



**CITY OF CHARLESTON**  
**BOARD OF ARCHITECTURAL REVIEW - SMALL**  
**MEETING RESULTS**

**JULY 28, 2022**

**4:30 P.M.**

**2 GEORGE STREET**

END TIME: \_\_\_\_\_

BOARD MEMBERS PRESENT: VAN SLAMBROOK, HUEY, MARTIN, WILSON

STAFF MEMBERS PRESENT: PINTO, GORDINEER, BENNETT

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**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~~WITHDRAWN~~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

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**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~~WITHDRAWN~~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:

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**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~~WITHDRAWN~~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

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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)

APPROVED

~~WITHDRAWN~~

~~DENY~~

~~DEFERRED~~

MOTION: Conceptual approval with final review by staff

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

NOTES:

- PSC – in support

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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

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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

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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)

APPROVED

~~WITHDRAWN~~

~~DENY~~

~~DEFERRED~~

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

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**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~~

~~WITHDRAWN~~

~~DENY~~

**DEFERRED**

MOTION: Deferred

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

NOTES:

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

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**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~~

~~WITHDRAWN~~

~~DENY~~

**DEFERRED**

MOTION: Defer

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

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**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

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**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~~

~~DENY~~

DEFERRED

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

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**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

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**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

~~WITHDRAWN~~

~~DENY~~

~~DEFERRED~~

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 3<sup>rd</sup> floor massing, specifically south side and height / overhanf 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 2<sup>nd</sup> floor treatment extends to 3<sup>rd</sup> floor
  - HCF – no objection to 1<sup>st</sup> and 2<sup>nd</sup> floor. Should include a traditional gable roof
  - Appreciate massing, transitional
  - Site line, how much of 3<sup>rd</sup> floor is seen across King Street
  - North wall needs detailing, vines don't always grow
  - Push south wall more to north
  - 3<sup>rd</sup> 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
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- 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**

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