



# CITY OF CHARLESTON

## BOARD OF ARCHITECTURAL REVIEW – LARGE

---

### MEETING RESULTS

**JUNE 14, 2023**

**4:30 P.M.**

**2 GEORGE STREET**

---

BOARD MEMBERS PRESENT: John Robinson (Chair), Seaton Brown, James Meadors,  
Luda Sobchuk, Jay White

STAFF MEMBERS PRESENT: Tory Parish, Lawrence Courtney, Travis Galli

---

#### A. Minutes

##### 1. Review of Minutes from the May 24, 2023 Meeting

DECISION: APPROVED

MOTION: to Approve

MADE BY: White SECOND: Meadors VOTE: FOR: 5 AGAINST: 0

---

#### 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

DECISION: APPROVED

MOTION: to Approve

MADE BY: Meadors SECOND: White VOTE: FOR: 5 AGAINST: 0

---

#### STAFF CONTEXT & ANALYSIS:

1. This is an extension of vested rights and is to be automatically approved if submitted in a timely manner. The extension is good for one year and may be renewed three more times in one-year increments, per Ordinance Section 54-962. This extension is to expire on July 22, 2024.

STAFF RECOMMENDATION:

Approval of second one-year extension of conceptual approval to expire on July 22, 2024.

---

**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 (3rd 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

DECISION: APPROVED

MOTION: to Approve

MADE BY: Meadors SECOND: Brown

VOTE: FOR: 5 AGAINST: 0

STAFF CONTEXT & ANALYSIS:

1. This is an extension of vested rights and is to be automatically approved if submitted in a timely manner. The extension is good for one year and may be renewed one more time for a one-year increment, per Ordinance Section 54-962. This extension is to expire on June 20, 2024.

STAFF RECOMMENDATION:

Approval of fourth one-year extension of conceptual approval to expire on June 20, 2024.

---

**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

DECISION: APPROVED

MOTION: to Approve

MADE BY: White SECOND: Meadors

VOTE: FOR: 5 AGAINST: 0

STAFF CONTEXT & ANALYSIS:

1. This is an extension of vested rights and is to be automatically approved if submitted in a timely manner. The extension is good for one year and may be renewed four more times in one-year increments, per Ordinance Section 54-962. This extension is to expire on June 9, 2024.

STAFF RECOMMENDATION:

Approval of first one-year extension of conceptual approval to expire on June 9, 2024.

---

**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.**

DECISION: APPROVED

MOTION: to Approve

MADE BY: White SECOND: Sobchuk

VOTE: FOR: 5 AGAINST: 0

STAFF CONTEXT & ANALYSIS:

1. The structure at 7 Cherry Street is a 1970s era prototype fast-food chain restaurant that is not unique to Charleston or architecturally significant. Furthermore, the structure is set back from the public right-of-way and surrounding by parking lot.

STAFF RECOMMENDATION:

Final Approval for demolition.

---

**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

**Deferred by Applicant**

---

**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

DECISION: DEFERRED

MOTION: Deferral incorporating Board and Staff comments with restudy by Applicant of Horlbeck side and to produce a non-detailed massing model to give context and scale of project.

MADE BY: Meadors SECOND: Brown VOTE: FOR: 3 AGAINST: 2

STAFF CONTEXT & ANALYSIS:

1. Staff has continued to meet with the Applicant team for feedback on refinements to the design. In general, Staff finds that the current proposal addresses previous Board and Staff concerns. Staff has agreed that several of the staff comments provided at the last review are intended to be incorporated into the preliminary design review submittal. These are still applicable but are not being repeated in today's comments. For reference, these are previous staff comments 1, 2, 7b, 11, and 12.
2. Staff has reviewed the massing studies for the building masses fronting Horlbeck Alley and find that either study #2, a setback of the seventh floor only, or study #3, a setback of both the sixth and seventh floors, would respond to previous concerns.

STAFF CONDITIONS FOR APPROVAL:

1. Continue to study the bridge element, especially how the members underneath which form the barrel vault coordinate with solid elements and fenestration occurring on the building at grade level. Continue to study how the bottom of the bridge element is articulated. Elevation on page 56 seems to show that the spanning elements could be shifted to make four full bays which coordinate with building elements and a half bay on each side of the bridged portion, and reflected with accommodations for the underground parking entry on page 52.
2. Applicant is strongly encouraged to work with neighboring property owners on design and coordination of extending the proposed pedestrian alley to Market Street.
3. Please describe the recesses on the north elevation of the gatehouse building on page 55.
4. The vertical posts at the top railing would benefit from being visually heavier to have the railing appear less fence-like. This can be incorporated at preliminary along with other agreed up items noted by Staff.

STAFF RECOMMENDATION:

Conceptual Approval for height, scale, mass, and general architectural direction, with waiver on first floor height and extra floor for architectural merit, and incorporating Board comments and Staff conditions.

BOARD COMMENTS:

- Agree with flow of commentary from previous deferral. Comfortable with this project. Massing addresses height very well. Complex in massing and plan but reads naturally on the street; successful play. Improves Meeting and Horlbeck. Proposal at Horlbeck is not that different from the Mills House and Queen Street in regards to street proportion, building height, and service access. Attention to pedestrian experience throughout is notable. Architectural direction is beautiful. Is meritorious; comfortable with extra height at first floor and presence of conservatory. Tall buildings tucked in and almost invisible and this is one of them. Agree with Staff comments.
- What is height of the building at King and Horlbeck? Not re-voicing concerns from previous meeting. Taking the sixth and seventh floors back along Horlbeck is more comfortable from King Street.
- Comment that height wasn't a concern at the last meeting is inaccurate – both of board members and the public. Important for applicants to review the public comment as well. King Street is a sacred street to Charleston and the country, and we need to maintain and protect this national treasure. Appreciate the work at Horlbeck. Portions from King Street need restudy. Height is not appropriate for this incredibly sensitive area of the city. Whether its visible from the immediate adjacent streetscape, this would disrupt sightline from the bridge or further away. Should not be considering extra height. Would be more comfortable with more height at Meeting rather than the height towering over King Street. Model would have helped to explain height and mass; need this to make an informed decision.
- Still comfortable with this project. Beautiful architecture, order, proportions, materials. Not sure that you would see this from the opposite side of narrow King Street, but understand concern. Agree with Staff comments. At Horlbeck, it would really be better with continuing the line at top to be cohesive. Concerns about the bridge element – arch is weak and not supportive of mass above. What happens below it on the walls is important also. (Question related to loading and Applicant indicates loading trucks will not hang out over the sidewalk.) Conservatory is an example of good use of a top floor – not for more units but for common use.
- Not concerned with Meeting Street elevation (excellent architecture) or waiver on first floor increased height (appropriate for a project of this scale. Rich and ordered façade with right elements of verticality. Appreciate Applicant confirming that the building can stand with or without the vegetation. Share concern about unknown related to King Street façade which importance being what the project looks like in street elevation. A model might rectify the concern. Judicial Center is also wedged in, and size is only felt when looking from window on adjacent building or aerial. Appreciate concern to understand how big it is from a distance as well as in the streetscape. Like the conservatory. Applicant shouldn't be punished for attempting to remediate condition on Horlbeck which has existed since the 1970s which half the responsibility of property owners to south; creating a public right-of-way of 10' to 17'.

- Would like to have more confidence of the Horlbeck corridor especially looking from King Street.

For full Board comment, please visit the City of Charleston YouTube page.

---

**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

DECISION: APPROVED

MOTION: Preliminary Approval incorporating Board and Staff comments except for Staff comment #1, directive to extend the lintel, and Final Review by Staff.

MADE BY: White SECOND: Sobchuk

VOTE: FOR: 5 AGAINST: 0

STAFF CONTEXT & ANALYSIS:

1. Regarding the incorporated Staff conditions and Board comments from the conceptual design review, siding has been eliminated from the mews elevations. Additionally, the rooftop elements have been minimized. Some have been omitted making for a cleaner more successful project. In general, with the exception of #5, previous comments and concerns have been addressed.

STAFF COMMENTS:

1. Programmatically, omitting some of the rooftop terraces resulted in enlarging the entry porticos and making the roof of these accessible. Staff is concerned about the potential for these portico roofs to be furnished and finds the previous smaller porticos and lower ornamental railings to be more successful and to be more typical of townhouses of this style. Staff encourages a return to the previous iteration of smaller simpler porticos.
2. If prefinished aluminum railings are used over entry porticos, the pickets are to be welded with no exposed fasteners, tight in spacing, and the connections should be welded or hidden.
3. Revise portico designs to maintain proper beam and column shaft alignment. (A-9.23, etc.)
4. Staff encourages additional detailing of the spandrel panels between the second and third floor windows.
5. Including the park design is appreciated. Applicant to describe the proposed use of any similar lighting or furnishings into this parcel.
6. Staff has not previewed the material samples that have been brought to the meeting and would like to reserve the right to opine on these during the meeting.
  - a. Siding to be smooth finish, without the grain texture.
  - b. Stucco to be smoother.
  - c. Provide manufacturer information and cut sheet for proposed windows.

**STAFF RECOMMENDATION:**

Preliminary Approval incorporating Staff conditions and Board comments.

**BOARD COMMENTS:**

- Drawings to update to reflect massing against Broad / Lockwood where visible from Barre Street.
- Agree with Staff comment #5 previous related to window lintels. Sill does not need to extend, but lintel should. Also agree with comment regarding column shaft and beam.
- Lintel condition does match the Jasper and got approved.
- Lintels should be engaged at the openings.

For full Board comment, please visit the City of Charleston YouTube page.

---

**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

**DECISION:** APPROVED

**MOTION:** Conceptual Approval incorporating Board and Staff comments

**MADE BY:** White **SECOND:** Sobchuk

**VOTE:** FOR: 4 AGAINST: 1

**STAFF COMMENTS:**

1. The proposed materials are improved from the previous submittal, and the design is more dynamic, but the organization of the architectural language should be clearer, with clear rationale.
  - a. Suggest continuation of banding at the bottom of the fifth floor (fourth floor depending on location) to clearly establish a building base and at the top of the ninth floor. This would incorporate the protruding balcony floors as well as the thicker panels between the windows at these locations. It would also help to unify the elements.
  - b. The thicker applied portions underneath the windows would be better flush with and connected to the darker gray corner treatment.
  - c. More of the treatments could be handled as elements which wrap edges and wrap more fully around the building. This could also unify the composition.
2. The height of two taller elements on the long sides could be lowered.
3. The grid at the french doors at the balcony recesses should be eliminated or be a more contemporary pattern to be consistent with the style of the building.

**STAFF RECOMMENDATION:**

Conceptual Approval of height, scale, mass and general architectural direction incorporating Staff conditions and Board comments.

BOARD COMMENTS:

- Agree with Staff comments. Tower elements do not seem related to the program.
- Creative reworking considering where this project is starting. Commend applicant.
- Very improved, even from previous submittal – more interesting, less static and more dynamic. Agree regarding the tower elements which seem to indicate vertical circulation instead. More glazing is nice, but top of these to be looked at.
- Appreciate letter of WestEdge support. No anticipation of site plan changing due to ingress and egress at front entry?

For full Board comment, please visit the City of Charleston YouTube page.

---

**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

DECISION: DENIED

MOTION: Denial of proposed modifications.

MADE BY: Meadors SECOND: Brown VOTE: FOR: 3 AGAINST: 2

STAFF ANALYSIS:

1. The desire to eliminate an entry for functional purposes is understandable, and the marquis entry at the hyphen could provide a singular focused entry to the project. As a reminder, the marquis includes fluted glass with internal lighting. While atypical to have no entry into the main historic building, the existing storefront is not original, and precedent for this does exist, as pointed out by the Applicant.
2. All signage will be reviewed separately for zoning requirements related to size and dimension.

STAFF COCONDITION:

1. Provide a section through the panels as part of a final review by staff, a final review of the for-permit drawings, or a permit revision, depending on the status of the project in the BAR review cycle.

STAFF RECOMMENDATION:

Preliminary Approval for modifications to previously approved storefront plans incorporating Staff condition and Board comments.

BOARD COMMENTS:

- Is where the entry always was. Internal arrangement should not determine exterior.
- Don't understand the virtue of it if no accommodations inside changed. Can't prevent use of planters.



- Previously reviewed hyphen and marquis elements, with much debate on how to resolve the entries. Marquis was used as justification to resolve entry confusion.
- Pragmatically understand, but should not be changed and should respect the original pattern of community development in this part of the city.
- Practical problem, but historic building. Proposal would be a departure and not a good precedent.
- Could revise the storefront into four parts and rework the offset to replicate the historic pattern but not recess fully.

For full Board comment, please visit the City of Charleston YouTube page.

---

John E. Robinson, Chairperson

date

---

Tory J. Parish, BAR-L Administrator

date