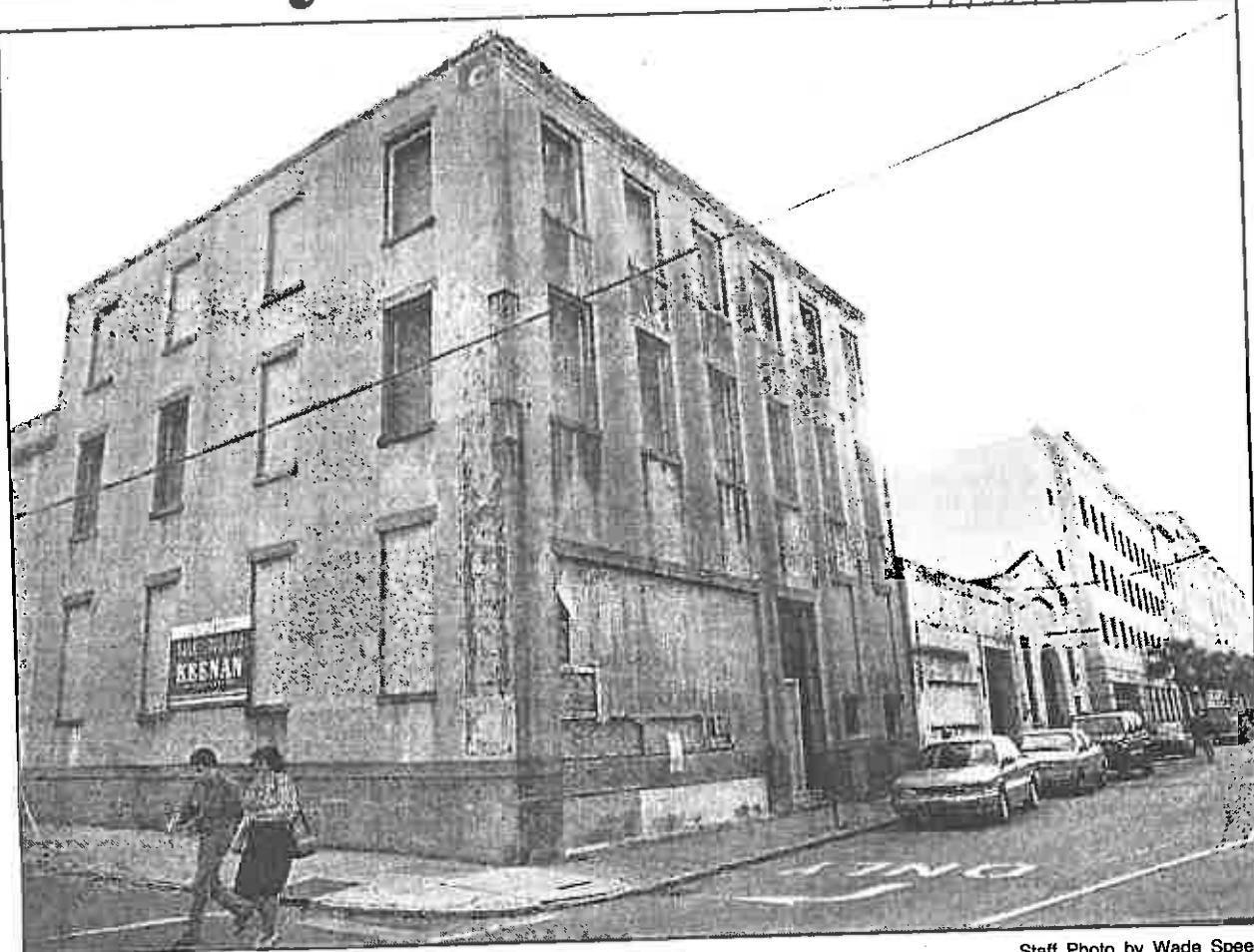


Ready for restoration

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199 Church

St.



Staff Photo by Wade Spees

The former tenement at the corner of Pinckney and Church streets has stood vacant for many years. A developer hopes to open an inn there by this Christmas.

Developer plans to transform historic tenement into inn

TRUE TO THE ORIGINAL: T.O. Doggett Jr. plans to keep the 1858 building's stucco patina, which was of particular interest to preservationists.

By ROBERT BEHRE
Of The Post and Courier staff

A \$2 million, 32-room inn is planned north of the City Market on Pinckney Street, and its developer said it could open as early as Christmas.

The project — to be called the Andrew Pinckney Inn — would include the renovation of a 3½-story tenement and construction of a new, four-story building on an adjacent lot.

The plans have won early favor: Charleston's Board of Architectural Review approved its height, scale and mass.

"If everything goes right, construction could begin next month. Our goal is to open by Christmas," said T.O. Doggett Jr., the architect, developer and partner in 41 Pinckney Associates.

The tenement, built in 1858 at the corner of Pinckney and Church

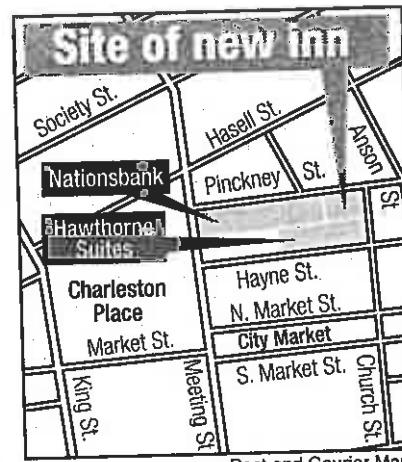
streets, has stood vacant for a number of years, and Doggett said, "It's been used for just about every purpose imaginable."

Doggett said he plans to keep the building's stucco patina, which was of particular interest to preservationists. "We think that after a good pressure wash, we'll have an attractive, natural stucco finish."

"The big thing we're going to do is maintain the historic fabric," said John Moriarty, a partner in 41 Pinckney Associates. The financing would come partly from historic tax credits, which would require the renovation comply with federal historic preservation rules.

The new construction would fill in the vacant lot between the tenement and the NationsBank building. It would contain six parking spaces on the first floor and three stories for rooms. A rooftop terrace is also planned.

Preservation Officer Charles



Chase said Doggett's plans have value, but he said the cornice line on the new construction must line up with that of the existing house. Likewise, Chase said the new building's construction should be a true masonry building.

Such design issues are expected to come before the BAR again in a few weeks.

Doggett said local management, and not a hotel chain, would operate the inn.