BOARD OF ARCHITECTURAL REVIEW - LARGE

Virtual Meeting of MARCH 10, 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/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# 86149926536. 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, March 10:
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:**
  - 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

194 SPRING STREET
TMS # 460-11-01-006

Request approval of the Mock-Up Panel for 194 Spring Street.

Not Rated / (Westside) / Height District: 5 / Old City District
Agenda Item #1

Applicant’s Presentation
BAR1 - BRICK: MAIN BODY OF BUILDING
CHARLESTOWNE TUMBLED, BRICK, MODULAR
RUNNING & STACKED BOND, CHEROKEE BRICK & TILE CO.

B101 - BRICK: FIRST LEVEL OF BUILDING
19 GREY SMOOTH BRICK 8" x 8" RUNNING BOND, TAYLOR CLAY PRODUCTS, INC.

AL1 - METAL PANELS
STATUARY BRONZE, ALUMINUM PANEL, ALUCOBOND

MTL1 - METAL ROOFING
DARK BRONZE, STANDING SEAM METAL ROOF, BERRIDGE

LV1 - LOUVERS
CLASSIC BRONZE, ALUMINUM ARCHITECTURAL LOUVER

BR2 - BRICK: FIRST LEVEL OF BUILDING
19 GREY SMOOTH BRICK 8" x 8" RUNNING BOND, TAYLOR CLAY PRODUCTS, INC.

MR1 - MORTAR
HOLCIM 200, MORTAR, HOLCIM

WDW - COMPOSITE WINDOWS
CLAY SOLID THROUGH COLOR, FUSION + WELDED COMPOSITE + GALVANIZED STEEL, REHAU.

LV2 - LOUVER
TO MATCH WDW, ARCHITECTURAL LOUVER

VT1 - DRYER VENT
POWDER COATED GALVANIZED STEEL LOW PROFILE DRYER WALL VENT. PAINT TO MATCH PREDOMINANT BRICK COLOR.
OVERALL BUILDING MOCK UP

1. NOTE: ORIGINAL BRICK ROWLOCK DETAIL HAS BEEN MODIFIED FROM THE ORIGINAL DRAWINGS. MPS AND TRIDENT CONSTRUCTION HAVE SIMPLIFIED THE DETAIL TO CREATE A MORE UNIFORM BRICK COURSING AROUND THE BUILDING FACADES.

2. NOTE: ORIGINAL APPROVED LIGHT FIXTURE HAS BEEN CHANGED. THIS NEW FIXTURE HAS BEEN APPROVED BY CITY STAFF.

3. STOREFRONT WINDOWS: THE DARK BRONZE STOREFRONT WINDOWS ARE REPRESENTATIVE OF THE OPENINGS ALONG SPRING STREET AND WITHIN THE METAL PANEL BAYS.

4. REHAU WINDOWS: THE CLAY COLORED WINDOWS ARE REPRESENTATIVE OF THE PUNCHED OPENINGS IN THE BRICK ALONG ALL UPPER LEVELS ON ALL SIDES OF THE BUILDING.

5. METAL PANEL TO BRICK TRANSITION: THE METAL PANEL TO BRICK TRANSITION IS CAREFULLY CRAFTED TO MAINTAIN A MINIMAL GAP BETWEEN THE TWO MATERIALS.

6. SEALANT COLORS: SEALANT COLOR OPTIONS ARE SHOWN ON THE MOCK UP TO DEMONSTRATE OUR PROCESS OF SELECTING THE BLENDED BRICK AND MORTAR COLOR. MPS AND TRIDENT CONSTRUCTION HAVE SELECTED THE NATURAL STONE - PECORA COLOR FOR THE MAIN BUILDING CONDITION. SEALANT OPTIONS ARE ALSO SHOWN AT THE TRANSITION OF STOREFRONT TO METAL PANEL. MPS AND TRIDENT CONSTRUCTION HAVE SELECTED THE BRONZE - DOW COLOR FOR THIS BUILDING CONDITION.

7. NOTE: METAL PARAPET BROW IS REPRESENTATIVE OF CONSTRUCTION AT THE ROOF LEVEL AS SHOWN IN THE MOCK UP DRAWINGS.

8. BRICK DETAILING IS ACCURATELY REPRESENTATIVE OF MOCK UP DRAWINGS AND WELL REPRESENTED OF WHAT WILL BE DETAILED ON THE BUILDING.
OVERALL BUILDING MOCK UP

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3. STOREFRONT WINDOWS:
   THE DARK BRONZE STOREFRONT WINDOWS ARE REPRESENTATIVE OF THE OPENINGS ALONG SPRING STREET AND WITHIN THE METAL PANEL BAYS.

4. REHAU WINDOWS:
   THE CLAY COLORED WINDOWS ARE REPRESENTATIVE OF THE PUNCHED OPENINGS IN THE BRICK ALONG ALL UPPER LEVELS ON ALL SIDES OF THE BUILDING.

5. METAL PANEL TO BRICK TRANSITION: THE METAL PANEL TO BRICK TRANSITION IS CAREFULLY CRAFTED TO MAINTAIN A MINIMAL GAP BETWEEN THE TWO MATERIALS.

6. SEALANT COLORS: SEALANT COLOR OPTIONS ARE SHOWN ON THE MOCK UP TO DEMONSTRATE OUR PROCESS OF SELECTING THE BLENDED BRICK AND MORTAR COLOR. MPS AND TRIDENT CONSTRUCTION HAVE SELECTED THE NATURAL STONE - PECORA COLOR FOR THE MAIN BUILDING CONDITION. SEALANT OPTIONS ARE ALSO SHOWN AT THE TRANSITION OF STOREFRONT TO METAL PANEL. MPS AND TRIDENT CONSTRUCTION HAVE SELECTED THE BRONZE COLOR FOR THIS BUILDING CONDITION.

7. NOTE: METAL PARAPET BROW IS REPRESENTATIVE OF CONSTRUCTION AT THE ROOF LEVEL AS SHOWN IN THE MOCK UP DRAWINGS.

8. BRICK DETAILING IS ACCURATELY REPRESENTATIVE OF MOCK UP DRAWINGS AND WELL REPRESENTED OF WHAT WILL BE DETAILED ON THE BUILDING.