



CITY OF CHARLESTON

BOARD OF ARCHITECTURAL REVIEW – SMALL

PUBLIC COMMENT

AUGUST 10, 2023

A meeting of the Board of Architectural Review – Small (BAR-S) will be held on **Thursday, August 10, 2023 at 4:30 p.m.** in the **Public Meeting Room, First Floor, 2 George Street.**

The following written comments will be provided to the board members 24 hours in advance of the meeting. The comments will also be acknowledged into the record and summarized. The public is encouraged to attend the meeting in person to speak in order for comments to be fully heard.

Application information is available at www.charleston-sc.gov/bar. Please check the website on the meeting date to view any withdrawn or deferred agenda items.

For additional information, please contact:
DEPARTMENT OF PLANNING, PRESERVATION & SUSTAINABILITY
2 George Street, Suite 3100, Charleston, SC 29401 | 843-724-3781

B. APPLICATIONS

1. 42 Poinsett Street

TMS # 463-12-03-040 | BAR2023-001187

NS | North Central | c. 1925 | Historic Materials Demolition Purview

Request complete demolition of historic structure.

Owner: 42 Poinsett LLC

Applicant: John M Oakley

Site visit 8/10/2023 at 8:30 a.m.

2 Comments Submitted:

- **April Wood, Historic Charleston Foundation**

Submitted Aug. 7, 2023 1:17 PM

HCF has reviewed the application for demolition of the historic structure at 42 Poinsett Street. Unfortunately, the building is in very poor condition and will require extensive work to rehabilitate. However, to preserve the character and scale of the block, we believe it is important to retain the historic form of the structure, as well as any other historic elements that can be salvaged. We respectfully recommend denial of this application.

- **Candace Moorer, 31 Poinsett Street**

Submitted to Staff

See attached letter and materials.

2. 45 Cooper Street

TMS # 459-06-01-025 | BAR2023-001188

Category 4 | East Side | c. 1880 | Historic Materials Demolition Purview

Request complete demolition of historic structure.

Owner: Sweetgrass Capital Partners LLC

Applicant: Zachary Bennett

Site visit 8/10/2023 at 8:50 a.m.

1 Comment Submitted:

• **April Wood, Historic Charleston Foundation**

Submitted Aug. 7, 2023 1:18 PM

HCF has reviewed the application for demolition of the historic structure at 45 Cooper Street. Unfortunately, the building is in very poor condition and will require extensive work to rehabilitate. However, to preserve the character and scale of the block, we believe it is important to retain the historic form of the structure, as well as any other historic elements that can be salvaged. We respectfully recommend denial of this application.

3. 708 Meeting Street

TMS # 461-13-01-007, 461-13-01-008 | BAR2023-001189

Category 4 | East Central | c. 1904 | Historic Corridor District

Request conceptual approval for replacement of existing windows, handicap ramp alterations, and HVAC screening.

Owner: Union Baptist Church, Jacki White

Applicant: Innova Architecture LLC

No Comments Submitted

4. 92 Smith Street

TMS # 457-03-02-069 | BAR2023-001131

Category 4 | Harleston Village | c. 1903 | Old and Historic District

Requesting approval for 16 solar panels and micro inverters.

Owner: Mike Faller

Applicant: Steven Schwartz, Hilton Head Solar

2 Comments Submitted:

• **Katie Saylor, 542 Huger Street**

Submitted Aug. 5, 2023 5:17 PM

Solar panels are hideous and take away from the beautiful historic architecture of Charleston. Until solar panels can be better incorporated into the roof shingles or panels as to not look like an afterthought, they should be denied during this process.

• **April Wood, Historic Charleston Foundation**

Submitted Aug. 7, 2023 1:18 PM

HCF has reviewed the application for 16 solar panels and micro inverters at 92 Smith St. While we do not object conceptually to solar panels, we have concerns about the visibility of panels on the building and their attachment to what appears to be a historic roof. To reduce the visual impact on the character of the historic building, we recommend pulling the panels back from the street, potentially relocating them to the roof of the rear dependency. Regarding the attachment to the historic standing seam roof, we believe more

details should be submitted to show how the attachment of the solar panels will not result in damage to the roof. Furthermore, the existing roof likely does not conform to modern code and is unlikely to have hurricane straps. We are concerned that this condition may not have been considered when making engineering calculations. We respectfully recommend deferral for restudy of the location of the solar panels.

5. 134 Smith Street

TMS # 460-16-01-098 | BAR2023-001190

Category 4 | Radcliffeborough | c. 1895 | Old and Historic District

Request conceptual approval for new accessory dwelling at rear.

Owner: Cornelius Thomas

Applicant: Julie O'Connor, American Vernacular

No Comments Submitted

6. 309 King Street

TMS # 457-04-04-097 | BAR2023-001092

NR | c. pre-1884 | Old and Historic District

Request conceptual approval for storefront renovations.

Owner: Redline Property Partners - Andrew Webb

Applicant: Chipman Design Architecture

1 Comment Submitted:

• **April Wood, Historic Charleston Foundation**

Submitted Aug. 7, 2023 1:20 PM

HCF has reviewed the application for conceptual approval of storefront alterations at 309 King Street. We compliment the applicant for their use of historic images and the overall organization of their application. While we appreciate the applicant's response to the BAR's comments from the previous meeting, we continue to object to the change of shape and size of the windows on the second floor because these changes completely eliminate the important character defining detailing in this location. We are also not in support of the use of steel windows with dividing muntins on the storefront windows. These windows are not compatible with the art deco styling of the building or the historic character of King St. We recommend deferral of this application so that these issues can be addressed.

7. 128 Cannon Street

TMS # 460-11-04-158 | BAR2023-001192

Category 4 | Cannonborough / Elliottborough | c. 1840 | Old City District

Request conceptual approval to restore back of structure to duplex, reopen portion of piazza, add windows to rear mass, and restore transom over piazza door.

Owner: Renee Gaters

Applicant: Tyler A Smith Architects

No Comments Submitted

8. 27 Limehouse Street

TMS # 457-11-02-012 | BAR2023-001193

NS | Charlestowne | c. 1915 | Old and Historic District

Requesting conceptual approval for one story addition to replace removed porch.

Owner: Jessica Cecil

Applicant: Beau Clowney Architects

No Comments Submitted

9. 14 Gadsden Street

TMS # 457-03-03-067 | BAR2023-001173

Category 3 | Harleston Village | c. 1830 | Old and Historic District

Requesting preliminary approval to elevate existing structure.

Owner: Cozy Development

Applicant: Michael Fisher

1 Comment Submitted:

- **April Wood, Historic Charleston Foundation**

Submitted Aug. 7, 2023 1:21 PM

HCF has an exterior easement on the property at 14 Gadsden St. We have worked closely with the applicant over the last few months and confirm that this proposal conforms to the requirements of the easement. We have reviewed the revisions to the application since the previous meeting and we respectfully recommend approval.

10. 102 Rutledge Avenue

TMS # 457-03-02-115 | BAR2023-001149

NS | Harleston Village | c. 1940 | Old and Historic District

Requesting conceptual approval of dormer addition, exterior stairs, and extension of roof.

Owner: Ed Berlin

Applicant: Neil Stevenson

No Comments Submitted

11. 438 King Street

TMS # 460-16-02-066 | BAR2023-001194

Category 3 | Mazyck - Wraggborough | c. 1872-1880 | Old and Historic District

Requesting conceptual approval for renovation and conversion of existing structure into small hotel with three story rear addition.

Owner: King Street Investments LLC

Applicant: Neil Stevenson

1 Comment Submitted:

- **April Wood, Historic Charleston Foundation**

Submitted Aug. 7, 2023 1:22 PM

HCF has reviewed the application for renovation and conversion of the existing structure at 438 King Street into a small hotel with a three-story rear addition and we thank the applicant for reaching out to us on this project. We are supportive of most of the proposed changes. However, we believe that the addition should be shorter than the historic structure. To accomplish this, we

recommend eliminating roof access for guests so that the height of this area can be reduced.

