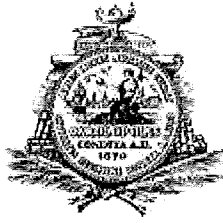


BOARD MEMBERS PRESENT: GLEN GARDNER, BILL HUEY, JULIA MARTIN, LINDSAY VAN SLAMBROOK

STAFF PRESENT: KIM HLAVIN, FRANKIE PINTO



RESULTS

BOARD OF ARCHITECTURAL REVIEW-SMALL

October 14, 2021

4:30 P.M.

"virtually via Zoom Webinar"

1. **33 Moultrie Street - - TMS # 460-03-02-152** **BAR2021-000631**

Requesting after-the-fact approval for the demolition of historic features of building, including canted storefront, and accessory structure. Site visit October 14 at 8:30 AM.

Not Rated (North Central) c. 1914 Historic Materials Demolition Purview

Owner: Kyle Thaxton

Applicant: Jessica Crittenden

MOTION: Denial with staff comments noted.

MADE BY: MARTIN SECOND: WILSON VOTE: FOR 5 AGAINST 0

Staff Comments:

The BAR staff had conversations with the owner in March of this year, and the process was fully explained at that time including the use of Sanborn maps to frame this historic significance. While we are not here to be punitive, the owner knew the process and chose to ignore it. There are no permits for exterior work, and only interior work is permitted, the scope of which has been exceeded: Permit reads, "NO FLOOR PLAN CHANGES -Interior renovations: interior hardwood flooring, drywall and selective demo for discovery".

At the time of the stop work order, all interior walls had been demolished, the storefront demolished, aluminum siding removed, porch flooring removed and parapet wall on the roof installed, along with the blocked in foundation and framing at storefront corner. The applicant has stated that all materials will go back to where they previously existed, but there are no details of the proposal, no photos of pre-existing conditions, or drawings to speak of. The blocked in foundation and framed wall, along with the social media post make it pretty clear that this was no accident and the owner had no intention of retaining the historic details, materials, or configuration. This storefront is important to the history of the North Central neighborhood and its configuration and historic nature should be protected.

1. The storefront is significant and should be retained. The detailing, trim, door, sidelights, quatrefoil bargeboard, and ball-and-stick beaded spindles should be drawn for clarification in existing and previously existing (i.e. proposed) conditions.
2. The block foundation should be removed to return to previously existing configuration.
3. The historic accessory building visible on the 1951 Sanborn map was demolished after the stop-work order was issued, and should be reconstructed.
4. The broken tile finish on the steps was not original but was very common in the 1950s in the neighborhood and should be reconstructed.
5. The roof might benefit from the parapet construction but of course properly drawn and detailed.
6. Any and all remaining windows in the building should be reinstalled or rebuilt as previously existing true divided light, single pane, wood windows.
7. A complete set of drawings including preservation plan depicting materials to be rebuilt and materials to be salvaged should be submitted to BAR staff for approval prior to any exterior work.

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8. A permit application with the revised scope of work shall be submitted to the building department for complete scope of work prior to stop-work order being lifted.
Staff Recommendation: Denial with staff comments noted.
-

2. 111 South Battery - - TMS #457-11-02-083 BAR2021-000625

Request preliminary approval for modifications including wholesale replacement of windows, and doors; reconstruction of front and side stair; enclosure and expansion of side porch; enclosure of eastern niche; and new construction of Juliette balconies and French door at rear. Site visit October 14 at 8:45 AM.

Not Rated (Charlestowne) c. 1921 Old and Historic District
Owner: Sunju Patel, The Montford Group
Applicant: Luda Sobchuk, SGA. Narmour Wright Design
WITHDRAWN BY APPLICANT

3. 0 Gibbes Street - - TMS # 457-11-04-115 BAR2021-000623

Request final approval for the complete demolition of 1970s garage and 1980s addition. Site visit October 14 at 9:00 AM.

Category 4 (Charlestowne) c. 1980 Old and Historic District
Owner: Derek Riggs
Applicant: Dufford Young Architects

MOTION: Final Approval.

MADE BY: MARTIN SECOND: GARDNER VOTE: FOR 5 AGAINST 0

Staff Comments:

1. The requests for demolitions are appropriate and are not of historic construction.
Staff Recommendation: Final Approval.
-

4. 107 East Bay - - TMS # 4580903139 RFR2021-02766

Request conceptual approval for the replacement of cement tile roof with standing-seam copper.

Category 2 (Charlestowne) c. 1792 Old and Historic District
Owner: Leigh Wilkes
Applicant: Sean Oddis

MOTION: Final Approval for hand-crimped standing-seam copper roof and Board comment to provide construction detail for parapet cap attachment and flashing.

MADE BY: MARTIN SECOND: HUEY VOTE: FOR 4 AGAINST 0
GARDNER RECUSED

Staff Comments:

1. This is an appropriate replacement for a minimally visible roof.

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Staff Recommendation: Final Approval for hand crimped, standing seam roof without ridge cap.

5. 31 East Battery -- TMS # 457-16-04-064 BAR2021-000627

Request conceptual approval for renovation and addition.
Category 3 (Charlestowne) c. 1837 Old and Historic District
Owner: John Streicker
Applicant: e e fava architects

MOTION: Conceptual approval with staff comments; Board comment encouraging return to wood siding; and final review by staff.

MADE BY: MARTIN SECOND: GARDNER VOTE: FOR 5 AGAINST 0

Staff Comments:

1. This building has survived many building campaigns and modifications over its 185-year lifespan, including elevation. From the south side, the rear additions appear disorganized (especially post 1950s) and the applicant has done thorough due diligence exploring the history.
2. The massing modifications are appropriate and improves some of the poor additions at the rear. Had they not existed at all, we would suggest some changes to the footprint but that is not possible, and this design improves the building in its current state. The proposed modification to the three story portion west of the bay is one of these areas where ideally, it would be further recessed but it's minimally visible behind the extending bay.
3. The extension of the bay to the third floor solidifies the rear of the piazza and organizes the addition and BAR staff feel that it is appropriate.
4. The monitor is the element that is most important. While it is minimally visible, it sits on top of the parapet wall. Ideally this wall would be as far from view as possible. The applicant should explore different locations.
5. Often times, these quirky elements are what makes our city so unique and so staff feel that this is appropriate, does not detract from the historic character of this Category 3 building *if* it is not directly on top of the cornice.
6. We would like to see steel windows and a lighter touch than these precedent photos depict.
7. This proposal is well put together for a conceptual level review and we feel that this can be further reviewed by staff provided the applicant receives clear directive from the Board.

Staff Recommendation: Conceptual approval with Final Review by staff.

6. 91 Spring Street -- TMS # 460-08-03-067 BAR2021-000594

Request final approval for new construction of a two-story duplex at rear.
Category 3 (Cannonborough/Elliottborough) c. 1885 Old City District
Owner: 91 Spring, LLC
Applicant: Eddie Bello

MOTION: Final approval.

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MADE BY: HUEY SECOND: MARTIN VOTE: FOR 5 AGAINST 0

Staff Comments:

1. The applicant has followed the directives from the previous Board meeting, and the proposal is refined, consistent and relates well to the historic building at the front of the property.
2. We are in support of the application.

Staff Recommendation: Final Approval.

7. 68 Cannon Street - - TMS # 460-08-03-033 BAR2021-000628

Request conceptual approval for modifications to historic shed including 2-story brick addition.
Category 4 (Cannonborough/Elliottborough) c. pre 1872 Old and Historic District
Owner: George Seago
Applicant: Andrew Gould

MOTION: Deferral for finesse of detail, a slight reduction in high style; with a reconsideration of two chimneys and straight run stair; but with a noted Board appreciation for the quality of design.

MADE BY: GARDNER SECOND: WILSON VOTE: FOR 5 AGAINST 0

Staff Comments:

1. The project consists of minimal alterations to the important and historic building, and a handsome brick building that is appropriate in height, scale and mass.
2. The proposal is thoughtfully designed and has enough information for final approval pending an on-site brick mock-up.

Staff Recommendation: Final approval with brick mock-up.

8. 1 Marion Street - - TMS # 460-12-03-081 BAR2021-000629

Request after-the-fact approval for the replacement of wood windows with vinyl.
Category 3 (Cannonborough/Elliottborough) c. 1835 Old City District
Owner: Monte Brown
Applicant: Monte Brown

WITHDRAWN BY APPLICANT

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9. 207 Calhoun Street - - TMS # 457-04-01-141 BAR2021-000626

Request preliminary approval for egress stair with extension to fourth floor.
Category 2 (Harleston Village) c. 1813 Old and Historic District
Owner: College of Charleston
Applicant: Jeremy Tate, Meadors Inc.

MOTION: Final approval with final details to staff with Board comment to include detail of access to the dormer

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

Staff Comments:

1. The applicant has followed board directive and has removed some of the visibility from the egress stair while extending a portion of the piazza roof.

Staff Recommendation: Final Approval

10. 162 Wentworth Street - - TMS # 457-03-04-060 BAR2021-000630

Request conceptual approval for storefront renovations.
Category 4 (Harleston Village) c. 1876 Old and Historic District
Owner: Brooks Host
Applicant: Robbie Marty
WITHDRAWN FOR STAFF REVIEW

11. 23 Ann Street - - TMS # 460-16-02-010 BAR2021-000624

Request preliminary approval for four murals on the west elevation of building.
Category 2 (Mazyck-Wraggborough) c. 1840 Old and Historic District
Owner: City of Charleston
Applicant: Dan Sweeney, presented by Mitch B

MOTION: Deferral for restudy of quantity and theme of murals and note that board identified more positively with sharing is caring mural.

MADE BY: GARDNER SECOND: HUEY VOTE: FOR 4 AGAINST 0 MARTIN RECUSED

Staff Comments:

1. The concept of murals on this building is certainly appropriate with this long expanse, the murals will not all be visible at the same time. These adaptive reuse train sheds are becoming the terminus of the low line. It should be a lively area, with engaged pedestrian traffic.
2. However, these murals seem generic in nature and should be redesigned to incorporate some interesting, thoughtful or uniquely artistic artwork.

Staff Recommendation: Denial for design.

BOARD OF ARCHITECTURAL REVIEW-SMALL

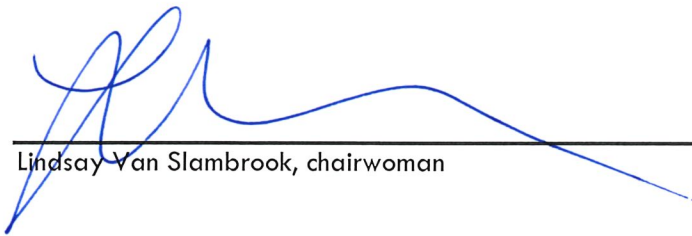
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12. Adoption of Board of Architectural Review Policy Statement on Solar Collectors

MOTION: Deferral for refinement pending discussion

MADE BY: HUEY SECOND: MARTIN VOTE: FOR 5 AGAINST 0



Lindsay Van Slambrook, chairwoman

10/28/2021

date

Kim Hlavin, BAR-S Administrator

date