of a single house is atypical for Charleston, staff appreciate how this unusual situation is addressed to make the house usable for the occupant.*
2. *This rear bump out is a similar condition to the house next door where an addition was constructed to the side opposite the piazza.*
3. *The rear addition should be subordinate to the existing in height, scale, and mass. Staff recommend lowering the overall height of the addition, so it does not visually compete with the piazza side of the structure.*
4. *Materials and details should be differentiated from the historic house.*

PREVIOUS Staff Recommendation 10.27.22: Conceptual approval with staff comments and final review by staff.

Staff Observations:

1. The roof on the right elevation dormer has changed from a shed to gable and the overall size has been reduced.
2. Staff appreciate the change in siding profile on the proposed addition.

Staff Recommendation: Conceptual approval and final review by staff

15. 9 Coming Street

TMS # 457-04-03-019 | BAR2022-000893

Not Rated | Harleston Village | c. 1901 | Old and Historic District

Request preliminary approval for new piazza screen, new two-story piazza, extension of second floor addition to ground, and new rear addition.

Owner: Josh & Dannon Heller

Applicant: Robbie Marty

APPROVED

~~WITHDRAWN~~

~~DENY~~

~~DEFERRED~~

MOTION: Preliminary Approval with Staff Observation #1 and Final Review by Staff.

MADE BY: Martin SECOND: Wilson

VOTE: FOR 4 AGAINST 0

Recusal: Gardner

NOTES:

- No public comment
- Staff to handle roof detail

PREVIOUS MOTION 9.8.22: Conceptual approval with Staff Comment #1.

PREVIOUS Staff Comments 9.8.22:

1. *New portions should differentiate from existing structure.*

PREVIOUS Staff Recommendation 9.8.22: Restudy with staff comments

Staff Observations:

1. Per applicant correspondence the south bump out elevation window should all be two over two.
 2. Staff appreciate the change in siding exposure on the rear addition.
- Staff Recommendation: Preliminary approval with final review by staff
-

16. 84 Murray Boulevard

TMS # 457-11-01-004 | BAR2022-000923

NS | Charlestowne | c. 1964 | Old and Historic District

Request preliminary approval for new front and rear porches, modifications to fenestration, new dormers, and limewash brick.

Owner: Brooke & Kurt Kesler

Applicant: Erin Lanier, JFM Architects

APPROVED

~~WITHDRAWN~~

~~DENY~~

~~DEFERRED~~

MOTION: Preliminary Approval with Final Review by Staff.

MADE BY: Wilson SECOND: Altman

VOTE: FOR 3 AGAINST 0
Recusal: Gardner & Martin

NOTES:

- No public comment

PREVIOUS MOTION 10.13.22: Conceptual Approval with Staff Comments & Board Comment for fine detailing that needs to reflect Colonial Revival context of house.

PREVIOUS Staff comments 10.13.22:

1. *The additional windows provide a better balance of solid to fenestration. They are better in proportion to the scale of the house.*
2. *Staff recommend triple hung windows or doors on the center windows to provide access.*
3. *The proportions of the dormers seem off, staff suggest studying 2 windows in the front dormer.*
4. *Infill brick and mortar to match existing in texture.*

PREVIOUS Staff Recommendation 10.13.22: Conceptual approval with staff comments and final review by staff

Staff Observations:

1. Window grid pattern has been changed to better compliment the colonial revival style of the house.
2. Staff appreciate the alteration to the dormer windows to match the width of the paired windows below.

Staff Recommendation: Preliminary approval with final review by staff