1. **158 Darlington Avenue - - TMS # 463-08-01-087 BAR2021-000517**  

   Requesting after-the-fact final approval for the demolition of historic elements including windows, trim, siding, porch decking, bead-board ceiling, and balustrade.  

   **Category 4** (Wagner Terrace) c. 1938 Historic Materials Demo Purview  

   **Owner:** Craig Swzekie  
   **Applicant:** Michael Loveday  

   **MOTION:** Denial of after-the-fact demolition with Staff comments.  

   **MADE BY:** MARTIN  **SECOND:** HUEY  **VOTE:** FOR 5 AGAINST 0  

   **Staff Comments:**  
   1. Windows should be wood, true-divided light, two-over-two windows.  
   2. Siding should be replaced with the 4” clapboard wood that was originally there.  
   3. The tongue and groove porch decking should be restored, along with a bead-board ceiling.  
   4. A set of architectural drawings by a qualified architect should be provided to the BAR, detailing each of these issues and how they will be replaced.  
   5. A stop-work order should remain in place until a new permit is issued by the BAR with proper documentation of the restoration.  
   6. Per zoning ordinance, plywood should temporarily cover the openings.  

   **Staff Recommendation:** Denial of after-the-fact demolition.

2. **2337 Sunnyside Avenue - - TMS # 463-07-00-003 BAR2021-000528**  

   Request extension of approval for complete demolition, as previously granted in 2016.  

   **Not Rated** (Wagner Terrace) c. 1945 Historic Materials Demo Purview  

   **Owner:** Daniel Atwill  
   **Applicant:** AJ Architects  

   **MOTION:** Approval.  

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

3. **284 King Street - - TMS # 457-04-04-043 BAR2021-000539**  

   Request extension of final approval for partial demolition of rear additions, as previously granted on 9/14/2017.  

   **Category 4** (none) c. pre-1884; c. 1950 Old and Historic District  

   **Owner:** King & Society, LLC/ Troy Barber  
   **Applicant:** Neil Stevenson Architects/Tara Romano  

   **MOTION:** Approval.  

   **MADE BY:** MARTIN  **SECOND:** GARDNER  **VOTE:** FOR 5 AGAINST 0
4. 26 Montagu Street - TMS # 457-03-02-047  BAR2021-000530

Request conceptual approval for rear addition to existing house, and the new construction of secondary building at rear.

Category 3 (Harleston Village)  c. 1820  Old and Historic District

Owner: Rachel and Paul Alexander Crystal
Applicant: Becky Fenno

MOTION: Deferral with Staff comments 1,2,3; and Board comments to restudy footprint and geometry of rear dependency to be more narrow, more vertical proportionally; and to consider unification of historic fenestration.

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

Staff Comments:
1. The removal of the disorderly and insensitive additions is a positive change.
2. The rooflines of what is proposed to remain are somewhat confusing to begin with, but a refinement of these intersections should be studied. (perhaps a deeper elevator recess and a separation of rooflines)
3. The HVAC location should be restudied in light of the major renovation.
4. The rear building is appropriately sized in height, scale, mass and general architectural direction; we appreciate the simple design.
5. With some kitchen layout modifications, coordinating fenestration could be achieved and the windows on the south elevation could be enlarged.
6. The window in the stairwell should be restudied, for its size, location and to eliminate trim between windows in favor of a mulled window.
7. Use brackets or some support under shed roof at entry.
8. A single pedestrian door is preferred, centered under the window above.
9. Fenestration in general should have a more centered and vertical rhythm.
10. Although it will not be visible, the north elevation should be refined.
11. Rear doors should employ an awning or weather protection above doors, and to provide interest and protection.
12. Mulled windows should be modified or separated.

Staff Recommendation: Conceptual approval with staff comments.

5. 40.5 State Street - TMS # 458-09-01-187  BAR2021-000531

Request final approval for modifications including replacement of non-historic door, and two new iron gates.

Category 2 (French Quarter)  c. 1815  Old and Historic District

Owner: Rebecca Stinson
Applicant: Patrick Lisi – The Village Company

MOTION: Approval for rear gate as submitted with encouragement to powder coat or rustproof prior to painting; remove the top arch off front gate in the submitted design; and scrollwork to closely mimic existing gate.

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

Staff Comments:
1. The design of the front gate should relate to the neighboring gate and nearly replicate it, with a flat top rail, similar scroll work, and lattice hatch below at the same height.

Staff Recommendation: Conceptual Approval with Staff comments and final review by Staff.

6. 15 Franklin Street - TMS # 460-05-03-004  BAR2021-000532

Request final approval to replace iron fence with masonry wall.

Category 3 (Harleston Village)  c. 1850  Old and Historic District

Owner: Jill Davidge
Applicant: Andrew Hargett

DEFERRED BY APPLICANT
7. 116 Queen Street  -  TMS # 4570804074  BAR2021-000534

Request modifications to fenestration, rear addition, and removal of piazza enclosure on second floor.

Category 3  (Harleston Village)  c. 1880  Old and Historic District

Owner: Patrick and Nora Burke

Applicant: Julie O’Connor – American Vernacular

WITHDRAWN FOR STAFF REVIEW

8. 24 Limehouse Street  -  TMS # 457-11-04-043  BAR2021-000535

Request conceptual approval for removal of non-historic deck; new construction of one-story addition, covered porch, and raised patios; modifications to porch including steps and railings; new garden wall, gate, pool, and hardscape; and elevation of garage.

Not Rated  (Charlestowne)  c. 1912  Old and Historic District

Owner: William C. & Tamera Dengler

Applicant: Julie O’Connor – American Vernacular

MOTION: Conceptual approval with Staff comments 1-5; further differentiate details at addition; restudy gate in design and functionality; and final details to Staff.

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

Staff Comments:
1. The proposal at the rear simplifies previous insensitive modifications, which is positive.
2. The scale of windows on the south elevation should be more closely related to the house.
3. The railing should remain brick if it is original or historic.
4. The scale of the chimney is out of proportion with the house; restudy the proportion to decrease the size—side-by-side fireboxes, perhaps?
5. The masonry wall requires further information but should be retained if original fabric.
6. The garage is being made functional which is a positive, but we would recommend a restudy of the stair arrangement. Retain the utilitarian nature in general, but perhaps reduce the footprint with a smaller switchback, and address the foundation.

Staff Recommendation: Conceptual approval with Staff Comments and final review by Staff

9. 183 Queen Street  -  TMS # 457-12-01-001  BAR2021-000536

Request conceptual approval for exterior renovation including the demolition of chimney, and exterior stairs; and modifications to fenestration, and HVAC screening.

Not Rated  (Harleston Village)  c. 1880  Old and Historic District

Owner: Carol Stewart, Melissa and Jeff Vandewiel

Applicant: Clark Ferguson Architect

WITHDRAWN FOR STAFF REVIEW

10. 45 South Street  -  TMS # 459-09-03-078  BAR2021-000537

Request conceptual approval for new construction of single-family residence.

New Construction  (East Side)  Old City District

Owner: Toni and Henry Johnson

Applicant: Kenny Craft - Craft Design Studio

MOTION: Deferral with Staff comments 1,3,4,5; Board comments to restudy parking to move understructure parking away from street; and restudy pedestrian entry to make it more prominent.

MADE BY: MARTIN  SECOND: GARDNER  VOTE: FOR 4 AGAINST 1

WILSON against
Staff Comments:
1. The design is appropriate in height, scale, mass; but staff have some design modifications to recommend.
2. Per code, the current DFE sits at 16-feet but should be at 12-feet, and therefore should be reduced by four feet.
3. The arched opening at the facade is inappropriate for the context of the street, and a traditional Charleston Single House; replace with recessed niches or smooth stucco.
4. The fenestration arrangement on the south elevation is excessive and chaotic; should be greatly reduced in quantity, and simplified to single windows of the same size.
5. The siding on the hyphen of the south elevation should continue to match the neighboring volumes.

Staff Recommendation: Deferral with Staff comments noted.

11. 12 Montagu Street - TMS # 457-04-01-085 BAR2021-000538

Request conceptual approval for alterations to existing guest house.
Category 2 (Harleston Village) c. 1812 Old and Historic District
Owner: Eric Jablon
Applicant: Beau Clowney Architects – Justin Ferrick

MOTION: Conceptual approval with final review by staff.

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

Staff Comments:
1. The proposed alterations to the modern guest house are minimally visible and are appropriate.

Staff Recommendation: Conceptual approval with details of stucco wall to be provided to staff and final review by staff.

12. 1 Percy Street - TMS # 460-08-03-155 BAR2021-000541

Request conceptual approval for removal of non-historic rear stair, ramp; and the new construction of side stair, piazza stair, and rear addition.
Category 3 (Cannonborough / Elliottborough) c. 1880 Old City District
Owner: Heather and Will Greene
Applicant: Cameron Glaws

WITHDRAWN BY STAFF

13. Adoption of Board Policy Statement concerning Solar Collectors

MOTION: Deferral for Board and community input; and to bring the draft back for a later date.

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