



CITY OF CHARLESTON BOARD OF ARCHITECTURAL REVIEW - LARGE

MEETING RESULTS

JANUARY 11, 2023

4:30 P.M.

2 GEORGE STREET

BOARD MEMBERS PRESENT: John Robinson (Chairman), Eddie Bello (Alternate) Seaton Brown, James Meadors, Luda Sobchuk

STAFF MEMBERS PRESENT: Tory Parish, Lawrence Courtney, Linda Bennett

MINUTES

1. APPROVAL OF MINUTES FROM THE DECEMBER 14, 2022 MEETING

APPROVED X

WITHDRAWN

DENIED

DEFERRED

MOTION: Approval

MADE BY: Meadors / SECOND: Brown

VOTE: FOR 5 / AGAINST 0

APPLICATIONS

2. 3380 ASHLEY RIVER ROAD (MISS SALLY COTTAGE AT DRAYTON HALL)

TMS #359-00-00-012 | BAR2023-001001

Not Rated | N/A | c. 1985 | Landmark Overlay District

Request in-fill of rear porch at c. 1985 residence.

Owner: National Register for Historic Places

Applicant: Glenn Keyes Architects

APPROVED X

WITHDRAWN

DENIED

DEFERRED

MOTION: Conceptual Approval with final details to Staff

MADE BY: Meadors / SECOND: Bello

VOTE: FOR 5 / AGAINST 0

STAFF NOTE:

While constructed in 1985, properties within the Landmark Overlay Zone, whether or not visible from a public street or right-of-way, require a Certificate of Appropriateness from the Board of Architectural Review. In reviewing these, the BAR is to utilize the criteria of the Old and Historic District. This Landmark Overlay project is brought before the Board out of an abundance of caution only.

STAFF COMMENT:

1. The infill serves as the best way to expand the conditioned space of the cottage. The design integrates seamlessly with the rest of the cottage utilizing the same materials, and the existing cornice and gable end details will remain.

STAFF RECOMMENDATION:

Conceptual Approval with Final Review By Staff of permit drawings

3. 295 CALHOUN STREET

TMS # 457-02-02-001 | BAR2021-000480

Harleston Village | Height District 7 | Old City District

Request conceptual approval for new construction of seven-story mixed-use development.

Owner: SE Calhoun, LLC

Applicant: Davis Carter Scott/DCS Design

DEFERRED

4. 15 RADCLIFFE STREET

TMS # 460-16-02-033 | BAR2022-000879

Category 4 | Radcliffeborough | c. 1890 - 1905 | Old and Historic District

Request final approval for the relocation of the residence at 15 Radcliffe Street to 120 Saint Philip Street.

Owner: 15 Radcliffe Street LLC

Applicant: Joe Schmidt / Evans & Schmidt Architects

NOTE: The Board will convene at this address on Tuesday, January 10, 2023 at 4:30 p.m. for a site visit.

APPROVED X

WITHDRAWN

DENIED

DEFERRED

MOTION: Final Approval for relocation incorporating Staff comments

MADE BY: Bello / SECOND: Sobchuk

VOTE: FOR 3 / AGAINST 2

STAFF NOTES:

1. As a point of clarification from the public comment portion, the preservation plan was not prepared by BAR Staff.
2. This project was deferred at the August 10, 2022 BAR-L meeting for additional study and creation of a preservation and feasibility plan for moving the structure. The Applicant has returned with those materials.
3. The project was reviewed at BAR-L because, if relocated, the assemblage of parcels would likely lend itself to a larger structure which would be reviewed at BAR-L. In this way, the same Board which reviews the proposed relocation understands the evolution of the property and how the past might influence any future development.
4. Would also like the address the reference to Ordinance Section 54-233, as referenced during the public comment portion, which describes the two Boards of Architectural Review. At the end, this states, "Demolition applications shall be assigned to either the BAR-S or BAR-L, as determined by staff." Relocations are unique, but we treat them as demolitions which also elevates their oversight, such as with additional public notice and an on-site meeting.

STAFF COMMENTS:

1. The lot on which the structure sits is 30'x54', primarily the footprint of the structure, making the current condition less viable.
2. While the Secretary of the Interior's Standards for the Treatment of Historic Properties does not recommend relocation of historic structures because this can destroy the historic relationship that existed with the landscape, the existing context of surface parking lot up to the property lines on three sides is a considerable alteration from the original context. The proposed relocation will provide the structure a residential building context like it once had, and it will provide context to the two houses on Saint Philip Street.
3. Regarding the condition of the structure, the preservation plan indicates relocation to be a viable option and outlines recommendations for its preservation.
4. Relocation would maintain appropriate orientation for the front and rear porch. Additionally, the structure would be placed on a foundation of the same height as existing.
5. Relocation may offer a quicker opportunity for repairs and restoration to the structure.
6. While it is a concern that, once relocated, one might imagine that the residence always existed in this new location, Staff finds that the benefits of doing so at this time outweigh this potential negative. Relocations of houses have occurred in downtown.
7. Ordinance Section 54-350 "Relocation and moving of structures" states that no structure may be relocated unless the BAR finds that "the structure, as relocated, will be in general harmony with the prevailing character of the neighborhoods to which is being located in terms of height, mass, volume, scale and the location of the structure on the lot." The proposed location for the house allows it to be placed amongst structures of similar height, scale, and mass.
8. While historic, the 1928 rear addition is not in a stable condition and is in a state of disrepair. It appears to have been altered a couple of times, and it's removal allows a general clean-up of this elevation which may not be visible.
9. The recommendations in the preservation plan shall be followed in detail with material repair and replacement. Any field discoveries that increase the scope shall be discussed and reviewed by BAR.

STAFF RECOMMENDATION:

Final Approval for relocation with Board and Staff comments

BOARD COMMENTS:

- Appreciate neighborhood concerns and passion. Cannot see why it wouldn't be relocated. Surprisingly many houses have been relocated in our city; not uncommon. House won't be hidden, erased or forgotten, but will be put into more appropriate context. Would not be out of character for it where proposed. May be hearing much concern over what comes next. Relocating this house does not prevent construction of houses. Our charge is: is it appropriate to move this house from A to B? As a preservationist, it is not out of character. Relocating this one would not change its character. Support from architectural and preservation perspective.
 - Would debate about this being a unique structure to its site, as it was built for this site. Department of Interior indicates relocation is not a viable preservation option for historic properties, but this includes exceptions for exceptional structures, of which this is not – may be moved if cannot practically be preserved on its present site. Can this structure be practically preserved on its current site? While understanding the benefits of the relocation, interpretation is it can be practically preserved on its site. Must evaluate solely on moving the structure.
 - Applicant did what we asked, which included providing a preservation plan to give us an understanding of and some type of guarantee of how the relocation and preservation would occur. Not fair for board to do a deferral with the presumption of needing more context and information - now the applicant has met these criteria, and we have a standard that tells us when we have a house this isolated, it's not inappropriate to relocate.
 - One purpose of a preservation plan is to determine if a structure needs to be moved.
 - Applicant acknowledged to speak. Key is "and it's lost its context". The only mention of opposition in the Secretary of Interior Standards reads "Not recommend: Removing or relocation historic buildings or landscape features, thus destroying their historic relationship within the setting." Board Member reference comes from NPS Chapter 5 Cultural Resource Management section 5.3.5.4.5 'Movements of Historic Structures'.
 - Much public feedback; evident that community would prefer the building not be moved. Interesting in the submitted public comments - there are residents, who may not want to see it moved, but are willing to see it moved, if it is preserved. Agree with many of the public comments that are within our purview. Most important is the context; do not know the history of the buildings that were adjacent, but if they had been in the BAR purview, we may have created this. Opportunity to create context rather than moving it to create context and compliment other buildings. Most appropriate for board to try to maintain or renew the context rather than build something new.
 - If demolition was in 1960s BAR probably did not have purview.
 - Not moving it just to move it. Moving it to this location is better contextually. Fits the streetscape. On the same block. Orientation and height work, and the other items we look at for a relocation. Seems appropriate.
 - Not moving it out of town, but on the same block; enhancing the context at St. Philip, essentially preserving it. Seems majority of opposition is about what is next, not the merits of the move which can preserve it and give it life.
 - Per Applicant, connection established with Bennett family who wrote support for the project.
 - No reason to doubt it can be preserved in place; appropriate historic context at new location.
- For full Board comments, please visit the City of Charleston's YouTube Channel.

Not Rated | Charlestowne | Height District 3 | c. 1992 | Old and Historic District

Request alterations and addition to the two-story "Boathouse", a water-side outbuilding at the Carolina Yacht Club.

Owner: Carolina Yacht Club
Applicant: Jeff Johnston / SMHA

APPROVED X

WITHDRAWN

DENIED

DEFERRED

MOTION: Conceptual Approval with Board and Staff comments and final details to Staff.

MADE BY: Brown / SECOND: Sobchuk

VOTE: FOR 4 / AGAINST 0
(Robinson recuses; Eddie Bello chairs.)

STAFF NOTE:

The Board's purview is limited to what is visible from a public street or right-of-way. There is limited visibility from East Bay Street.

STAFF COMMENTS:

1. The existing boathouse consists of a low-sloped roof, deep overhangs, and an uncovered wraparound deck that spans the entire building. These might be considered the most character-defining features of the building, and they convey casual horizontal proportions. Proposed alterations use gridded glazing and transoms, provide unity between the ground and main levels, use warmer more tactile screening panels at the first floor, and include a tower element to denote the main entry. Additionally, railing dominates all four elevations of the existing building, and the improvements make this much less dominant.

STAFF RECOMMENDATION:

Conceptual Approval with Board and Staff comments

BOARD COMMENTS:

- At the tower element, the height could be taller, eave could be reduced, and roof pitch intersection could be softer.
- Appreciate reference to historic structures at this location and how these influence the new building elements. Nicely developed addition. Agree with Staff recommendation.
- Design well done; appreciate historic images.

For full Board comments, please visit the City of Charleston's YouTube Channel.

6. 161 EAST BAY STREET (WAGENER BUILDING)

TMS # 458-09-01-213 | BAR2023-001006

Category 3 | French Quarter | Height District 3.5 | c. 1880 | Old and Historic District

Request conceptual approval for rehabilitation of three-story masonry structure and the addition of a rooftop amenity deck.

Owner: WSCS Owner, LLC
Applicant: Jimmy Walker for James Plunkard / HP Architecture

APPROVED X (rooftop)

WITHDRAWN

DENIED X (doors)

DEFERRED

MOTION: Conceptual Approval for work at rooftop level incorporating Staff comments with final details to Staff; and denial of replacement doors as submitted.

MADE BY: Bello / SECOND: Sobchuk

VOTE: FOR 5 / AGAINST 0

STAFF COMMENTS:

1. The Board's purview of proposed work at the roof is limited to what is visible from a public street or right-of-way. The scope of work at the roof is similar to work previously reviewed and approved by BAR in 2018. The main revision may be a change from a glass guardrail to decorative metal guardrail, which would conceivably affect the visibility of the work. However, Staff finds that any visibility of the roof will be minimal.
2. The scope of proposed work at the ground floor includes door replacement with three-quarter lite panels with textured glass. While difficult to confirm, a three-quarter lite system seems to appear in historic photos. However, the proportions of these discernible in the photos are different. The proposed textured glass, as depicted in the provided image, seems a bit too distorted and undesirable. BAR Principles encourage the use of clear glass. Revise the glazing to be clear, not imitating old.
3. Provide information on the existing doors, including their age.
4. If approved, Soss type hinges shall be used to conceal the hardware in the door panels.

STAFF RECOMMENDATION:

Conceptual Approval for work at the rooftop; Deferral for replacement doors.

BOARD COMMENTS:

- Historically was larger lite cut, and what's proposed doesn't match.
- Glass railing was approved. Inclined to go with what was approved in 2018. Doors too heavy. Leave as-is now. Can't see through textured glass.
- Sample might be helpful. Request is conceptual approval but materials relevant at this review. For full Board comments, please visit the City of Charleston's YouTube Channel.

7. 609 KING STREET (LIBERTY HEALTHCARE)

TMS # 460-08-02-015 | BAR2021-000519

New Construction | Cannon-Elliottborough | Height Districts 4 & 6 | Old and Historic District

Request preliminary approval for new construction of two attached secondary portions of the main building on Spring and St. Philips Streets and one stand-alone building on St. Philip Street.

Owner: Evening Post Publishing Co.

Applicant: Richard Gowe/ LS3P

APPROVED X

WITHDRAWN

DENIED

DEFERRED

MOTION: Preliminary Approval incorporating Board and Staff comments

MADE BY: Meadors / SECOND: Bello

VOTE: FOR 5 / AGAINST 0

STAFF NOTES:

1. Previous concerns by Staff and Board have been answered, and Staff is comfortable with the revisions. Perhaps the largest revision occurred at 212 St. Philip where there previously existed a scale issue with the adjacent buildings evident in height and with building elements. To combat this, the third story has been recessed, making the building mass more compatible with the streetscape. The roof design has also changed lowering the overall building height. The building facades have been revised, and the new unique design will provide more variety from similar sized new buildings to the north.
2. While the massing and general architectural direction have been revised at 212 St. Philip, Staff's guidance was to bring these changes to the preliminary review in order to keep these three building portions of this very large complex project together. Additionally, the massing changes were subtractive rather than additive.
3. Staff has reviewed the individual color chips for each color proposed and has no concern over the proposed color palettes. Some of the shades on the screen are not truly representative of the proposed colors. Board should determine if any element or portion of these buildings needs to be part of a mock-up.

STAFF COMMENTS:

1. At 206 St. Philip, omit the trim band and keep the water table or revise the full ground floor to be the base (page 36). Usually this cornice would integrate with a storefront cornice.
2. Proposed materials or any alterations to the proposed materials shall be provided and reviewed by the final review.
3. Exterior materials shall wrap the interior of covered portion of drive entry at Spring Street.

STAFF RECOMMENDATION:

Preliminary Approval with Board and Staff comments

BOARD COMMENTS:

- At Spring Street façade, three and five-story buildings, depicted on page 21, consider omitting the decorative step in the parapets. At 38 Spring Street, depicted on page 22 and 24, consider the same at front and sides. Applicant notes that the taller portion connects to the larger building which has the stepped parapet but will study. At 206 St. Philip, depicted on page 32 and 34, do we need accented parapet and/or window headers?
- Appreciate the changes made and attention to hardscape. Issue with high style of these buildings. Neighborhood is a diverse collection of styles; not many of this high style – don't have triple hung windows or tall windows with panel and shutters. Most decorated buildings in this neighborhood are Victorian. Designs look great but would like to see them scaled back. Also, concern as all is out of cementitious siding and much penalization and oversized corner boards. A bit high style for the neighborhood; should scale back. And high style lends to better materials; if can't do better materials, reconsider detailing.
- Corner boards are too wide. Referencing 206 St. Philip, depicted on page 34. This is not in character with the neighborhood; could be more in keeping and might weather better. Applicant indicates will look at parapets, corner boards, and if there are revisions that can push these to be more consistent with the neighborhood. Also, these are larger footprints though and could benefit from additional detail.
- Typically, would agree if using full dimensional materials with real depth.
- Extra details make the building stand out rather than blend in.

- All about the context. The building at 212 St. Philip is over-reached. Lots of detailing which is probably not contextual. Restudy.
- Project will change the skyline and yet must make elements which scale down to the neighborhood. Applicants have some a long way to bridging this. Consider durability.
- Outstanding precedents but using other materials creates a less than rich appearance.
- Arches on building at St. Philip and Line Streets. However no awnings in that neighborhood, so should be reconsidered.

For full Board comments, please visit the City of Charleston's YouTube Channel.

8. 425 MEETING STREET (THE LIMITED)

TMS # 459-09-01-056 | BAR2023-001007

Not Rated | Elliottborough/Cannonborough | c. 2013 | Old and Historic District

Request new sign package for the Limited.

Owner: Limited

Applicant: Charleston Sign

APPROVED

WITHDRAWN

DENIED X

DEFERRED

MOTION: Denial incorporating Board and Staff comments

MADE BY: Meadors / SECOND: Sobchuk

VOTE: FOR 4 / AGAINST 0
(Bello left after item #7)

STAFF NOTE:

Applicant wishes to have this reviewed by the Board. Staff is discussing protocol for consistency in sign reviews.

STAFF COMMENTS:

1. As stated in the BAR General Sign Policy Statement, "Signs should respect the size, scale, and design of the building." The policy statement also reads that signs "should not obscure significant architectural features." The proposed vinyl wraps do not respect the design of the building and the architectural feature that is the corner.
2. The surface of the existing vertical fin is metal panel with the texture, color, and pattern matching the remainder of the building. While the proposed logos on the fin are suitable and essentially replace the existing logos, omit the vinyl which is proposed to fully wrap the fin.
3. The translucent storefront glazing is also part of an overall architectural feature that is seamless with the overall building. Omit the white vinyl door coverings and colorful storefront window coverings.
4. Per BAR sign standards, no more than 20% of any single window area may be occupied by signage. Also, it is intended that window signs not block visibility into a business. The proposed storefront vinyl covers 100% of all windows at the corner.
5. The translucent canopy is part of an overall architectural feature that is seamless with the overall building. Omit the vinyl ceiling wraps on the canopy. This is bordering being an architectural alteration.

6. According to the Ordinance, the grounds for considering a design inappropriate include the effect of intense or lurid colors, violent contrasts of colors, and the absence of unity and visual compatibility. Rather than harmonizing with, the proposed is intensely incompatible with the design of the building.
7. Building corner is muted as existing, and any changes of this degree would be visible from the residential areas on Woolfe Street. This should be taken into consideration.

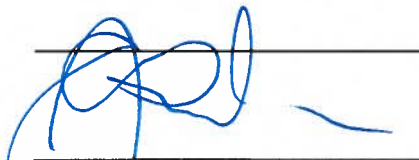
STAFF RECOMMENDATION:

Denial of Sign Application

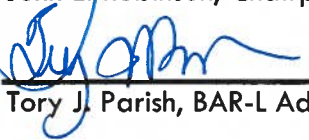
BOARD COMMENTS:

- Question regarding canopy – is not signage even though using branded colors. Could be considered a temporary installation. Are vinyl graphics. Agree with the signage and the doors not being blocked, but canopy could add an element to otherwise plain building. Staff discusses condition of it being a temporary architectural alteration.
- Nothing prevents anything from being applied to the interior of the glass, such as a light that would illuminate the awning. Proposed at canopy is not signage but is branding. Staff discusses purview of BAR on interior of windows being the intent – is it designed to draw you in or is it décor on the interior. Ordinance does include notes about signage visible from the righr-of-way for BAR purview.
- FedEx at St. Philip and Calhoun has no signage but has their trademark colors in the window. That combination of colors is FedEx because of their well-known branding. At what point do we recognize colors as a branding? If it is recognizable or not? Staff notes the consideration of colors applied to an exterior surface and a second consideration of signage as advertising, while the Board has viewed signage as wayfinding rather than advertising. Canopy not considered signage. Staff notes using exterior trim color from branding colors, but the difference in this scenario is the canopy and the fin are architectural features that were designed to integrate seamlessly into the building.
- Staff references: Colors can't be violently contrasting but must be in keeping with the architectural characteristics of the building. Furthermore, can't be lurid or garish.

For full Board comments, please visit the City of Charleston's YouTube Channel.



John E. Robinson, Chairperson



2/8/2023

date

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date