



CITY OF CHARLESTON BOARD OF ARCHITECTURAL REVIEW - SMALL

MEETING RESULTS

August 25, 2022

4:30 P.M.

2 GEORGE STREET

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

STAFF MEMBERS PRESENT: Pinto, Bennett, Gordineer

A. MINUTES

1. APPROVAL OF MINUTES FROM AUGUST 11, 2022 MEETING

APPROVED

~~WITHDRAWN~~

~~DENY~~

~~DEFERRED~~

MOTION: Approved.

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

B. APPLICATIONS

1. 56 Congress Street

TMS # 463-16-03-089 | BAR2022-000883

NS | North Central | c. 1920 | Historic Materials Demolition Purview

Request demolition of historic structure. Site visit 8:30 am.

Owner: 56 Congress LLC

Applicant: LaShaun Key, Key Design

~~APPROVED~~

~~WITHDRAWN~~

~~DENY~~

DEFERRED

MOTION: Deferral for full Board.

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

NOTES:

- PSC
 - Not in support
 - Original form
 - Structural report outlines required repairs

- Neighbor – Ms. Alvena Loften
 - Provided history of house
- Applicant
 - Character has already changed.
- Board
 - Saw evidence of siding at the site. Photos show siding behind back.
 - Original structure seen in attic photos (framing). Form is pristine.
 - Number of similar structures on this and next block have been restored.

Staff Observations:

1. The adjacent 58 Congress is a sister house which has not been altered to the same extent.
2. The brick on the east side does not match that on the south and west.
3. The rear addition is less than 50 years old and so is not under BAR purview.

Staff Comments:

1. While the siding has been changed to brick, the overall form of the structure has been retained
2. Exploratory demo could be used to determine if wood siding remains under the brick veneer, and to what extent.
3. Staff recommend following the repairs mentioned in the structural report to restore the building.
4. *Demolition means the removal of an entire structure or a substantial portion of a structure visible from the public right-of-way or a substantial portion of features of a structure that are visible from the public rights-of-way that define its historic architectural character. The demolition of this structure would compromise the character of the neighborhood and change the overall historic landscape of the area.*

Staff Recommendation: Denial

2. 71 Moultrie Street

TMS # 460-03-01-017 | BAR2022-000884

Category 4 | Hampton Park Terrace | c. 1920 | Historic Materials Demolition Purview

Request demolition of portion of historic structure. Site visit 8:50 am.

Owner: Cozy LLC

Applicant: Joseph Rubenstein

APPROVED

~~WITHDRAWN~~

DENY

~~DEFERRED~~

MOTION: Approve demolition of 1970s rear porch and steps, Board Comment to provide window survey, and Denial of remaining demolition.

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

NOTES:

- Kevin Eberle
 - Many windows appear repairable
 - Neighboring house had to keep/match historic windows
- PSC
 - Asked for more clarity
 - Deferred maintenance should take place

- Keep original footprint
- HCF
 - In agreement with Kevin Eberle & PSC
 - Would like a window survey for staff to determine repair/replacement of windows

Staff Observations:

1. Rear porch and stair were added approximately 1970-1971.
2. Existing rear addition is minimally visible from Moultrie Street, but it visible from Rutledge Avenue and Huger Street.

Staff Comments:

1. While the enclosed portion of the house is original, staff would not object to the rear porch and stair being removed for an addition.
2. The windows and door on the front façade should be retained and repaired.
3. The unusual configuration of the front porch with the one single bay and two stacked bays is original and a defining feature of the house.

Staff Recommendation: Denial with staff comments

3. 559 Rutledge Avenue
TMS # 460-07-02-202 | BAR2022-000794
Category 4 | North Central | c. 1890 | Historic Corridor District

Request enclosure of historic piazza. Site visit 9:10 am.

Owner: Hannah Greiger

Applicant: Paul Kime

~~APPROVED~~

~~WITHDRAWN~~

DENY

~~DEFERRED~~

MOTION: Denial.

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

NOTES:

- Applicant
 - Is not historic piazza, is later porch
- HCF
 - Piazza is a character defining feature, extensively altered
 - Should protect what remains
- PSC
 - Against
 - BAR policy on piazza enclosure, should remain
- Applicant
 - Minimally visible, already altered
- Board
 - Roof is original, possible that ceiling is original, columns probably replaced
 - Enclosure would remove all reference to existing piazza

Staff Comments:

1. This is the only remaining portion of the original piazza and should be retained.

Staff Recommendation: Denial

4. 8 Larnes Street

TMS # 460-07-02-185 | BAR2022-000715

Not Rated | Westside | c. 1930 | Historic Materials Demolition Purview

Request after the fact approval for the removal of metal roof, removal of 6/6 wood windows for 1/1 vinyl windows, removal of wood shutters & removal of chimney.

Owner: MAG Construction Services, LLC

Applicant: MAG Construction Services, LLC

APPROVED

WITHDRAWN

DENY

DEFERRED

MOTION: Denial with Staff comments and Board Comments: 1) Roof to be replaced in kind, 2) shutters to be replaced in kind, 3) original 6/6 windows location and size to be restored.

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

NOTES:

- Applicant
 - Will replace shutters to match
 - Removed chimney – safety issue – material falling in
- PSC
 - Disappoints at extent of demolition – per previous Board Motion
 - Work with Staff to restore insensitive changes
- HCF
 - Per previous Motion – removal of material
 - Should have reached out to Staff for clarity
- Applicant
 - Willing to work with Staff, replace front with wood
- Board
 - Windows look shorter and wider (front façade)

PREVIOUS MOTION 2.10.22: Final approval of demolition with Staff comments; retaining the roof, repair the windows.

PREVIOUS Staff Comments 2.10.22:

1. *The windows appear to be original wood and to have a 6-over-6 grid pattern, with the exception of one on the south side. These should be repaired rather than removed.*

PREVIOUS Meeting Notes 2.10.22:

- *Generally okay with the removal of rear portion as proposed; framing appears to have been replaced and not historic.*
- *Roof should be saved and recoated.*
- *Windows and should be repaired if possible. Windows that can be repaired should be moved to front of house so that the impact of replacement windows from the street is lessened.*

Staff Observations:

1. December 12, 2021 – BAR approval in permit for removal of asbestos and vinyl siding for hardi siding.

2. February 10, 2022 - BAR-S Meeting: Request partial demo of historic structure and repairs to front porch.
 - a. Motion: Final approval of demolition with Staff Comments; retaining the roof, repair the windows.
 - b. Staff Comments: The windows appear to be original wood and to have a 6-over-6 grid pattern, with the exception of one on the south side. These should be repaired rather than removed.
3. August 5, 2022 – Stop Work Order Issued

Staff Comments:

1. Chimneys should be restored to match previous state.
2. Windows should be replaced with comparable, in-kind replacement.
3. Roof should be replaced in kind with standing seam metal hand crimped ridge.

Staff Recommendation: Denial, per previous Board motion.

5. 155 Tradd Street

TMS # 457-11-04-032 | BAR2022-000876

Category 3 | Charlestowne | c. 1900 | Old and Historic District

Request conceptual approval for partial enclosure at rear of piazza.

Owner: David Hallman

Applicant: David Foster

APPROVED

WITHDRAWN

DENY

DEFERRED

MOTION: Denial as submitted.

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

NOTES:

- HCF
 - Character defining feature
- PSC
 - Character defining feature still completely intact and open at the end
- Applicant
 - Could reuse existing windows and match bays
- Board
 - Not sufficient reason for enclosure
 - Policy was created to prevent enclosure.
 - Significant mediation would be needed, restoration of elements on the first floor
 - There are other ways to add space.

Staff Observations:

1. Per BAR policy statement on piazza enclosures:
 - a. *Enclosing piazzas in whole, or in part, may result in irreversible damage to our architectural heritage.*
 - b. *The necessity for the additional area which results from the enclosure must be sufficiently compelling and extreme that no other alternative could reasonably accomplish this purpose. The applicant must demonstrate through floor plans,*

elevations, and photographs that any other alternative solution shall result in unacceptable alterations to the historic fabric of the structure.

- c. *The location of the piazza enclosure shall be to the rear of the piazza, be minimal in size, and not alter the conceptual relationship between the house and the piazza.*

Staff Comments:

1. The new enclosure encompasses more of the piazza than the first-floor enclosure making the structure appear unbalanced and top heavy. If the piazza is to be enclosed it should include no more than one bay, similar to the previous enclosure.
2. The proposed location for the new enclosure will cause the removal of an existing shutter, it should join the wall of the existing house in between windows so that the shutters are not impacted.
3. The transom windows are inappropriate for this location, windows should have vertical proportions. If the piazza is enclosed any new windows should follow the pattern of the existing house, centering within existing bays.
4. The proposed window on the north elevation should be centered in the piazza and should be more vertical than horizontal with 6/6 or similar lite pattern.
5. New enclosed area should sit within existing columns and balustrade so that these features can remain in place.

Staff Recommendation: Denial

6. 6 Prioleau Street

TMS # 458-09-04-075 | BAR2022-000751

New | French Quarter | Old and Historic District

Request preliminary approval for construction of two single-family buildings on a vacant lot governed by Factors Walk PUD.

Owner: Vanderking Capital

Applicant: Amber Aument

APPROVED

WITHDRAWN

DENY

DEFERRED

MOTION: Preliminary approval with staff comments.

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

NOTES:

- Windows – Colby? Aluminum clad, SDL, 5/8” mullion.
- Huey
 - Helps if willing to provide mockup.

PREVIOUS 4/28/2022 Motion: Conceptual Approval with Staff comment 2 and Board comment to restudy ground level pedestrian experience, to lower the clear height of the ground floor to a maximum of 8 feet, and to restudy the Juliet balconies.

PREVIOUS 4/28/2022 Staff Comments:

- ~~1. The composition of each structure is busy, perhaps driven by program or perhaps driven by desire for visual interest on tall facades. Charleston architecture relies on simplicity in massing and rational repetitive fenestration. Because there is reduced visibility to a portion of both proposed buildings,~~

~~Staff has worked with the Applicant, and the Applicant has been responsive, on small tweaks on the most visible portions. Staff is relying upon the provided three-dimensional images to comprehend how the visible portion of each building will be viewed. With this, the massing is found to be sufficiently responsive to each open view corridor.~~

2. Consider any additional simplifications to the facades such as limiting the use of trim bands and bay extensions. Consider a different material for the base to mitigate the height. Staff suggests the ground floor be a projected base of the same brick material for the other floors. (Four floors is permissible in the Factor's Walk PUD which governs this property.)
3. ~~Regarding the garage doors facing Prioleau and Concord Streets, while typically not ideal, a study of the area reveals parking garages a block north and south of this property as well as screened but open parking beneath a building directly north on the same block. To implement garage access facing the street, Applicant must utilize minimally-sized single-bay highly upgraded garage doors.~~

PREVIOUS 4/28/2022 Notes:

- Applicant confirms there are no design guidelines in the PUD, 2 and 4 Prioleau are outside of the PUD, chimneys to be smooth stucco on frame, and bay element which shows setback encroachment on A1.0 has been addressed.
- Clear that Applicant has thoughtful approach and given project a lot of attention, but also hear the concerns. Believe simplified fenestration and simplifying some of the decorative elements like the Juliet balconies would benefit the project. Height is probably appropriate for this location. Appreciate pulling back the top level. Could reduce the ground floor closer to 8'. Agree with applicant that roof terrace element has precedent in this area. Not particularly friendly for ground-floor pedestrian level experience and public realm. Otherwise, well considered and high quality.
- Ground floor could be lowered to 8' based on FEMA and 2' freeboard. Recess of garage doors is important. Complicated site. Height fits the context. Agree that fenestration and continuity needs restudy.
- Nice design.
- Treatment of garage doors is very important. Come down in height. Simplification of window patterns is due. Height/scale/mass is ok.

Staff Observation/Comment:

1. Staff has worked with Applicant and notes that refinements since the conceptual review include a shorter ground floor, better proportioned columns at Prioleau Street, the introduction of a differentiated base material, material change for the separated gable end, simplification of exterior trim and elements, the removal of projected bays which also helped bring unity to the north and south facades, and the enhanced entries which are perhaps more important since the entries are off-street.
2. Applicant has addressed the Board and Staff concerns from the conceptual review.

Staff Recommendation: Preliminary Approval with Board and Staff comments

7. 91 Nassau Street

TMS # 459-05-03-053 | BAR2022-000855

Category 4 | East Side | c. 1852 | Old City District

Request conceptual approval for new rear residence.

Owner: Habitation Properties, LLC

Applicant: Clark Ferguson Architect

APPROVED

WITHDRAWN

DENY

DEFERRED

MOTION: Defer with Staff Comments.

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

NOTES:

- PSC
 - Concerns with relation to front structure; should be narrower
- HCF
 - Concerned about not architecturally compatible
- Applicant
 - Didn't want to detract from the front, historic feel
- Board
 - Existing is visible from Meeting Street, so will be highly visible
 - Height, Scale, and Massing appropriate, rethink architectural direction/material pallet
 - More sympathetic rhythm of fenestration
 - If detailing more developed, could be entertained (metal) but as detail, not a primary material
 - Just on the edge of the Height, Scale, and Mass, almost too big
 - Needs restudy – would be ok with contemporary design

Staff Observations:

1. While this is behind the existing structure, due to the setback location of 89 Nassau Street, the east and south elevations are visible.

Staff Comments:

1. The proposed building should be more subordinate to the historic structure. Another roof type, like a gable, might achieve this.
2. Architectural style, while differentiated from the historic structure, should be compatible and complimentary. Recommend restudy.
3. The corrugated steel siding is not appropriate for this location.
4. Cantilevered balconies are atypical of the area.
5. The offset windows on the west elevation should be centered within the façade.

Staff Recommendation: Conceptual approval for height, scale, and mass restudy of general architectural direction with staff comments.

8. 180 Tradd Street

TMS # 457-07-04-018 | BAR2022-000885

Category 4 | Charlestowne | c. 1914 | Old and Historic District

Request conceptual approval for new carport with loggia.

Owner: Marlene & Scott Quattlebaum

Applicant: Ross Ritchie, Loyal Architects

APPROVED

~~WITHDRAWN~~

~~DENY~~

~~DEFERRED~~

MOTION: Conceptual approval with Board Comment to study materiality and details of North gable wall.

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

NOTES:

- Design (parapet) to setback from wall. Hip would cause overhand unless driveway jobs to side
- Board
 - Ok with quirky roof form but issue with stucco on frame.
 - Not enough space from gate to job driveway, not sure there another way to configure
 - Details will matter
 - Preserving gate but attachment will change
 - Concerned about execution of stucco on frame
 - Assume cap will be borell tile.
 - Maybe stucco on masonry, no indentation. Maybe can be done on frame: smooth, clean, no detailing.

Staff Observations:

1. Staff appreciate the roof material mimicking the existing house.

Staff Comments:

1. The abrupt end of the roof at the parapet wall along the property line should be restudied. Staff recommend changing the roof to a hipped roof over the carport portion, keeping the intersection hip over the loggia. Adding half round gutters would prevent watershed on the adjacent property.

Staff Recommendation: Conceptual approval with staff comments and final review by staff

9. 41 Broad Street

TMS # 458-09-03-119 | BAR2022-000886

Category 2 | Charlestowne | c. 1835 | Old and Historic District

Request conceptual approval to reestablish glass transom on storefront.

Owner: Mark Bringardner

Applicant: Luke Jarrett

APPROVED

~~WITHDRAWN~~

~~DENY~~

~~DEFERRED~~

MOTION: Conceptual approval with staff Comment and Board Comment to study uniform height of transoms and possibly taller door with Final Review by Staff.

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

NOTES:

- Building needs transom back.

Staff Comments:

1. Staff recommend breaking the horizontal pattern of the window similar to the precedent image for 40 Broad Street.

Staff Recommendation: Conceptual approval with final review by staff

10. 79 Ashley Avenue

TMS # 457-03-03-194 | BAR2022-000887

Category 2 | Harleston Village | c. 1842 | Old and Historic District

Request conceptual approval for hardscape and lighting alterations.

Owner: Ronald Cain

Applicant: Julie Hensley

~~APPROVED~~

~~WITHDRAWN~~

~~DENY~~

DEFERRED

NOTES: **DEFERRED BY APPLICANT (PRIOR TO MEETING)**

11. 92 Morris Street

TMS # 460-15-02-033 | BAR2022-000888

Category 4 | Cannonborough/Elliottborough | c. 1880 | Old City District

Request conceptual approval to elevate and renovate historic structure to include new rear addition and new pool house at rear.

Owner: Verum Labs, LLC

Applicant: Erin Lanier, Julia Martin Architects

APPROVED

~~WITHDRAWN~~

~~DENY~~

~~DEFERRED~~

MOTION: Conceptual approval with Final Review by Staff.

MADE BY: Huey SECOND: Wilson VOTE: FOR 3 AGAINST 0
Martin Recused

NOTES:

- Questions about cedar shake siding, natural or stained
- Well detailed, massing appropriate.

Staff Observations:

1. Proposed addition to existing house is minimally visible and the new pool house is not visible from public ROW.
2. The proposed alterations to the previous piazza enclosure help clarify an awkward addition.

Staff Comments:

1. Clarify second floor plan labels (pool house) before submitting for permits, "guest/office" is also labeled "bath."

Staff Recommendation: Conceptual approval and final review by staff

12. REVISED BAR SIGN POLICY STATEMENT (GENERAL)

APPROVED

~~WITHDRAWN~~

~~DENY~~

~~DEFERRED~~

MOTION: Approval with amendments as discussed.

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

NOTES:

- Remove: "our responsibility to safeguard." for both
- #2: signs will be reviewed...
- Illuminated signs may be considered
- #5: must be attached (both)
- Illuminated signs are generally not permitted and will be considered on a case-by-case basis for businesses open at night

13. NEW BAR SIGN POLICY STATEMENT (HISTORIC CORRIDOR DISTRICT)

APPROVED

WITHDRAWN

~~DENY~~

~~DEFERRED~~

MOTION: Approval with amendments as discussed.

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

NOTES:

- Color for internal illumination may be considered on a case-by-case basis.
- External illumination to be neutral white.
- Specific note for neo "use of neon generally not permitted."
- Identify building illuminate is allowed?

14. NEW BAR SIGN POLICY STATEMENT (HISTORIC CORRIDOR DISTRICT)

~~APPROVED~~

WITHDRAWN

~~DENY~~

~~DEFERRED~~

NOTES: **WITHDRAWN BY STAFF**
