



CITY OF CHARLESTON BOARD OF ARCHITECTURAL REVIEW – SMALL

AGENDA JANUARY 8, 2026

A meeting of the Board of Architectural Review – Small (BAR-S) will be held on **Thursday, January 8, 2026 at 4:30 p.m.** in the **Public Meeting Room, First Floor, 2 George Street.**

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 Please check the website on the meeting date to view any withdrawn or deferred agenda items. The meeting will be live streamed and recorded on the [City of Charleston Public Meetings YouTube Channel](#).

PUBLIC COMMENT:

The public is encouraged to attend the meeting in person to speak in order for comments to be fully heard. **Written comments must be submitted by 12:00 p.m. on Wednesday, January 7, 2026** at <http://innovate.charleston-sc.gov/comments/> or delivered to: 2 George Street, Suite 3100, Charleston, SC 29401. Written comments will be provided to the board members 24 hours in advance of the meeting and will be acknowledged into the record and summarized.

For additional information, please contact:
Department of Planning & Preservation | 843-724-3781

The following applications will be considered:

A. MINUTES

- 1. Review of Minutes from the December 11, 2025 Meeting**

B. APPLICATIONS

1. 1010 Ashley Avenue

**BAR2025-002288 | TMS# 463-08-01-109 | Wagener Terrace | Council District 6
Category 4 (Group 2) | c. 1938 | Historic Materials Demolition District**

Requesting approval for a partial demolition including portions of the rear roof.
Per BZA-Z motion 5/20/25, Board of Architecture Review approval is required for exterior alterations. Requesting conceptual approval for new second-story addition.

Owner: Mandi Walters
Applicant: Abigail WR Brennan
Site visit on 01/08/2026 at 8:30 a.m.

2. 932 Rutledge Avenue

**BAR2025-002277 | TMS# 463-08-01-052 | North Central | Council District 4
Category 4 (Group 2) | c. 1939 | Historic Corridor District**

Requesting approval for partial demolition of exterior elements visible from the public right-of-way.

Owner: Palmetto Equity Solutions
Applicant: John Sullivan – S Arch Studio
Site visit on 01/08/2026 at 8:50 a.m.

3. 188 Grove Street

**BAR2025-002271 | TMS# 463-10-04-002 | Wagener Terrace | Council District 6
Category 4 (Group 2) | c. 1950 | Historic Materials Demolition District**

Requesting approval for partial demolition of exterior elements visible from the public right-of-way.

Owner: Jonathan Oakman

Applicant: Jonathan Oakman

Site visit on 01/08/2026 at 9:10 a.m.

4. 23 Parkwood Avenue

**BAR2025-002270 | TMS# 460-02-04-112 | Hampton Park Terrace | Council District 6
Category 4 (Group 1) | c. 1920 | Historic Materials Demolition District**

Requesting approval for partial demolition of exterior elements visible from the public right-of-way.

Owner: Plunkett, Endia and Andrew

Applicant: Bobby Newman

Site visit on 01/08/2026 at 9:30 a.m.

5. 192 Nassau Street

**BAR2025-002278 | TMS# 459-05-01-059 | East Side | Council District 4
Not Surveyed | c. 1973 | Historic Materials Demolition District**

Requesting approval for full demolition of structure.

Owner: Stagger Lee LLC

Applicant: b Studio Architecture

Site visit on 01/08/2026 at 9:50 a.m.

6. 211 Rutledge Avenue

**BAR2025-002267 | TMS# 460-11-02-015 | Cannonborough / Elliottborough
Council District 6 | Category 3 | c. 1950 | Old City District**

Requesting demolition of additions.

Owner: NK Partners

Applicant: Anthony J. Cissell

Site visit on 01/08/2026 at 10:10 a.m.

7. 211 Rutledge Avenue

**BAR2025-002268 | TMS# 460-11-02-015 | Cannonborough / Elliottborough
Council District 6 | Category 3 | c. 1950 | Old City District**

Requesting conceptual approval for the relocation of the building.

Owner: NK Partners

Applicant: Anthony J. Cissell

8. 17 Pinckney Street

**BAR2025-002287 | TMS# 458-05-03-024 | Council District 8
Category 4 | c. 1870 | Old & Historic District**

Requesting approval for demolition of rear most structure on property.

Owner: 14 Anson, LLC

Applicant: Dan Sweeney

Site visit on 01/08/2026 at 10:30 a.m.

9. 237 King Street

**BAR2025-002332 | TMS# 457-08-01-059 | Harleston Village | Council District 8
Category 2 | c. 1870 | Old & Historic District**

Requesting conceptual approval for structural, masonry, and stucco repairs, including paint.

Owner: 237 King Street Corporation

Applicant: Simons Young

10. 80 Smith Street

**BAR2025-002275 | TMS# 457-03-02-064 | Harleston Village | Council District 8
Not Rated | c. 1890 | Old & Historic District**

Requesting conceptual approval for rear addition.

Owner: Cozy 80 Smith Street LLC

Applicant: Cozy Studio LLC

11. 105 King Street

**BAR2025-002296 | TMS# 457-12-04-055 | Charlestowne | Council District 8
Not Rated | c. 1945 | Old & Historic District**

Requesting conceptual approval for second story addition and fenestration changes.

Owner: Harrison Malpass

Applicant: Coastal Creek Design

12. 19 Ashley Avenue

**BAR2025-002272 | TMS# 457-07-04-042 | Charlestowne | Council District 8
Not Surveyed | c. 1975 | Old & Historic District**

Requesting conceptual approval for fenestration changes.

Owner: Ashley Severance

Applicant: Scott Parker

13. 17 Wentworth Street

**BAR2025-002274 | TMS# 458-05-01-020 | Ansonborough | Council District 8
Category 2 | c. 1840 | Old & Historic District**

Requesting conceptual approval for fenestration changes, new exterior stair, hardscape changes, and roof deck screening.

Owner: 17 Wentworth Street LLC

Applicant: Julie O'Connor – American Vernacular, Inc.

14. 35 Broad Street

**BAR2025-002266 | TMS# 458-09-03-122 | Charlestowne | Council District 8
Category 3 | c. 1792 | Old & Historic District**

Requesting conceptual approval for renovations and addition.

Owner: 35 Broad LLC

Applicant: AJ Architects

WITHDRAWN BY STAFF

15. 149 South Battery Street

**BAR2025-002286 | TMS#457-11-01-018 | Charlestowne | Council District 8
Not Surveyed | c.1938 | Old & Historic District**

Requesting conceptual approval for fenestration changes to rear façade.

Owner: Julia Buthman & Ken Kirsch

Applicant: Lauren Sanchez

16. Update to BAR Policies

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 three business days prior to the meeting.