



# CITY OF CHARLESTON BOARD OF ARCHITECTURAL REVIEW – LARGE

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## AGENDA DECEMBER 14, 2022

A meeting of the Board of Architectural Review – Large (BAR-L) will be held on **Wednesday, December 14, 2022** 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](http://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 Please check the website on the meeting date to view any withdrawn or deferred agenda items.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 at [www.youtube.com/channel/UCBofP1rUhr3PnAGIY3w7a5Q/playlists](http://www.youtube.com/channel/UCBofP1rUhr3PnAGIY3w7a5Q/playlists).

### **PUBLIC COMMENT:**

The public is encouraged to attend the meeting in person to speak for comments to be fully heard. **Written comments must be submitted by 12 p.m. on Tuesday, December 13** (one day before the meeting) at <http://innovate.charleston-sc.gov/comments/> or delivered to the address listed below. 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 & SUSTAINABILITY**  
**2 George Street, Suite 3100 Charleston, SC 29401 | 843-724-3781**

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The following applications will be considered:

### **MINUTES**

#### **1. APPROVAL OF MINUTES FROM NOVEMBER 9, 2022 MEETING**

### **APPLICATIONS**

#### **2. 72 N. MARKET / 182 CHURCH / ANSON / PINCKNEY STREETS**

**TMS # 458-05-03-005/017 | BAR2021-000670**

**New Construction | Ansonborough | Height District 3.5 & 4 | Old and Historic District**

Request second one-year extension of conceptual approval with an additional floor for architectural merit and context, for a mixed-use development, originally granted on December 11, 2019.

Owner: SCM Charleston Market Investors, LLC

Applicant: Capers G. Bar, III

**3. 363/367/369 KING STREET**

**TMS #457-04-02-029 | BAR2020-000375**

**Category 3/4/4 | c. 1981 & c. 1955-67; post-1973 | Old and Historic District**

**363 King:** Request re-approval for demolition of two rear structures behind existing historic façade.

**367 King:** Request re-approval for demolition of rear addition.

**369 King:** Request re-approval for demolition of rear additions.

Owner: Beztak Properties

Applicant: Kyra Brower / LS3P

**NOTE: The Board will convene at these addresses on Tuesday, December 13, 2022 at 4:30 p.m. for a site visit.**

**4. 367 KING STREET**

**TMS # 457-04-02-028 | BAR2020-000301**

**Category 4 | c. pre-1872 | Old and Historic District**

Request re-approval of partial demolition of existing hyphen between 367 and 369 King Street. (Originally approved 08.10.2020 by BAR-S).

Owner: Beztak Properties

Applicant: Kyra Brower / LS3P

**NOTE: The Board will convene at this address on Tuesday, December 13, 2022 at 4:45 p.m. for a site visit.**

**5. 678 KING & 666 KING STREET LOWLINE HOUSING MURAL**

**TMS # 460-04-04-118/034 | BAR2021-000672**

**New Construction | Westside | Height District 5 | Historic Corridor District**

Request approval for mural design for new 55-unit Affordable Housing Project.

Owner: Robinson Villa / Lowline Housing Partners, LLC

Applicant: Brian Fessler / McMillan Pazdan Smith Architecture

**6. 266 SAINT MARGARET STREET (LOWNDES GROVE)**

**TMS # 463-13-04-030 | BAR2022-000984**

**Category 1 | Wagener Terrace | c. 1786 | Landmark Overlay District**

Request repair of the 100+ year-old roof to prevent further water infiltration. Phase One is the removal and storage of existing Ludowici roof tiles. Phase Two is the re-installation of the existing tiles on west and south and then east elevations, and north if possible. If tile amount is insufficient to cover north elevation, a similar tile will be installed temporarily. The temporary tile will remain on the roof until early 2024 when the replacement Ludowici tile arrives.

Owner: Patrick Properties Hospitality Group, LLC

Applicant: Glenn Keyes Architects

- 7. 80 – B SAINT PHILIP STREET (MCALISTER HALL – CofC)**  
**TMS #460-12-02-062 | BAR2021-000442**  
**Not Rated | Radcliffeborough | c. 2002 | Height District 8 | Old and Historic District**  
Request final approval for repairs and alterations to College of Charleston dormitory.  
Owner: College of Charleston Board of Trustees  
Applicant: Eric Bennett / CEMS Engineering | Architecture
- 8. 99 JONATHAN LUCAS STREET (MUSC – COLLEGE OF NURSING)**  
**TMS # 460-15-03-010 | BAR2022-000985**  
**Not Rated | N/A | c. 1955 | Height District 85/125 | Old City District**  
Request conceptual approval for new entry at ground level facing Jonathan Lucas Street with new canopy and bluestone patio. New brick and stair railing to match existing.  
Owner: The Medical University of South Carolina  
Applicant: Steve Coe / Rosenblum Coe Architects
- 9. 200-210 SPRING STREET**  
**TMS# 460-11-01-011/013 | BAR2022-000986**  
**New Construction | Westside | Height District 5 & 6 | Old City District**  
Request conceptual approval for new construction of 152 unit hospitality project.  
Owner: JJR Development, LLC  
Applicant: Nathan Schutte / McMillan Pazdan Smith Architecture
- 10. 609 KING Street (LIBERTY)**  
**TMS # 460-08-02-015 | BAR2021-000519**  
**New Construction | Cannon-Elliottborough | Height Districts 4 & 6 | Old and Historic District**  
Request preliminary approval for King Street facing portion of the new senior living building.  
Owner: Evening Post Publishing Co.  
Applicant: Richard Gowe / LS3P

**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](mailto:schumacherj@charleston-sc.gov) three business days prior to the meeting.