



**CITY OF CHARLESTON
BOARD OF ARCHITECTURAL REVIEW - SMALL**

**MEETING RESULTS
DRAFT**

OCTOBER 27, 2022

4:30 P.M.

2 GEORGE STREET

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

STAFF MEMBERS PRESENT: Pinto & Gordineer

A. MINUTES

1. Review of Minutes from October 13, 2022 Meeting

APPROVED

WITHDRAWN

~~DENY~~

~~DEFERRED~~

MOTION: Approval

MADE BY: Van Slambrook SECOND: Huey VOTE: FOR 5 AGAINST 0

B. APPLICATIONS

13. BAR Policy Statement for Historic Materials Demolition Purview

APPROVED

WITHDRAWN

~~DENY~~

~~DEFERRED~~

MOTION: Approve Policy Statement as Submitted.

MADE BY: Martin SECOND: Gardner VOTE: FOR 5 AGAINST 0

NOTES:

- HCF: important part of CHS history and culture
 - Supports policy
- PSC: support for concerns raised by citizens
 - Fair and balanced approach
 - FAQ needs refinement – pre-approved materials, greater clarity, FAQ should be tabled
- Board
 - Group 2 Guidelines: cementitious siding replacement requirements
 - Staff: policy is to give a way forward at staff level and provide flexibility but Board review remains an option.

- Have desired to have options for staff review
- FAQ needs refinement. Additional information and details
- Either too little or too much information; don't mention brand names
- More info – tax credits
- Outreach program to educate homeowners of responsibilities
- If new material found, staff to debrief board
- Potentially methodology would be problematic, installation
- No issue with brand names if well known
- (policy) something that is badly needed
- Any motion should specify that it is policy being adopted, not FAQ. FAQ not to be adopted by Board

STAFF COMMENTS:

Preservation and Urban Design Division has been working on a BAR policy statement for the area north of Line Street and south of Mount Pleasant Street, where BAR has purview only for demolition proposals for buildings and building features over 50 years of age and visible from the public right-of-way. The goals of the proposed policy statement are to

- provide clarity for repair and appropriate replacement
- allow for flexibility for property owners in both material replacement and in review process
- protect and prevent the loss of historic building fabric and character
- balance preservation and affordability

Traditionally, the removal of historic character-defining features or materials has been viewed as demolition. It is Staff's hope that the policy will address appropriate replacement materials so that we are reviewing these items as replacement in-kind rather than demolition and that more of these can be handled by Staff rather than taken to the Board.

The policy provides accommodations for all properties, but divides them into two groups with the more restrictive group including those properties rated a 1 or 2 in the architectural inventory and those properties on or eligible for the National Register of Historic Places or within an eligible or listed National Register District.

Additional accommodations place heirs properties, long-term primary residences, and properties with ownership with a household income not exceeding 80% AMI in Group 2.

With the proposal, Staff have also drafted an FAQ document and a list of financial and technical resources.

With the ability for more of these applications to be handled by staff, the ability to review these applications as replacement in-kind, the addition of clarity to the BAR process, and accommodations that will benefit property owners who need it most, we hope that the proposed policy will look at preservation of structures in this area in a more wholistic manner, considering that allowing some appropriate material changes will preserve the structure in the long run and allow more property owners to make necessary repairs to take better care of their homes.

Now / Without Policy Statement	With Policy Statement
Review is for the removal or loss of a historic character-defining feature and there is no acknowledgement of the replacement material.	With the ability to provide replacement information, review is for replacement and not the removal or loss.
Reluctancy by Board to approve because it	The Board and Staff have additional

lacks knowledge of what will replace the historic feature.	information and knowledge to make an informed decision.
Lack of knowledge of replacement material typically leads to directive to repair.	Accommodations for replacement which may offer more affordability, provide more appropriate options, and may be approved in a more expeditious manner.
More restrictive in options for applicant.	More flexible in number of options for applicant.
More time-consuming review for applicant.	More expeditious review for applicant.
Board-level reviews for demolition unless outlined specifically by BAR policy to allow for Staff review.	Staff-level reviews, even at the Permit Center counter.
Challenging as reviews are considered demolitions or removals.	More pragmatic approach for property owners and staff and clarity for process.

STAFF RECOMMENDATION:
Approval of proposed policy statement

1. 4 Trapman Street

TMS # 457-12-01-027 | BAR2022-000917

NS | Harleston Village | c. 1964 | Old and Historic District

Request demolition of historic structure.

Owner: Evelyn Pooser Sullivan Rev Trust

Applicant: Theresa R Evans

APPROVED

~~WITHDRAWN~~

~~DENY~~

~~DEFERRED~~

MOTION: Approval of demolition with Board comment acknowledging unique situation of this property.

MADE BY: Gardner SECOND: Martin

VOTE: FOR 5 AGAINST 0

NOTES:

Public

- Francis Campwell: neighbor
 - In support; raising would be worse
- Mimi Sullivan: wife of family members
 - Provided history of repairs (Hugo onward)

PREVIOUS MOTION 10.13.22: Deferral to allow applicant to provide elevation certificate.

PREVIOUS Staff Observations 10.13.22:

1. *Property is in a flood zone, AE(11).*

PREVIOUS Staff Comments 10.13.22:

1. *The National Park Service standard for buildings that are considered historic is 50 years or older. Constructed in 1949, 4 Trapman is within the guidelines for a structure that is considered historic and should be considered a part of our historic fabric.*
2. *The mid-century residential structures within Charleston represent post-WWII development and the expansive period of growth during this time. Ranch houses characterize the changing needs for American families, including the integrated garage.*
3. *The structure is largely intact and has few alterations from its original form.*
4. *During the site visit, the applicant presented photographs of recent flooding at the house.*
5. *There are a variety of flood-proofing options. However, elevating the house could ruin the architectural character and form.*

PREVIOUS Staff Recommendation 10.13.22: Deferral for investigation and documentation of flooding.

Staff Observations:

1. Site visit was conducted 10.13.22.
2. Per documents provided by applicant FFE is 7.5.
3. Property is in a flood zone, AE(11).

Staff Comments:

1. There are a variety of flood-proofing options. However, elevating the house could ruin the architectural character and form.

Staff Recommendation: Approval

2. 15 Maverick Street

TMS # 463-15-04-052 | BAR2022-000933

Category 3 | North Central | c. 1915 | Historic Materials Demolition Purview

Request demolition of existing historic chimney. Site visit 10/27/22 at 8:30 a.m.

Owner: Emily Bickley

Applicant: Emily Greene, South Line Roofing

APPROVED

WITHDRAWN

~~DENY~~

DEFERRED

MOTION: Deferral

MADE BY: Van Slambrook SECOND: Gardner

VOTE: FOR 5 AGAINST 0

MADE BY: Martin SECOND: Huey

VOTE: FOR 5 AGAINST 0

NOTES:

- No applicant -> deferred to end of meeting

3. 156 & 158 Gordon Street

TMS # 463-10-04-115 | BAR2022-000935

NS | Wagener Terrace | c. 1969 | Historic Materials Demolition Purview

Request demolition of windows and front porch. Site visit 10/27/22 at 8:50 a.m.

Owner: Mike Santonelli

Applicant: Alexander Hopple, Architecture Plus

APPROVED

~~WITHDRAWN~~

DENY

~~DEFERRED~~

MOTION: Approval of removal of windows, but to retain the masonry opening sizes, approval of removal of carport, and denial of removal of front porch.

MADE BY: Huey SECOND: Wilson

VOTE: FOR 3 AGAINST 2

NOTES:

- Christopher Morgan (neighbor): changes character of house, out of character for neighborhood; parking area in front yard (not under purview)
- Response: owner may keep porch; if windows not original, would like flexibility
 - Not changing window dimensions
- Board
 - Porch belongs with house
 - No objection to removing iron columns
 - Don't see carport as character defining

Staff comments:

1. The porch is a character defining feature and should be retained.
2. Though the windows have been changed, the openings are the original proportions, and should not be altered.

Staff Recommendation: Denial

4. 119-121 Broad Street

TMS # 457-12-04-009 | BAR2021-000663

Category 2 | Charlestowne | c. 1803 | Old and Historic District

Request preliminary approval for new two-story guest-house, pool, and pergola.

Owner: MCCURU Properties

Applicant: Neil Stevenson Architects

Deferred by Staff

5. 235 Meeting Street

TMS # 457-08-01-012 | BAR2022-000858

Category 3 | c. pre 1884 | Old and Historic District

Request conceptual approval for storefront alterations, move entrance from center bay to left bay at store front, install lights at entry, add decorative screens between front bays.

Owner: Sticky Charleston LLC, Chad Waldorf

Applicant: Neil Stevenson

~~APPROVED~~

~~WITHDRAWN~~

~~DENY~~

DEFERRED

MOTION: Deferral with staff comments and note #3 and Final Review by Staff.

MADE BY: Huey SECOND: Gardner

VOTE: FOR 5 AGAINST 0

NOTES:

- PSC
 - Concern there are no notes, recommend deferral
- HCF
 - Concerns about details, needs refinement
- Board
 - Keep comment #3 as a note
 - Would like to have lighting reviewed at staff
 - Board requirement that comment 3 remains
 - If details can be provided to staff satisfaction ok with FRBS
 - Warrants deferral
 - Missing fine details and labeling
 - Drawings need to be reflective of what is there today (details on building not changing)
 - ‘boldly noted’ materials remain

PREVIOUS MOTION 7.28.22: Deferral with staff comments 1, 3, 4, and 5

PREVIOUS Staff Comments 7.28.22:

1. *The drawings and model are missing much of the details existing to the structure. Are these details being removed or are they just not shown?*
2. ~~*Staff recommend the removal of the window screening and removal or reduction in size of the steer head as they are inappropriate for Meeting Street.*~~
3. *Proposed lighting is inappropriate for this location.*
4. *The location of signage band differs through the drawings.*
5. *If the screening details are to remain then they should be installed in a way that is reversable so as not to damage the structure.*

PREVIOUS Staff Recommendation 7.28.22: Conceptual approval with staff comments.

Staff Observations:

1. The details on Sheet A0.4 do not match the other drawings.

Staff comments:

1. Proposed lighting is inappropriate for this location.
2. The location of signage band differs through the drawings.
3. If the screening details are to remain then they should be installed in a way that is reversable so as not to damage the structure.

Staff Recommendation: Deferral with staff comments.

6. 250 Rutledge Avenue

TMS # 460-08-01-155 | BAR2021-000423

Category 4 | Cannonborough/ElliottBorough | c. 1895 | Old City District

Request after the fact approval for alterations to previously approved plans including changes to stairs, bump out on east exterior, deck railing, fenestration, garage door, and siding.

Owner: Scott Hettermann

Applicant: Mark Hettermann

APPROVED

WITHDRAWN

DENY

DEFERRED

MOTION: Denial of after-the-fact with staff comments and Board comments: 1) siding material should be provided as per approved plans & 2) eave and or parapet detailing and railing should be provided as per approved plans.

MADE BY: Huey SECOND: Wilson

VOTE: FOR 5 AGAINST 0

NOTES:

- HCF
 - Concern about deviations; recommend denial
- PSC
 - Further diminish design. Would not have been previously approved; should modify to original plans; recommend denial
- Board
 - Request go through plans and “morph” plans
 - Visibility – some elements
 - Siding – not shiplap. Should have been primed on all sides
 - Concessions were made (prev. approval), 3 story addition on a 2-story house
 - Trim inappropriate, fireplace not approved
 - Eave not appropriate – siding changed from shiplap

Staff Observations:

1. The following alterations from plan were identified at inspection:
 - a. Stairs not built to plans
 - b. Fireplace “blister” built on rear/east exterior not approved.
 - c. Eave material not to plans
 - d. Roofline at loft deck not to plans
 - e. No deck railing as built
 - f. Windows lack exterior muntins.
 - g. Window trim not to plans
 - h. No garage door
 - i. Siding material

Staff comments:

1. Change in stairs creates an awkward condition and should be restudied.
2. Fireplace “blister” should be removed to match plans.
3. Windows to be changed to match approved drawings.
4. Garage door should be constructed and installed per approved drawings.
5. Drawings to be updated to show as built conditions.

Staff Recommendation: Denial of after-the-fact with staff comments

7. 12 Humphrey Court

TMS # 460-08-01-165 | BAR2022-000932

Category 4 | Cannonborough/Elliottborough | c. 1890 | Old City District

Request after the fact approval for alterations to piazza, siding, and windows.

Owner: MFI Properties

Applicant: Paul Kime

~~APPROVED~~

~~WITHDRAWN~~

~~DENY~~

DEFERRED

MOTION: Deferral

MADE BY: Van Slambrook SECOND: Huey VOTE: FOR 5 AGAINST 0
MADE BY: Huey SECOND: Martin VOTE: FOR 5 AGAINST 0

NOTES:

- No applicant -> deferred to end of meeting

8. 37C F Street

TMS # 463-16-03-054 | BAR2022-000934

NS | West Side | New | Historic Corridor District

Request conceptual approval of new, detached single-family dwelling.

Owner: Howard Barrow

Applicant: Patrick Orefice, Arwen Studio

APPROVED

~~WITHDRAWN~~

~~DENY~~

~~DEFERRED~~

MOTION: Conceptual approval with staff comments 1,3,4 and Board comment to maintain eave/top plate height throughout structure and Final Review by Staff

MADE BY: Martin SECOND: Huey VOTE: FOR 5 AGAINST 0

NOTES:

- No HCF or PSC comment
- Board
 - Unusual location, across street new construction not reviewed, not visible from I-26
 - Could set “precedent” for street (if other units are redeveloped”
 - Rear mass taller than it has to be
 - Encourage applicant to develop details of porch, ambiguity in drawing
 - Presents more diminutive streetscape on street with smaller structures
 - No issue with H/S/M and architectural direction, just roof issue
 - Lower ridge? Carry plate height.

Staff comments:

1. Structure is narrow due to lot size but the vertical siding further enforces that, making the building seem taller than it is. Changing the siding direction to horizontal could make the structure feel more in proportion to the streetscape.
2. Staff recommend providing some detailing to the rear mass that projects out from the front, narrower portion. A window on the second floor would break up this wall.
3. Typically, the taller portion of the structure is toward the street, not the rear.
4. Several windows on the south façade are awkwardly proportioned and placed close to their adjacent corner. Staff recommend repeating previously used window sizes and relocating the windows in the façade.

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

9. 17 Thomas Street

TMS # 460-16-01-045 | BAR2022-000931

Category 3 | Radcliffeborough | c. 1830 | Old and Historic District

Request demolition of deck and conceptual approval of new addition. Site visit 10/27/22 at 9:10 a.m.

Owner: Tom Dion
Applicant: Bill Marshall

APPROVED

WITHDRAWN

~~DENY~~

DEFERRED

MOTION: Approval of demolition of deck. Deferral of new addition with staff comments and Board Comment: the proposed extension on the second-floor piazza is to remain as is.

MADE BY: Huey SECOND: Martin

VOTE: FOR 5 AGAINST 0

NOTES:

- PSC: highly supportive, feel height and scale are appropriate
 - Would prefer that it did not have bump out
 - Wide dormers and windows are not appropriate
 - Recommend: deferral
- Neighbor letter in support
- Board
 - Recognize challenge of access, wouldn't have issue with something minor, but this is a major addition.
 - Support removal of deck
 - Feel piazza enclosure should not change
 - Parapet – very suburban roof form, dormer needed for stairs
 - Primary roofline – extension of existing
 - Address roofline massing
 - Piazza infill not to be altered
 - How wall is detailed (facing driveway) shouldn't appear historic
 - In favor of pushing wall to utilize area
 - No issue with demo of deck
 - Shed roof dormer is too large, imposing substantial departure from architecture of existing house
 - Some form of parapet may help
 - Maybe whole rise of stair doesn't happen under dormer
 - Shed dormers disengage from ridge; different material (copper) would recede

Staff Observations:

1. The placement of the existing house is unusual for Charleston, almost centered in the lot, with the driveway on opposite sides as the piazza.

Staff comments:

1. While adding to the “rear” of a single house is atypical for Charleston, staff appreciate how this unusual situation is addressed to make the house usable for the occupant.
2. This rear bump out is a similar condition to the house next door where an addition was constructed to the side opposite the piazza.
3. The rear addition should be subordinate to the existing in height, scale, and mass. Staff recommend lowering the overall height of the addition, so it does not visually compete with the piazza side of the structure.
4. Materials and details should be differentiated from the historic house.

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

10. 624 1/2 Rutledge Avenue

TMS # 460-03-02-082 | BAR2021-000474

NS | North Central | Historic Corridor District

Request conceptual approval for pergola over existing patio.

Owner: Marc Hudacsko

Applicant: Dennis Schumm

APPROVED

WITHDRAWN

~~DENY~~

~~DEFERRED~~

MOTION: Conceptual approval with staff comments and applicant to work with staff on details for final.

MADE BY: Martin SECOND: Gardner

VOTE: FOR 5 AGAINST 0

NOTES:

- Pitch 1/2:12, don't want to remove skylights
- Highest pitch possible
- Exposed fasteners

Staff comments:

1. Roof is very flat and could cause drainage issues, the slope should be increased. This is possibly a rendering issue, the slope in the elevation and perspective don't appear to match.
2. Staff recommend changing from K style gutters to half round.
3. Minimize the appearance of the ceiling fans.

Staff Recommendation: Conceptual approval with staff comments and applicant to work with staff on details for final

11. 12 Ashley Avenue

TMS # 457-07-04-024 | BAR2022-000922

NS | Charlestowne | c. 1935 | Old and Historic District

Requesting to paint existing unpainted brick structure.

Owner: Kylie Geddes

Applicant: UpSouth LLC

APPROVED

WITHDRAWN

DENY

~~DEFERRED~~

MOTION: Denial with Staff Comment

MADE BY: Huey SECOND: Wilson

VOTE: FOR 5 AGAINST 0

NOTES:

- HCF: Secretary of Interior Standards – recommend denial
- PSC: “”
 - Characteristic of Colonial Revival with thoughtful details the effect could be improved
 - limewash would work better with texture

Staff Observations:

1. The Secretary of the Interior Standards recommend against painting masonry that has historically been unpainted or uncoated.

Staff Recommendation: Denial

12. 138 & 140 Wentworth Street

TMS # 457-03-04-052/457-03-04-051 | BAR2022-000710

Category 1 & 3 | Harleston Village | c. 1840 | Old and Historic District

Request alteration to previous final approval, changes include new exterior stairs and alterations to fenestration. Site visit 10/27/22 at 9:30 a.m.

Owner: Danny & Caitlin Randazzo

Applicant: Lucas & Rachel Boyd, Boyd Architects

Withdrawn by Staff
