



CITY OF CHARLESTON BOARD OF ARCHITECTURAL REVIEW – SMALL

MEETING RESULTS

JULY 27, 2023

4:30 P.M.

2 GEORGE STREET

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

STAFF MEMBERS PRESENT: Frankie Pinto, Linda Bennett

A. Minutes

1. Review of Minutes from the July 13, 2023 Meeting

DECISION: APPROVED WITH CONDITIONS

MOTION: Approve with edits

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

B. Applications

1. 1068 Morrison Drive

TMS # 461-09-03-072 | BAR2023-001166

NS | East Side | c. pre 1971 | Historic Corridor District

Request complete demolition of existing structure.

Owner: 1068 Morrison Drive LLC

Applicant: Zach Carman, The Middleton Group

Site visit 7/27/2023 at 8:30 a.m.

DECISION: APPROVED WITH CONDITIONS

MOTION: Approve with Staff and Board conditions

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

BOARD CONDITIONS FOR APPROVAL:

1. Present preservation plan to staff
2. Document transfer of artwork prior to demo

STAFF CONTEXT AND ANALYSIS:

1. The most recognized character-defining feature of this building is the artwork. There is nothing significant in the architectural design.
2. The materials are a mix of CMU, plywood, strand board, and brick in two patterns, with nothing consistently wrapping all elevations.

3. The wall art is being relocated for granddaughter of Marth Lou, which will help to continue the legacy of Martha Lou's Kitchen

STAFF CONDITIONS FOR APPROVAL:

1. Make every and all possible effort to preserve and relocate the artwork.
2. Future development shall incorporate a commemorative element(s) to acknowledge Martha Lou's Kitchen operating for over thirty years at this location and what it meant to the community.

STAFF RECOMMENDATION:

- Taking into consideration the letter from the Ms. Alston, the granddaughter, acknowledging the use of legacy elements in a successor restaurant, acknowledgement of a preservation plan for the art and signage, and the lack of architectural quality in construction and materials, Staff recommends approval of demolition.

PUBLIC COMMENTS:

- Craig Bennett jr, Bennett Preservation, 17 Lockwood
 - Father previously owned property
 - Father died in 2020, he and brother decided to sell
 - Wanted to help relocate restaurant
 - Martha died during covid
 - Recommends graphic replication. Relocation where possible
- PSC
 - Culturally significant role in community, honor legacy
 - Legacy of soul food in Charleston
 - Request salvage plan

BOARD COMMENTS:

- Appreciate PSC's proposal of preservation plan

2. 122 Logan Street

TMS # 457-08-02-085, 457-08-02-079 | BAR2023-001180

Category 3 | Harleston Village | c. 1927 - 1969 | Old and Historic District

Request complete demolition of the single-story storage, garage, and outbuilding hallway extension structures, and the 1948 chapel.

Owner: Fielding Home for Funerals

Applicant: Kyra Brower, LS3P

Site visit 7/27/2023 at 9:00 a.m.

DECISION: APPROVED

MOTION: Approval of demolition of all elements proposed

MADE BY: Turner SECOND: Huey VOTE: FOR: 3 AGAINST: 2
Opposed: Wilson, Martin

STAFF CONTEXT AND ANALYSIS:

1. Storage building, garage, outbuilding hallway, and block wall have no remaining character-defining features.
2. Headhouse, hyphen, outbuilding, and chapel still exhibit character defining features and should be retained.

STAFF CONDITIONS FOR APPROVAL:

1. The chapel, while utilitarian in material, is a unique structure and has witnessed countless Charleston families gathered within its walls. This portion is to be retained, but Staff would consider creative use that retain its form or exterior shell.

STAFF RECOMMENDATION:

- Approval of demolition of storage building, garage, block wall, and outbuilding extension. Denial of demolition of chapel.

PUBLIC COMMENTS:

- PSC
 - Importance of history of buildings, continuing education of that history

BOARD COMMENTS:

- Questions connection of buildings with porches (now infilled)
- Don't think chapel has much value
- If chapel is detached it would allow older buildings to read better
- Would like compelling reason to replace
- 20th c. porch infill, addition, and garage not architecturally significant
- Questions age of porch roof, assume between 1888-1902
- Chapel reflects evolution of building and business, today would not be appropriate design, but importance to community
- Disagree with chapel having/being character defining feature
- Commercial not liturgical function, lack of culture value
- Attachment (of chapel) to historic structure, remove glob of mass

3. 79 Hester Street

TMS # 463-07-02-048 | BAR2023-001154

Category 4 | Wagener Terrace | c. 1950 | Historic Materials Demolition Purview

Request partial demolition of the existing roof form of house.

Owner: Thomas Lauderdale

Applicant: Thomas Lauderdale

Previous site visit 6/22/2023 at 8:30 a.m.

DECISION: APPROVED WITH CONDITIONS, DEFERRED

MOTION: Approval of proposed rear demo, deferral of front demolition, with Board comment that front opening are too wide. And final review by staff

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

STAFF CONTEXT AND ANALYSIS:

1. 49% of existing roof is proposed to be removed.

STAFF CONDITIONS FOR APPROVAL:

1. Staff recommends limiting the proposed portions, especially on the front side of the roof, similar to the neighbor's house on Peachtree.

STAFF RECOMMENDATION:

- Approval with staff condition

PUBLIC COMMENTS:

- HCF
 - Suggest dormers to be centered above windows
- PSC
 - Fundamentally changes roof
 - Suggest rear dormer only, with one large rear dormer

APPLICANT RESPONSE:

- Open to suggestions
- Eliminating (reducing) a lot would be difficult

BOARD COMMENTS:

- Had hoped to see less removal
- Concerned will be more than shown, some of plans appear unbuildable
- Uncomfortable signing off, discrepancies in drawing
- Full shed across back would be more feasible, with smaller openings on front
- Destroy character defining features
- More amenable to larger % at rear, would prefer one larger opening which would actually give more space than current request
- Should have leeway to make usable, but (applicant) should want to live in pleasant home (in context of where removal requests are)
- Some of proposed is not physically possible

4. 24 State Street

TMS # 458-09-01-120 | BAR2023-001181

Category 3 | French Quarter | c. 1841 | Old and Historic District

Requesting planter and wrought iron fence at rear courtyard. Response to previous appeal of staff approval of wall permit.

Owner: Ruthann Granito

Applicant: Jon Pennington, Meadors Inc

DECISION: APPROVED

MOTION: Final approval

MADE BY: Van Slambrook **SECOND:** Turner **VOTE: FOR:** 4 **AGAINST:** 0
Abstain: Fillmore Wilson

STAFF CONTEXT AND ANALYSIS:

1. Proposal responds to previous Board discussion.
2. Proposed ironwork is light and airy, and no longer involves a solid wall.
3. Proposed wall and fence do not connect to 4 Unity, which was a concern at previous meeting.
4. New fence has been reduced to 4'-6". (corrected during meeting, 4'6" iron fence on 1' planter base)

STAFF RECOMMENDATION:

- Final approval

PUBLIC COMMENTS:

- Written comments in opposition (8)

- Lynn Clark
 - Also provided aerials and written copy of speech
 - History of 22-24 State
 - Shared courtyard
 - Renders both spaces unusable
- Nancy Quick
 - Read letter from Peggy Malaspina, 20 State
 - Friend and former neighbor of Doe Cote (22 State)
 - Concerned about current and future legal ramifications to 22 State
 - Want deed updated to 24 State to require maintenance and payment for any damages caused
- Tim Brennan, 26 State
 - Also wrote letter
 - Ask for deferral, new item, connection to his wall
 - References access easement to Unity Alley for 24 State
 - This will prohibit 22 State from accessing half of garden
 - Request denial, emotional plea
- Doe Cote, 22 State
 - History of French Quarter, 22-24 State
 - Open, common courtyard
 - Request denial
 - Request plan modified to move fence behind palmetto tree
 - Appreciate design has been revised, but still in opposition
 - Allow for gathering space for French Quarter
- Esther Lapin, Mt Pleasant
 - In support of Doe Cote
 - Charm and history of Charleston
 - Proposal strips charm
- Richard Gowd, Daniel Island
 - Previous resident of Queen Street, part of “Queen Street gang”
 - There should be easements to allow more density if providing beautiful spaces
 - Should not be visible
- HCF
 - Consider deferring to allow compromise between neighbors

APPLICANT RESPONSE:

- Did as requested by Board
- Talked to community
- Design should not be community decision
- Two neighbors, two properties, two different views
- Only space usable by both properties: entry tunnel and access to Unity
- 26 State wall, just repointing
- Courtyard has changed multiple times
- Owner is not full time resident because she has not yet retired, will live there full time eventually

BOARD COMMENTS:

- Many things have been discussed, legal nuances not Board’s responsibility
- Trying to retain character of City

- Masonry wall effected light and air, openness to courtyard, to detriment of 22 State
 - Board caught in situation, not our purview: damage, access, drainage
 - Don't feel qualified to address legal issues
 - Issue at hand is aesthetic; light and air in courtyard
 - Hope for all involved, issues can be resolved, can't require agreement
 - Would expect to see cross axis agreement, shared maintenance agreement
 - At last meeting did ask applicant to come back with something more open, suggested iron
 - Beautiful space, shame to divide. But there is property line. Can't say that someone can't have fence, only what it looks like
-

5. 5 Glebe Street

TMS # 457-04-01-028 | BAR2021-000424

Category 2 | Harleston Village | c. 1847-48 | Old and Historic District

Requesting after the fact approval for alteration to front stair and handrails, side steps, alterations to front door.

Owner: Mt Zion AME Church
Applicant: Derek Mulkey, Distinctive Stone

DECISION: DEFERRED

MOTION: Deferral with final review by staff

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

STAFF CONTEXT AND ANALYSIS:

1. Proposal addresses previous discussion and is respectful of historic composition while adding a landing to address safety concerns.

STAFF RECOMMENDATION:

- Conceptual approval with final review by staff

PUBLIC COMMENTS:

- Kalen McNabb, written comment
- Pastor Middleton
 - Request to move forward
- PSC
 - Not enough information, give applicant guidance on moving forward
- HCF
 - Suggest reducing overall width, match 1st stair width to opening/landing

BOARD COMMENTS:

- Questions about plans/ dimensions
- Clearly going in correct direction
- Dimension mentioned not meeting code, need of construction drawings with details and materials
- Want to ensure material vetted, matching
- Clearly drafted and drawn, need information

- Concept sounds great
 - Applicant had questions of Board
 - Concern since is Category 2 building
-

6. 171 Church Street

TMS # 458-05-03-135 | BAR2023-001182

NC | c. 1909 | Old and Historic District

Requesting appeal of staff decision, building coating.

Owner: The Franke Building HPH

Applicant: Richard DiTullio

DECISION: APPROVED

MOTION: Approval as submitted

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

STAFF CONTEXT AND ANALYSIS:

1. Previous proposal was coating the building in vertical sections, not as one complete mass.
2. Staff had concerns on the breathability of the coating and how vertical sections would weather differently if building was not coated in its entirety.

STAFF CONDITIONS FOR APPROVAL:

1. The building envelope should be treated as one complete whole, rather than separate units.

STAFF RECOMMENDATION:

- Denial of application as proposed; upholding Staff decision.

PUBLIC COMMENTS:

- HCF
 - Mortal analysis was done
 - Project is in conformance with easement

BOARD COMMENTS:

- Questions about portions of building being coated and color discrepancy
 - Don't have issue with single section, would be preferable to do entire structure
-

7. 54 Church Street

TMS # 458-13-01-093 | BAR2023-001174

Category 4 | Charlestowne | c. 1880 | Old and Historic District

Requesting conceptual approval for fenestration alterations and stucco changes.

Owner: Benjamin Mack

Applicant: Alexandra Little, Cozy Development

DECISION: DEFERRED

MOTION: Deferral for additional information and justification for proposed changes, with staff comments 1-5

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

STAFF CONDITIONS FOR APPROVAL:

1. Age of stucco is unknown and therefore the stucco texture should not be changed. If needed, repairs should be made.
2. Clad windows are inappropriate for this age structure.
3. The number of windows and lite pattern of those windows should remain as-is on first floor, front façade, unless evidence is provided to substantiate changing.
4. No additional windows should be added along Stolls Alley
5. Rather than completely removing the duplex doors, other remedies should be explored to indicate it is now a single unit.
 - a. Remove door knocker and mail slot
 - b. Remove the second street numbers
 - c. Paint main entry door accent color, and unused door the body color of house.

STAFF RECOMMENDATION:

- Deferral for restudy

PUBLIC COMMENTS:

- HCF
 - Unclear if existing windows are historic
 - Historic should be retained
 - 6/6 windows not appropriate
 - Recommend deferral
- PSC
 - Agree with HCF
 - Not sufficient information of age of proposed changed materials

BOARD COMMENTS:

- Discrepancy in drawing set
- Applicant should do further study for submittals
- Note on drawings regarding “not to be used for regulatory approval, permit, construction”
- Architect name blocked out
- 1/1 windows not unusual for age of building
- No information on age of stucco
- Windows in good condition, should be retained and repaired
- Duplex doors show evolution of building
- Worthy of consideration

8. 80 Alexander Street

TMS # 459-13-04-045 | BAR2023-001106

Category 2 | Mazyck - Wraggborough | c. 1850 | Old and Historic District

Requesting conceptual approval to reconstruct front steps, construct brick wall, alterations to crawlspace door, and hardscape alterations.

Owner: 80 Alexander LLC

Applicant: John Johansen

DECISION: APPROVED WITH CONDITIONS

MOTION: Conceptual approval with staff condition #1, and final review by staff

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

STAFF CONTEXT AND ANALYSIS:

1. Per zoning, the proposed wall cannot be more than 7' tall, with columns no more than 8', unless the existing wall it connects to is the same height as proposed.

STAFF CONDITIONS FOR APPROVAL:

1. Confirm structure of proposed wall, section seems incorrect. Confirm how the wall is supported.

STAFF RECOMMENDATION:

- Conceptual approval with final review by Staff

PUBLIC COMMENTS:

- No public comment

BOARD COMMENTS:

- Agree with staff on wall detail

9. 155 King Street

TMS # 457-08-04-039 | BAR2023-001139

NR | Harleston Village | c. pre-1888 | Old and Historic District

Requesting preliminary approval for façade renovations and new rear addition.

Owner: King George Realty LLC

Applicant: Simons Young

DECISION: APPROVED WITH CONDITIONS

MOTION: Preliminary approval with staff condition #2, and final review by staff

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

STAFF CONTEXT AND ANALYSIS:

1. Signage to be approved separately.

STAFF CONDITIONS FOR APPROVAL:

1. The proportions of the new configuration of the center window are awkward, previous configuration felt more vertical.
2. Dentils wrapping the corner end abruptly, suggest extending further down alley.
3. Composite trim on front façade should be real wood.
4. Board to discuss if they would like to see materials samples or mockup.

STAFF RECOMMENDATION:

- Preliminary approval

PUBLIC COMMENTS:

- No public comment

BOARD COMMENTS:

- Composite trim proposed, boral. Not appropriate for King Street storefront
 - Discussion regarding material, essentially new building, no issue with boral
-