



CITY OF CHARLESTON BOARD OF ARCHITECTURAL REVIEW – SMALL

PUBLIC COMMENTS MEETING OF JULY 14, 2022

A meeting of the Board of Architectural Review – Small (BAR-S) will be held on **Thursday, July 14, 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 and 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 is available at www.charleston-sc.gov/bar in advance of the meeting. Questions can be directed to the Department of Planning, Preservation and Sustainability at 843-724-3781.

1. Approval of Minutes from June 23, 2022, Meeting

2. 169 Wentworth Street - - TMS # 457-03-04-012

BAR2022-000839

Request demolition of non-compliant historic accessory structure. Site visit 8:30 am.

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

No written comments submitted on Innovation Public Meetings Portal

3. 119 – 121 Broad Street - - TMS # 457-12-04-009

BAR2021-000663

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

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

Three (3) written comments submitted on Innovation Public Meetings Portal

- **Lawrence Wetzel, 50 1/2 Legare Street:** Submitted Jul 13 2022 10:36AM
Charleston BAR-S Meeting 7/13/22 Agenda Item #3 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 is a sham
and an insult to the integrity and purpose of the Board. Located in a residential historic zone for
single family houses, it is owned by three businessmen in the entertainment and restaurant fields.
The submission clearly points to the use of the property as an entertainment playground for a
large number of visitors and guests with an oversized pool, 2 story guest/pool house, parking lot
for 11 vehicle plus a garage, driveway around the entire property, a new gate and driveway to
Broad St. Specifically: The two-story pool/guest house is out of scale and dominates the view from
Broad St. and detracts from the historic main house. The pool, trellis, SPA, and pool deck is too
large and dominate a feature exposed to public view and detracts from the garden. The

combination of buildings, parking, driveways, pool, pool deck, walkways, fountain, etc. leaves practically no pervious surfaces on the site leaving it susceptible to flooding. The new secondary drive on the east of the property is directly below the abutter homes with no setback and potential for noise and pollution. The new gate and curb opening in the historic wall and iron works should not be allowed. Not only will it increase car and pedestrian congestion but will also lose at least two much needed parking spaces on Broad. The new garage looks to be built on top of an existing, non-conforming shed which is stated to be demolished. If so, the new garage must meet the set-back zoning requirements. This would push it out further into public view. Its modern design is certainly not appropriate for such a historic site. There seems to be a new building outline shown connecting the new garage to the main house thru a space shown originally as a utility space and where a number of air conditioning units are pictured. What is this? The new screening on the roof is reported to be for air conditioning units but it appears that the A/C units are already installed. What is this new roof deck really for? Are the existing units going to be relocated and re-piped? A circular stair is certainly not appropriate for hauling up equipment and tools.

- **Carrie Agnew, 52 Legare Street:** *Submitted Jul 13 2022 11:27AM*
Pool House and Pergola This submission is entirely out of scale and improper for the site. The two story pool house is massive, and has all the appearances of a separate home. It dominates the site and detracts from the historic main structure. It's extensive use of large windows and doors are not appropriate for the historic character of the site, nor are they compatible for the main house. The new driveway extension is far too close to abutters property and will take out several mature trees. And the new opening in the historic wall with new columns and gate should not be permitted. It will also take away 2 or 3 parking places on Broad St. which are at a premium. When all the impervious surfaces (pool, decks, parking, driveways, and structures) are accounted for, very little pervious surfaces are left to absorb moisture and prevent flooding. Pool mechanical equipment is too close to the abutters property and could be incorporated into the pool house for sound control. Pergola and pool house metal roofs not compatible with other structures. Site is zoned SR-3 which allows "one single family detached dwelling per lot". There are already two dwelling units on this site so another guest suite and master bath on the second floor of the pool house would seem to violate it the code. New garage and staircase The new garage should comply with the 9' side yard setback when existing shed is demolished. There is shown an outline of a structure between the main house and the new garage but it is not defined. What is it? The drawings show the roof deck as a proposal, yet it was constructed in May!! It is more inclined to be used as an outdoor entertainment area, particularly given the proposed spiral staircase for access. The fencing and stair are claimed for mechanical HVAC equipment, but there already exists such equipment on the roof of the main house (northwest corner) and on the ground south of the main house by the existing shed. Will all of these units and any new ones be relocated to the new roof deck? And why is a spiral staircase proposed for accessing these units...It is difficult to comprehend hauling equipment up a spiral staircase??
- **Henry Grimball, 11 Orange Street:** *Submitted Jul 13 2022 11:45AM*
I live around the corner at 11 Orange St. I am opposed to a two story pool house as not at all in keeping with that property, especially given its prominent location and historical prominence. The pool should be built as far back in the yard as possible.

4. 95 Beaufain Street - - TMS # 457-08-03-118

BAR2022-000828

Request replacement of windows to match existing. Existing windows were installed without BAR approval.

NS | Harleston Village | 1970s | Old and Historic District

No written comments submitted on Innovation Public Meetings Portal

- 5. 186 Saint Philip - - TMS # 460-12-02-064** **BAR2021-000789**
Request preliminary approval for new, three-story, mixed-use building.
New | Cannonborough – Elliottborough | Old City District

No written comments submitted on Innovation Public Meetings Portal
- 6. 11.5 St. Philip Street - - TMS # 457-04-03-112** **BAR2021-000678**
Request new construction of mixed use building utilizing existing remnant walls of previous structure.
Not Rated | Harleston Village | c. 1915 | Old and Historic District

No written comments submitted on Innovation Public Meetings Portal
- 7. 109 Rutledge Avenue - - TMS # 457-03-01-103** **BAR2022-000840**
Request conceptual approval for renovations to piazza.
Category 3 | Harleston Village | c. 1852 | Old and Historic District

No written comments submitted on Innovation Public Meetings Portal
- 8. 192 Tradd Street - - TMS # 457-07-04-038** **BAR2022-000848**
Request conceptual approval for new garage to be located at rear of property
Not Surveyed | Charlestowne | c.1938 | Old & Historic District

No written comments submitted on Innovation Public Meetings Portal
- 9. 47 Church Street - - TMS # 458-13-01-025**
Request conceptual approval for rear portico
Category 3 | Charlestowne | c. 1767 | Old and Historic District

No written comments submitted on Innovation Public Meetings Portal
- 10. 31 Rose Lane - - TMS # 460-08-01-125** **BAR2022-000841**
Request partial demolition of non-historic addition and conceptual approval for renovation of existing addition, renovation of historic house, new garage at rear.
Category 4 | Cannonborough/Elliottborough | c. 1767 | Old City District

No written comments submitted on Innovation Public Meetings Portal
- 11. 138 & 140 Wentworth Street - - TMS # 457-03-04-052/457-03-04-051** **BAR2022-000710**
Request material change for 1970s infill piazza, currently stucco, to be changes to wood sheathing.
Site visit 8:50 am.
Category 1 & 3 | Harleston Village | c. 1840 | Old and Historic District

No written comments submitted on Innovation Public Meetings Portal

12. 48-50 Alexander - - TMS # 458-01-02-002 **BAR2022-000842**

Request alterations to windows and paint brick.
Category NR | c. 1939 | Old and Historic District

No written comments submitted on Innovation Public Meetings Portal

13. 96 South Battery - - TMS # 457-11-02-031 **BAR2022-000843**

Request conceptual approval for addition to rear of house.
Not Rated | Charlestowne | c. 1918 | Old and Historic District

No written comments submitted on Innovation Public Meetings Portal

14. 34 Savage Street - - TMS # 457-12-03-134 **BAR2022-000845**

Appeal of staff decision, after the fact approval for changes to threshold.
Category 3 | Charlestowne | c. 1870 | Old and Historic District

Two (2) written comments submitted on Innovation Public Meetings Portal

- **John Scott, 38 Savage Street:** *Submitted Jul 13 2022 11:03AM*
We are the owners of 38 Savage Street which is the second house north of 34 Savage. We are familiar with the work done to the front steps (replacing deteriorated wood with brick) and believe the new steps greatly enhances the appearance of the house and is in keeping with its historic nature.
- **Robert Habig, 16 Savage Street:** *Submitted Jul 13 2022 11:14AM*
Board Members, My name is Bob Habig, and I reside at 16 Savage Street. I am submitting these comments in strong support of the Gildersleeves' request for retroactive approval of their entrance steps repair. The Gildersleeves have undertaken a significant effort to enhance 34 Savage. It appears that Staff's issue relates to the performance of the repair prior to approval, review of which was significantly delayed. The use of brick in the repair seems to be consistent not only with the home's foundation, but also with numerous precedents throughout the neighborhood. We are fortunate to have residents maintaining and enhancing their properties in such a way. The whole neighborhood benefits. Thank you for considering these perspectives during your deliberation. Bob Habig

15. 43 Hasell Street - - TMS # 457-05-01-063 **BAR2022-000846**

Request conceptual approval for removal of non-historic stairs, restoration of dormer, and alterations to fenestration.
Category 3 | Ansonborough | c. 1840 | Old and Historic District

No written comments submitted on Innovation Public Meetings Portal

16. 123 King Street - - TMS # 457-12-02-048 **BAR2022-000847**

Requesting conceptual approval for storefront changes, restoration of piazza, alterations to fenestration, and roof terrace and rear stair.
Category NS | Harleston Village | c. 1880-1890 | Old and Historic District

No written comments submitted on Innovation Public Meetings Portal