



# CITY OF CHARLESTON

## BOARD OF ARCHITECTURAL REVIEW - SMALL

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### PUBLIC COMMENT

#### AUGUST 11, 2022

A meeting of the Board of Architectural Review - Small (BAR-S) will be held on **Thursday, August 11, 2022 at 4:30 p.m.** in the **Public Meeting Room, 1<sup>st</sup> Floor, 2 George Street.**

The following written comments were submitted on the Mayor's Office of Innovation Public Meetings Portal and will be provided to the board members 24 hours in advance of the meeting. The comments will also be acknowledged into the record and summarized. The public is encouraged to attend the meeting in person to speak in order for comments to be fully heard.

Application information will be available at [www.charleston-sc.gov/bar](http://www.charleston-sc.gov/bar) in advance of the meeting. Please check the website on the meeting date to view any withdrawn or deferred agenda items.

For additional information, please contact:

**DEPARTMENT OF PLANNING, PRESERVATION & SUSTAINABILITY**  
**2 George Street, Suite 3100 Charleston, SC 29401 | (843) 724-3781**

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The following applications will be considered:

#### A. MINUTES

##### 1. APPROVAL OF MINUTES FROM JULY 28, 2022 MEETING

*No written comments submitted on Innovation Public Meetings Portal*

#### B. APPLICATIONS

##### 1. 51 POINSETT STREET

**TMS # 463-12-03-018 | BAR2022-000874**

**NS | North Central | c. 1915 | Historic Material Demolition Purview**

Request partial demolition of historic structure. Site visit 8:30 am.

Owner: Mencer D Edwards

Applicant: April Magill, Root Down Designs LLC

**DEFERRED BY APPLICANT**

## 2. 119 – 121 BROAD STREET

**TMS # 457-12-04-009 | BAR2021-000663**

**Category 2 | Charlestowne | c. 1803 | Old and Historic District**

Request conceptual approval for new two-story guest-house, pool, and pergola.

Owner: MCCURU Properties

Applicant: Neil Stevenson Architects

### **Four comments received on Innovation Public Meetings Portal**

- **Lawrence Wetzel, 50 1/2 Legare St., Charleston, SC 29401:**

*Submitted Aug 9 2022 3:01PM*

Charleston BAR-S Meeting 8/11/22 Agenda Item #2 TMS 457-12-04-009 119-121 Broad St. Comments submitted by an abutting neighbor: Lawrence Wetzel, P.E. 50 1/2 Legare Street Charleston, SC 29401 lwetzel@airinnovations.com (315-380-7329) This application should be denied due to the scale and massing of the structures located in a historic district zoned for single family residences. The combination of parking area, pool and decks, pool house, pergola, and fountain essentially cover the entire site and detracts from the ca. 1803 historic structure and residential appeal of the neighborhood. Our concern is that approval would set an unwanted precedent for future applications in historic districts. Specifically: The large pool and deck area dominate the site. Its size is roughly 2 1/2 times the average residential pool, especially in the historic district south of broad. This drives the size and massing of the other structures. The parking area, formerly used by staff and visitors of the Church Diocese, is too large for a single-family house creating a large impervious surface area. The two-story pool/guest house, at 42' wide and 32' high, and it's 2100 sq ft. with large windows and columns, is out of scale and dominates the view from Broad St. and detracts from the historic main house. A pool house, by definition, is not a guest house. The pergola, at 16' high, in attempting to hide the pool from the public view on Broad St., is also too large and adds to the overall massing with the two-story pool house behind it. The fountain, illustrated at over 16' high, just adds to the distraction and will possibly blow water over onto the sidewalk on Broad St. The combination of buildings, parking, driveways, pool, pool deck, walkways, and fountain offers very little open pervious surfaces on the site to absorb rainwater. As one of the abutting neighbors, my concern is that the overall size will result in a loss of privacy for both the neighbors and the residents of 119 Broad. A smaller pool would drive a smaller pool house and pergola, more garden and pervious surfaces allowing more vegetation to be used as privacy screening. The parking area could be much smaller than the 13 spaces now or divided by landscaped islands. As an engineer, I would also be concerned about the size of the pool equipment and chemicals needed to control and maintain the large fountain, pool, gargoyle jets, waterfalls and spa. A building much larger than shown will probably be needed and should be incorporated into the pool house.

- **Tony Tripeny, 53 Legare St.:**

*Submitted Aug 9 2022 10:05PM*

In my opinion, this application should be denied due to the scale of the structures located in a historic district zoned for single family residences. The combination of parking area, pool and decks, pool house, pergola, and fountain essentially cover the entire site and detracts from the 1803 historic structure and residential appeal of the neighborhood. As a resident of the neighborhood, my concern is that the overall size will result in a loss of privacy for both the neighbors and the residents of 119 Broad. Please deny this application.

- **Michael & Lara Commers, 59 Legare St:**

*Submitted Aug 10 2022 10:21AM*

We live at 59 Legare St which is almost directly across from the proposed development. Our residence is a 3 bedroom 4 bathroom single family home. The proposed pool house building has more square feet than our house. This doesn't seem logical to us to be classified as a pool house... In our opinion BAR should not approve the proposal in its current format because a pool house of this size and scale does not fit with the historic features within the neighborhood. Thank you for your consideration.

- **Carrie Agnew, 52 Legare Street:**

*Submitted Aug 10 2022 10:45AM*

As a directly abutting property owner, I am extremely pleased to see the removal of the second driveway that ran along our properties. This is a HUGE improvement! That said, the size and scale of the so-called pool house is NOT! This structure appears to be a house, perhaps larger than my own at 52 Legare. The height of the columns will be visible from Broad and Legare Streets, and light emanating from the large French doors/windows will be visible as well. The fountain height is more in keeping with a commercial property, as is the size of the pool. Additionally, there must be proper screening for the pool maintenance equipment, which by definition is what a pool house is partially for?? And the pergola is overwhelming and out of scale as well....why not just some landscaped seating and a trellis covering jasmine or the like? While I have no objection to there being a pool and pool house on this property, the design, as presented is not in keeping with that of a Single-Family residence. I am concerned as well that there must be a major landscaping buffer all the way down the length of the west (Legare) and south (Tradd) street sides of the property. This will not only alleviate our concerns as abutting neighbors, but also give the owners of 119/121 Broad a sense of privacy. The parking area is extremely large for that of the existing main house and guest house....there is no need for so many spaces, when it could be green space as well? The current parking was put in place when the house was used for the church administration employees. Now that it is being converted back to single family use, so many places are unnecessary and will only encourage large gatherings. Perhaps this is the intent of the current owners, who are all in various aspects of the entertainment business??

**3. 96 ASHLEY AVENUE**

**TMS # 457-03-04-073 | BAR2022-000860**

**Category 2 | Harleston Village | c. 1800 | Old and Historic District**

After the fact request. Request conceptual approval to rebuild piazza stair, replace piazza screening, add hood over entrance, pedestrian and driveway gates, and hardscaping.

Owner: William Cromer & Dang Minh Nguyen  
Applicant: Neil Stevenson

***No written comments submitted on Innovation Public Meetings Portal***

**4. 235 MEETING STREET**

**TMS # 457-08-01-012 | BAR2022-000858**

**Category 3 | c. pre 1884 | Old and Historic District**

Request conceptual approval for storefront alterations, move entrance from center bay to left bay at store front, install lights at entry, add decorative screens between front bays.

Owner: Sticky Charleston LLC, Chad Waldorf  
Applicant: Neil Stevenson

***No written comments submitted on Innovation Public Meetings Portal***

**5. 117 BROAD STREET & 17 ORANGE STREET**

**TMS # 457-12-04-009 | BAR2022-000836**

**Category 3 | Charlestowne | c. 1770 | Old and Historic District**

Request conceptual approval to shift driveway entrance, establish new driveway gate for 17 Orange Street.

Owner: Governors House Inn LLC  
Applicant: Glen Gardner, Landscape Architect

**DEFERRED BY APPLICANT**

**6. 182 TRADD STREET**

**TMS # 457-07-04-019 | BAR2020-000390**

**Category 4 | Charlestowne | c. 1920 | Old and Historic District**

After the fact request. Request approval for alterations to previous final approval, hardscaping improvements including new rear fence and wall, gates, bluestone paving, trellis, and fence at front; and modifications to rear of building including new brick stair (REVISED); rear door with sidelights, and modification of window openings.

Owner: Gordon Manor  
Applicant: Elizabeth Pope

***No written comments submitted on Innovation Public Meetings Portal***

**7. 186 SAINT PHILIP STREET**

**TMS # 460-12-02-064 | BAR2022-000789**

**New | Cannonborough - Elliottborough | Old City District**

Request preliminary approval for new, three-story, mixed-use building.

Owner: Ottoman Investments  
Applicant: Ashley Jennings, AJ Architect

***No written comments submitted on Innovation Public Meetings Portal***

**8. 169 WENTWORTH AVENUE**

**TMS # 457-03-04-012 | BAR2022-000856**

**Category 4 | Harleston Village | c. pre-1944 | Old and Historic District**

Request conceptual approval for new accessory structure.

Owner: Cope and Sophie Willis

Applicant: E E Fava Architects

*No written comments submitted on Innovation Public Meetings Portal*

**9. 178 ASHLEY AVENUE**

**TMS # 460-15-02-109 | BAR2022-000875**

**Category 1 | Radcliffeborough | c. 1850 | Old and Historic District**

Requesting conceptual approval for rehabilitation of historic structure and small additions at rear to previously modified non-historic additions.

Owner: MUSC Health Sciences Foundation

Applicant: E E Fava Architects

*No written comments submitted on Innovation Public Meetings Portal*

**10. 155 TRADD STREET**

**TMS # 457-11-04-032 | BAR2022-000876**

**Category 3 | Charlestowne | c. 1900 | Old and Historic District**

Request conceptual approval for partial enclosure at rear of piazza.

Owner: David Hallman

Applicant: David Foster

*No written comments submitted on Innovation Public Meetings Portal*

**11. 31 ROSE LANE**

**TMS # 460-08-01-125 | BAR2022-000841**

**Category 4 | Cannonborough - Elliottborough | c. 1852 | Old City District**

Request conceptual approval for renovation of existing historic house, new addition, and new garage at rear.

Owner: Harrison Malpass

Applicant: Sebastian von Marschall Architect, LLC

*No written comments submitted on Innovation Public Meetings Portal*

**12. 47 CHURCH STREET**

**TMS # 458-13-01-025 | BAR2022-000850**

**Category 3 | Charlestowne | c. 1767 | Old and Historic District**

Request conceptual approval for rear portico.

Owner: Harrison Malpass

Applicant: Sebastian von Marschall Architect, LLC

*No written comments submitted on Innovation Public Meetings Portal*

**13. 492 KING STREET**

**TMS # 460-12-02-025 | BAR2022-000877**

**Category 3 | Mazyck-Wraggborough | c.1852-60 | Old and Historic District**

Request alterations to previous conceptual approval (April 2021) extension of rooftop awning, add door at back of courtyard.

Owner: Casamigs

Applicant: Pasta Beach / Simons Young + associates

*No written comments submitted on Innovation Public Meetings Portal*

**14. 86 MURRAY BOULEVARD**

**TMS # 457-11-01-005 | BAR2022-878**

**NR | Charlestowne | c. 1941 | Old and Historic District**

Request conceptual approval for new front windows changing proportions, new dormers on front, new doors at balcony, and new fenestration at third floor.

Owner: Colin Coletti and Clair Schwartz

Applicant: Julie O'Connor, American Vernacular Inc

*No written comments submitted on Innovation Public Meetings Portal*

**15. PRESENTATION BY STAFF ON THE STATUS OF ORDINANCE CHANGES AND POLICY PROPOSALS AFFECTING BOARD OF ARCHITECTURAL REVIEW RELATED REVIEWS.**

*No written comments submitted on Innovation Public Meetings Portal*

**PUBLIC MEETING ACCOMMODATIONS:**

In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation, or other accommodation, should please contact Janet Schumacher at 843-577-1389 or [schumacherj@charleston-sc.gov](mailto:schumacherj@charleston-sc.gov) three business days prior to the meeting.