BOARD OF ARCHITECTURAL REVIEW - LARGE

Virtual Meeting of JANUARY 13, 2021
4:30 PM
To participate in the Virtual Board Meeting please refer to the following instructions:

Use the following link for online access:  https://us02web.zoom.us/j/86149926536
If you have issues accessing the Zoom meeting, please call: (843)577-1686.

To access via phone, call 1 (312) 626-6799. Webinar ID# 861 4992 6536. The meeting will be recorded.

Public Comment Instructions:
Use one of the following methods to request to speak at the meeting or provide comments. Provide your first and last name, address, telephone number, meeting date, and project number. Requests to speak at the meeting and comments must be received by 12:00 p.m. EST, January 13:
Call 843-724-3765; or
Complete the form at http://innovate.charleston-sc.gov/comments/; or
Send an email to Boards@charleston-sc.gov; or
Mail comments to: Department of Planning, Preservation & Sustainability, 2 George St, Charleston, SC 29401.
MEETING PROTOCOL

- Staff will control the PowerPoint presentation that includes everything submitted by the applicant by the deadline, in accordance with the Submittal Requirements. Applicants simply need to ask staff to advance to the next slide during your presentation.

- Applicants, staff and Board members are required to give their name whenever speaking.

- Video and microphone has been disabled for all attendees. Attendees (not Board members or staff) will only be given the capabilities to speak when they are called on during the public comment period.

- Chat and the Q & A functions have been disabled for everyone.

- **Public Comment:**
  - The applicants (all team members) and the public have been required to register, indicate the project they wish to comment on, and submit any documents in advance of the meeting.

  - Just as in an in-person meeting, all applications heard today are part of a public meeting format. If you have registered and will speak during the public comment portion of the meeting you will need to state your name and address for the record.

  - Those members of the public that have registered will be called in order by project.

  - Members of the public that speak are encouraged to remain in the meeting for the completion of the item they have commented on.

  - Staff will call on the registered members of the public to speak for each project. Unregistered members of the public who raise their hand will not be called on.
MEETING PROTOCOL (continued)

• **Board:**
  
  o Board members will be polled by the chair for comments and for their vote on a motion. Each member, when voting, should respond “Yea, in favor” or “Nay, not in favor”. The Chairman shall re-read the motion verbatim and the Board member making the motion should correct the Chairman if he has not re-read the motion accurately.

  o If a Board member needs to recuse, he will be temporarily removed from the meeting and placed back in the meeting at the start of the next agenda item.

  o If the Board needs to go into Executive Session, they will call into a separate conference line and all video and audio on Zoom will be temporarily turned off until they are ready to return to the regular meeting.

• **Staff will issue meeting results, including staff comments and Board Motion to the applicant following the meeting. Results will also be posted on the City website at [www.charleston-sc.gov/bar](http://www.charleston-sc.gov/bar).**

• **For additional information:**
  
  • Contact [BAR@charleston-sc.gov](mailto:BAR@charleston-sc.gov)
  
  • Visit [www.charleston-sc.gov/bar](http://www.charleston-sc.gov/bar) if you are experiencing technical difficulties during the meeting.

• **These proceedings are being recorded.**
Agenda Item #1

270 KING STREET/ 71 WENTWORTH STREET
TMS # 457-08-01-044

Request approval of mock-up of new window in existing opening.

Category 2 / (none) / c. 1871-72 / Old and Historic District
Agenda Item #1

Applicant’s Presentation
DRAWING INDEX:

1  COVER SHEET
2  SITE CONTEXT
3  AERIAL PHOTOGRAPH
4  AERIAL PHOTOGRAPH
5  AERIAL PHOTOGRAPH
6  AERIAL PHOTOGRAPH
7  CURRENT PHOTOGRAPH
8  HISTORIC PHOTOGRAPH
9  HISTORIC PHOTOGRAPH
10 HISTORIC PHOTOGRAPH
11 HISTORIC PHOTOGRAPH
12 BUILDING ELEVATIONS - EXISTING AND PROPOSED
13 BUILDING ELEVATIONS - EXISTING AND PROPOSED
14 BUILDING ELEVATIONS - EXISTING AND PROPOSED
15 BUILDING ELEVATIONS - EXISTING AND PROPOSED
16 WALL SECTION THROUGH WINDOW - SECOND FLOOR
17 WALL SECTION THROUGH WINDOW - THIRD FLOOR
18 WINDOW DETAILS
19 WINDOW DETAILS
20 WINDOW DETAILS
21 PROPOSED WINDOW
22 PROPOSED WINDOW
23 PROPOSED WINDOW
24 PROPOSED WINDOW
25 PROPOSED WINDOW
ARIAL PHOTOGRAPH FROM SOUTHWEST
ARIAL PHOTOGRAPH FROM NORTH
HISTORIC PHOTOGRAPH
D1 NORTH ELEVATION - PROPOSED

A1 NORTH ELEVATION - EXISTING

NOT IN SCOPE
D1 WINDOW JAMB, TYP.

D3 WINDOW JAMB - BET. WINDOWS, TYP.

E5 WINDOW HEAD, TYP.

E7 WINDOW JAMB @ TRACERY

C5 WINDOW - HORIZONTAL MULLION

A1 WINDOW & DOOR FLASHING INSTALLATION

A5 WINDOW SILL, TYP.

A7 WINDOW ELEV. - EXT.
PROPOSED WINDOW - PREVIOUSLY SUBMITTED

PROPOSED WINDOW - CURRENT SUBMITTAL
PROPOSED WINDOW
PROPOSED WINDOW
PROPOSED WINDOW
PROPOSED WINDOW
HISTORIC PHOTOGRAPH
Agenda Item #2

363, 367, AND 369 KING STREET
TMS # 457-04-02-029/028/027

Request conceptual approval for new construction of a student housing development behind existing historic structures to be rehabilitated.

Category 3 & 4 / (none) / c. 1892; c. pre 1884 / Old and Historic District
Agenda Item #2

Applicant’s Presentation
CONCEPTUAL BAR REQUEST #2

SUBMISSION: JANUARY 4, 2021, MEETING: JANUARY 13, 2021

A CONCEPTUAL BAR REQUEST IS BEING MADE FOR THE REHABILITATION OF AND ADDITION TO 3 HISTORIC STRUCTURES AND THE CONSTRUCTION OF A NEW 6 STORY STUDENT APARTMENT BUILDING. A PREVIOUS CONCEPTUAL BAR SUBMISSION WAS PRESENTED AT THE DECEMBER 9, 2020 MEETING. THE MOTION WAS THE FOLLOWING: CONCEPTUAL APPROVAL OF HISTORIC BUILDINGS INCLUDING HYPERN WITH STAFF COMMENTS. DEFERRAL FOR NEW BUILDING FOR MASS AND HEIGHT INCLUDING BOARD COMMENTS REGARDING 5 1/2 STORIES. THE DESIGN PROPOSED IN THIS PACKAGE INCLUDES CHANGES TO THE NEW BUILDING BUT NO CHANGES TO THE HISTORIC KING STREET BUILDINGS.

363 KING - TMS# 457-04-03-028
367 KING - TMS# 457-04-02-038
369 KING - TMS# 457-04-02-037

OWNER: 23 BOND OWNER 363-369 KING LLC
DESIGN ARCHITECT: STEPHEN RAMOS / LS3P
STEPHEN RAMOS - stephenramos@ls3p.com - 240.354.5717

PRIOR APPROVALS
TRC PREAPP: NOV. 5TH
DEMO APPROVAL: NOV. 12TH

NO CHANGES SINCE THE FIRST MEETING
MOTION FROM PREVIOUS CONCEPTUAL BAR MEETING

DEFERRAL FOR NEW BUILDING FOR MASS AND HEIGHT INCLUDING BOARD COMMENTS REGARDING 5 1/2 STORIES

CONCEPTUAL APPROVAL OF HISTORIC BUILDINGS INCLUDING HYPHEN WITH STAFF COMMENTS
NEW DESIGN

NOTABLE DESIGN REVISIONS

1. HEIGHT LOWERED FROM 6 1/2 STORIES TO 5 1/2 STORIES.
2. THE TOP FLOOR HAS A FLAT ROOF AND ARCHITECTURE THAT IS BETTER STITCHED TO THE REST OF THE BUILDING.
3. FIREPLACE, CHIMNEY AND PORCH ADDED TO 6TH FLOOR.
4. THE FENESTRATION PATTERN HAS BEEN REFINED TO HAVE BETTER PROPORTIONS AND TO INCLUDE SEGMENTAL ARCHED HEADERS.
PREVIOUS DESIGN

NEW DESIGN

NOTABLE DESIGN REVISIONS

1. HEIGHT LOWERED FROM 6 1/2 STORIES TO 5 1/2 STORIES.
2. THE TOP FLOOR HAS A FLAT ROOF AND ARCHITECTURE THAT IS BETTER STITCHED TO THE REST OF THE BUILDING.
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NEW DESIGN

NOTABLE DESIGN REVISIONS

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4. THE FENESTRATION PATTERN HAS BEEN REFINED TO HAVE BETTER PROPORTIONS AND TO INCLUDE SEGMENTAL ARCHED HEADERS.

PREVIOUS DESIGN

SCALE: 1/32" = 1'-0"
NEW DESIGN

NOTABLE DESIGN REVISIONS

1. HEIGHT LOWERED FROM 6 1/2 STORIES TO 5 1/2 STORIES.
2. THE TOP FLOOR HAS A FLAT ROOF AND ARCHITECTURE THAT IS BETTER STITCHED TO THE REST OF THE BUILDING.
3. FIREPLACE, CHIMNEY AND PORCH ADDED TO 6TH FLOOR.
4. THE FENESTRATION PATTERN HAS BEEN REFINED TO HAVE BETTER PROPORTIONS AND TO INCLUDE SEGMENTAL ARCHED HEADERS.
**New Design Revisions**

1. Height lowered from 6 1/2 stories to 5 1/2 stories.
2. The top floor has a flat roof and architecture that is better stitched to the rest of the building.
3. Fireplace, chimney, and porch added to 6th floor.
4. The fenestration pattern has been refined to have better proportions and to include segmental arched headers.

**Previous Design**

This facade is in no way visible from the public right-of-way.
NEW DESIGN

NOTABLE DESIGN REVISIONS

1. Stair and elevator core flipped to be further away from north facade.
PREVIOUS DESIGN

NEW DESIGN

Notable Design Revisions
1. Stair and elevator core flipped to be further away from North façade.
PREVIOUS DESIGN

NEW DESIGN

NOTABLE DESIGN REVISIONS

1. STAIR AND ELEVATOR CORE FLIPPED TO BE FURTHER AWAY FROM NORTH FACADE

SCALE: 1/32" = 1'-0"
PREVIOUS DESIGN

NEW DESIGN

NOTABLE DESIGN REVISIONS
1. STAIR AND ELEVATOR CORE FLIPPED TO BE FURTHER AWAY FROM NORTH FACADE
NEW DESIGN

NOTABLE DESIGN REVISIONS

1. The new 6th floor is less than 50% of the previous footprint.
PREVIOUS DESIGN - 7TH FLOOR

NEW DESIGN - ROOF

NOTABLE DESIGN REVISIONS

1. THE PREVIOUS 7TH FLOOR IS NOW THE ROOF
SUMMARY

HEIGHT, SCALE, MASS - Issues regarding height, scale and mass have been addressed by lowering the building by 1 full story. The top floor has been positioned in the south-west corner of the site to make this floor as minimally visible as possible. In addition, the flipping of the elevator core has helped minimize the visibility of the elevator penthouse.

ARCHITECTURAL DIRECTION - Improvements have been made to the fenestration pattern and penthouse design to further strengthen the architectural direction.
PART 1
THE HISTORIC BUILDINGS
NO CHANGES TO BE REVIEWED
DEMOLITION APPROVAL HAS BEEN GRANTED FOR THESE STRUCTURES
DASHED LINE DIVIDES HISTORIC KING STREET BUILDINGS FROM NON-HISTORIC ADDITIONS

STERLING CAMPUS CENTER APARTMENTS
8 STORIES - 80'

363 KING
TMS# 457-04-02-029
367 KING
TMS# 457-04-02-028
369 KING
TMS# 457-04-02-027
The property is boxed in on 3 sides by 371 King to the North (Urban Outfitters), 359 King Street to the south (Williams Sonoma) and the Sterling Campus Center Apartments to the West. In addition, there are are 3 historic structures on King Street.
A News and Courier article from 1892 reports the following details about the building:

- Built in 1891 as the C.P. Poppenheim Hardware Store
- Philadelphia pressed brick and terra-cotta
- Entrance portal supported by 'wrought' pillars set upon winnsboro granite
- Vestibule floor is of the same granite and was the largest block ever brought to Charleston
- Entrance is flanked in fine carved millwork and large plate glass windows.
- A railway track one hundred feet in length runs down the center of the store
- 19' high storeroom with suspended ladder on each side
In 1981, the historic building at 363 King was butchered with the construction of an apartment complex. A majority of the building was demolished with the exception of the King Street facade.

The photo shows how 3 levels of apartments were squeezed into the 2 story facade.

The current apartments are in poor shape and are not up to modern standards for student housing. The apartments are of no historic value and a complete demolition is the only viable solution.

This project proposes a new building to be constructed to modern standards that will better integrate with the historic buildings on King Street.

The building at 363 King will be properly returned to its original 2-story condition.
PHOTO 1 - EXISTING FACADE AT 363 KING TO REMAIN INCLUDING ROOF AND BRICK WALL AT NORTHERN PROPERTY LINE. 1981 STUCCO BUILDING TO BE DEMOLISHED

THE HISTORIC KING STREET FACADE, HISTORIC ROOF AND HISTORIC MASONRY WALL WILL BE RETAINED

PHOTO 1 - EXISTING FACADE AT 363 KING TO REMAIN INCLUDING ROOF AND BRICK WALL AT NORTHERN PROPERTY LINE. 1981 STUCCO BUILDING TO BE DEMOLISHED

THE HISTORIC KING STREET FACADE, HISTORIC ROOF AND HISTORIC MASONRY WALL WILL BE RETAINED
UNFORTUNATELY, NONE OF THE HISTORIC PHOTOS SHOW THE ORIGINAL STOREFRONT.
THE FOLLOWING IMPROVEMENTS TO BE MADE IN RESPONSE TO THE 1892 NEWS AND COURIER ARTICLE:

A. EXISTING STUCCO PIERS TO BE REPLACED WITH MATCHING WINNSBORO GRANITE
B. EXISTING WOOD COLUMNS TO BE REPLACED WITH CAST IRON COLUMNS
C. EXISTING TILE KNEE WALLS TO BE REPLACED WITH WOOD PANELLED DETAILS
D. EXISTING STEPS AND TILE TO BE REMOVED TO EXPOSE HISTORIC GRANITE VESTIBULE AND TO MAKE RETAIL ACCESSIBLE
E. BUILDING TO BE RESTORED TO A 2 STORY BUILDING WITH A 19' TALL GROUND FLOOR RETAIL SPACE.

IN ADDITION THE FOLLOWING IMPROVEMENTS TO BE MADE:

1. DAMAGED TERRACOTTA TO BE REPLACED
2. BRICK TO BE REPOINTED WHERE NEEDED
3. ORGANIC GROWTH TO BE REMOVED AND MASONRY REPAIRED
4. LEADED GLASS TRANSOMS TO BE INSTALLED
5. EXISTING PLYWOOD VENEER TO BE REPLACED WITH PAINTED SAPELE TRIM
6. DAMAGED TERRACOTTA TILES TO BE REPLACED AT ROOF
7. NEW IMPACT-RATED ENERGY EFFICIENT STOREFRONT TO BE INSTALLED
THE FOLLOWING IMPROVEMENTS TO BE MADE IN RESPONSE TO THE 1892 NEWS AND COURIER ARTICLE:

A. EXISTING STUCCO PIERS TO BE REPLACED WITH MATCHING WINNSBORO GRANITE
B. EXISTING WOOD COLUMNS TO BE REPLACED WITH CAST IRON COLUMNS
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D. EXISTING STEPS AND TILES TO BE REMOVED TO EXPOSE HISTORIC GRANITE VESTIBULE AND TO MAKE RETAIL ACCESSIBLE
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6. DAMAGED TERRACOTTA TILES TO BE REPLACED AT ROOF
7. NEW IMPACT RATED ENERGY EFFICIENT STOYFRONT
NEW RETAIL HISTORIC CEILING HEIGHT TO BE RESTORED

EXISTING APARTMENT
EXISTING RETAIL
EXISTING APARTMENT

SCALE: 1" = 10'-0"

1 = 363 KING SECTION - NEW
2 = 363 KING SECTION - EXISTING

363 KING
363 KING SECTION | BAR-12

363-369 KING STUDENT APARTMENTS - CONCEPTUAL BAR REVIEW
JANUARY 4, 2021
PHOTO OF 367 AND 369 KING - STOREFRONTS ARE ALL IN NEED OF REPAIR

PHOTO OF 367 KING STOREFRONT - WOOD IN NEED OF REPLACEMENT

367-369 KING

PHOTO OF 367 AND 369 KING - STOREFRONTS ARE ALL IN NEED OF REPAIR

PHOTO OF 367 KING STOREFRONT - WOOD IN NEED OF REPLACEMENT

367-369 KING

PHOTO OF 367 AND 369 KING - STOREFRONTS ARE ALL IN NEED OF REPAIR

PHOTO OF 367 KING STOREFRONT - WOOD IN NEED OF REPLACEMENT

367-369 KING
PHOTO OF HYPHEN - MOST OF ORIGINAL FABRIC HAS BEEN REPLACED WITH LOW-QUALITY MATERIALS AND ARE IN NEED OF REPLACEMENT. THE HYPHEN WILL BE THE NEW FRONT DOOR TO THE STUDENT APARTMENT BUILDING.

369 KING STOREFRONT - MATERIALS HAVE NOT AGED WELL AND ARE IN NEED OF REPLACEMENT. NEW STOREFRONT TO BE CREATED TO WORK WITH HISTORIC TERRAZZO PATTERN.
From the Sanborn maps we know that 367 and 369 King pre-dated 1884. (They were formerly 419 and 421 King. We also know that the hyphen was once an open piazza that was divided down the center.
1973 PHOTOGRAPH - HYphen IS MOSTLY DIFFERENT THAN CURRENT STATE. 369 STOREFRONT TO BE REBUILT IN SIMILAR GEOMETRY TO STOREFRONT IN PHOTO WHICH WILL WORK WITH THE HISTORIC TERAZZO.
1. All wood veneer to be replaced with new painted sapele trim.
2. Waterproofing and framing to be replaced as needed.
3. Stucco and masonry cracks to be repaired.
4. Wood rot at windows to be repaired and/or replaced with in-kind materials.
5. Entire facade to be repainted.

1. Historic cornices to be salvaged and restored.
2. New impact rated energy efficient storefront at ground floor.
3. New impact rated energy efficient windows at 2nd floor to reference former piazza.
4. New 3rd floor to be constructed set back from King Street.
5. Historic wood framing to be salvaged and re-used at 2nd floor ceiling.

1. Existing storefront to be replaced.
2. New storefront to mimic geometry of historic photo and match geometry of historic piazza.
3. New storefront to be painted sapele.
4. New fabric awning to be added.
AREAS HIGHLIGHTED INDICATE WHERE DEMO AND IMPROVEMENTS ARE TO BE MADE

SCALE: 1" = 10'-0"
PART 2
THE NEW BUILDING
FLOOR PLAN ON LEVELS 2-5

MAINTAIN 10' FIRE SEPARATION

OPEN TO RETAIL BELOW

STERLING CAMPUS CENTER APARTMENTS

WILLIAMS SONOMA

SCALE: 1/16" = 1'-0"

2ND FLOOR PLAN | 363-369 KING STUDENT APARTMENTS - CONCEPTUAL BAR REVIEW

JANUARY 4, 2021
STERLING CAMPUS CENTER APARTMENTS

WILLIAMS SONOMA

FLOOR PLAN OPTION REPEATS ON LEVELS 2-5

SCALE: 1/16" = 1'-0"

3RD FLOOR PLAN | BAR-25

363-369 KING STUDENT APARTMENTS - CONCEPTUAL BAR REVIEW

JANUARY 4, 2021

301 2BR 876 SF
302 4BR 1431 SF
303 Studio 380 SF
304 4BR 1345 SF
305 2BR 917 SF
306 3BR 1210 SF
307 3BR 1210 SF
308 2BR 917 SF
309 1BR 516 SF
310 1BR 310 SF
311 1BR 363 SF
312 3BR 917 SF

URBAN OUTFITTERS

WILLIAMS SONOMA

STERLING CAMPUS CENTER APARTMENTS

363-369 KING STUDENT APARTMENTS - CONCEPTUAL BAR REVIEW

JANUARY 4, 2021
6TH FLOOR CONDITIONED AREA
5,582 SF 49.9% OF LOWER FOOTPRINT
LOWER FLOOR CONDITIONED AREA
11,168 SF

6TH FLOOR PLAN   | BAR-27
363-369 KING STUDENT APARTMENTS - CONCEPTUAL BAR REVIEW
JANUARY 4, 2021
MECHANICAL CONDENSER FARM

PORCH ROOF

ROOF DECK BELOW

ELEVATOR PENTHOUSE

POOL BELOW

OUTDOOR AIR UNIT

SCALE: 1/16" = 1'-0"

ROYF PLAN | BAR-28

363-369 KING STUDENT APARTMENTS - CONCEPTUAL BAR REVIEW
JANUARY 4, 2021
CAMPUS CENTER APARTMENTS
8 STORIES - 80'

ELEVATOR PENTHOUSE

1ST FLOOR
0' - 0"

5TH FLOOR
58' - 8"

6TH FLOOR
58' - 8"

5TH FLOOR
46' - 8"

4TH FLOOR
36' - 0"

3RD FLOOR
25' - 4"

2ND FLOOR
14' - 8"

1ST FLOOR
0' - 0"

TOP
72' - 0"

ROOF
70' - 8"

1'-4"
12'-0"
12'-0"
10'-8"
10'-8"
14'-8"
9'-2"
9'-2"
9'-6"
3'-6"

PLANT NORTH
SCALE: 1/16" = 1'-0"

JANUARY 4, 2021
BUILDING SECTION | BAR-29

363-369 KING STUDENT APARTMENTS - CONCEPTUAL BAR REVIEW
JANUARY 4, 2021
LAYERED MASONRY FACADES
VERTICAL PROPORTIONS
REPETITIVE WINDOW PATTERN
DETAILED WINDOW SURROUNDS
STRONG CORNICE
ARTICULATED TOP
Layered Facade
Detailed Window Surrounds
Windows stitched together vertically
Use of Color

Towell Library
ELEVATOR PENTHOUSE
CAMPUS CENTER APARTMENTS

METAL CANOPY
THIN BRICK

BRICK CORBELLING
SURROUNDING OPENING

BRICK RECESS
THIN BRICK

SCALE: 1" = 10'-0"

CAMPUS CENTER APARTMENTS BEYOND
Top of Parapet
5 STORIES 62'-2"
FRP CORNICE
BRICK CORBELLING
METAL WALL PANEL
METAL WALL PANEL AT HYphen
PROFILE OF KING STREET FACADES

WILLIAMS SONOMA
359 KING
363 KING
367 KING
369 KING
371 KING

URBAN OUTFITTERS

EAST ELEVATION AT CENTER OF SITE | BAR-35

363-369 KING STUDENT APARTMENTS - CONCEPTUAL BAR REVIEW
JANUARY 4, 2021
FRP CORNICE

THIN BRICK

369 KING

BRICK CORBELLING

SURROUNDING OPENING

METAL PANEL

SETBACK VARIES 43'-0"

SETBACK VARIES 56'-0"

KING STREET

SITE LINE

TOP OF PARAPET 72'

5 STORIES 60'-2"

FRP CORNICE

BRICK CORBELLING

SURROUNDING OPENING

THIN BRICK

METAL PANEL

PROFILE OF ADJACENT STRUCTURES

CAMPUS CENTER APARTMENTS

ELEVATOR PENTHOUSE

BRICK CHIMNEY

COVERED PORCH

KING STREET

369 KING

SITE LINE

PROFILE OF ADJACENT STRUCTURES

NORTH ELEVATION

SCALE: 1/16" = 1'-0"

JANUARY 4, 2021

NORTH ELEVATION   | BAR-37

363-369 KING STUDENT APARTMENTS - CONCEPTUAL BAR REVIEW
OUTLINE OF URBAN OUTFITTERS - FORMER FLY LOFT OF GARDEN THEATRE

OUTLINE OF STERLING CAMPUS CENTER APARTMENTS

JANUARY 4, 2021

WEST ELEVATION | BAR-39A

SCALE: 1/16" = 1'-0"

THIS FACADE IS IN NO WAY VISIBLE FROM THE PUBLIC RIGHT-OF-WAY

363-369 KING STUDENT APARTMENTS - CONCEPTUAL BAR REVIEW

JANUARY 4, 2021