RESULTS
BOARD OF ARCHITECTURAL REVIEW-SMALL

May 27, 2021  4:30 P.M.  virtually via Zoom Webinar

1.  130 Darlington Avenue- TMS # 463-08-01-076  BAR2021-000516
    Request final approval for partial demolition of building at rear.
    Not Rated  (Wagner Terrace)  c. 1938  Historic Materials Demolition Purview
    Owner: Mike Elder
    Applicant: Hans Altenbach
    WITHDRAWN FOR STAFF REVIEW

2.  774 Rutledge Avenue - TMS # 463-15-02-012  BAR2021-000512
    Request final approval of garage at rear.
    Not Rated  (North Central)  c. 1940  Historic Corridor District
    Owner: C&M, LLC - Kristin Molony
    Applicant: Kristen Molony
    MOTION: Approval as submitted.

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

Staff Comments:
1. Despite several modern elements (windows, roof, siding), original fabric and wood
   exists in several places.
2. However, this rear building does not offer the character that we aim to preserve in
   the Wagner Terrace neighborhood.
3. While this is in the Historic Corridor, proposals for new construction are out of BAR
   jurisdiction as this is property zoned for less than eight units, and residential.
Staff Recommendation: Approval.

3.  194 Nassau - - TMS # 459-05-01-060  BAR2021-000499
    Request final approval for demolition.
    Not Rated  (East Side)  c. 1900  Historic Materials Demolition Purview
    Owner: Nathan Blackburn and Elissa Batts
    Applicant: Low Country Home Designers – Paul Kime
    MOTION: Denial with Staff comments, and final review by Staff.

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

Staff Comments:
1. The building is in a state of severely deferred maintenance, but this should not be the
determining factor in a demolition request.
2. This building, despite the lack of maintenance, retains a significant amount of material
in salvageable condition.
3. Compile a thorough conditions assessment of each building component as part of a
preservation plan to determine its viability rather than wholesale demolition.
4. **60 Meeting Street -- TMS # 458-09-03-177**

   **MOTION:** Final approval.

   **MADE BY:** MARTIN  **SECOND:** HUEY  **VOTE:** FOR 3  AGAINST 0  **GLEN RECUSED**

   **Staff Comments:**
   1. BAR Staff have no concerns over the demolition proposal which will provide a significant improvement to insensitive alterations.

   **Staff Recommendation:** Final Approval.

5. **60 Meeting Street -- TMS # 458-09-03-177**

   Request conceptual approval for new construction of third-floor addition, modifications to the carriage house including window openings, removal of fire escape; and modifications to the gate and wall.

   **MOTION:** Conceptual approval with final review by staff.

   **MADE BY:** MARTIN  **SECOND:** HUEY  **VOTE:** FOR 3  AGAINST 0  **GLEN RECUSED**

   **Staff Comments:**
   1. Alterations to the carriage house to return the building to original form are appropriate and positive.
   2. The refined details and appropriate proportions on the proposed volume on the third floor are met with great reception from the BAR staff.

   **Staff Recommendation:** Conceptual approval with final review by staff.

6. **1 Percy Street -- TMS # 460-08-03-155**

   Requesting conceptual approval for modifications including removal of rear stair and ramp, and new construction of rear addition, and stairs on piazza.

   **MOTION:** DEFERRED BY STAFF

7. **23 Reid Street -- TMS # 459-09-03-030**

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

   **New Construction**
   - **Owner:** Dawn Limberg
   - **Applicant:** Clay Shackelford Architect

   **MOTION:**

   **MADE BY:** MARTIN  **SECOND:** HUEY  **VOTE:** FOR 3  AGAINST 0  **GLEN RECUSED**

   **Staff Comments:**
   1. BAR Staff have no concerns over the conceptual proposal.
MOTION: Conceptual approval with staff comments with revision to comment three for reduction of between 6—12-inches.

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

Staff Comments:
1. The applicant has followed the directives laid forth by the Board during the February 25 meeting, and the drawings are much improved.
2. Introducing the false and fixed shutter detail on the ground floor presents an inconsistency, as there are no other shutters in the proposal. Replace with brick niche as this would be more appropriate.
3. In keeping with a general precedent, we recommend a reduced floor-to-floor height and encourage a further reduction of 12” between both the first and second living space. The location of floors in context of adjacent neighbors would bring harmony and cohesion between the proposal and street context.
4. Include a detail of the intersection of brick and stucco in the next submittal.
5. There have been improvements made to where the piazza meets the rear portion, but it still is problematic and warrants continued discussion.
6. The front stoop seems unusual in size; decrease its depth.
7. Staff continue to have concern with the formal styling of the proposal, but the board has accepted the refined detailing and general architectural direction.

Staff Recommendation: Conceptual Approval with Staff comments.

8. 80 Alexander Street - TMS # 459-13-04-045 BAR2021-000525
Requesting final approval for the continuation of 9’6” brick and stucco wall to replace a 12-foot chain-link fence.
Category 2  (Mazyk-Wraggborough) c. 1800 Old and Historic District
Owner: Tom Conklin & Cheryl Noble-Conklin
Applicant: Glen Gardner

MOTION: Final approval with staff comments.

MADE BY: MARTIN SECOND: HUEY VOTE: FOR 3 AGAINST 0
GARDNER RECUSED

Staff Comments:
1. This proposal is appropriate and the staff have no concerns.
2. We would suggest introducing a rhythm and interest by breaking the wall at regular intervals with the construction of piers.

Staff Recommendation: Final Approval.

9. 172 Tradd Street - TMS # 457-12-03-001 BAR2021-000526
Requesting final approval for a copper awning
Category 1 (Charleston) c. 1834 Old and Historic District
Owner: Carolyn Roehm
Applicant: Palmetto Craftsman, Inc.

MOTION: Conceptual approval with staff comment number two, and Board comment for lighting reduced to one fixture; and to consider a hipped roof.

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

Staff Comments:
1. Shrink the awning to cover only the door or extend it to fully cover the adjacent windows and shutters, which would provide brackets for visual support.
2. The height is rather atypical for an awning or protection; lower it a few inches to more closely relate to the openings.

Staff Recommendation: Conceptual approval with staff Comments.
10. 9 South Tracy Street -- TMS # 460-04-03-071  
BAR2021-000527

Requesting preliminary approval for the removal of character-defining features including windows, doors, trim, columns, and balustrade.

Category 4  (Westside)  c.1930  Historic Materials Demolition Purview
Owner: Stephanie Ganacopoulos
Applicant: Stephanie Ganacopoulos

MOTION: Denial as submitted; with encouragement to explore other avenues, and meet with City staff to discuss historic materials.

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

Staff Comments:
1. The modifications requested contradict the guidance of the Secretary of the Interior’s Standards for Rehabilitation and so the features of the house that are historic should be preserved rather than altered.
2. While we are empathetic with the homeowner’s needs, we also need to uphold these standards but we feel that an alternative solution could be found without the removal of so much historic and character defining features.
3. The City’s policy statement on piazza enclosures and the proposal does not meet these criteria for approval.

Staff Recommendation: Denial as submitted with staff comments

Lindsey Van Slambrook, Chairperson  5/28/2021

Kim Hlavin, BAR-S Administrator  5/28/2021