

BOARD MEMBERS PRESENT: GLEN GARDNER, BILL HUEY, JULIA MARTIN, LINDSAY VAN SLAMBROOK, FILLMORE WILSON
STAFF PRESENT: KIM HLAVIN, TORY PARISH



RESULTS
BOARD OF ARCHITECTURAL REVIEW-SMALL

April 22, 2021 4:30 P.M. "virtually via ZoomWebinar"

1. **974 Ashley Avenue - - TMS # 463-11-01-031** **APP. NO. 2104-22-1**

Request final approval for complete demolition of building.
Not Rated (Wagner Terrace) c. 1935 Historic Material Demo Purview
Owner: Gene Plyler
Applicant: Gene Plyler

MOTION: Final Approval

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

Staff Comments:

1. While the building is historic, it is not a building that has lot of architectural merit. This is not one of Wagner Terrace's typical 20th century garage vernacular that adds an incredible amount of character to the streetscape.
2. The historic elements remaining are the siding, and the bead board sheathing under the eaves. If it was once a garage, the siding has been added since then, and the novelty siding appears to be of the same vintage on the front, north and south. The siding is likely not original and altered when the garage was converted into a dwelling.
3. The applicant is demolishing the building to reknit the streetscape and construct a primary residence at the street, which is the original intent for these lots.

Staff Recommendation: Final Approval

2. **66 Church Street - - TMS # 458-13-01-099** **APP. NO. 2104-22-2**

Request final approval for piazza enclosure at rear.
Category 3 (Charlestowne) c. 1784 Old and Historic District
Owner: Stanley Porter
Applicant: C. Liberatos, Architect

MOTION: Deferral pending a sight-line study; detailed drawings; and board condition for the east wall be disengaged from balustrade.

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

Staff Comments:

1. The visual impact of the oblique angle will read as very solid and should incorporate more glass to help further differentiate the enclosure. Use door type B (or similar) to enlarge the light pattern or the door slab size to incorporate more glass and eliminate excess mullion.
2. Shift screening and new column to extend to one bay instead of two. (at door type B)
3. Provide details on how the rear elevation will incorporate into the balustrade.

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

3. **48 Bull Street - - TMS # 457-03-02-028** **APP. NO. 2104-22-3**

Request conceptual approval for four new dependency buildings, and a raised terrace.
Category 3 (Harleston Village) c. 1848 Old and Historic District
Owner: Dr. Michael Ammons
Applicant: Robbie Marty

MOTION: Denial with staff comments.

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

Staff Comments:

1. From the west, the townhouses appear as one large single building that over powers the main house, making it insubordinate in H/S/M. This may be more successful as detached units which would be contextually sensitive to the neighboring properties..
2. The proposed carriage house is large for this building type. While the proposed carriage style doors mimic a traditional carriage house, the doors are 10' tall and the dimension from floor to floor is 14'. This is not permitted per zoning ordinance.
3. The townhouse entrances should be the primary relationship to the courtyard and instead, the garages have the most interface with the shared space. The entry the primary focal point.
4. The 8' tall privacy stucco wall attached to the house and proposed carriage house with a raised terrace behind is not typical of Charleston gardens, which employ courtyard walls that give delineation and are incorporated into gardens and greenery. These walls are typically a maximum of 6' tall and employ masonry piers, brick, and other items of visual interest.
5. Structures would better reflect the context if they were detached individual units.

Staff Recommendation: Denial with staff comments.

4. **12 Magazine Street - - TMS # 457-08-02-081** **APP. NO. 2104-22-4**

Request preliminary approval for repairs, modification, and expansion of rear addition.
Category 4 (Charlestowne) c. 1783 Old and Historic District
Owner: 12 Magazine St, LLC
Applicant: David Richards

MOTION: Preliminary approval with staff comments; and Board comment that the mechanical equipment and screening device be appropriately rendered on the plan; and mockup of screening location for staff review; and final review by staff.

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

Staff Comments:

1. Use a single door as previously proposed on east elevation.
2. Recess the window plane further for relief to retain the visual aspect of the original volume.
3. Relocate gutters to eastern side of main house to drain into the planting bed.
4. Add vertical trim piece to separate the horizontal panel, aligned with the mullion.

Staff Recommendation: Preliminary approval with staff comments and final review by staff.

5. **49 South Battery - - TMS # 457-16-03-020** **APP. NO. 2104-22-5**

Request final approval for new standing seam copper roof on main house to replace existing slate and coordinate with other roofs on house.
Category 2 (Charlestowne) c. 1795 Old and Historic District
Owner: Marcia and Harvey Schiller
Applicant: e e fava architects

Withdrawn by applicant

6. **48 South Battery - - TMS # 457-16-01-054** **APP. NO. 2104-22-6**

Request final approval for an increased height in masonry coping wall to 42".
Category 2 (Charlestowne) c. 1846 Old and Historic District
Owner: Carrie and Dave Gabriel
Applicant: Glenn Keyes Architects

MOTION: Final Approval.

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

Staff Comments:
We applaud the applicant and the architect for the creative solution for maintaining the historic elements and character-defining fence with taking protective measures to protect the integrity of the historic building.

Staff Recommendation: Conceptual approval with final review by staff.

7. **10 South Adgers Wharf - - TMS # 458-13-02-011** **APP. NO. 2104-22-7**

Request final approval for wholesale window replacement with simulated divided light.
Not rated (Charlestowne c. pre-1888 Old and Historic District.
Owner: Mason and Nancy Rees
Applicant: Will Shiver

Withdrawn By Applicant

8. **1108 King Street - - TMS # 463-12-03-128** **APP. NO. 2104-22-8**

Request final approval for mural.
Not Rated (North Central) c. 1951-1955 (addition) Commercial Corridor
Owner: France Bell
Applicant: Margot Keen

Withdrawn By Applicant

9. **250 Rutledge Avenue - - TMS # 460-08-01-155** **APP. NO. 2104-22-9**

Requesting conceptual approval for rear addition to existing duplex.
Category 4 (Cannonborough/Elliottborough) c. 1895 Old City District
Owner: Scott Hetterman
Applicant: Neil Stevenson Architects

MOTION: Conceptual approval with staff comments noted and final review by staff

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

Staff Comments:
1. The current proposal is much improved.
2. The open garage space is concerning and should employ a garage door.
Staff Recommendation: Conceptual approval with staff comments noted, final review by staff.

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Lindsay Van Slambrook, Chairperson

date

Kim Hlavin, BAR-S Administrator

date