RESULTS
BOARD OF ARCHITECTURAL REVIEW-SMALL
February 25, 2021  4:30 P.M.  “virtually via ZoomWebinar”

1. 309 King Street - - TMS # 457-04-04-097  APP. NO. 2102-25-1
   Requesting conceptual approval for demolition of roof structure, dormers, and portions of
   front façade.
   Not rated  (Downtown) c. pre-1872  Old and Historic District
   Owner: All Time High Holdings, LLC
   Applicant: BDG Architects LLP
   WITHDRAWN FOR STAFF REVIEW

2. 7 Limehouse Street - - TMS # 457-11-04-036  APP. NO. 2102-25-2
   Requesting conceptual approval for the construction of brick columns and pedestrian gate,
   including gas lanterns.
   Category 3  (Charlestonne) c. 1830  Old and Historic District
   Owner: Mark Calhoun
   Applicant: Mark Calhoun
   MOTION: Deferral; with encouragement to restudy location and detailing of columns.
   MADE BY: GARDNER  SECOND: WILSON  VOTE: FOR 4 AGAINST 0
   Staff Comments:
   1. Although the gate is a wonderful historic artifact, the proposed location for the driveway is
      inappropriate; we would request retaining the wider gate and finding an alternate location
      for this pedestrian gate.
   2. The columns appear overbearing for the delicate and narrow gates. Brick columns would
      be more appropriate for a wider gate. Thinner iron posts would be appropriate for this
      gate, similar to what currently exists.
   3. The coping wall, and details of what are proposed for the rest of the length of fence are not
      addressed.
   4. Lastly, the BAR Policy Statements guide design. An excerpt from Charleston Standards policy
      statement number 2, states:
         “The buildings of Charleston provide a physical record of their time, place, and use.
         Changes that create a false sense of historical development, such as adding
         conjectural features or elements from other historic properties, obscure that record
         and are not encouraged.”
   Staff Recommendation: Denial.

3. 56 Cannon Street - - TMS # 460-08-03-040  APP. NO. 2102-25-3
   Request conceptual approval for new construction of two single-family houses in rear, and
   masonry wall at front.
   Category 4  (Cannonborough/Elliottborough) c. 1865(main)  Old City District
   Owner: Charleston STR 56 LLC
   Applicant: Andrew Gould
   MOTION: Conceptual approval and final details to staff.
   MADE BY: HUEY  SECOND: GARDNER  VOTE: FOR 4 AGAINST 0
   Staff Comments:
   1. The scale and massing of the proposal is much improved and we appreciate the restudy.
2. The proposed rear buildings are subordinate and respectful to the main historic building.

3. Restudy window proportions to be more vertical if permissible for egress, as required by the BAR Principles.

Staff Recommendation: Conceptual approval with final review by staff.

4. 16 Queen Street - - TMS # 458-09-01-059     APP. NO. 2102-25-4

Requesting conceptual approval for the new construction of rear addition.

Category 3 (French Quarter)   c. 1796  Old and Historic

Owner: Fred A Stone III
Applicant: Becky Fenno

MOTION: Conceptual approval with staff comments; and additional Board condition that any installation of a reglet should be inserted into a mortar joint rather than cutting the brick, and final review by staff.

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

Staff Comments:
1. The concept of the addition is appropriate, the details and style is differentiated and the historic portions of the house are delineated sensitively.

2. Study the view corridor under the piazza to balance the new wall and roofline further to relate to the piazza. That moment is critical to the success of the design.

Staff Recommendation: Conceptual approval with final review by staff.

5. 23 Reid Street - - TMS # 459-09-03-030    APP. NO. 2102-25-5

Requesting conceptual approval for new construction of a single-family residence.

New Construction   (East Side)   Old City District

Owner: Dawn Limberg
Applicant: Clay Shackelford Architect

MOTION: Deferral for architectural detailing; with Board comments to eliminate ground level quoins; address lower east wall of the rear portion of the building; restudy impact of rear addition at edge of the house and rear porch; restudy return of quoins at the piazza screen wall; and staff comments 2,3,7,8.

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

Staff Comments:
1. The project was denied for height scale mass and general architectural direction and these issues have not been adequately addressed.

2. The height has only come down slightly – one foot? Adjust floor-to-floor heights to reduce total height.

3. Adjust scale with fenestration size; windows are too large on the front. They should not be any taller than the door headers on the piazza. Align fenestration with columns.

4. Architectural direction requires further study; eliminate the quoins and other high-style elements that are out of context in the neighborhood.

5. The massing of the rear addition does not adequately address the Board comment to restudy false sense of addition. Further narrow, shift south to disengage the roof edge completely.

6. West elevation is much improved. Recess secondary massing behind main roof gable to mitigate the wall expanse. This will also recess the “rail” of roof deck behind and under gable so that it is imperceptible and does not awkwardly protrude or intersect the gable.

7. The aggregate of the dormer windows cannot exceed 30% of the roof upon which they sit.

8. If the front façade is brick-clad, the entire foundation should be as well.

9. Determine and further study how the brick meets the stucco.

10. Remove large louvered panel system in favor of two windows, closed shutters, or niches.

Staff Recommendation: Deferral with staff comments.
6. **42 Charlotte -- TMS # 459-13-01-175**  

   Requesting conceptual approval for duplex at rear of property.  
   New Construction (Mazyk-Wraggborough)  
   Owner: Bahive, LLC  
   Applicant: John Paul Huguley  

   **WITHDRAWN BY APPLICANT**

7. **164 Smith Street -- TMS # 460-12-03-175**  

   Requesting conceptual approval for the replacement of the stucco exterior envelope with cementitious siding.  
   Not Rated (Radcliffeborough)  
   Owner: Gavin Foggon  
   Applicant: David Rann  

   **MOTION:** Conceptual approval with final review by staff; and Board comment should stucco be replaced, the refinement of parapet and parapet return detail should be incorporated into design; and final review by staff  

   **MADE BY:** HUEY  
   **SECOND:** WILSON  
   **VOTE:** FOR 3 AGAINST 0  
   **GARDNER OPPOSED**

   **Staff Comments:**  
   1. The material change requires a restudy of some of the stylistic detailing that makes this house unique to this development.  
   2. The best option would be to employ one of the newer stucco products that eliminate the issues of stucco over frame.  
   3. If that is not an option, the parapet walls should not be clad in siding. Eliminate the parapets and redesign the detailing of the rooflines while retaining some differentiation among the neighboring houses.  

   **Staff Recommendation:** Conceptual Approval with final review by staff

8. **225 King Street -- TMS # 457-08-01-064**  

   Requesting approval for installation of plaque on building.  
   Category 2 (Harleston Village)  
   Owner: Charleston Place, LLC  
   Applicant: Courtney Tollison  

   **WITHDRAWN FOR STAFF REVIEW**