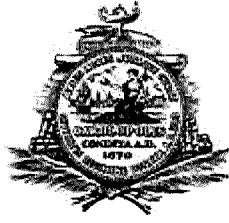


BOARD MEMBERS PRESENT: GLEN GARDNER, BILL HUEY, JULIA MARTIN, LINDSAY VAN SLAMBROOK

STAFF PRESENT: KIM HLAVIN, TORY PARISH



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WITHDRAWN FOR STAFF REVIEW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 Botts
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. Additionally, the new flood maps place the current finished floor well above the required height for current FEMA regulations so any new submittal must incorporate the new information, with an accurate elevation certificate.

Staff Recommendation: Denial as submitted, with staff comments and final review by staff.

4. **60 Meeting Street - - TMS # 458-09-03-177** **BAR2021-000495**
Request final approval for partial demolition of third-floor addition on carriage house, and carriage house chimneys.
Category 2 (Charlestowne) c. 1771 Old and Historic District
Owner: Jon Mazzoli
Applicant: Joseph Cronk

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** **BAR2021-000496**
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.
Category 2 (Charlestowne) c. 1771 Old and Historic District
Owner: Jon Mazzoli
Applicant: Joseph Cronk

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** **BAR2021-000524**
Requesting conceptual approval for modifications including removal of rear stair and ramp, and new construction of rear addition, and stairs on piazza.
Category 4 (Cannonborough/Elliottborough) c. 1898 Old City District
Owner: Heather and Will Greene
Applicant: Cameron Glaws

DEFERRED BY STAFF

7. **23 Reid Street - - TMS # 459-09-03-030** **BAR2021-000389**
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: 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 (Charlestowne) 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.

BOARD OF ARCHITECTURAL REVIEW-SMALL

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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 Ganacoplos

Applicant: Stephanie Ganacoplos

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



Lindsay Van Slambrook, Chairperson

5/28/2021

date



Kim Hlavin, BAR-S Administrator

5/28/2021

date