



# CITY OF CHARLESTON

## BOARD OF ARCHITECTURAL REVIEW – LARGE

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### PUBLIC COMMENT

#### JUNE 14, 2023

A meeting of the Board of Architectural Review – Large (BAR-L) will be held on **Wednesday, June 14, 2023** 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](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 Please check the website on the meeting date to view any withdrawn or deferred agenda items.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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#### **B. APPLICATIONS**

##### **1. 257-261 KING STREET**

**TMS # 457-08-01-050 | BAR2020-000211**

**Not Rated | c.1902-44 (257-259 King) / c.1944-51 (261 King, awing, façade)**  
**Old and Historic District**

Request second one-year extension of conceptual approval for renovation of rear façade to include new fenestration, rear entries, roof decks, and removal of elevator tower, originally granted on July 22, 2020.

Owner: 257 King Street Partnership

Applicant: Alicia Reed / Reggie Gibson Architects

**No comments submitted**

##### **2. 1-11 ASHLEY BOULEVARD**

**TMS # 457-11-01-039 | BAR2020-000132**

**New Construction | Charlestowne | Old and Historic District**

Request fourth one-year extension of conceptual approval for new construction of four single-family attached dwellings, requesting additional half floor (3<sup>rd</sup> story) based on architectural merit and context, originally granted on June 13, 2018; with first one-year extension granted on June 20, 2020.

Owner: Barnes Moultrie Ward LLC

Applicant: Tara Romano / Neil Stevenson Architects

**No comments submitted**

**3. 98 WENTWORTH STREET (GRACE EPISCOPAL CHURCH)**

**TMS # 457-04-01-029 | BAR2020-000264**

**Category 1 | Harleston Village | Old and Historic District**

Request first one-year extension for final approval for new construction of two-story addition to existing church complex, originally granted on June 9, 2021.

Owner: Grace Episcopal Church

Applicant: Simons Young + Associates

**No comments submitted**

**4. 7 CHERRY STREET (FORMER BURGER KING)**

**TMS # 460-10-04025 | BAR2023-001153**

Request final approval for demolition of existing structure, c. 1973.

Owner: SC Federal Credit Union

Applicant: Grant Wylie / LS3P

**NOTE: The Board will convene at this address on Tuesday, June 13, 2023 at 4:00 p.m. for a site visit.**

**No comments submitted**

**5. 529 KING STREET**

**TMS # 460-12-02-081 | BAR2022-000960**

**New Construction | Cannon-Elliottborough | Height District 4 | Old and Historic District**

Request final review of mockup panel for west façade, penthouse, and east façade precast.

Owner: 519 King Street OZ, LLC

Applicant: Kyra Brower / LS3P

~~**NOTE: The Board will convene at this address on Tuesday, June 13, 2023 at 4:30 p.m. for a site visit.**~~

~~**Withdrawn by Applicant**~~

~~**No comments submitted**~~

**6. 155 MEETING STREET**

**TMS # 457-08-02-011/012/111/112 | BAR2023-001112**

**New Construction | Harleston Village | Height District 3/5/6/7 | Old and Historic District**

Request conceptual approval for new construction of a mixed-use hotel development requesting a 25' ground floor and an additional story based on architectural merit and context.

Owner: Pinnacle Mountain Holdings, LLC

Applicant: Ian Mills / Morris Adjmi Architects

**No comments submitted**

**7. 1 BARRE STREET (The Charles Townhomes, 200-223 Passerelle Court)**

**TMS # 457-07-01-030 | BAR2023-001098**

**New Construction | Harleston Village | Height District 3 | Old & Historic District**

Request preliminary approval for new construction of a residential project.

Owner: The Beach Company

Applicant: Joseph Antunovich / Antunovich Associates

**No comments submitted**

**8. 19 HAGOOD STREET**

**TMS # 460-00-00-017 | BAR2023-001056**

**Westside | Height District 85/125 | Old City District**

Request conceptual approval for the renovation of an existing office building to a hotel.

Owner: South Park Ventures LLC

Applicant: Richard Ellison / Rabun Architects

**One (1) comment submitted:**

- **Michael Maher, WestEdge Foundation**  
**22 WestEdge Street, Suite 400, Charleston, SC 29403**  
*Submitted June 8, 2023 9:43 AM*

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Please accept this letter on behalf of the WestEdge Foundation regarding the upcoming submittal of design proposals for 19 Hagood Avenue. As has been stated before, we concur that the redevelopment of 19 Hagood presents an opportunity to improve a building that has a deleterious presence in the area and on the Charleston skyline; this new conceptual proposal is responsive to the questions and concerns raised at the earlier BAR meeting. We anticipate positive response from the BAR staff and the Board, and hope that the discussion includes needed improvements to the integrally-attached parking deck. We have stated previously that the scale of the Medical District and WestEdge requires that designs infuse large-scaled development with a proud presence, well-detailed architecture, high-quality materials, and human-scaled streetscapes. This 19 Hagood proposal is a more successful effort in many respects, including the changes to the site plan, and we look forward to seeing the design get further refined as it goes through the review process. We continue our enthusiasm for collaborating with the design team on bringing forth positive investment on the west side of the Charleston peninsula, and look forward to seeing a contributory project that helps facilitate economic development and the other benefits that the improvements to this site can bring.

**9. 93 SOCIETY STREET**

**TMS # 457-04-04-043/262/039/258 | BAR2023-001152**

**Not Rated | Height Districts 3&6 | Old & Historic District**

Request final approval for modifications to previously approved storefront plans.

Owner: 93 Society LLC & 284 King Street Com LLC

Applicant: Tara Romano / Neil Stevenson Architects

**No comments submitted**