



CITY OF CHARLESTON

BOARD OF ARCHITECTURAL REVIEW – LARGE

PUBLIC COMMENT

MAY 10, 2023

A meeting of the Board of Architectural Review – Large (BAR-L) will be held on **Wednesday, May 10, 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 Please check the website on the meeting date to view any withdrawn or deferred agenda items.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. 122 BEAUFAIN / 4 GADSDEN STREET

TMS # 457-03-03-001/211/212/213 | BAR2020-000123

New Construction | Harleston Village | Height District 3 | Old and Historic District

Request final approval of mockup panel.

Owner: Accord Development Group

Applicant: Joe Schmidt / Evans & Schmidt

NOTE: The Board will convene at this address on Tuesday, May 9, 2023 at 4:30 p.m. for a site visit.

No Comments Submitted

2. 155 MEETING STREET

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

New Construction | Harleston Village | Height District 4 & 6 | 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

10 Comments Submitted:

- **Elizabeth Anderson, 619 Noble Lane Mount Pleasant 29464**

Submitted May 8, 2023 12:00 PM

This project is too high for the surrounding historical district. It is also too close to the street and will increase foot traffic significantly. The historic district is already difficult to walk in because of the poorly maintained sidewalks and encroaching buildings. The sidewalks in the historic district need to meet safety requirements for disabled and elderly residence.

- **Lyn Attaway, 90 Tradd Street**

Submitted May 9, 2023 7:04 AM

An 8 story hotel on this property?? How is a hotel of this massive scale possible in this area of Meeting Street? It will be a terrible eyesore to our city and as a resident, I will never visit or recommend it to out of towners. Deny this hotel plan, please!!!

- **Christi Maida, 7736 Farr Street Apt. 910 Charleston SC 29492**

Submitted May 9, 2023 7:34 AM

We do not need another hotel downtown. By allowing large apartment and hotel buildings ; you are ruining the charm of this city! Not to mention creating traffic that the infrastructure cannot support. Please vote no to another hotel!

- **Sydney Derrick, 1166 Montgomery Road, Charleston, SC**

Submitted May 9, 2023 7:59 AM

Eight stories is far too tall for this area of town. While I understand that much of our revenue is from tourists, let's not change the feel of the city (what brings them here) in order to accommodate them.

- **Ron Rotzko, 1796 Gun Club Rd, Charleston 29414**
Submitted May 9, 2023 8:41 AM

The proposed height of this project (8 stories) is too high for the Historic District in downtown Charleston. Our city's profile will suffer.

- **David Greene, 106 Queen Street**
Submitted May 9, 2023 9:04 AM

Can't you people just say NO? Even for a little while? Why can't the citizens of Charleston get at least a bit of reprieve from the endless construction blocking streets with construction equipment and dumpsters, the filth and litter, and the horrible condition of the streets? Stop the madness!!

- **Stephanie Wilson Gentile, 54 Queen St.**
Submitted May 9, 2023 11:17 AM

The Board of the French Quarter Neighborhood Association (FQNA) supports this application and looks forward to the revitalization of this part of Charleston. Thank you. Stephanie Wilson Gentile, President, FQNA

- **Marie Turner, 59 D Barre Street, Charleston, SC 29401**
Submitted May 9, 2023 11:36 AM

Having a Four Seasons property in Charleston no doubt is a desirable thing. But as proposed, the property overwhelms the buildings along lower King Street. Why is an 8th floor needed for architectural merit when it will add to overpowering the existing area? Is it truly 'merited'? 'Architectural merit' is an overused term in Charleston which merely has come to mean more mass to maximize profit, at the cost of "livability" (a term also used frequently here) for historic charming Charleston. I ask the BAR to stand firm in the desire to keep Charleston charming - and from being like just any other city. Your task is arduous and very much appreciated. Please let us keep seeing the church steeples in the skyline which truly represents our Holy City. Don't allow and promote another big block building in one of the most historic areas of Charleston. Thank you!

- **Angela Mack, Gibbes Museum of Art**
Submitted to Staff

See attached letter

- **Bart Murr, Insite Properties LLC for Highland Ventures III and Longvalley III, LLC**
Submitted to Staff

See attached letter

Highland Ventures III
Longvalley III, LLC
c/o Insite Properties, LLC
1213 W Morehead Street, Suite 150
Charlotte, North Carolina 28208

May 2, 2023

VIA Electronic Mail parrisht@charleston-sc.gov

Ms. Tory Parrish
City of Charleston
2 George Street
Charleston, SC 29402

RE: 155 Meeting Street Board of Architectural Review

Dear Ms. Parrish,

As representatives of the owners of 174 Meeting Street and 134 Meeting Street we wanted to express for the Conceptual BAR hearing for 155 Meeting Street.

The height, scale and mass of the building will fit in well with the surrounding buildings and we feel that the design is of its time, while also respecting the historic nature of Charleston.

Thank you for consideration of this application. If you have questions, or require additional information, please do not hesitate to contact me.

Sincerely,



Bart Murr
Principal
Insite Properties LLC
for Highland Ventures III and Longvalley III, LLC



May 9, 2023

To whom it may concern:

It is with great pleasure I write this letter of support for the Four Seasons project planned for 155 Meeting Street. We are excited about the brand's interest in the visual arts and look forward to future partnerships.

Sincerely,

A handwritten signature in black ink, appearing to read 'AMack', written in a cursive style.

Angela Mack
President & CEO
Gibbes Museum of Art