

BOARD MEMBERS PRESENT: GLEN GARDNER, BILL HUEY, FILLMORE WILSON, JULIA MARTIN, LINDSAY VAN SLAMBROOK.  
STAFF PRESENT: FRANKIE PINTO, ALISON HILL DELONG, TORY PARISH



AGENDA  
**BOARD OF ARCHITECTURAL REVIEW-SMALL**

January 13, 2022 4:30 P.M. "virtually via Zoom Webinar"

1. **540 King Street – TMS # 460-08-04-062** **BAR2020-000216**  
Request mock-up panel review. Site visit 1/13/22 at 9:30 am.  
New Construction | Cannonborough/Elliottborough | Old and Historic District  
Owner: Vanderking 540, LLC  
Applicant: Simons Young + associates, LLC

**Deferred by Staff**

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2. **4 Lenox Street - - TMS # 463-08-02-020** **BAR2022-000696**  
Request complete demolition of historic structure. Site visit 1/13/22 at 8:30 am.  
Not Surveyed | East Central | c. 1942 | Historic Corridor District  
Owner: Maria Wiley Austin  
Applicant: Byers Collaborative, LLC

MOTION: Denial of demolition with Staff comments noted.

MADE BY: MARTIN SECOND: WILSON VOTE: FOR 5 AGAINST 0

Board Notes:

- Generally agree with staff and societies, the value in the form and details is high and indicative of the typical house built in this small development in the early 20<sup>th</sup> century.
- More than only material here; value of the form and detail

Staff Comments:

1. This is the last example of this building form on this street and still retains many of its character-defining features, including exposed rafter ends, full-width front porch, some original siding, and metal roof on the front porch.
2. We recommend completing necessary repairs and weatherization of the building. This would include repairing the roof, installing missing or broken windows, removing vegetation and plywood on the façade, and any necessary repairs to shield the building from the elements.
3. In a rehabilitation scenario, a proper preservation plan shall be submitted to the BAR (or BAR staff) for approval. The plan should include an engineering report that goes further than the report submitted to determine what historic fabric is viable. A subjective report such as in the submittal with a "scale of one-to-ten" is insufficient.

Staff Recommendation: Denial for demolition with Staff comments noted.

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3. **48 & 50 Cooper Street - - TMS # 459-06-01-015** **BAR2022-000697**  
Request complete demolition of historic structure. Site visit 1/13/22 at 8:30 am.  
Category 4 | East Side | c. 1880 | Historic Materials Demolition Purview  
Owner: Georgette Carr  
Applicant: Georgette Carr

MOTION: Approval of demolition.

MADE BY: MARTIN SECOND: GARDNER VOTE: FOR 5 AGAINST 0

Board Notes:

- Disagree with staff comments; one story buildings on Sanborns, don't see what is worth saving; historic fabric has been so compromised; there is not a great case to save it; original structure not there now
- Historic fabric not there, no strong reason to save
- Previous demo app had form/existing form, this form is not significant/original

Staff Comments:

1. Character defining features are in salvageable condition. The original wood siding is visible on the side elevation of 50 Cooper underneath the vinyl siding, which has encased the original fabric. The original wood siding is visible on the rear elevation of 48 Cooper, however, much of the original building form has been altered or removed.
2. For 48 Cooper: Google imagery shows that an addition to the property and overall renovations were completed ca. 2015. There are no City records of this work.
3. We recommend completing necessary repairs and weatherization of the building. This would include repairing the roof, installing missing or broken windows, removing vegetation and plywood on the façade, and any necessary repairs to shield the building from the elements.
4. In a rehabilitation scenario, a proper preservation plan shall be submitted to the BAR (or BAR staff) for approval. The plan should include an engineering report that goes further than the report submitted to determine what historic fabric is viable. A subjective report such as in the submittal with a "scale of one-to-ten" is insufficient.

Staff Recommendation: Denial for demolition with Staff comments noted.

4. **23 Ann Street - - TMS # 460-16-02-010** **BAR2021-000624**  
 Request preliminary approval for four murals on the west elevation of building.  
 Category 2 | Mazyck-Wraggborough | c. 1840 | Old and Historic District  
 Owner: City of Charleston  
 Applicant: Dan Sweeney

MOTION: Preliminary approval with Staff comment #1 and Board comment and Final Review by Staff

MADE BY: GARDNER SECOND: HUEY VOTE: FOR 4 AGAINST 0  
MARTIN RECUSED

BOARD COMMENTS: the second part of comment 2; either remove perimeter from text frames or simply them to not be misleading

Board Notes:

- Asked what type of paint; possibly latex to be long lasting. This submittal is an improvement; agree with comment #3. Not as bothered by the fictitious sign or the reference to a certain business.
- Some refinement is needed, but overall satisfied
- Artwork=subjectivity; some verbiage could be removed; skyline comment—there is subjectivity in artwork; agree with comments 1&2 minus 3
- Agree with comment 3

Staff Comments:

1. Proposal is less generic than previous submittal, but now includes extraneous text that doesn't relate to the business.
2. As proposed, the design reads as a fictitious vintage sign, and this creates a false sense of history which is inappropriate. The text along the frames should be removed on each panel. If Board permits the text in the frame, incorrect spelling of "Smooth" which in this usage should be "Smoothe."
3. Restudy skyline of Charleston for accuracy.

Staff Recommendation: Preliminary approval with Staff Comments noted.

5. **61 Reid Street "HOUSE A" - - TMS # 459-09-03-006** **BAR2020-000248**  
 Request preliminary approval for new construction of a duplex at front of lot.  
 New Construction | East Side | Old City District  
 Owner: Mahul and Dhimant Balar  
 Applicant: Kevan Hoertdoerfer

**Withdrawn by Applicant**

6. **32 Ann Street - - TMS # 460-12-02-106** **BAR2022-000702**  
Request new lighted sign to replace existing.  
Category 2 | Wraggborough | c.1848 | Old and Historic District  
Owner: Charles Carmody  
Applicant: Studio A, Inc., Whitney Powers

MOTION: Deferral providing the applicant more time to put more information together.

MADE BY: HUEY SECOND: MARTIN VOTE: FOR 5 AGAINST 0

Board Notes:

- Provide cut sheets and real photo examples of this type to give this the fullest consideration

Staff Comments:

1. BAR policy does not support neon and generally has not supported faux neon. While we do not oppose the use of lighting at this location and for this business, Staff does not think the use of faux neon is appropriate.

Staff Recommendation: Denial with Staff comments noted.

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7. **162 Queen Street - - TMS #457-08-03-024** **BAR2022-000698**  
Request new garden shed and expansion/renovation of rear addition.  
Category 2 | Harleston Village | c. 1852 | Old and Historic District  
Owner: Pamela & Gerry Rooney  
Applicant: Julia Martin

MOTION: Conceptual approval with FRPS with staff comment 2

MADE BY: HUEY SECOND: GARDNER VOTE: FOR 4 AGAINST 0  
MARTIN RECUSED

Board Notes:

- Roofline will actually be less invasive to the fabric; disagree with staff comments 1 and 3 can be handled at staff, has no problem with color
- Color to be approved by staff.

Staff Comments:

1. While we appreciate that the addition is clearly delineated as subordinate to the original house in the stepped-down height, we feel that a gable roof would better relate to the original house which has three existing sections of gable roofs.
2. Regarding the shed, Staff appreciates the shutters with hardware, the brick step which relates to the house, and the standing-seam gable roof.
3. Clarity the proposed color for the addition and garden shed, as the rendering depicts black or Charleston Green, which is typically not used as the primary color for a structure.

Staff Recommendation: Conceptual approval with Final Review by Staff.

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8. **9 George Street - - TMS # 458-01-03-004** **BAR2022-000699**  
Request conceptual review of alteration to rear 2000s addition to historic house.  
Category 3 | Ansonborough | c. 1813 | Old and Historic District  
Owner: John and Kristina Bourquard  
Applicant: Julie Keyes, Steel Marsh Architecture

MOTION: Deferral to study a one-story volume porch enclosure on the newest addition

MADE BY: MARTIN SECOND: GARDNER VOTE: FOR 5 AGAINST 0

Board Notes:

- Though the rear addition is recent, it was thoughtfully designed, and this alteration dramatically affects that in a negative way; change to a really simple form, constructed well
- Clarify to draw the addition roof plan to flat-lock instead of standing seam (currently drawn); current proposal exacerbates the unfortunate piazza enclosure; also doesn't care about the porch railing

- Try to minimize the public visibility
- Too many additions
- Consider just doing a one-story addition
- Do not want to approve a continuation of the 60s enclosure into this

Staff Comments:

1. The proposed addition needs to be further delineated from and subordinate to the historic home by recessing the addition slightly more than the proposed depth. The addition was subordinate in nature, and the proposal diminishes the level of subordination.
2. Restudy options for the pitch of the roof on the proposed addition. The rendering on page A3D-1 depicts a more steeply pitched roof than is evident on the roof plan and elevations.
3. Maintain the balustrade on the rear portion of the non-historic porch in order to relate to the original house.

Staff Recommendation: Conceptual approval with Staff comments noted and Final Review by Staff.

9. **371 King Street - - TMS # 457-04-02-026** **BAR2022-000700**  
 Request approval of repairs to terra cotta façade including the approval of replacement tile.  
 Site visit 1/13/22 at 9:30 am.  
 Category 4 | none | c. 1918 | Old and Historic District  
 Owner: Garden Theatre, LLC  
 Applicant: Brett Laureys, Wiss, Janney, Elstner, Associates, Inc

MOTION: Final Approval with Staff comments

MADE BY: MARTIN SECOND: HUEY VOTE: FOR 5 AGAINST 0

Staff Comments:

1. Retain and reuse as much of the original tile on the building as possible.
2. Monitoring, as required by Staff, to occur every six months.

Staff Recommendation: Final Approval with Board and Staff comments

10. **4 Percy Street - - TMS # 460-08-03-156** **BAR2022-000701**  
 After the fact request for alterations to historic house.  
 Category 4 | Cannonborough / Elliottborough | c. 1895-1905 | Old City District  
 Owner: Cedar Point Holdings, LLC  
 Applicant: Lake Howard

MOTION: Deferral pending a meeting on site between staff, the owner, and contractors to evaluate and compose a concise list of issues and then Staff discretion as to whether those issues need to return to the Board

MADE BY: HUEY SECOND: GARDNER VOTE: FOR 5 AGAINST 0

Board Notes:

- Want clarity on enclosing piazzas.
- Need thorough documentation
- There used to be siding on the parapet and now wrapped in metal; windows have exposed vinyl jambs liners which wouldn't be approved; side elevation has changed a lot, have not seen to raise a historic window for a kitchen counter; 6 Percy has original windows (sister house) has 6/6 windows which would be more appropriate
- Attention was not paid to trying to put windows with original light patterns in the correct locations; only one portion of issues
- Deferral to meet with all parties and staff

Staff Observations:

1. This project is coming to the Board following a Hold being placed on the property's permits and a request to present to the Board, after seeing that the work completed, did not match the plans approved by BAR Staff (from piecemealed permits which accumulates to large scope of work). Some work is after-the-fact, some has not adhered to BAR

approved drawings, and some portions of the scope have not been reviewed per the Staff request to submit to the Board.

2. The south elevation is the side primarily visible to the street due to the orientation of the lot. Window locations were swapped out on the south elevation without updating plans and obtaining a new BAR review. A second-story window on south elevation was infilled, not per BAR approval.
3. The proposal mentions an unapproved roof replacement, and one extant chimney is visible in one of the applicant's photos showing the replaced roof. However, it is unclear if the second previously existing chimney is still intact.

Staff Comments:

1. On the south elevation, the last fragments of the original piazza cornice and columns were to remain on the first-floor infilled piazza. The cornice and rearmost column have since been removed (visible in current photos)—erasing any remnants of the original piazza form. This was not pointed out in these after-the-fact plans. These elements need to be replaced, as they are the remaining portions of a character-defining feature of a Charleston single house.
2. Window replacement was previously approved, but a cut sheet for the specific make and manufacturer details of replacement windows and doors was requested by BAR Staff on 6/2021 and was not provided.
3. Regarding the landscaping, artificial turf is typically not appropriate within the historic districts, and, while areas not visible from the public right-of-way are outside of BAR purview, we would discourage its use and if found to be visible would need to be a permeable surface.
4. Confirm the status of the second chimney.

Staff Recommendation: Final Approval with Board and Staff comments.

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Lindsay Van Slambrook, chairwoman

date

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Frankie Pinto, Senior Preservation Planner

date