



CITY OF CHARLESTON

BOARD OF ARCHITECTURAL REVIEW - SMALL

PUBLIC COMMENT

OCTOBER 27, 2022

A meeting of the Board of Architectural Review - Small (BAR-S) will be held on **Thursday, October 27, 2022 at 4:30 p.m.** in the **Public Meeting Room, First Floor, 2 George Street.**

The following written comments 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 Please check the website on the meeting date to view any withdrawn or deferred agenda items.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 October 13, 2022 Meeting**

B. APPLICATIONS

1. **4 Trapman Street**

TMS # 457-12-01-027 | BAR2022-000917

NS | Harleston Village | c. 1964 | Old and Historic District

Request demolition of historic structure.

Owner: Evelyn Pooser Sullivan Rev Trust

Applicant: Theresa R Evans

No comments submitted

2. **15 Maverick Street**

TMS # 463-15-04-052 | BAR2022-000933

Category 3 | North Central | c. 1915 | Historic Materials Demolition Purview

Request demolition of existing historic chimney. Site visit 10/26/22 at 8:30 a.m.

Owner: Emily Bickley

Applicant: Emily Greene, South Line Roofing

No comments submitted

3. 156 & 158 Gordon Street

TMS # 463-10-04-115 | BAR2022-000935

NS | Wagener Terrace | c. 1969 | Historic Materials Demolition Purview

Request demolition of windows and front porch. Site visit 10/26/22 at 8:50 a.m.

Owner: Mike Santonelli

Applicant: Alexander Hopple, Architecture Plus

No comments submitted

4. 119 – 121 Broad Street

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

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

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

Owner: MCCURU Properties

Applicant: Neil Stevenson Architects

Two Comments Submitted:

• **Lawrence Wetzel, 50 1/2 Legare St., Charleston, SC 19401:**

Submitted Oct 26 2022 10:09AM

Charleston BAR-S Meeting 10/27/22 Agenda Item #4 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) The combination of parking area, pool and decks, pool house, pergola, and fountain essentially cover the entire site and detract from the ca. 1803 historic structure and residential appeal of the neighborhood. The scale should be reduced. What was stated in one of the previous meetings to be a 1 1/2 story pool house is now a full blown 2 story, 2000 sq ft guest house. The large pool and deck area dominate the site. As an abutter, we are concerned about the lights and noise coming from such a large pool. Its size is roughly 2 1/2 times the average residential pool, especially in the historic district south of Broad. The parking area, formerly used by staff and visitors of the Church Diocese, is too large an open space and too close to the abutting properties. The existing site shows there is a buffer of approximately 6 feet between the paving and the wall. This should be maintained and planted appropriately. Even now the lighting makes it look like a landing strip. An irregular shape and/or islands with plantings to break up the single mass and more considerate down lighting would be more appropriate. Although there are no details on the fountain, it appears to be massive and will create unwanted public attention from the sidewalk of Broad Street especially if lit at night. Drawing A11 appears to show a second set of columns at the entrance although they are not show on the site plan. These would be out of character with the house, detract from the original design and in fact make the entrance look like a prison entrance.

• **Carolyn (Carrie) Agnew, 52 Legare Street:**

Submitted Oct 26 2022 11:38AM

Despite having received conceptual approval, issues remain with the proposed changes to 119/121 property, specifically in that it is zoned as a single-family residence:

- The depth of the piazzas, at 10', is extreme, and wider than any typical piazza, and only 1.5' smaller than the much more massive main house.

They will dominate from Broad Street and give an appearance akin to the White House in Washington, DC. Perhaps an 8' depth for both stories would help? • 13 parking spaces for a single-family residence, even one with two guesthouses, is unheard of. As mentioned at previous meetings, those spaces were made for the staff and visitors to the church diocese. More green space, particularly along the abutting neighbors' properties would be very well received! This would also help screen the lights from the current guest house, and the driveway, which are on ALL NIGHT and shine directly into our homes. • The new enclosure for the pool and HVAC equipment sits beside the guest house. Perhaps it could be attached to it? What allowances are made for the noise from the HVAC units? On a separate note, the HVAC units for the main house are still on the wall between the house and the existing guest house? We were told they were being moved to the enclosure built on the second floor of the house?? When will that take place? • What is the reasoning for the two new columns at the entrance? They give an odd "foyer-like" feeling to the driveway? Additionally, they have never been mentioned previously and are not shown on any of the site plans or elevations. In sum, I believe that there should be greater sensitivity to the zoning of this property, more green space in the rear, fewer parking spaces, and a less dominating front elevation to the Pool/Guest house. This is not a small hotel, which is what the plan gives every appearance of being. Please deny this plan as submitted. With thanks and appreciation for your work, Carrie Agnew

5. 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 comments submitted

6. 250 Rutledge Avenue

TMS # 460-08-01-155 | BAR2021-000423

Category 4 | Cannonborough/ElliottBorough | c. 1895 | Old City District

Request after the fact approval for alterations to previously approved plans including changes to stairs, bump out on east exterior, deck railing, fenestration, garage door, and siding.

Owner: Scott Hettermann

Applicant: Mark Hettermann

One Comment Submitted:

- Andrew Gould, 21 Catfiddle Street:
Submitted Oct 26 2022 11:46AM

Writing on behalf of the Cannonborough/Elliottborough Neighborhood Association, I would like to thank the BAR staff for intervening in this project, and for giving the board the opportunity to enforce the standards of construction quality that our neighborhood expects. In particular, the windows

currently installed are totally unacceptable, and are an insult to the many developers and homeowners who work so hard to maintain the character of our historic neighborhood. In addition, the trim material appears to be low-grade framing lumber that does not meet BAR standards for trim. Everyone who builds within the historic district understands that good windows and trim are simply a necessity and are a consistently enforced standard. The south-facing windows are highly visible from Bogard Street. I'm sure we can all agree that the wood siding is no problem, and that certain other inconsistencies with the plans are of little consequence. But the windows are egregious and really must go.

7. 12 Humphrey Court

TMS # 460-08-01-165 | BAR2022-000932

Category 4 | Cannonborough/Elliottborough | c. 1890 | Old City District

Request after the fact approval for alterations to piazza, siding, and windows.

Owner: MFI Properties

Applicant: Paul Kime

No comments submitted

8. 37C F Street

TMS # 463-16-03-054 | BAR2022-000934

NS | West Side | New | Historic Corridor District

Request conceptual approval of new, detached single-family dwelling.

Owner: Howard Barrow

Applicant: Patrick Orefice, Arwen Studio

No comments submitted

9. 17 Thomas Street

TMS # 460-16-01-045 | BAR2022-000931

Category 3 | Radcliffeborough | c. 1830 | Old and Historic District

Request demolition of deck and conceptual approval of new addition. Site visit 10/26/22 at 9:10 a.m.

Owner: Tom Dion

Applicant: Bill Marshall

One Comment Submitted (See attached letter)

10. 624 ½ Rutledge Avenue

TMS # 460-03-02-082 | BAR2021-000474

NS | North Central | Historic Corridor District

Request conceptual approval for pergola over existing patio.

Owner: Marc Hudacsko

Applicant: Dennis Schumm

No comments submitted

11. 12 Ashley Avenue

TMS # 457-07-04-024 | BAR2022-000922

NS | Charlestowne | c. 1935 | Old and Historic District

Requesting to paint existing unpainted brick structure.

Owner: Kylie Geddes

Applicant: UpSouth LLC

No comments submitted

12. 138 & 140 Wentworth Street

TMS # 457-03-04-052/457-03-04-051 | BAR2022-000710

Category 1 & 3 | Harleston Village | c. 1840 | Old and Historic District

Request alteration to previous final approval, changes include new exterior stairs and alterations to fenestration. Site visit 10/26/22 at 9:30 a.m.

Owner: Danny & Caitlin Randazzo

Applicant: Lucas & Rachel Boyd, Boyd Architects

No comments submitted

13. BAR POLICY STATEMENT FOR HISTORIC MATERIALS DEMOLITION PURVIEW

No comments submitted

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.

To the Members of the Board of Architectural Review - Small

I am writing in support of the plans for the restoration and renovation of the residence at 17 Thomas Street, which is listed as Item 9 on the Agenda for the October 27 meeting. My husband and I have lived directly across from that residence in our house at 20 Thomas Street for nearly 10 years. During that time, we have seen the house suffer from benign neglect and misguided decorative efforts. We were delighted to meet the new homeowners and hear about their plans to restore the house and return it to a livable single-family home.

I have studied the plans and the only facet I noticed which would be visible from the street was the approximate 6-foot bump out to the kitchen area at the end of the rather long parking/drive area. My understanding is it will greatly increase the livability of the house. It is, in fact, very similar to what was done at 15 Thomas Street a few years ago. That addition, which is much closer to street view, blends in perfectly with the original structure. I believe that would be the case here.

I hope the committee approves the plans as presented.

Respectfully,

Lane Becken

20 Thomas Street

Charleston, SC 29403-6024

