



# CITY OF CHARLESTON

## BOARD OF ARCHITECTURAL REVIEW - SMALL

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### PUBLIC COMMENT

#### AUGUST 25, 2022

A meeting of the Board of Architectural Review - Small (BAR-S) will be held on **Thursday, August 25, 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 or to BAR staff. 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](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 Please check the website on the meeting date to view any withdrawn or deferred agenda items.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**

##### **APPROVAL OF MINUTES FROM AUGUST 11, 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. Site visit 8:30 am.

Owner: 56 Congress LLC

Applicant: LaShaun Key, Key Design

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

##### **2. 71 Moultrie Street**

**TMS # 460-03-01-017 | BAR2022-000884**

**Category 4 | Hampton Park Terrace | c. 1920 | Historic Materials Demolition Purview**

Request demolition of portion of historic structure. Site visit 8:50 am.

Owner: Cozy LLC

Applicant: Joseph Rubenstein

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

**3. 559 Rutledge Avenue**

**TMS # 460-07-02-202 | BAR2022-000794**

**Category 4 | North Central | c. 1890 | Historic Corridor District**

Request enclosure of historic piazza. Site visit 9:10 am.

Owner: Hannah Greiger

Applicant: Paul Kime

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

**4. 8 Larnes Street**

**TMS # 460-07-02-185 | BAR2022-000715**

**Not Rated | Westside | c. 1930 | Historic Materials Demolition Purview**

Request after the fact approval for the removal of metal roof, removal of 6/6 wood windows for 1/1 vinyl windows, removal of wood shutters & removal of chimney.

Owner: MAG Construction Services, LLC

Applicant: MAG Construction Services, LLC

***One (1) written comment submitted on Innovation Public Meetings Portal***

**Chase Horvath, 6 Larnes St, Charleston SC:**

*Submitted Aug 22 2022 10:06AM*

Hello, I would like to submit comments for the construction at 8 Larnes St, Charleston SC, which is item number 4 on the BAR-S agenda for August 25 2022. My name is Chase Horvath. I own 6 Larnes St, the property directly south of 8 Larnes St. To start, I am very happy that this home is getting restored. The few times I have met the people working on it have been friendly and communicative. I do have concerns with adding bedrooms and length to the home, parking, sunlight, and water drainage. My core concern is with the additional length on the primary structure. Before construction, I had nice natural light coming in a bedroom window on the north side of my house. The additional length added on now makes that windows look at a wall, and other windows on the north side of my home get even less natural light. There is not much space between the homes. The additional length also makes room for more bedrooms, which means more people and more cars on the street as 8 Larnes does not have parking. It trades a driveway for more square footage in the home. Larnes St is very narrow and already a total parking mess. Also, keeping the cottage unit in the backyard in mind, I really don't want to see the total number of bedrooms on the property increase. Increased footprint of the home will also lead to more water drainage problems on a group of lots that are already soaking wet most of the time. The property will be more profitable for the builder in the long run if Larnes St is a nice and in-demand place to live, attainable by keeping the quality of life for residents in mind while building. I am very happy that this project is underway and support their efforts to restore what is a really cool old house. I have emailed pictures of the view out the referenced window to Isabella R Gordineer, who has been great to work with. Many thanks, Chase Horvath

**5. 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 Innovate Public Meetings Portal***

**6. 6 Prioleau Street**

**TMS # 458-09-04-075 | BAR2022-000751**

**New | French Quarter | Old and Historic District**

Request preliminary approval for construction of two single-family buildings on a vacant lot governed by Factors Walk PUD.

Owner: Vanderking Capital

Applicant: Amber Aument

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

**7. 91 Nassau Street**

**TMS # 459-05-03-053 | BAR2022-000855**

**Category 4 | East Side | c. 1852 | Old City District**

Request conceptual approval for new rear residence.

Owner: Habitation Properties, LLC

Applicant: Clark Ferguson Architect

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

**8. 180 Tradd Street**

**TMS # 457-07-04-018 | BAR2022-000885**

**Category 4 | Charlestowne | c. 1914 | Old and Historic District**

Request conceptual approval for new carport with loggia.

Owner: Marlene & Scott Quattlebaum

Applicant: Ross Ritchie, Loyal Architects

***One (1) written comment submitted with application (see attached).***

**9. 41 Broad Street**

**TMS # 458-09-03-119 | BAR2022-000886**

**Category 2 | Charlestowne | c. 1835 | Old and Historic District**

Request conceptual approval to reestablish glass transom on storefront.

Owner: Mark Bringardner

Applicant: Luke Jarrett

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

**10. 79 Ashley Avenue - **Deferred by Applicant****

**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

**11. 92 Morris Street**

**TMS # 460-15-02-033 | BAR2022-000888**

**Category 4 | Cannonborough/Elliottborough | c. 1880 | Old City District**

Request conceptual approval to elevate and renovate historic structure to include new rear addition and new pool house at rear.

Owner: Verum Labs, LLC

Applicant: Erin Lanier, Julia Martin Architects

*No written comments submitted on Innovate Public Meetings Portal*

**12. REVISED BAR SIGN POLICY STATEMENT (GENERAL)**

*No written comments submitted on Innovate Public Meetings Portal*

**13. NEW BAR SIGN POLICY STATEMENT (HISTORIC CORRIDOR DISTRICT)**

*No written comments submitted on Innovate Public Meetings Portal*

**14. POLICY STATEMENT FOR HISTORIC MATERIALS DEMOLITION PURVIEW –**

**Withdrawn by Staff**

**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.

**From:** lk@krawdavlaw.com,  
**To:** ASHBYP@charleston-sc.gov,  
**Cc:** scottplane@aol.com, towningtckrawcheck@gmail.com,  
**Subject:** Quattlebaum garage  
**Date:** Wed, Jun 29, 2022 5:13 pm

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Pennye, our next-door neighbor Scott Quattlebaum has provided us with plans for a garage he hopes to build near the northern property line at the corner of Tradd and Colonial Streets. Townie and I have reviewed the plans and we do not object to the design or location of the proposed structure. We hope that the City will look favorably on our good neighbors' proposal. I hope this finds you well and with best wishes, Lenny

Leonard Krawcheck

Krawcheck & Davidson, LLC

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