



BOARD OF ARCHITECTURAL REVIEW

POLICY STATEMENT FOR PIAZZA ENCLOSURES

CITY OF CHARLESTON
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When considering an application for the enclosure of a piazza, the Board of Architectural Review (BAR) must consider the historic, architectural, and aesthetic features of the piazza, the nature and character of the surrounding area, the use of the structure and the piazza, and the importance to the City. The BAR will make the following observations when hearing such an application:

1. The Charleston piazza/porch is a building feature unique to, and closely identified with, the architectural history and urban character of the city.
2. This unique feature of the Charleston Single House should be preserved in order to retain the prevailing character of our vernacular architecture.
3. To enclose the piazza and incorporate it into the interior of a building eliminates this unique feature, and eliminate the use of the piazza as a transitioning space between the interior and its surrounding urban environment.
4. Enclosing piazzas in whole, or in part, may result in irreversible damage to our architectural heritage.

Therefore, the Board of Architectural Review resolves closely to review applications for piazza enclosures, and will consider those applications which, after review by the Preservation Officer, meet the following criteria:

1. The necessity for the additional area which results from the enclosure must be sufficiently compelling and extreme that no other alternative could reasonably accomplish this purpose. The applicant must demonstrate through floor plans, elevations, and photographs that any other alternative solution shall result in unacceptable alterations to the historic fabric of the structure.
2. The location of the piazza enclosure shall be to the rear of the piazza, be minimal in size, and not alter the conceptual relationship between the house and the piazza.