



CITY OF CHARLESTON

BOARD OF ARCHITECTURAL REVIEW - SMALL

PUBLIC COMMENT

SEPTEMBER 8, 2022

A meeting of the Board of Architectural Review - Small (BAR-S) will be held on **Thursday, September 8, 2022 at 4:30 p.m.** in the **Public Meeting Room, 1st Floor, 2 George Street.**

The following written comments were submitted on the Mayor's Office of Innovation Public Meetings Portal. They 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 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 Please check the website on the meeting date to view any withdrawn or deferred agenda items.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

The following applications will be considered:

A. MINUTES

- 1. Review of Minutes from August 25, 2022 Meeting**

B. APPLICATIONS

- 1. 56 Congress Street**

TMS # 463-16-03-089 | BAR2022-000883

NS | North Central | c. 1920 | Historic Materials Demolition Purview

Request demolition of historic structure.

Owner: 56 Congress LLC

Applicant: LaShaun Key, Key Design

No comments submitted on Innovate Public Meetings Portal

- 2. 194 Nassau Street**

TMS # 459-05-01-060 | BAR2021-000499

Not Rated | East Side | c. 1900 | Historic Materials Demolition Purview

Requesting after the fact approval for demolition of historic structure.

Owner: Nathan Blackburn

Applicant: Paul Kime

No comments submitted on Innovate Public Meetings Portal

3. 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

One comment submitted on the Innovate Public Meetings Portal

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

Submitted Sep 6 2022 3:31PM

Charleston BAR-S Meeting 9/8/22 Agenda Item #3 TMS 457-12-04-009 BAR 2021-000663 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, although slightly modified from a previously deferred application, should also be deferred or denied because the scale and massing of the structures located in a historic district zoned for single family residences remain inappropriate. 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. Although the two-story pool-house roof line has been lowered by 42" (12" of which from lowering the first floor) from the last submission, the width has been increased by 12". At 28.6' high, 42' wide and 2100 sq ft, the new pool-house is still too large and dominant when viewed from Broad St. It is not a story-and-a-half as promised at the last meeting. The pergola, now lowered by just 1', is still too high at 15' and still comes up above the second floor level of the pool house. The fountain seems to remain the same size and adds to the overall massing with the pool house behind it. 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 am also concerned about the size of the pool equipment and chemicals needed to control and maintain the large fountain, pool, gargoyle jets, waterfalls and spa. The proposed screening of open slatted boards 50" high, 72" wide with a 24" high platform for the equipment, is totally inadequate for sight and sound screening from the neighboring house located less than 20' away and whose second-floor bedroom looks directly into the top of the pool equipment. This mechanical equipment should be relocated away from the neighbors in the pool house or the pergola.

4. 9 Coming Street

TMS # 457-04-03-019 | BAR2022-000893

Not Rated | Harleston Village | c. 1901 | Old and Historic District

Request conceptual approval for new piazza screen, new two-story piazza, extension of second floor addition to ground, and new rear addition.

Owner: Josh & Dannon Heller

Applicant: Robbie Marty

No comments submitted on Innovate Public Meetings Portal

5. 161 Tradd Street

TMS # 457-11-04-029 | BAR2022-000891

Category 3 | Charlestowne | c. 1870 | Old and Historic District

Requesting conceptual approval for piazza enclosure on two stories.

Owner: Ross Miller

Applicant: Dennis Schumm

No comments submitted on Innovate Public Meetings Portal

6. 6 Montagu Street

TMS # 457-04-01-082 | BAR2022-000892

Category 2 | Harleston Village | c. 1803 | Old and Historic District

Request conceptual approval for alterations to historic house including rear addition.

Owner: Claron Robertson

Applicant: Simons Young + Associates

Eight comments submitted on the Innovate Public Meetings Portal

• Martha Ann Robertson, 11 Montagu Street, Charleston SC 29401:

Submitted Sep 2 2022 4:15PM

We are entirely supportive of the application for the proposed improvements to the property at 6 Montagu Street. The rear addition, of no historic or aesthetic value, and which cannot be seen from the street anyway, will be replaced by a beautiful new addition, on the same footprint, that will allow the house to be returned to single-family occupancy. This is a great benefit to this block of Montagu Street, and to all of Harleston Village.

• Claron Robertson, 11 Montagu Street:

Submitted Sep 5 2022 4:36PM

I have been authorized in writing to confirm the unequivocal endorsement of this application by Mr.&Mrs Randell Stoney, the owners of 9 Bull Street, and Mr. & Mrs. Matthew Rittenberg, the owners of 7 Montagu Street.--Rob Robertson

• James Lundy, 39 Smith St., Charleston 29401:

Submitted Sep 6 2022 3:37PM

Members of Harleston Village Association's BAR/BZA committee met with Rob Robertson and Simons Young on Tuesday afternoon to discuss the proposed changes to 6 Montagu. We toured the site and studied the proposed changes. We believe what is being proposed is a benefit to Harleston Village. We also understand from the applicant that all the contiguous neighbors are either intending to speak in favor of the changes at the hearing or have written emails in favor of the proposal. Harleston Village Association therefore supports this application on behalf of the neighborhood

and looks forward to this project being approved by the BAR and work getting underway. Signed: Jim Lundy Phil Dufford Yvonne Fortenberry Members of the HVA BAR/BZA committee

- **Claron Robertson, 11 Montagu Street:**

Submitted Sep 6 2022 8:55PM

I am authorized to advise the Board of the endorsement of the application for 6 Montagu Street by William Want, the owner of 15 Bull Street, from the back yard of which the renovations to 6 Montagu Street are marginally visible.

- **Claron Robertson, 11 Montagu Street:**

Submitted Sep 7 2022 8:27AM

I have written authorization to advise that dan Schmidt, of Schmidt Properties LLC, the Owner of 15 Bull Street, from the back yard of which the proposed renovation of 6 Montagu Street is marginally visible, supports this Application.

- **Eric and Christine Jablon, 12 Montagu St:**

Submitted Sep 7 2022 9:18AM

We have reviewed the BAR application and attached plans and unequivocally support this project. Having lived two doors down from 6 Montagu for over 10 years and in Harleston Village for over 15, we strongly feel that this project will greatly benefit and enhance Montagu St and H. Village neighborhood.

- **Claron Robertson, 11 Montagu Street:**

Submitted Sep 7 2022 10:28AM

I am authorized in writing to advise that Dr & Mrs. Eric Jablon (12 Montagu Street), Mr. & Mrs. David Jones (8 Montagu Street), and Mr. & Mrs. Tom Scott (4 Montagu Street), who are the only adjacent property owners who can see the renovations proposed for 6 Montagu Street from their back and side yards, unequivocally support the application.

- **Claron Robertson, 11 Montagu Street:**

Submitted Sep 7 2022 10:32AM

I have written authorization from Dr. & Mrs. Gene Howard (13 Montagu Street) and Ms. Susan Lewis (15 Montagu Street) to advise that they unequivocally endorse the application for the renovations to 6 Montagu Street

7. **86 Murray Boulevard**

TMS # 457-11-01-005 | BAR2022-000878

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 comments submitted on Innovate Public Meetings Portal

8. 89 & 89 ½ Wentworth Street

TMS # 457-04-03-002 | BAR2022-000861

Category 2 | Harleston Village | c. 1787 | Old and Historic District

Request conceptual approval for new masonry garden wall.

Owner: Mr. & Mrs. Ohanesian

Applicant: Jenny Bevan

No comments submitted on Innovate Public Meetings Portal

9. 79 Ashley Avenue

TMS # 457-03-03-194 | BAR2022-000887

Category 2 | Harleston Village | c. 1842 | Old and Historic District

Request conceptual approval for hardscape and lighting alterations.

Owner: Ronald Cain

Applicant: Julie Hensley

No comments submitted on Innovate Public Meetings Portal

10. Revised Bar Sign Policy Statement (General)

No comments submitted on Innovate Public Meetings Portal

11. New Bar Sign Policy Statement (Historic Corridor District)

No comments submitted on Innovate 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 three business days prior to the meeting.