

Demolition Request Deferred

By W. H. J. THOMAS
Staff Reporter

Charleston's Board of Architectural Review yesterday deferred action on a request to demolish four houses in a row on the north side of George Street to clear a site for the construction of a 16-unit townhouse complex.

The Board of Review members delayed action on the demolition request, submitted by realtor Harold Simmons, to take down 6, 6½, 8-10 and 12 George Street to allow for further study by the Board.

Simmons said that the site would be used for 15 or 16 townhouse apartments as zoning permitted, with units renting for approximately \$200 a month. He said that his firm would take special care to have the units designed "to be in keeping with the neighborhood."

This section of George Street runs between Anson and Meeting streets and is on the northern limit of the historic Ansonborough area. The proposed complex would be the first townhouse construction of this type on the east side of midtown Charleston.

Also deferred by the Board of

Review, to allow for additional consideration, was the request submitted by J. Ron Hendrix, associate administrator for St. Francis Xavier Hospital, to demolish the antebellum dwelling and commercial unit at 129 Rutledge.

The three-story brick house, built before 1842 by John S. Richardson, occupies the northwest corner of Calhoun and Rutledge and sits just to the south of the new St. Francis Hospital extension. It was owned from 1920 to 1971 by the Creticos family.

In other action, the Board approved requests to demolish four 19th century structures in downtown Charleston. These include the demolition, as requested in the name of Cummings and McCrady, architects-engineers, of two three-story buildings at 221 and 223 East Bay. The request specified that the demolition would provide space for the expansion of the International Longshoremen Assn. offices at 225 East Bay.

Also approved was the two-story brick warehouse to the rear of 153 East Bay. The re-

quest to demolish was submitted by E. M. Huber. The Board approved the demolition of the two-story brick dwelling at 155 Market. The request was submitted by K. R. Howard.

Deferred by the Board were plans to cut doorways through the ground-level front of the John Rutledge house at 116 Broad St., an 18th century dwelling now used as law off-

ices. Plans, as drawn by Charleston architect Frederick M. Ehni, show the proposed alterations in the form of two doorways placed in present basement level windows, reached by short flights of brick steps.

The request was submitted by Ehni on behalf of Paul N. Uricchio and Robert B. Wallace, owners.

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2-8 The News and Courier, Fri., Sept. 10, 1971

CHARLESTON, S. C.

129 Rutledge Demolition Approved

By W.H.J. THOMAS
Staff Reporter

Charleston's Board of Architectural Review yesterday approved "with extreme regret" the demolition of the Post-Revolutionary dwelling at the northwest corner of Rutledge and Calhoun as requested by St. Francis Xavier Hospital.

The three-story brick house at 129 Rutledge, built soon after 1818 by John S. Richardson, has long been a mid-town landmark and presently stands immediately to the south of the new St. Francis Hospital extension.

The Board of Review members accepted the application but with the regret that this building was not recognized for its architectural and historical importance to the city and that an attractive and functional use had not been found for the structure by St. Francis Hospital.

Though partially remade into a store unit at its first story level about 1900 and refaced with Victorian features, the interior of the dwelling on its two upper stories and attic have remained little changed in its neo-classical details during the last 150 years since it was erected.

It has long been cited for its unique architectural example of piazzas extending over its sidewalk area. Until recently being purchased by the hospital, it was the property of the Creticos family.

Strong disapproval of the demolition request was voiced by officers of the Preservation Society of Charleston. Representatives of the hospital said at the Board of Review meeting that eight rooms on the south of the new hospital extension could not properly be utilized with 129 Rutledge standing so close to its south side.

In other action, the Board of Review deferred a request to demolish four structures at 6, 6½, 8-10 and 12 George St. following a protest by residents of the Ansonborough area, officers of Historic Ansonborough Neighborhood Assn. and Historic Charleston Foundation.

Submitted by Harold Simmons for Borough Realty Co., the request specified clearing the site on the north side of George to allow for the construction of 16 townhouse units. The Board of Review deferred action to allow proponents of the realty venture to meet with Ansonborough representatives who protested that the development would be at cross purposes to the recent rehabilitation of Ansonborough.



POST-REVOLUTIONARY HOME

128 Rutledge was built shortly after 1818. (Staff

Photo by Swain.)

at Sears

...the fashion stop



Townhouse Complex

Plans May Be Redrawn

By W.H.J. THOMAS
Staff Reporter

An effort by residents of the Ansonborough district and officials of Historic Charleston Foundation to save two 18th century dwellings on the north side of George Street may result in replanning of a proposed 16-unit townhouse complex which would replace these structures.

Mrs. S. Henry Edmunds, director of the Historic Foundation, yesterday presented Charleston's Board of Architectural Review with a letter written to the Borough Realty applying for the demolition of 6, 6½, 8-10 and 12 George.

Suggested in the letter were plans to restore the 18th century residences at 6 and 8-10 George as apartments, with the possible construction of townhouses to the rear of the property. The Historic Foundation does not oppose the demolition of 12 George.

The lot owned by Borough Realty measures 160 feet on George and extends back 272 feet. The application for demolition is being held in abeyance to allow for further discussions between preservationists and the townhouse developers.

Approved, at yesterday's Board of Review meeting were plans to lower portions of the present entranceway and construct a brick wall at 3 Legare St. to widen the driveway from eight to ten and a half feet. Application

was made by Mrs. Francis J. Peizer Jr.

Also approved were plans to

repaint the antebellum residence at 3 Water St. an oyster shell white with beige trim.

Application was submitted by Edward German on behalf of John A. Hamilton.

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PROPERTY BEING CLEARED

The turn-of-the-century frame house at 12 George St. is in the final stages of demolition to make way for a proposed townhouse development by the Borough Realty Co. Awaiting a final decision on the request for demolition permits are the neighboring dwellings at 6, 6½ and 8-10 George, also owned by Borough Realty. Proposed for the large site, which is on the northern limits of the rehabilitated Ansonborough area, are 15 townhouse units. (Staff Photo by Swain.)

The News and Courier, Thurs., Feb. 10, 1972 3-B
CHARLESTON, S. C.

Edward's CHECK

THAT

COLD!