1. Approval of Minutes from July 14, 2022 Meeting

   APPROVED          WITHDRAWN
   DENY            DEFERRED

MOTION: Approve

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

2. 12 Line Street | TMS # 459-05-04-138 | BAR2022-000852
   Request demolition of portion of historic structure. Site visit 8:30 am.
   Category 4 | East Side | c. pre 1944 | Historic Material Demolition Purview
   Owner: Z Train, LLC
   Applicant: John Sullivan, S.Arch+Studio, LLC (Speaker)

   APPROVED          WITHDRAWN
   DENY            DEFERRED

MOTION: Final approval

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

NOTES:

3. 13 Rutledge Avenue | TMS # 457-12-03-018 | BAR2022-000853
   Request conceptual approval to raise historic house, remove existing addition, and
   add new addition.
   Not Surveyed | Charlestowne | c. 1968 | Old and Historic District
   Owner: Eric Wooten
   Applicant: Robbie Marty (Speaker)

   APPROVED          WITHDRAWN
   DENY            DEFERRED

MOTION: Conceptual approval with board comments

MADE BY: Martin  SECOND: Huey   VOTE: FOR 4 AGAINST 0
BOARD COMMENTS:
- Remove masonry infill at front porch
- Reduce stair width to reduce scale
- Maintain current fenestration pattern on front elevation

NOTES:
- Existing cementitious mortar, difficult to remove
- Can't be raised with brick
- PSC – opposed to material change
- Staff comments 1 & 2 redacted due to presentation
- Suggest brick house with stucco base
- Below porch read open, solid house wall behind
- Narrow front stairs, more delicate
- Require thicker cementitious siding
- Foundation and stairs feel heavy
- Retain windows

4. 51 Chapel Street | TMS # 459-13-01-071 | BAR2022-000781
Request alterations to previous conceptual approval, replacement of ground floor columns and handrail, and restoration of second floor porch.
Category 3 | Garden District | c. 1890 | Old and Historic District
Owner: Marc Anderson
Applicant: Robbie Marty (Speaker)
MOTION: Conceptual approval with final review by staff
MADE BY: Martin SECOND: Huey VOTE: FOR 4 AGAINST 0

NOTES:
- PSC – in support

5. 376 Race Street | TMS # 460-04-01-062 | BAR2022-000743
Requesting replacement of metal roof with shingles at rear cottage, appeal of board decision.
Not Rated | Westside | c. 1930 | Historic Materials Demolition Purview
Owner: Jonathan Karch
Applicant: Jonathan Karch
Deferred by Applicant

6. 169 Wentworth Street | TMS # 457-03-04-012 | BAR2022-000856
Request conceptual approval for new accessory structure.
Category 4 | Harleston Village | c. pre-1944 | Old and Historic District
Owner: Cope and Sophie Willis
Applicant: E E Fava Architects
Deferred by Staff

7. 91 Nassau Street | TMS # 459-05-03-053 | BAR2022-000854
Request conceptual approval for exterior renovation.
Category 4 | East Side | c. 1852 | Old City District
Owner: Habitation Properties, LLC
Applicant: Clark Ferguson Architect (Speaker)
MOTION: Conceptual approval with final review by staff
MADE BY: Martin SECOND: Huey VOTE: FOR 4 AGAINST 0

NOTES:
- PSC – in support
MOTION: Conceptual approval with staff and board comments with final review by staff

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

BOARD COMMENTS:
- Remove flood vents at front elevation
- Use masonry piers at porch with appropriate screening
- Retain / repair wood siding, any replacement material to be wood

NOTES:
- PSC – concerned about condition of material to be replaced, enlarged windows inappropriate
- HCF – agree with PSC, siding should be wood
- Would prefer to have photos of existing conditions of windows
- Window proportions should not be altered
- Siding should be wood, windows TDL
- Instead of so many flood vents, use of piers with louvers in between

8. 91 Nassau Street  |  TMS # 459-05-03-053  |  BAR2022-000855
Request conceptual approval for new rear residence.
Category 4 | East Side | c. 1852 | Old City District
Owner: Habitation Properties, LLC
Applicant: Clark Ferguson Architect

APPROVED

DENY

MOTION: Deferred

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

NOTES:
- Board deferred before presentation
- Request applicant resubmit with all submittal requirements

9. 1 Council Street  |  TMS # 457-11-04-004  |  BAR2022-000857
Request conceptual approval for alterations to existing addition.
Not Surveyed | Charlestowne | c. 1870 | Old and Historic District
Owner: Brett & Tricia Peterson
Applicant: Bill Young (Liz Baker, designer)

APPROVED

DENY

MOTION: Deferred

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

NOTES:
- Board deferred before presentation
- Few notes about changes, difficulty reading
- Request applicant resubmit with all submittal requirements
10. 235 Meeting Street | TMS # 457-08-01-012 | BAR2022-000858
Request conceptual approval for storefront alterations.
Category 3 | c. pre 1884 | Old and Historic District
Owner: Sticky Charleston LLC, Chad Waldorf
Applicant: Neil Stevenson (speaker)

APPROVED  WITHDRAWN
DENY  DEFERRED

MOTION: Deferral with staff comments 1, 3, 4, and 5
MADE BY: Huey  SECOND: Martin  VOTE: FOR 4 AGAINST 0

NOTES:
• No existing elevation for north side
• No notes on elevations
• Changes to window frames and glass only, no change to pilasters
• HCF – drawings are missing details. Concerns about arches, skull, and lights
• PSC – lack of detail. Existing embellishment. Request clarification on drawings that no character defining features are removed
• Might not mind a quirky skull, arches should be removable
• Lights are too much
• Include more info, clarify. Could review at preliminary

11. 252 Coming Street | TMS # 460-08-02-061 | BAR2022-000859
Request conceptual approval for renovation to entrance and piazza, add outdoor seating, accessibility lift, and gates.
Category 4 | Cannonborough / Elliottborough | c. 1890-1905 | Old City District
Owner: Frank Iwanicki
Applicant: Neil Stevenson (speaker)

APPROVED  WITHDRAWN
DENY  DEFERRED

MOTION: Conceptual approval with staff comments and observation, and board comment
MADE BY: Martin  SECOND: Huey  VOTE: FOR 4 AGAINST 0

BOARD COMMENT:
• Retain historic height of rail and creatively amend it for code requirement

NOTES:
• HCF – have other easements with owner and they have done good work on those projects
• PSC – oppose change to balustrade height, suggest retrofit with cable or a second balustrade
• Piazza doors are not being changed, drawing issues
• Can add railing if desired, existing isn’t original
• Balustrade should remain original height, add additional element for height

12. 96 Ashley Avenue | TMS # 457-03-04-073 | BAR2022-000860
Request conceptual approval to rebuild piazza stair, add hood over entrance, pedestrian and driveway gates, and hardscaping.
Category 2 | Harleston Village | c. 1800 | Old and Historic District
Owner: William Cromer & Dang Minh Nguyen
Applicant: Neil Stevenson

APPROVED  WITHDRAWN
MOTION: Defer

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

NOTES:
- Board deferred before presentation
- Request applicant resubmit with all submittal requirements
- Couldn’t understand the geometry of the new stair
- Requested items not shown, shown elements not included in request
- (applicant) sheets are missing, can send complete packet on Monday

13. 89 & 89 ½ Wentworth Street  |  TMS # 457-04-03-002  |  BAR2022-000861
Request conceptual approval for new masonry garden wall.
Category 2 | Harleston Village | c. 1787 | Old and Historic District
Owner: Mr. & Mrs. Ohanesian
Applicant: Jenny Bevan

Deferred by Applicant

14. 651 King Street  |  TMS # 460-04-04-095  |  BAR2022-000862
Request conceptual approval for new mixed-use building.
Not Surveyed | Cannonborough / Elliottborough | New | Old and Historic District
Owner: NK Partners
Applicant: The Middleton Group, Will Morrison

APPROVED

DENY

WITHDRAWN

DENY

MOTION: Conceptual approval with staff observations and comments 2, 3, and 4 and board conditions.

MADE BY: Martin  SECOND: Huey  VOTE: FOR 3 AGAINST 1
Opposed: Wilson

BOARD CONDITIONS:
- Slightly tone down 3rd floor massing, specifically south side and height / overhang at east
- Restudy north wall detailing
- Clarify all materiality

NOTES:
- Read into record, written comment – Andrew Gould
- PSC – appreciate voluntary lowering building from maximum allowed height, suggest 2nd floor treatment extends to 3rd floor
- HCF – no objection to 1st and 2nd floor. Should include a traditional gable roof
- Appreciate massing, transitional
- Site line, how much of 3rd floor is seen across King Street
- North wall needs detailing, vines don't always grow
- Push south wall more to north
- 3rd floor materials not decided: brick, porcelain rainscreen, being studied
- Suggest wood or metal be studied as well
- Not opposed to penthouse, but it is overbearing, visually dominates
15. 8 Smith Street | TMS # 457-08-03-062 | BAR2022-000863
Request conceptual approval for new portico over front door.
Not Surveyed | Harleston Village | c. 1940 | Old and Historic District
Owner: John Mikios
Applicant: Low Country Contractors, Sarah Eder

Withdrawn by Applicant