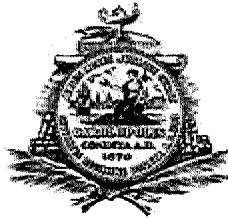


BOARD MEMBERS PRESENT: GLEN GARDNER, BILL HUEY, JULIA MARTIN, LINDSAY VANSLAMBROOK, FILLMORE WILSON.

STAFF MEMBERS PRESENT: KIM HLAVIN, LINDA BENNETT



RESULTS

**BOARD OF ARCHITECTURAL REVIEW-SMALL**

February 11, 2021

4:30 P.M.

"virtually via Zoom Webinar"

**1. 93 Congress Street - - TMS # 460-04-01-099 APP. NO. 2102-11-1**

Request approval for complete demolition of existing dwelling.

Not Rated (North Central) c. 1941 Historic Material Demolition Purview

Owner: George Ellington

Applicant: Lori Manali

MOTION: Denial of Demolition

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

Staff Comments:

1. The "Secretary of the Interior's Standards for Rehabilitation" guides the BAR to provide consistent and clear recommendations to owners and developers. The principals recommend protection and maintenance rather than wholesale demolition.
2. From the *Policy Statements* incorporated into the Ordinance, number five states: "It is important to maintain the historic fabric of Charleston as much as possible; therefore, deteriorated historic features should be repaired rather than replaced."
3. This building is indicative of the vernacular of the North Central neighborhood and has a significant amount of historic material that is in reparable condition.
3. While we sympathize with the owner, we urge him to consider rehabilitating the building. The City of Charleston's *Housing and Community Development* Department has grants and funding opportunities available.

Staff Recommendation: Denial.

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**2. 160 ½ Smith Street - - TMS # 460-12-03-073 APP. NO. 2102-11-2**

Request approval for the demolition of north addition

Not Rated (Radcliffeborough) c. 1885-1890 Old City District

Owner: A.B. Harley III

Applicant: ECM III Design & Drafting, LLC

**WITHDRAWN BY APPLICANT**

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**3. 56 Cannon Street - - TMS # 460-08-03-040 APP. NO. 2102-11-3**

Request conceptual approval for new construction of two single-family houses in rear, and new masonry wall at front.

New Construction (Cannonborough/Elliottborough) c. 1865(main) Old City District

Owner: Charleston STR 56 LLC

Applicant: Andrew Gould

MOTION: Denial for height and massing with staff comments noted and approval of the wall with a Board comment to consider toning down the high-style of the iron work.

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

Staff Comments:

1. Although the design relates very little aesthetically to the historic house or other historic secondary buildings in the neighborhood, the design of each building is well done with good proportions and detailing.

- 2. That said, the BAR has consistently required any secondary building be subordinate to the primary historic building. As a three-story building behind a two-story primary historic house, this proposal is not successfully subordinate as required in the Section 54-306.12 which states that,
  - “Additional buildings and additions to buildings that are subject to the jurisdiction of the BAR shall be subordinate in height, scale and mass to the primary building.”*
- 3. The Charleston Standards Policy Statement reinforces that guidance with point number eight, which states:
  - “New construction should be sympathetic to the historic features that characterize its setting and context. To respect the significance of the historic context, the new work should respect the historic materials, features, size, scale, proportions, and massing of its setting.”*
- 4. Compounding the issue of insubordination is that there are two buildings. It would be better if there were only one building, sited farther away from the historic precedent.
- 5. The proposed site plan is almost completely built out with either building, driveway, or parking and there is no greenspace, which is atypical of Cannonborough-Elliottborough neighborhood.
- 6. The gambrel roof form is concerning as it is not consistent with the neighborhood and in Charleston in general. There are examples in Charleston but the vast majority of them are masonry buildings with a parapet wall, and not wood frame. The stylistic details of the gambrel roof are unsuccessful here.

Staff Recommendation: Denial for height and massing out-of-character, with staff comments as noted, and approval for the wall.

**4. 259 St. Philip Street - - TMS # 460-08-02-078 APP. NO. 2102-11-4**

Requesting conceptual approval for new construction of a single-family residence.  
 New Construction (Cannonborough/Elliottborough) Old City District  
 Owner: CKC Properties, LLC  
 Applicant: AJ Architects

MOTION: Preliminary approval with staff comments 1 and 2; and Board comment to study floor-to-floor height and submit separate site plan addressing hardscaping and pool.

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

Staff Comments:

- 1. Substantiate columns and refine the detailing.
- 2. The drawings need further development of details, notes and dimensions, as it borders on insufficient for preliminary level review.
- 3. One of the board comments included in the motion was for a restudy of differentiation of volumes, and the Board should discuss this and determine if the applicant has successfully met the requirement.

Staff Recommendation: Preliminary Approval with staff comments noted and FRBS.

**5. 39 Meeting Street - - TMS # 457-16-02-020 APP. NO. 2102-11-5**

Requesting conceptual approval for modification to existing piazza enclosure.  
 Category 3 (Charlestowne) c. 1767 Old and Historic District  
 Owner: Michael and Jane McLain  
 Applicant: Glenn Keyes Architects

**WITHDRAWN FOR STAFF REVIEW**

**6. 67 America Street - - TMS # 459-09-02-132 APP. NO. 2102-11-6**

Requesting conceptual approval for the construction of affordable single family residence.  
 New Construction (East Side) Old City District

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Owner: City of Charleston (by JJR Development)  
Applicant: JFM Architects

MOTION: Conceptual approval with Staff comments to further differentiate buildings, and Board comments to maintain unique detailing while also reflecting a contemporary design.

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

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**7. 3 Father Grant's Court - - TMS # 459-09-02-132 APP. NO. 2102-11-7**

Requesting conceptual approval for the construction of affordable single family residence.  
New Construction (East Side) Old City District  
Owner: City of Charleston (by JJR Development)  
Applicant: JFM Architects

MOTION: Conceptual approval with Staff comments to further differentiate buildings, and Board comments to maintain unique detailing while also reflecting a contemporary design.

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

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**8. 7 Father Grant's Court - - TMS # 459-09-02-183 APP. NO. 2102-11-8**

Requesting conceptual approval for the construction of affordable single family residence.  
New Construction (East Side) Old City District  
Owner: City of Charleston (by JJR Development)  
Applicant: JFM Architects

MOTION: Conceptual approval with Staff comment to further differentiate buildings, and Board comments to maintain unique detailing while also reflecting a contemporary design.

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

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**9. 11 Father Grant's Court - - TMS # 459-09-02-057 APP. NO. 2102-11-9**

Requesting conceptual approval for the construction of affordable single family residence.  
New Construction (East Side) Old City District  
Owner: City of Charleston (by JJR Development)  
Applicant: JFM Architects

MOTION: Conceptual approval with Staff comment to further differentiate buildings, and Board comments to maintain unique detailing while also reflecting a contemporary design.

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

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**10. 15 Father Grant's Court - - TMS # 459-09-02-057 APP. NO. 2102-11-10**

Requesting conceptual approval for the construction of affordable single family residence.  
New Construction (East Side) Old City District  
Owner: City of Charleston (by JJR Development)  
Applicant: JFM Architects

MOTION: Conceptual approval with Staff comment to further differentiate buildings, and Board comments to maintain unique detailing while also reflecting a contemporary design.

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

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**11. 19 Father Grant's Court - - TMS # 459-09-02-057 APP. NO. 2102-11-11**

Requesting conceptual approval for the construction of affordable single family residence.

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New Construction (East Side) Old City District  
Owner: City of Charleston (by JJR Development)  
Applicant: JFM Architects

MOTION: Conceptual approval with Staff comments to further differentiate buildings, and Board comments to maintain unique detailing while also reflecting a contemporary design.

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

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2/14/2021  
Date



2/16/2021  
Date

BAR-S Administrator, Kim Hlavin