



CITY OF CHARLESTON BOARD OF ARCHITECTURAL REVIEW - SMALL

MEETING RESULTS

SEPTEMBER 22, 2022

4:30 P.M.

2 GEORGE STREET

BOARD MEMBERS PRESENT: Gardner, Martin, Fava, Wilson, Altman

STAFF MEMBERS PRESENT: Pinto, Galli

A. MINUTES

1. REVIEW OF MINUTES FROM SEPTEMBER 8, 2022 MEETING

APPROVED

~~WITHDRAWN~~

~~DENY~~

~~DEFERRED~~

MOTION: Approval

MADE BY: Martin SECOND: Fillmore

VOTE: FOR 3 AGAINST 0
ABSTAIN: *Altman & Fava*

B. APPLICATIONS

1. 5 Killians Street

TMS # 460-07-01-018 | BAR2022-000759

Not Rated | Westside | c. 1935 | Historic Materials Demolition Purview

Request demolition of historic structure. Site visit 9/22/22 at 8:30 am.

Owner: New Holms St Baptist Church

Applicant: Laura Altman, LFA Architecture

APPROVED

~~WITHDRAWN~~

~~DENY~~

~~DEFERRED~~

MOTION: Approved demolition to allow disassembly and reuse.

MADE BY: Wilson SECOND: Martin

VOTE: FOR 4 AGAINST 0
Recused – Altman

NOTES:

- In 1938, when church was moved, was Holmes Street
- HCF
 - Support Board's motion
- PSC
 - Have monitored progress, applaud architect
- Gwendolin Miller, on behalf of Makenna Coin, neighbor 3 Killian
 - Concerned about danger of falling

Staff Observations:

- March 24: Initial demolition application denied by BAR-S
- May 4: Initial meeting with Church members and Charleston Habitat for Humanity
- May 13: BAR staff consultation regarding project history
- May 18: LFA Architecture was contracted by New Holmes Street Baptist Church; onsite field measuring took place
- June 1: Submitted grant application for National Trust Preservation Funds; meeting with PSC and HCF; Meadors performs fieldwork for 3D scan
- June 22: Meeting with HCF and PSC about collaborative efforts and intern assistance
- June 30: Existing building drawings completed
- July 1: Site meeting about stabilization methods, with PSC, Charleston Habitat, and structural engineer
- July 6: Meeting with HCF and PSC about historic findings
- July 12: Provided documentation to BAR staff
- July 19: Meeting with BAR staff about preservation plan
- July 22: Storms cause the main gable roof to collapse
- July 25: Consulted BAR staff who deferred to Chief Building Official
- July 27: Meeting with Chief Building Official about stabilization and substantial improvement
- August 1: Coordinated stabilization/shoring plans with BAR staff
- August 3: Temporary stabilization/shoring plans submitted to city
- August 15: BAR staff coordination with building plans review
- August 24: Permits were approved for pickup
- August 31: Cleanup and stabilization work started
- September 1: During stabilization work and storms, the chimney and front gable fell.
- August 31 – September 2: Contacted Chief Building Official, BAR Staff, PSC, and HCF about further building collapse in storm
- August 31: BAR enforcement site visit
- September 7: Site meeting with HCF and contractor about the path forward

Staff Comments:

1. Staff commends the applicant and property owners on the efforts to preserve this structure. It is a tragedy that the weather and circumstances prevented this from happening.

Staff Recommendation: Approval of demolition to allow disassembly and reuse

2. 651 King Street

TMS # 460-04-04-095 | BAR2022-000862

Not Surveyed | Cannonborough / Elliottborough | New | Old and Historic District

Request preliminary approval for new mixed-use building.

Owner: NK Partners

Applicant: The Middleton Group, Will Morrison

APPROVED

~~WITHDRAWN~~

~~DENY~~

~~DEFERRED~~

MOTION: Preliminary approval with Staff comments and Board Comments & Final Review by Staff.

MADE BY: Martin SECOND: Fava

VOTE: FOR 5 AGAINST 0

BOARD COMMENTS:

- Further reduce height of 3rd floor element
- Reconsider clear coated mahogany

NOTES:

- Board
 - Question about lowering panel above entry door (as is typical)
 - 3rd floor should be reduced, very prominent
 - Balancing historic nature with proposed development while being of our time
- PSC
 - Issues with third floor
- HCF
 - Don't feel met Board's Conditions
 - Should be traditional gable
- Applicant
 - Think roof mass is good transition from approved large developments
- Board
 - Good scale, concept, and materials make sense.
 - Concern about staining wood
 - Recommend design with brick work on north wall
 - Some height can be conceded at third floor
 - Appreciate effort to provide relief on north wall, but recommend brick detailing/recessing instead
 - Maintenance issues with finish (clear finish) – min. overhand -> weathering

PREVIOUS MOTION 7.28.22: Conceptual approval with staff observations and comments 2, 3, and 4 and board conditions.

PREVIOUS BOARD CONDITIONS 7.28.22:

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

PREVIOUS Staff Observations 7.28.22:

- 1. The height and scale help to make a transition between the smaller scale and shorter buildings of this block with the larger and taller buildings to be constructed on the adjacent blocks southward.*

PREVIOUS Staff Comments 7.28.22:

- ~~*1. Appreciative of the gesture to honor and emulate the building that once stood on this site. However, as that building no longer exists, there is concern that the massing and architecture mimic an historic traditionally-styled building which has a later contemporary third floor addition rather than a building simply built at one time, no matter the style.*~~
- 2. The north wall, which will be minimally visible, relies on ivy to cover a significant portion of the first floor. Applicant should explain considerations for success of the plant growth here.*
- 3. The hard canopies at the west and south elevation secondary entries should be thinned from the proposed 14" in height, as they are shallow in depth and compete with the storefront cornice.*
- 4. Consider panels in the bottom of the pair of storefront doors to mimic the panels beneath the windows.*
- ~~*5. The façade very flat, details from the Line Street side should be incorporated to add dimension*~~

PREVIOUS Staff Recommendation: Defer for restudy with staff comments.

Staff Observations:

1. The 3rd floor mass has been visibly reduced.
2. Applicant has responded to previous comments. Revisions also include a better window rhythm at the third level.
3. Staff has no concern over the proposed materials, finishes, or colors, noting the palette to be neutral, timeless, and warm.

Staff Comments:

1. Cornice extends over property line and will require encroachment permit.
2. While appreciative of the treatment, the continuation of the storefront system around the north elevation should be reduced or omitted, as it is atypical to be on an elevation which is not street-facing or courtyard-facing.

Staff Recommendation: Preliminary Approval with Board and Staff comments

3. 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: Conceptual approval with Staff Comments and Board Comments & Final Review by Staff.

MADE BY: Martin SECOND: Altman

VOTE: FOR 5 AGAINST 0

BOARD COMMENTS:

- Increase roof pitch
- Narrow balcony
- Unify/simplify style

NOTES:

- Would like to use hardi – artisan
- HCF
 - Roof pitch is too shallow
 - Window pattern inconsistent, sized larger on second floor
- PSC
 - Now very suburban
 - Should be reduced in width/height
- Applicant
 - Willing to adjust windows, roof. Difficult to narrow
- Board
 - Width wise is subordinate
 - Increased roof pitch would improve
 - Could be achieved by “creeping” down 2nd floor
 - Wants to be vaulted. 8’ would match 1st floor
 - Balcony needs work or maybe to go away
 - South elevation looks historic except for roof
 - Simplify things
 - Entrance (recessed need detailing. Doesn’t have to be traditional but needs something
 - Pinching in balcony

PREVIOUS MOTION 8.25.22: Defer with Staff Comments.

PREVIOUS 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.*

PREVIOUS Staff Comments 8.25.22:

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.*

PREVIOUS Staff Recommendation 8.25.22: Conceptual approval for height, scale, and mass restudy of general architectural direction with staff comments.

Staff Observations:

1. Staff appreciate the applicant's attention to detail in adapting the architecture to be more compatible with the historic structure.

Staff Comments:

1. The balcony would appear more balanced and visually supported with the addition of brackets.

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

4. 6 Prioleau Street

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

Not Surveyed | French Quarter | New | Old and Historic District

Request final 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: Final approval with Staff & Board comments.

MADE BY: Fava SECOND: Wilson

VOTE: FOR 4 AGAINST 0
Recused – Gardner

BOARD COMMENT:

- Eliminate stucco on frame at chimney and parapet

NOTES:

- Samples
- Mahogany clear seal or color match to windows
- Windows will have sill matching second floor

Staff Comments:

1. Project earned preliminary approval at August 25 meeting with minor comment. It was noted that a mock-up would be beneficial. Mock-up panels are typically for workmanship review. Applicant has provided samples of all of the major exterior materials for review, and Staff has no concerns regarding these selections. Board should determine if any additional review of exterior materials or workmanship is needed.
2. While probably simply a drawing omission, add sills to the windows at the third floor which are visible on sheet A3.4. And revise Window H on the window schedule to include a 6-lite grid as it does on the elevations.

Staff Recommendation: Final Approval

5. 23 Ann Street

TMS # 460-16-02-010 | BAR2022-000903

Category 2 | Mazyck-Wraggborough | c. 1840 | Old and Historic District

Request conceptual approval for new mural on east façade of the Children’s Museum.

Owner: City of Charleston

Applicant: Gil Shuler

~~APPROVED~~

~~WITHDRAWN~~

~~DENY~~

DEFERRED

NOTES: Deferred by applicant

- Need City and Museum Approval

6. 16 Murray Boulevard

TMS # 457-16-03-006 | BAR2022-000904

Not Surveyed | Charlestowne | c. 1997 | Old and Historic District

Request conceptual approval to infill corner voids while maintaining current footprint.

Owner: Susan & Chris McHugh

Applicant: Thomas & Denzinger Architects

APPROVED

~~WITHDRAWN~~

~~DENY~~

~~DEFERRED~~

MOTION: Conceptual approval with Staff comment #2 and Board Comment & Final Review by Staff.

MADE BY: Martin SECOND: Altman

VOTE: FOR 4 AGAINST 0
Recused - Fava

BOARD COMMENT:

- Consider alternate material for glazing infill at first floor, southeast corner

NOTES:

- Very stylized. Represent body of house, tradition of porch.
- PSC
 - Opposed to request. Respond to context – mimic traditional porch
 - Should not be infilled
- Applicant
 - Retaining house to porch relationship
- Board
 - Not opposed to single large pane
 - Harmonious
- Appropriate for house.
- Will dramatically change character of building but is that terribly important?
- Location of mechanical – very disrespectful

Staff Observations:

1. *BAR review principle: Thin mullions or muntins may be required on windows larger than two feet in any direction and shall not be located between or behind the outer glass surface. The depth of the mullion shall not be less than the width.*

Staff Comments:

1. Per BAR review principles staff recommend restudy of the proposed windows; large sheets of glass are typically inappropriate. Windows should mimic the existing double windows which are being removed.
2. Shutters should be restudied, as the current proposal gives the appearance of horizontal bands.

Staff Recommendation: Conceptual approval with staff comments

7. 18 Church Street

TMS # 457-11-04-048 | BAR2022-000905

Category 2 | Charlestowne | c. 1840 | Old and Historic District

Request conceptual approval for the renovation of non-historic carriage house.

Owner: Steven & Andrea Strawn

Applicant: E E Fava

APPROVED

~~WITHDRAWN~~

~~DENY~~

~~DEFERRED~~

MOTION: Conceptual approval with Staff Comment and Board Comment & Final Review by Staff.

MADE BY: Martin SECOND: Wilson

VOTE: FOR 4 AGAINST 0
Recused - Fava

BOARD COMMENT:

- Restudy raising height of arched opening

NOTES:

- Remove stucco on frame – infill with brick veneer. Keep columns
- Minimal overhang? Will overhang be adjusted
- Roof to be reframed – traditional gable
- Roof material? Hand crimped if necessary

Staff Observations:

1. Current alterations to the carriage house were completed in 1999.

Staff Comments:

1. The new front door is very tall and awkwardly proportioned. Staff recommend reducing height to match other (bathroom) door and adding a transom or similar detailing to emphasize the entry.

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

8. 24 Humphrey Court

TMS # 460-08-01-215 | BAR2020-000232

Not Surveyed | Cannon-Elliottborough | New | Old City District

Request final approval for new construction of single-family affordable housing.

(Previously received final approval June 11, 2020; which has since expired.)

Owner: EDCHDO

Applicant: Julia F. Martin Architects

APPROVED

~~WITHDRAWN~~

~~DENY~~

~~DEFERRED~~

MOTION: Final Approval with Staff Comment.

MADE BY: Fava SECOND: Wilson

VOTE: FOR 4 AGAINST 0

Recused - Martin

NOTES:

PREVIOUS MOTION 6.11.20: Final approval with Board condition that staff review color palette.

Staff Observations:

1. Since this project was previously approved by the board, its approval has merely expired without extension. Staff has no additional comments.

Staff Recommendation: Final approval, with color to be reviewed by staff

9. 43 Hasell Street

TMS # 457-05-01-063 | BAR2022-000846

Category 3 | Ansonborough | c. 1840 | Old and Historic District

Request conceptual approval for solar panels.

Owner: Ann Reardon and Josh Sherwin

Applicant: Erin Lanier, Julia F. Martin Architects

APPROVED

~~WITHDRAWN~~

~~DENY~~

~~DEFERRED~~

MOTION: Final Approval as submitted.

MADE BY: Wilson SECOND: Altaman

VOTE: FOR 4 AGAINST 0

Recused - Martin

NOTES:

- Boss energy

Staff Comments:

1. Staff would encourage solar panels to not be installed on the roof of the original structure, however we acknowledge that these panels would be minimally, if at all visible.

Staff Recommendation: Final approval