



CITY OF CHARLESTON

BOARD OF ARCHITECTURAL REVIEW – LARGE

PUBLIC COMMENT

JUNE 28, 2023

A meeting of the Board of Architectural Review – Large (BAR-L) will be held on **Wednesday, June 28, 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 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 Please check the website on the meeting date to view any withdrawn or deferred agenda items.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

B. APPLICATIONS

1. 578 MEETING STREET

TMS # 458-01-03-031 | BAR2021-000560

New Construction | East Side | Height Districts 3.5 & 5 | Historic Corridor District

Request preliminary approval of an approximately 200-unit apartment building with live-work program at ground level, central amenity space, and structured parking.

Owner: Flourney Development Group

Applicant: Ross Kirby / Dynamik Design & Dylan Towe / LS3P

One (1) comment submitted:

- **Preservation Society of Charleston**

Submitted to Staff

See attached letter.

PRESERVATION
ESTD SOCIETY 1920
of CHARLESTON

Position Statement
Board of Architectural Review - Large
June 28, 2023

Re: 578 Meeting Street

Dear Board Members:

The Preservation Society would like to thank the applicant for staying in close communication on this project. We continue to feel this proposal represents a positive example of responding to BAR and community feedback following a denial. In particular, breaking up the massing into distinct footprints is a successful way to handle a project of this scale. The design continues to progress nicely, and changes made to the fenestration, especially on the south façade facing Greater Middleton AME Church, represent significant improvements.

We also feel lightening the material color of the front, central massing is a step in the right direction. However, based on previous Board comments, we feel the design of this element should be studied further, with a more traditional language that better responds to the architecture of the Regis Milk façade. The skeletal design of the central building is a jarring contrast from the historic remnant, and softening its language would better complement Regis Milk's art deco character.

Thank you for considering our position in this matter.

Sincerely,



Erin Minnigan
Director of Preservation & Planning