

BOARD MEMBERS: GLEN GARDNER, BILL HUEY, JULIA MARTIN, LINDSAY VAN SLAMBROOK,  
FILLMORE WILSON  
STAFF MEMBER PRESENT: KIM HLAVIN



RESULTS  
**BOARD OF ARCHITECTURAL REVIEW-SMALL**

March 11, 2021 4:30 P.M. "virtually via ZoomWebinar"

1. **160 ½ Smith Street - - TMS # 460-12-03-073** **APP. NO. 2103-11-1**

Request approval for the demolition of northern addition.  
Not Rated (Radcliffeborough) c. 1885-1890 Old City District  
Owner: A.I.B. Harley III  
Applicant: ECM III Design & Drafting, LLC

MOTION: Final Approval with staff comments.

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

Staff Comments:

1. While this addition to the north is historic, it is not a character-defining feature of the building. The construction method employed is quite rudimentary, lacking craftsmanship, and devoid of any material that is of notable quality, character, or distinctiveness.
2. Eliminating the northern addition is a positive alteration and brings the building back to its original form.
3. The existing siding, trim, and cornice of the original form should continue along the north wall.

Staff Recommendation: Final approval with final details to staff.

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2. **1 Broad Street - - TMS # 458-09-03-137** **APP. NO. 2103-11-2**

Requesting approval for metal framed canvas awning at front entry, including applied business name.  
Category 1 (Charlestowne) c. 1853 Old and Historic District  
Owner: Mark Beck  
Applicant: David Thompson, Architect

MOTION: Denial as submitted.

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

Staff Comments:

1. Installing an awning will detract from the detail and curved arch of the door surround, and conceal the unique transom. The weight could be detrimental to the façade.
2. We understand signage will be a challenge with so many character-defining features that should remain unobstructed.
3. It is important to note that this building has never had very much signage; the iconic nature of the building situated on the corner is quite alluring in and of itself.
4. A simple band of lettering in the frieze band above the door could be appropriate with minimal anchors.

Staff Recommendation: Denial

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3. **32 Society Street - - TMS # 458-01-03-031** **APP. NO. 2103-11-3**

Requesting conceptual approval for the modification of rear carriage house and rear portion of piazza of main house.  
Category 2 (Charlestowne) c. 1846 Old and Historic District  
Owner: Paul and Page Dicker  
Applicant: Christopher Liberatos

MOTION: Final Approval as submitted.

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

Staff Comments:

- 1. The proposal is a sensitive and thoughtful proposal for increasing the space of the house, opening a portion of the piazza is an improvement, as is replacing the last column on the second floor piazza.

Staff Recommendation: Final Approval

4. **42 Charlotte Street - - TMS # 459-13-01-175** **APP. NO. 2103-11-4**

Requesting conceptual approval for the new construction of a duplex at rear.  
Category 1, 2 (Mazyk-Wraggborough) c. 1831 Old and Historic District  
Owner: John Paul Huguley - Bahive  
Applicant: John Paul Huguley

WITHDRAWN BY APPLICANT

5. **10 Ashley Avenue - - TMS # 457-07-04-023** **APP. NO. 2103-11-5**

Requesting conceptual approval for rear addition including roof deck, rear stair and gate relocation.  
Not Surveyed (Charlestowne) c. 1936 Old and Historic District  
Owner: Meredith and Connor Duffy  
Applicant: Naseem Keshmirian and Julian Leguizamon

MOTION: Conceptual approval with staff comments and final review by staff

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

Staff Comments:

- 1. We suggest eliminating one of the windows on the south elevation of the addition. The corner of the house could appear overwhelmed with the trim and corner-board. Adding additional window at the east elevation would be better, and likely add more unobstructed light.

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

6. **42 Bull Street - - TMS # 457-03-02-027** **APP. NO. 2103-11-6**

Requesting conceptual approval for modifications for conversion from duplex to single family residence including relocation of front door, and reconstruction of piazza stairs.  
Category 3 (Harleston Village) c. 1880 Old and Historic District  
Owner: Ruth and Andrew Drucker  
Applicant: Becky Fenno

MOTION: Conceptual approval with staff comment two; and Board comment to use 2/2 light pattern; and final review by staff.

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

Staff Comments:

- 1. We would suggest using a different light pattern than one-over-one. Two-over-two, or even six-over-six would be better.
- 2. A parapet might be more successful rather than the proposed low slope on the roof.

Staff Recommendation: Approval with comments noted, and final review by staff.

**BOARD OF ARCHITECTURAL REVIEW-SMALL**

March 11, 2021

Page | 3

**7. 116-118 Cannon Street - - TMS # 460-11-04-163/164 APP. NO. 2103-11-7**

Requesting conceptual approval for new construction of single-family residence at rear of combined lot.

Category 4 (Cannonborough) c.pre-1902 Old City District  
Owner: 116 Cannon Street, LLC  
Applicant: JFM Architects LLC

MOTION: Conceptual approval with staff comments noted; and final review by staff.

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

Staff Comments:

1. While the arrangement of the building is a somewhat atypical, the context of the property lends itself to creative solutions for rear dependency buildings on shallow lots.
2. We would suggest balancing the fenestration on the larger volume with 5 windows down the west elevation to for additional light in the bedrooms, and eliminating one on the north elevation.
3. Use a full sized window in the stairwell or eliminate all together.

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

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Lindsay Van Slambrook, Chairperson

3/15/2021

date



Kim Hlavin, BAR-S Administrator

March 15, 2021

date