

BOARD MEMBERS PRESENT: BILL HUEY, GLEN GARDNER, JULIA MARTIN, FILLMORE WILSON, LINDSAY VAN SLAMBROOK
STAFF PRESENT: KIM HLAVIN, TORY PARISH, FRANKIE PINTO



RESULTS
BOARD OF ARCHITECTURAL REVIEW-SMALL

November 23, 2021 4:30 P.M. "Virtually via Zoom Webinar"

1. **63 Simons Street - - TMS # 463-15-02-031** **BAR2021-000645**
Request final approval for demolition.
Not Rated (North Central) c.1922 Historic Materials Demo Purview
Owner: Gethsemane Baptist Church
Applicant: Jason Pinard

WITHDRAWN BY APPLICANT

2. **21 Bennett Street - - TMS # 457-03-01-037** **PT2021-01462**
Request appeal of staff denial for painting roof "Piazza Blue".
Not Rated (Harleston Village) c. 1910 Old and Historic District
Owner: Brantlee Tinsley
Applicant: Bethany McDowell

MOTION: To Uphold Staff's Decision

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

Staff Comments:

1. Metal roofs in Charleston are red, grey, or black; a piazza blue roof is certainly not appropriate.
2. The applicant has used 45 Church Street as an example. The roof was approved as grey between 1998-2005 as a primer grey shade. It has certainly faded over the years and in some light probably does take on the appearance of a pale blue.

Staff Recommendation: Denial

3. **48 Smith Street - - TMS # 457-03-04-095** **BAR2021-000662**
Request conceptual approval for the reconstruction and renovation of burned single-family house.
Previously: Category 3 (Harleston Village) c. 1840s Old and Historic District
Owner: David and Emily Schaible
Applicant: e e fava architects

MOTION: Conceptual approval with staff comments 1, 2, 3, 5 and 6.

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

Staff Comments:

1. It is very unfortunate to have lost this important historic building. While it has been deteriorating for many years, this is a stark reminder for the staff at the City of Charleston in particular the BAR, and livability that the policy and process for demolition by neglect must be addressed and that this type of deferred maintenance cannot be allowed to continue. There is a loss in historic fabric that the city cannot bring back, and a loss of revenue frankly, when homeowners are not held accountable.
2. That said, this is a new owner, and a new applicant and we are very pleased to see the spirit of the house being revived, and life being brought back into the neighborhood. Many interested stakeholders have put in great effort to get to where you are now and you are to be commended for your determination.

- 3. We feel that this building should be rebuilt in the same place to weave the new in with the existing rear additions that have survived the fire. That said, the foundation that exists should be preserved in situ and bolstered and rebuilt where necessary.
 - 4. The property is in an X zone and does not require elevation to where it was previously (18' 9 3/4'), and certainly not to where proposed (21' 9 3/4"). The building shall have a finished floor no higher than previously existing.
 - 5. The fenestration of the building should be appropriate and cohesive. The ribbon window, and the large floor-to-ceiling windows will be visible from Smith and also from Wentworth. They are not appropriate and should be replaced.
 - 6. Generally, modifications to historic openings are not recommended, but given the evidence of major evolution, simplifying the openings of the rear buildings is appropriate.
- Staff Recommendation: Deferral with staff comments.

4. **119 – 121 Broad Street - - TMS # 457-12-04-009** **BAR2021-000663**
 Request conceptual approval for new pool and one-story pool-house.
 Category 2 (Charlestowne) c. 1803 Old and Historic District
 Owner: MCCURU Properties
 Applicant: Neil Stevenson Architects

MOTION: Denial with staff comments 1,2,3, and 5 and Board comment to retudy site plan as a basis for design.

MADE BY: MARTIN SECOND: GARDNER VOTE: FOR 3 AGAINST 2
 HUEY OPPOSED. WILSON OPPOSED

Staff Comments:

- 1. While a pool house is certainly a widely constructed secondary building on an historic property, this project has several extraordinary considerations to take into account which make the design atypical.
- 2. The siting of the pool house is completely unprecedented. Historically, secondary buildings are located in the rear of the property. There is no pool house in Charleston that sits with such visibility, size and breadth as this does. This location and scale should be restudied. If a pool house is deemed acceptable, it should follow the pattern and rhythm of historic properties in Charleston. While the building is set back from the street, the only screening is vegetation which shall be excluded from consideration.
- 3. While the building is being presented as a 'folly', it should not be used to exceed typical or appropriate bounds. Further, a folly, by definition is a small, decorative building meant to enhance the natural landscape. The open-air pavilion nature of the design, with roof deck, and bar is not characteristic of an historic property, nor is the massive size of over 30-feet x 30-feet.
- 4. Sec.54-306 states an accessory building is permitted to have an eave height of eleven feet. The building appears to have an eave height of 12' with an added 3' parapet wall height. Technically, 11 foot eave height would meet the requirement, but does not meet the intent to reduce the height of secondary buildings. The roof deck should be eliminated in its entirety; the lawn and the hardscaping provide plenty of space for the home-owner to enjoy the property.
- 5. The roof deck and parapet wall extend past the building's enclosed footprint and give the building a top-heavy appearance and again, should be eliminated.
- 6. The additional penetration into the historic wall for three additional gates should be eliminated; there's no significantly compelling reason to do so.

Staff Recommendation: Denial with staff comments.

5. **0 Gibbes Street - - TMS # 457-11-04-115** **BAR2021-000664**
 Request conceptual approval for modifications to fenestration, and the new construction of one-car, single-story garage.
 Category 4 (Charlestowne) Old and Historic District
 Owner: Derek Riggs
 Applicant: Dufford Young Architects

MOTION: Conceptual approval with final review by staff with Board comment for garbage enclosure detail to be submitted with final drawings.

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

Staff Comments:

- 1. Staff feels that this is an appropriate submittal and is in support.

Staff Recommendation: Conceptual approval with final review by staff.

6. **10 Concord Street - - TMS # 458-13-02-031**

Request conceptual approval for new construction of a three-story "one-family attached" dwelling with additional height for a mechanical and ornamental appurtenance for architectural merit and context.

(French Quarter) Old and Historic District
 Owner: Martin Sprock
 Applicant: Neil Stevenson Architects

DEFERRED DUE TO APPEAL OF THE ZONING ADMINISTRATOR'S DECISION

7. **19 King Street - - TMS # 457-16-09-029**

Request final approval for hardscape including modification of wrought iron entry gates and stucco walls.

Category 2 (Charlestowne) c. 1735 Old and Historic District
 Owner: Weaver-Miller
 Applicant: Wertimer + Cline Landscape Architects

MOTION: Deferral with final review by staff pending full approval by easement holder.

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

Staff Comments:

- 1. This is before the board tonight because it is a category 2. We are in support of the application.

Staff Recommendation: Final approval.

8. **563 King Street - - TMS # 460-12-02-073**

Request after-the-fact approval for right angle signage, and canopy sign.

Not Rated (Cannonborough/Elliottborough) c. 1894 Old and Historic District
 Owner: Jodi Gregory
 Applicant: Jonathan Alcon / Brooks Signs

MOTION: Deferral pending size reduction or BZA approval and final review by staff and Board comment for denial of illumination on the façade and right angle signage.

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

Staff Comments:

- 1. Per policy statement, façade signs on King Street should not be illuminated, and illumination was not a part of the permit package. It was approved as a non-illuminated sign.
- 2. Additionally, the right angle sign exceeds the maximum size of nine-sq ft per zoning ordinance 54-415. In addition, it is illuminated as well, and installed without permit.

Staff Recommendation: Denial

9. **10 South Adger's Wharf - - TMS # 458-13-02-011**

Request final approval for window replacement with impact glass wood windows (Kolbe Heritage Series).

Category 4 (Charlestowne) c. 1840s Old and Historic District
 Owner: Nancy Rees
 Applicant: Steel Marsh Architecture

MOTION: Final approval with staff comment 2.

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

Staff Comments:

1. Given the building has many units, and the units all have different types of windows, some wood, some wood with plastic or aluminum jamb liners, and some aluminum windows, we feel that this is an elevated wood window that is appropriate in this particular case.
2. Drawings on the jamb and trim dimensions should be submitted for review.

Staff Recommendation: Approval with staff comments.

10. **Discussion and Potential Action to express support for additional staffing in the City's budget to assist the City's Board of Architectural Review**

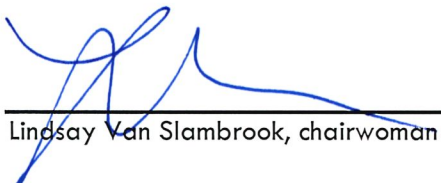
MOTION: Support for Mayor Tecklenburg's request for an additional Preservation Planner/Enforcement position to be approved from the General Fund budget

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

11. **Adoption of Solar Panel Policy**

MOTION: Approval of solar policy with a board comment to revise the references to solar collectors attached to "buildings" to refer to solar collectors attached to "property".

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



Lindsay Van Slambrook, chairwoman

11/24/21
date



Kim Hlavin, BAR-S Administrator

11/24/21
date