



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WITHDRAWN FOR STAFF REVIEW

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**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 (Charlestowne) 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.

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**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.

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**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 District  
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.

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**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** **APP. NO. 2102-25-6**

Requesting conceptual approval for duplex at rear of property.  
New Construction (Mazyk-Wraggborough) c.1831(main) Old and Historic District  
Owner: Bahive, LLC  
Applicant: John Paul Huguley

WITHDRAWN BY APPLICANT

7. **164 Smith Street - - TMS # 460-12-03-175** **APP. NO. 2102-25-7**

Requesting conceptual approval for the replacement of the stucco exterior envelope with cementitious siding.  
Not Rated (Radcliffeborough) c. 2007 Old City District  
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** **APP. NO. 2102-25-8**

Requesting approval for installation of plaque on building.  
Category 2 (Harleston Village) c. 1937 Old and Historic District  
Owner: Charleston Place, LLC  
Applicant: Courtney Tollison

WITHDRAWN FOR STAFF REVIEW

  
Chair Lindsay Van Slambrook  
Date 2/26/2021

  
BAR-S Administrator Kim Hlavin  
Date March 1, 2021