



CITY OF CHARLESTON BOARD OF ARCHITECTURAL REVIEW – SMALL

MEETING RESULTS

AUGUST 24, 2023

4:30 P.M.

2 GEORGE STREET

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

STAFF MEMBERS PRESENT: Frankie Pinto, Linda Bennett

A. Minutes

1. Review of Minutes from the August 10, 2023 Meeting

DECISION: APPROVED

MOTION: Approval of minutes

MADE BY: Van Slambrook SECOND: Huey VOTE: FOR: 4 AGAINST: 0

B. Applications

1. 426 Sumter Street

TMS # 460-07-01-083 | BAR2023-001199

NS | Westside | c. 1935 | Historic Materials Demolition Purview

Request demolition of all siding, windows, doors, and exterior trim; fenestration changes, and alterations to piazza screen.

Owner: Matt and Traci Kennerknecht

Applicant: Mike Eippert

Site visit on 8/24/2023 at 8:30 a.m.

DECISION: APPROVED WITH CONDITIONS

MOTION: Approval of removal of center window & piazza screen awning at south elevation. Approval of fenestration changes west side addition. Denial of removal of porch door and window, with Board condition and final review by staff

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

BOARD CONDITIONS FOR APPROVAL:

- Retain all usable historic siding on historic core
- Retain rear corner board
- 6/6 windows to remain on historic core

STAFF OBSERVATIONS:

1. West elevation contains infill and additions, and windows and doors on these portions are not original to structure.
2. Window configuration on south/front elevation is atypical for freedman's cottage, believed to be previously altered.
3. At east elevation, the windows may not be original, but locations appear to be.
4. If cementitious siding is of a similar size, exposure and profile, per north of Line policy statement, it is an in-kind replacement.

STAFF CONDITIONS FOR APPROVAL:

1. Entry door and window within porch are likely original locations and should remain.
2. North elevation window, if original location should remain.
3. Would be unfortunate to remove the wood siding, however, provide information on replacement material size, exposure and profile for a staff review for in-kind replacement.

STAFF RECOMMENDATION:

Approval of removal of center window and piazza screen awning at south elevation, approval of fenestration changes on west side additions, denial of removal of porch door and window, and denial of removal of east elevation window.

PUBLIC COMMENT:

- HCF
 - Some historic siding remaining
 - Request stipulations for replacement front windows
 - Original elements, fenestration
 - Request denial
- PSC
 - Total removal not appropriate
 - Reference policy statement

BOARD COMMENTS:

- Understand need for privacy, second street side
 - Agree with replacement of picture window
 - Agree with staff on piazza screen changes
 - Miranda Homes side, windows not original though opening may be. Should allow some leeway
 - Removal of door hood and siding above to create transom
 - Encourage retention of corner board at back
-

2. 221 Yates Avenue

TMS # 343-05-00-107, 343-05-00-114 | BAR2023-001200

National Register | c. 1942 | Landmark Overlay

Requesting complete demolition of existing single-family house and detached garage.

Owner: City of Charleston, Parks

Applicant: Matt Compton, Special Projects Administrator

Site visit on 8/24/2023 at 9:20 a.m.

DECISION: APPROVED WITH CONDITIONS

MOTION: Approval with staff condition

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

STAFF OBSERVATIONS:

1. Demolition of house and garage accommodates a larger preservation effort of the historic fort.

STAFF CONDITION FOR APPROVAL:

1. Retain and reuse slate roof tiles either on site or another City project.

STAFF RECOMMENDATION:

Approval of demolition of house and detached garage with Staff condition.

PUBLIC COMMENT:

- Written public comment from neighbors in support

BOARD COMMENTS:

- Includes several parts
- Garage is a no brainer
- House could be salvaged, but demo is for greater good

3. 1 Trapman Street

TMS # 457-12-01-025 | BAR2023-001201

Category 3 | Harleston Village | c. 1855 | Old and Historic District

Request demolition of rear addition.

Owner: Allie & Joe Brittain

Applicant: AJ Architects

Site visit on 8/24/2023 at 8:50 a.m.

DECISION: DEFERRED

MOTION: Deferral for requested information and to allow applicant to explain graphically what comes in its place

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

STAFF OBSERVATIONS:

1. Existing addition is highly visible from Trumbo and minimally visible from Trapman with a partial view of roof.
2. Existing addition shows a lack of character-defining features.
3. The addition appears on the 1902 and 1951 Sanborn maps.

STAFF CONDITIONS FOR APPROVAL:

1. Provide more information on the age and construction of the addition.

STAFF RECOMMENDATION:

Deferral for requested information unless the site visit tells us anything.

BOARD QUESTIONS:

- Location of original hyphen, suspect design as dependency

PUBLIC COMMENT:

- PSC
 - Opposed, encourage retention
- HCF
 - Opposed, modify existing within footprint

BOARD COMMENTS:

- Trade off, currently obscures more original main house windows
- Greater good of historic house
- Uncover window, maybe open piazza bay
- Would like to see proposed
- Potentially what comes back may be more meritas
- Don't want to say no without seeing big picture

4. 186 St. Philip Street

TMS # 460-12-02-064 | BAR2022-000789

New | Cannonborough/Elliottborough | Old City District

Request revision to final approval for proposed changes to windows and doors of new, three-story, mixed-use building.

Owner: CKC Properties LLC

Applicant: AJ Architects

DECISION: DEFERRED

MOTION: Deferral for applicant to investigate other avenues for products to accomplish approved design

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

STAFF OBSERVATIONS:

1. Proposal is to change the previously approved arched windows and doors to rectangular. This is yet another loss in detail on a building that needed to be and was approved rich with detailing.
2. Applicant to confirm if the exterior of the parapet wall at the north is changing or if this is a graphical error.

STAFF RECOMMENDATION:

Denial of proposed window and door alterations.

BOARD QUESTIONS:

- Other products looked at
 - Sierra Pacifica and Marvin

PUBLIC COMMENT:

- No public comment

APPLICANT RESPONSE:

- Cannot get chosen product in impact rated door
- Can get windows

BOARD COMMENTS:

- Want to make sure research has been exhausted
- Product is available, can be found or made to order
- Detailing is critical, needs more homework before willing to support
- Original was much richer in detail
- If research and find they can't be made at all, would be willing to consider. Would need documentation
- Windows are available, doors being unavailable is detracting from detail of windows

5. 237 Coming Street

TMS # 460-08-03-170 | BAR2023-001202

Category 4 | Cannonborough / Elliottborough | c. 1850 | Old City District

Request conceptual approval for new rear addition.

Owner: Cara Delay & Paris Ballesteros

Applicant: April Magill, Root Down Designs

DECISION: DEFERRED

MOTION: Deferral for restudy and to meet with zoning, with staff conditions

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

STAFF OBSERVATIONS:

1. Staff appreciate that the proposed addition is stepped in from the existing structure.

STAFF CONDITIONS FOR APPROVAL:

1. New addition should not be wider than the main body of house; proposed extends as far as piazza on south elevation. Reconfigure the addition to pull in the width.
2. Staff suggest talking to Zoning to investigate a variance for a rear addition to accomplish the proposed changes.
3. Siding on hyphen should be differentiated from existing house, and could be made the same or similar to rear portion of addition.

STAFF RECOMMENDATION:

Deferral for restudy and meet with Zoning.

BOARD QUESTIONS:

- Roof material standing seam versus 5V

PUBLIC COMMENT:

- No public comment

BOARD COMMENTS:

- South side could come in, but is going to be minimal
- Should be plane change
- Would like to see standing seam, would prefer architectural shingle to 5V
- Like staff decision to reduce projection
- Fire rating issue, north elevation
- Verification of cladding material

6. 549 King Street

TMS # 460-12-02-076 | BAR2023-001203

Category 3 | Cannonborough / Elliottborough | c. 1900 | Old and Historic District

Request conceptual approval for two-story rear addition.

Owner: Shelbourne Properties 549, LLC

Applicant: Neil Stevenson

DECISION: DEFERRED

MOTION: Deferral for refinement of drawings to include existing, restudy of roof, with staff condition #2

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

STAFF OBSERVATIONS:

1. No storefront alterations were included in application.
2. Proposed single story and first-story work or alterations at rear are not visible, while proposed second-story work will be minimally visible from Morris and Cannon Streets.
3. No wall sections are included in submittal, so criteria for a preliminary review are not met.

STAFF CONDITIONS FOR APPROVAL:

1. Consider lowering the pitch of the roof or consider a hipped roof to help mitigate visibility concerns, if any by Board, of the new two-story structure behind the one-story structure on King Street.
2. Applicant to explain why the north side of the proposed two-story structure indicates an overhang while the south side does not, and to consider making the roof edge condition the same for both.

STAFF RECOMMENDATION:

Conceptual Approval with Staff conditions

BOARD QUESTIONS:

- Signage changes? Dumpsters, exhaust?

PUBLIC COMMENT:

- PSC
 - Drawings do not meet submittal requirements
 - Extensive demo, need further information
 - Height of gable roof

BOARD COMMENTS:

- Background building, no aesthetic issue with roof due to setback
- Steep pitch roof, could lower significantly
- Confusion as to what is going on, need more data about what's proposed
- Struggle with drawings to explain scope of work

7. 11 Lowndes Street

TMS # 457-11-02-084 | BAR2023-001146

NS | Charlestowne | Old and Historic District

Requesting conceptual approval for new two and a half single family home and renovation of existing historic garage.

Owner: Mitchell and Debra Sonkin

Applicant: Sebastian von Marschall Architect, LLC
as agent for John B. Murray Architects, LLC, NYC

DECISION: APPROVED

MOTION: Conceptual approval with Board condition

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

BOARD CONDITIONS FOR APPROVAL:

- Potentially restudy exterior material pallet

STAFF OBSERVATION:

1. Previous issues have been addressed, most specifically with the simplification of the dormers and roof and with a more substantial design for the area beneath the front porch.

STAFF RECOMMENDATION:

Conceptual approval with final review by staff of permit drawings

PUBLIC COMMENT:

- PSC
 - Appreciate changes, should carry over from east side. Elliptical dormer
- Written public comment in opposition (2)

APPLICANT RESPONSE:

- Owner working with drainage/landscape consultant
- Meets all zoning setbacks
- Infill area, eclectic and diverse. Colonial revival, ect
- Precedent structures with in three block area
- 2 ½ story house, first level raises above flood
- Shape (elliptical dormer) reduces overall mass

BOARD COMMENTS:

- Flood issue, FEMA pushes houses up. Issue but reality at same time
- Appreciate effort to address previous comments
- Different exterior pallet, creates grander appearance, siding might soften
- Changes to front elevation
- Brick or lap siding might blend into street more
- A lot of concerns have been addressed, attractive house
- Radius dormer a little out of context, but will look better from street. Squaring off would make bigger
- If were raising historic house this would be height
- Was there discussion of other cladding
- Would prefer project comes back to Board

8. 10 ½ Rutledge Avenue

TMS # 457-12-03-030 | BAR2023-001195

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

Requesting hardscape replacement for driveway.

Owner: George & Suzy Scudder

Applicant: George Scudder

DECISION: DEFERRED

MOTION: Deferral with final review by staff

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

STAFF OBSERVATIONS:

1. Per BAR policy statement for hardscaping:
 - a. Materials used shall be of a quality commensurate with Charleston’s architectural heritage.
 - b. Pervious paving materials are desirable. Where concrete is permitted, it shall not be worked to imitate other materials (e.g., brick or stone).

STAFF CONDITIONS FOR APPROVAL:

1. Staff have recommended to applicant repairing and reusing the existing brick.

STAFF RECOMMENDATION: Denial

PUBLIC COMMENT:

- No public comment

APPLICANT RESPONSE:

- Existing brick set in Portland cement
- Provided sample with spacers, want tumbled version
- Double basket weave with straight edges

BOARD COMMENTS:

- Retaining wall
- Paver shape won’t look like brick, interlocking shape
- There are new brick that are pervious
- Details, how are edges treated, need info on geometry
- Spaces on sides allow gravel in between, drainage
- Subgrade will be important to allow drainage
- Restudy of material, will look like commercial driveway, machined look

9. 20 Atlantic Street

TMS # 457-16-04-030 | BAR2023-001175

NS | Charlestowne | c. 1910 | Old and Historic District

Requesting preliminary approval for fenestration alterations.

Owner: Aaron Kirchner

Applicant: Evan Gonzalez, Beau Clowney Architects

DECISION: APPROVED

MOTION: Preliminary approval with final review by staff of permit drawings

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

STAFF OBSERVATION:

1. Previous staff and Board comments have been addressed.

STAFF RECOMMENDATION:

Preliminary approval and final review by staff of permit drawings

PUBLIC COMMENT:

- No public comment
-

10. 119 Coming Street

TMS # 460-16-03-031 | BAR2023-001172

Category 3 | Radcliffeborough | c. 1850 | Old and Historic District

Requesting conceptual approval for new accessory dwelling unit at rear.

Owner: Lowry & Connie Hughes

Applicant: Batton Kennon, Herlong Architects

DECISION: APPROVED

MOTION: Conceptual approval with staff and Board conditions and final review by staff of permit drawings

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

BOARD CONDITIONS FOR APPROVAL:

- Consider restudying the roof form to be more in line with previous submittal

STAFF OBSERVATION:

1. Previous staff and Board comments have been addressed.

STAFF CONDITIONS FOR APPROVAL:

1. Verify that shutters are sized to fit windows and have appropriate hardware.
2. Suggest adding bracket to awning over French doors on south elevation, similar to door at elevator.

STAFF RECOMMENDATION: Conceptual approval with final review by staff of permit drawings

PUBLIC COMMENT:

- Written comment, no opposition from neighbors
- PSC
 - Need unified massing and fenestration

BOARD COMMENTS:

- Questions if paving will be left as is
 - Don't want roof pitch lowered just to bring building down
 - Think original roof form was better, could increase height to restore
-

II. 4 Trumbo Street

TMS # 457-12-01-010 | BAR2023-001089

Category 4 | Harleston Village | c. 1870 | Old and Historic District

Request conceptual approval to elevate home above DFE, enclose portion of first floor porch, second floor addition, and new entry stair.

Owner: Charleston & Erica Missel

Applicant: Chatauk Studio, Jeremy Kruska

DECISION: APPROVED WITH CONDITIONS

MOTION: Conceptual approval with staff conditions #2, 3, 4, 5 and Board conditions

MADE BY: Huey **SECOND:** Turner **VOTE: FOR:** 4 **AGAINST:** 0

STAFF CONDITIONS FOR APPROVAL:

1. Study raising piazza screen wall up above piazza roofline with a potential punched opening, whether a louver shutter or window. Elimination of forward street column
2. Introduction of a window/windows in proposed addition, current blank walls
3. Introduction of a header at the foundation pilasters (that will address staff #5)
4. Provide depth of return at the foundation at any other punched openings
5. Reconciliation of roof over addition by lowering below cornice

STAFF OBSERVATIONS:

1. Piazza columns are being relocated with one being removed.
2. Infill area on west elevation is now devoid of windows or other detailing.
3. Ground floor detailing on east elevation and proposed perspective views do not match.

STAFF CONDITIONS FOR APPROVAL:

1. Maintain columns and column locations on piazza in place. *(omitted by staff during meeting due to information that this was at suggestion of Board member)*
2. Omit flood vents proposed for front of house.
3. Additional area needs some type of detailing and should be differentiated from historic house.
4. Fixed louvered shutters on front elevation are awkward and should be restudied.
5. Addressing a previous Board comment, piers have been added to the new base. However, the design of these is not complimentary to the house or to Charleston. The proportion of the span between pilasters at the front is wide and the shutter additions appear as applique. Rework the design of the base by studying ground floor treatment of Charleston buildings which use piers and pilasters but reflect more of a solid base with recesses that reflect what occurs above rather than a large recess more typical of beach house.

STAFF RECOMMENDATION:

Deferral for general architectural direction with Staff conditions.

BOARD QUESTIONS:

- Blank wall at end of piazza, consider fenestration
- Roof pitch on addition? Looks flat
- How is addition connected to existing terne metal

PUBLIC COMMENT:

- HCF
 - Has improved significantly
 - Still concerned with piazza alterations
- PSC
 - Supportive of elevation
 - Submittal not appropriate
 - Reference piazza enclosure policy and elevation guidelines

APPLICANT RESPONSE:

- Had house fire, repairing damage
- Can't add onto rear, yard for dog
- Need to raise for flooding
- Zoning push for addition to fit into footprint

BOARD COMMENTS:

- Discussion about brick texture
- Texture/scoring
- Expressed piers should be on front, not side of parapet wall
- Little more refinement
- Piazza screen wall comes out further than foundation below
- Concerned about old to new roof transition. Drop new roof and tuck below existing
- Louvers on front, treat as punched opening, push further in
- Raise screen and add parapet, clean up roof line
- Second floor addition of existing piazza enclosure, not ideal but it is a small house
- Huge improvement, shows applicant has been listening

Motion to adjourn by Huey; seconded by Turner. (8:09 pm)
