BOARD OF ARCHITECTURAL REVIEW - LARGE

Virtual Meeting of FEBRUARY 24, 2021
4:30 PM

DEPARTMENT OF PLANNING, PRESERVATION & SUSTAINABILITY
www.charleston-sc.gov/bar
To participate in the Virtual Board Meeting please refer to the following instructions:

Use the following link for online access: https://us02web.zoom.us/s/81872637006.
If you have issues accessing the Zoom meeting, please call: (843)577-1686.

To access via phone, call 1 (312) 626-6799. Webinar ID#818 7263 7006. 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, Wednesday, February 24:
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:
  o 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.

  o 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.

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

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

  o 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:**
  - 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.
  
  - 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.
  
  - 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

332-334-336 KING STREET AND 36 GEORGE STREET
TMS # 457-04-02-006/007/008/009

Request Revisions to the West (334 King St.) Façade.

(none) / Height District: 3/6 / Old and Historic District
Agenda Item #1

Applicant’s Presentation
After reviewing the physical mock-up panel and the limestone shop drawings, the applicant is seeking approval of a revised King Street facade design for the new building at 334 King Street. The design revisions proposed are limited to the King Street facade and a formal explanation of the changes is attached to this submission. The changes are as summarized below:

1. **Addition of a horizontal limestone lintel above the double-hung windows.** The limestone header above the windows allows the detail to be more akin to historic masonry bearing wall buildings, and visually the header helps to frame the window. The fluting of the previously approved design visually compressed the windows. By adding the window header, the fluted panels are shortened which we believe lightens the overall visual effect of the facade.

2. **Increased width of the fluted panels above the windows.** This change improves the overall proportions of the facade by visually reducing the width of the vertical piers, and adding more detail and texture to the facade.

3. **Changed the granite stone storefront base/knee-wall to be painted wood to match the storefront above.** The previously approved granite base of the storefront is too dark and is not harmonious with the painted storefront. A wood base to match the material of the storefront will create a more uniform and harmonious design.

Submission Date: February 16, 2021
Meeting Date: February 24, 2021
February 12, 2021

Board of Architectural Review
City of Charleston
2 George Street
Charleston, SC 29402

334 King Street - Design Revision Narrative

Upon review of the physical mock-up from photos and review of the limestone shop drawings, we, Morris Adjmi Architects as the design architect, would like to propose making some minor design refinements to the new façade of 334 King Street to further improve the design and enrich the overall street presence of the building.

The proposed design revisions are limited to the 334 King street front façade and include the following changes:

1. Addition of a horizontal limestone lintel above the windows.
2. Increased the width of the fluted panels above the windows.
3. Changed the granite stone Storefront base/knee wall to be painted wood to match the storefront above.

Item #1. By adding a limestone header above the windows, the detail now is more akin to historic masonry bearing wall buildings, and visually the header helps to frame the window. The fluting of the previously approved design visually compressed the windows. By adding the window header, we have shortened the height of the fluted panels above the windows which we believe lightens the overall visual effect of the façade.

Item #2. We also think that increasing the width of the fluted panel improves the overall proportions of the façade and visually reduces the width of the vertical piers and adds more detail and texture to the façade.

Items #3. We think that the previously approved granite base of the storefront is too dark and is not harmonious with the painted storefront above. Consequently, we would like to propose to change the stone base to a painted wood base to match the material of the storefront above with the intent to create a uniform design.

Sincerely,

Morris Adjmi, FAIA
WEST FACADE RENDERING COMPARISON

PROPOSED DESIGN

PREVIOUS DESIGN

KING & GEORGE
FEBRUARY 15, 2021

BAR-200
BAR REQUEST SUMMARY

After reviewing the physical mock-up panel and the limestone shop drawings, the applicant is seeking approval of a revised King Street facade design for the new building at 334 King Street. The design revisions proposed are limited to the King Street facade and a formal explanation of the changes is attached to this submission. The changes are as summarized below:

1. Addition of a horizontal limestone lintel above the double-hung windows. The limestone header above the windows allows the detail to be more akin to historic masonry bearing wall buildings, and visually the header helps to frame the window. The fluting of the previously approved design visually compressed the windows. By adding the window header, the fluted panels are shortened which we believe lightens the overall visual effect of the facade.

2. Increased width of the fluted panels above the windows. This change improves the overall proportions of the facade by visually reducing the width of the vertical piers, and adding more detail and texture to the facade.

3. Changed the granite stone storefront base/knee-wall to be painted wood to match the storefront above. The previously approved granite base of the storefront is too dark and is not harmonious with the painted storefront. A wood base to match the material of the storefront will create a more uniform and harmonious design.
Agenda Item #2

30 RACE STREET
TMS # 460-04-01-060/061/062

Request approval for Mock-Up Panel.

Category 2 / (Westside) / Height District: 2.5 / Landmark Overlay Category
Agenda Item #2

Applicant’s Presentation
ENTER GATE TO ACCESS MOCK UP PANEL