

Request To Demolish Historic House Denied

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A real estate development company's request to demolish a historic house at 193 Spring St. was denied Wednesday by the Charleston Board of Architectural Review.

P.R. Properties had asked the BAR for permission to demolish the house so the company could give the lot to the Medical University of South Carolina, which planned to use it for parking.

In exchange, MUSC had planned to swap a parking lot it leases at Cannon and President streets. P.R. Properties is building doctors' offices next to the lot and wants it for more convenient parking.

The board unanimously denied the demolition request, saying the house should not be sacrificed for a parking lot.

Earl Cribb of Champion Construction Co. represented P.R. Properties at Wednesday's BAR meeting. He said the house at 193 Spring St. was damaged by Hurricane Hugo and has further deteriorated since then.

But City Preservation Officer Charles Chase said the house is worthy of restoration. He said P.R. Properties also applied to demolish the house in June 1989, before Hurricane Hugo. A previous owner, W.J. Marshall, ap-

plied to demolish it in 1986. The board denied both those requests.

Susan Thomson, who owns a house at 191 Spring St., said she and other homeowners in the area have been under pressure for years to sell their property to commercial developers. She said the pressure would increase if permission to demolish the house next door were approved.

Also, the State Ports Authority deferred a review of a building under construction at East Bay and South streets. The city placed a stop-work order on construction of the building last week and it will remain in effect until the SPA obtains BAR approval for the building design.

In other business, the board:

- Approved a plan to add a third floor and pitched roof to a historic house at 80 Alexander St. The house was built in 1803 by Alexander Mazyck, who founded the neighborhood now known as Mazyck-Wraggborough. The original third floor and roof were demolished by the 1886 earthquake and never replaced.

- Denied after-the-fact approval for permission to replace a slate roof with tin at 158 Broad St. The new owners of the Victorian house, H.W. and Betty Walters, did not approve of the change and requested that the board order a roofer to replace the slate. The Walters plan to restore the house.