



RESULTS
BOARD OF ARCHITECTURAL REVIEW-SMALL

September 23, 2021 4:30 P.M. "virtually via Zoom Webinar"

1. 115 Wentworth Street - - TMS # 457-04-03-058 BAR2021-000577

Request final approval for complete demolition of building.
Not Rated (Harleston Village) c. 1950 Old and Historic District
Owner: Grace Church Cathedral
Applicant: Simons Young

MOTION: Final Approval of demolition.

MADE BY: MARTIN SECOND: FAVA VOTE: FOR 3 AGAINST 0
WILSON ABSENT

Staff Comments:

1. The applicant has responded well to the conditions set forth in the August 12 meeting.
2. The grass feature and planting plan is a positive addition to the site.

Staff Recommendation: Final Approval

2. 12 King Street - - TMS # 457-16-02-065 BAR2021-000591

Request conceptual approval for modifications to the west elevation including the entry steps, removal of brick veneer; and new construction of single-story porch.
Category 4 (Charlestowne) c. 1897 Old and Historic District
Owner: Gordon and Bonnie Geer
Applicant: David W. Richards

MOTION: Conceptual approval with staff comment 1; and Board comments to reduce the depth of the porch approximately 18 inches; and carefully study proportions of the new fenestration; and final review by staff.

MADE BY: MARTIN SECOND: FAVA VOTE: FOR 3 AGAINST 0
WILSON ABSENT

Staff Comments:

1. We are pleased to see plans to remove the brick on the front of the building; we would urge the owner and applicant to remove the entirety of it. We are generally in favor of and commend the owner and architect for their efforts.
2. The porch depth is atypical for a house of this modest scale, and the depth should relate more closely its original footprint on the Sanborn map. While the Sanborn map shows a slender porch, we would be comfortable with +/- six-feet.
3. The separation of porch and stoop creates an overly complex entry. We feel that the elements should be combined as one unit to simplify the façade.
3. Staff has discussed using the Victorian sister houses on Church Street for guidance of design on the front porch and stoop with the applicant, and we are pleased to see the study done for that. These houses are 93-99 Church Street. Perhaps the stair would need to be slightly inset from the edge of the porch if a 6' depth is used.
4. An additional column should be added to the center of the porch to eliminate the horizontal proportion. The triple column configuration was possibly the architect's attempt to mitigate the imbalance but we feel that the use of singular columns and 3 bays would successfully balance proportions.

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

3. **127 Smith Street - - TMS # 460-15-04-012** **BAR2021-000571**

Request conceptual approval for the new construction of a single-family residence.
New Construction (Radcliffeborough) Old and Historic District
Owner: Michael Ellison
Applicant: Michael Ellison

MOTION: Denial for height scale, and mass, general architectural direction and zoning conformity with staff comments 1,2,3,5,6,7.

MADE BY: MARTIN SECOND: FAVA VOTE: FOR 4 AGAINST 0

Staff Comments:

1. Staff was glad to have the opportunity to meet with the owner and Architect on this proposal but unfortunately the feedback was not incorporated.
2. The design of this building is atypical to the streetscape and surrounding neighborhood, and that of Charleston in general. We are certainly not opposed to contemporary design, but the streetscape rhythm and building patterns of the city should be maintained.
3. The height, scale and mass of this proposal dwarfs its neighbors and is not appropriate.
4. We believe the siting should be reversed so that the driveway, and any porch or entry element should be south facing with the rest of the street, and for historic context as well. A zoning variance was granted to reverse the setbacks at the request of the applicant but we feel that the south facing driveway should be maintained.
5. Per ordinance, any area underneath a structure in excess of 6ft should be counted as one story. This is provided that the building has a typical floor structure, and a 2ft floor system is not typical, nor is it drawn as such in any of the building sections in the set.
6. The building does not meet the zoning requirements laid forth for height in the 2.5-3 story height district. This height district has a maximum of 3 stories and there is no opportunity to be granted an additional half-story by the BAR. This is Section 54-306.C item 2, additionally, the height district also requires the building to be limited by the right-of-way width of the street at a maximum of 1:1 (ie if a ROW is 40ft, the building shall not be taller than 40ft). The right of way on Smith Street is 45 feet and the proposal exceeds this.
7. Aside from all of these technical requirements, the proposed design does not meet the Charleston Principals or Standards.

Staff Recommendation: Denial for height, scale, mass, general architectural design and zoning conformity

4. **32 Ann Street - - TMS # 460-12-02-106** **BAR2021-000604**

Request preliminary approval for new screening wall to conceal new mechanical system and transformer at sidewalk; new construction of exit stair, loading dock, and removable ramp.
Category 2 (Wraggborough) c.1848 Old and Historic District
Owner: Charles Carmody
Applicant: Studio A, Inc., Whitney Powers

MOTION: Conceptual approval with final review by staff and board condition to isolate any new construction from the historic fabric

MADE BY: MARTIN SECOND: WILSON VOTE: FOR 4 AGAINST 0

Staff Comments:

1. We would prefer to see the mechanical systems remain as far away from the sidewalk as possible at this Category 2 building.

- 2. Aside from the visibility aspect, we presume this unit will be quite loud, and detracting from the historic nature of the corner of the building and possibly a detriment to the historic fabric of the building.

Staff Recommendation: Deferral for restudy, and final review by staff.

5. **64 Tradd Street -- TMS # 458-09-03-176** **BAR2021-000606**

Requesting conceptual approval for expansion of existing masonry wall across driveway including salvaged historic gate.

Category 2 (Charlestowne) c.1760 Old and Historic District
 Owner: David Simmons
 Applicant: Sebastian Von Marshall

MOTION: Final approval with two Board comments that the stucco on the new wall is to match the stucco on the house, and that the new wall not be mechanically attached to the historic fabric.

MADE BY: WILSON SECOND: MARTIN VOTE: FOR 4 AGAINST 0

Staff Comments:

- 1. The fence and wall is entirely appropriate and we support it.

Staff Recommendation: Final Approval

6. **42 Charlotte Street -- TMS # 459-13-01-175** **BAR2021-000451**

Requesting preliminary approval for the new construction of a duplex at rear.

New (Mazyk-Wraggborough) c. 1831(front) Old and Historic District
 Owner: John Paul Huguley - Bahive
 Applicant: John Paul Huguley

DEFERRED BY APPLICANT

7. **42 Bull Street -- TMS # 457-03-02-027** **BAR2021-000603**

Request conceptual approval for new accessory structure at rear.

Category 3 (Harleston Village) c. 1880 Old and Historic District
 Owner: Ruth and Andrew Drucker
 Applicant: Becky Fenno

MOTION: Conceptual approval with staff comments 2,3,4,5,6, and final review by staff

MADE BY: MARTIN SECOND: FAVA VOTE: FOR 4 AGAINST 0

Staff Comments:

- 1. We feel that this proposal would be better sited on the opposite corner rotated 90°, reducing visibility, concealing its large scale, and to be more in keeping with the traditional patterns of secondary buildings in Charleston.
- 2. The massing of the roof feels largely out of scale, perhaps the shift will reduce its visibility.
- 3. The rake of the dormer seems to have an exaggerated overhang making it feel oppressive and heavy.
- 4. The roof pitch of the gable return in the pediment is too high and should be lowered.
- 5. The siding at the dormer windows should be eliminated so that the window trim is on the edge of the dormer.
- 6. Per ordinance, the aggregate width of dormers on a half story shall not exceed 30% of the width of the exterior wall below the dormer (54-306. Paragraph 8).

Staff Recommendation: Deferral with staff comments noted.

8. **95 Line Street - - TMS # 460-08-09-061** **BAR2021-000607**

Request conceptual approval for the reconstruction of non-historic addition on west elevation including second-story.

Category 4 (Cannonborough) c. 1852-1872 Old City District
Owner: Old City Builders, LLC
Applicant: Becky Fenno

MOTION: Conceptual approval with staff comments and final review by staff

MADE BY: MARTIN SECOND: WILSON VOTE: FOR 4 AGAINST 0

Staff Comments:

1. We feel that this addition could really help this building which has endured many insensitive layers of building campaigns over the decades.
2. The addition should have some fenestration down the length of it which would require a slight set back. This recess would also help delineate the historic core building at the street from this new addition.

Staff Recommendation: Conceptual approval with final review by staff.

Lindsay Van Slambrook, chairwoman

10/7/21
date

Kim Hlavin, BAR-S Administrator

10/7/21
date