



CITY OF CHARLESTON

BOARD OF ARCHITECTURAL REVIEW – LARGE

PUBLIC COMMENT

JULY 12, 2023

A meeting of the Board of Architectural Review – Large (BAR-L) will be held on **Wednesday, July 12, 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 Please check the website on the meeting date to view any withdrawn or deferred agenda items.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. 82 MARY STREET

TMS #460-12-02-096 | BAR2023-001167

Not Rated | Cannon-Elliottborough | c. 1888 | Height District 8 | Old and Historic District

Requesting approval to demolish all structures.

Owner: Bennett-Coleman LLC

Applicant: Tony Caraviello

Withdrawn by Applicant

~~NOTE: The Board will convene at this address on Tuesday, July 11, 2023 at 4:30 p.m. for a site visit.~~

No comments submitted

2. 529 KING STREET

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

New Construction | N/A | Height District 4 | Old and Historic District

Requesting mockup sample panel Approval.

Owner: 519 King Street OZ, LLC

Applicant: Kyra Brower

Withdrawn by Applicant

~~NOTE: The Board will convene at this address on Tuesday, July 11, 2023 at 4:00 p.m. for a site visit.~~

No comments submitted

3. 176 CONCORD STREET

TMS #459-00-00-276 | BAR2022-000956

New Construction | Height District 56/30V | Old City District

Requesting final approval of the following exterior design refinements: expanded glazing area at 2nd floor lobby and restaurant; expanded glazing and design refinements at 6th floor penthouse; and metal balcony rail cap enhancement.

Owner: Leaucadia Coast Properties

Applicant: Nathan J Schutte, AIA

No comments submitted

4. 122 & 124 CANNON STREET

TMS #460-00-04-160 & 161 | BAR2022-000705

Category 4 | Cannon-Elliottborough | Height District 2.5-3 | c. 1840 | Old City District

Renovation of two existing structures and the addition of two new residential structures in the rear of the property.

Owner: Cannon St Vacation Rentals, LLC

Applicant: AJ Architects

No comments submitted

5. 143 CALHOUN STREET

TMS #457-04-02-060 | BAR2023-001168

Category 3 | Height District 5 | c. 1907 | Old and Historic District

Requesting conceptual approval for new accessible front entry at street level, reopening/restoring windows in existing masonry openings, and new rear service stair addition.

Owner: Knights of Columbus – Council 704

Applicant: AJ Architects

Withdrawn by Applicant

No comments submitted

6. 657 KING STREET

TMS #460-04-04-092 | BAR2023-001165

New Construction | N/A | Height District 4 | Old and Historic District

Requesting conceptual approval for new 4-5 story mixed-use building including 18 accommodations units over ground floor retail and surface parking.

Owner: Atlantic South Development

Applicant: Bello Garris Architects (Nick Galizia)

One (1) comment submitted:

- **Woody Rash, 23 State St.**

Submitted July 10, 2023 4:11 PM

The rendering for 657 King is too blocky and continues the trend of poorly designed buildings with nothing that resonates Charleston. There is a lack of detail in the design and no hint of using high quality materials in it's construction. Another example of boring, generic, anywhere big city buildings

that do nothing to enhance the neighborhood or the city. Please reject this application. 56 State Street is too massive for the site and would make this area another dominated by hotels with two across the street. The rendering also doesn't show how the building would fit into the space next to the adjoining garage which will remain intact nor the historic buildings to the north on Linguard.. The scale of the hotels along with a new condominium project on Cumberland between State and Church will turn this area into one inconsistent with Charleston and the French Quarter and more reminiscent of parts of New York or Chicago.

7. 56 STATE STREET

TMS #458-05-03-108 | BAR2022-000930

New Construction | Height District 4 | Old and Historic District

Requesting preliminary approval for 50 room boutique hotel with meeting space.

Owner: Operating Ventures LLC
Applicant: Bello Garris Architects/LS3P

Three (3) comments submitted:

- **Woody & Peggy Rash, 23 State St.**

Submitted July 9, 2023 9:34 PM

The height, scale & mass of this proposed structure is OUT of character with the neighborhood. The corner of State and Cumberland will be dominated by three structures all employing similar designs with no architectural differentiation, all owned by the same underlying persons. The rendering as shown in the Post and Courier on July 9 does not include the old parking garage to the east and make it appear as if there will be an open space down Cumberland, which it will not. Looking to the north at Linguard it will dwarf historic buildings in the Market. I urge you to reject the proposed design and have the developers add setbacks to the proposal so there is less of a sense of 3 large buildings dominating less than half a block. Additionally, there is little to suggest ANYTHING remotely Charleston. This proposal NEEDS to be REJECTED to ensure the French Quarter is not overwhelmed with out of scale structures and the associated traffic. I applaud the local developers for taking down an unsightly corner of our City but they can do much better than what is shown in a rendering that doesn't fully depict their project with the surrounding structures. Sincerely, Woody Rash 23 State Street

- **Woody Rash, 23 State St.**

Submitted July 10, 2023 4:11 PM

The rendering for 657 King is too blocky and continues the trend of poorly designed buildings with nothing that resonates Charleston. There is a lack of detail in the design and no hint of using high quality materials in it's construction. Another example of boring, generic, anywhere big city buildings that do nothing to enhance the neighborhood or the city. Please reject this application. 56 State Street is too massive for the site and would make this area another dominated by hotels with two across the street. The rendering also doesn't show how the building would fit into the space next to the adjoining garage which will remain intact nor the historic buildings to the north on Linguard.. The scale of the hotels along with a new condominium project on Cumberland between State and Church will turn this area into one inconsistent

with Charleston and the French Quarter and more reminiscent of parts of New York or Chicago.

- **Benjamin Schaffer, 1111 Quick Rabbit Loop Charleston SC 29414**
Submitted July 10, 2023 5:50 AM
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As a tour guide, long time resident, instructor at CofC, and tax-payer, I absolutely oppose any new hotels in this historic area--particularly when this area has already become over-saturated with them, when citizens are being priced out of downtown, and when employees don't have affordable housing to do their jobs as it is. This area (the French Quarter) is losing its charm. Look at local reactions on Post and Courier's handling of this story (they are all angry reacts for a reason). The city is losing the trust of its people by continuing to approve such projects. For once, take local concerns/opinions into account rather than the millions provided by outside developers.