BOARD OF ARCHITECTURAL REVIEW - LARGE

Meeting of July 27, 2022
4:30 PM

DEPARTMENT OF PLANNING, PRESERVATION & SUSTAINABILITY
www.charleston-sc.gov/bar
Protocol

MEETING PARTICIPATION:
Information on each application, including documents submitted by the applicant, as well as post-meeting results and staff comments will be available online at www.charleston-sc.gov/bar.

To view or participate in the Board Meeting, please refer to the following options:
• In-Person (to participate or view)
  Public Meeting Room at 2 George Street, First Floor
• YouTube Streaming (to view live or after the meeting)
  The meeting will be recorded and livestreamed to the City of Charleston BAR-L YouTube channel at https://www.youtube.com/channel/UCBofP1rUHzr3PnAGlY3w7a5Q/playlists.

PUBLIC WRITTEN COMMENT:
Use one of the following methods to submit written comments. The deadline to submit written comments is 12:00 PM, Tuesday, July 26, 2022 (one business day before the meeting). Comments must include your name, address, telephone number, meeting date, and project number. Written comments are provided to the Board 24 hours in advance of the meeting and will be acknowledged into the record and summarized; if this is a concern, you are encouraged to attend the meeting in person.
• Complete the Citizen Participation form at http://innovate.charleston-sc.gov/; or
• Call 843-724-3781; or
• Mail comments to: Department of Planning, Preservation & Sustainability, 2 George St, Charleston, SC 29401.
Protocol

MEETING PROCEDURES:
The Applicants (all team members) have been required to register and submit any documents in advance of the meeting. Staff will control the slide 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.

PUBLIC COMMENT:
All applications heard today are part of public meeting format. Written public comment, received by the deadline of noon the day before the meeting, provided to the Board members 24 hours in advance of the meeting, is acknowledged into the record and summarized. Members of the public who wish to be heard in person during an agenda item’s public portion shall announce their name and address for the record.

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

Results will be posted on the City website at www.charleston-sc.gov/bar.
Agenda Item #1

Approval of Minutes from July 13 Meeting
Agenda Item #2

122-124 Cannon Street - - TMS # 460-00-04-160 / 161

Request conceptual approval for the renovation of two existing structures and the addition of two new residential structures at the rear of the property.

New Construction | Cannonborough-Elliottborough | Height Districts 2.5-3 | Old City District
Agenda Item #2 (122-124 Cannon Street)

Applicant’s Presentation
PROPOSED RESIDENTIAL DEVELOPMENT:
122 AND 124 CANNON STREET

THE SCOPE OF WORK PRESENTED IN THIS CONCEPTUAL BAR SET INCLUDES THE
ABANDONMENT OF THE PROPERTY LINE BETWEEN 122 AND 124 CANNON STREETS,
RENOVATION OF TWO EXISTING SINGLE TURES, AND THE ADDITION OF TWO NEW
RESIDENTIAL STRUCTURES IN THE REAR OF THE PROPERTY

OWNER:  CANNON ST VACATION RENTALS LLC

28 ADDLESTONE AVE, APARTMENT A
CHARLESTON SC 29403
DAN METZ
404-480-3957

ARCHITECT: AJ ARCHITECTS LLC

538 KING STREET
CHARLESTON SC 29403
ASHLEY JENNINGS
843-810-0029

LANDSCAPE ARCHITECT: SGA NARMOUR WRIGHT DESIGN

804 MEETING STREET
CHARLESTON SC 29403
BILL SUBBAD, CHRIS OWINGS
843-853-4506
proposed north elevation: 1/4" = 1'-0"

existing north elevation: 1/4" = 1'-0"

proposed south elevation: 1/4" = 1'-0"

existing south elevation: 1/4" = 1'-0"

restore existing wood windows, prime and paint

restore existing wood shutters, prime and paint

restore existing wood siding, prime and paint

repoint existing chimney, repair flashing

repair existing balusters, rails, columns, prime and paint

new balusters and rails to match existing, prime and paint

new brick stair, match existing brick in color and texture

remove existing stair

remove existing stair
restore existing wood siding, prime and paint

restore existing wood windows, prime and paint

restore existing wood shutters, prime and paint

restore existing balusters, rails, columns, prime and paint

restore metal roof, prime and coat

repoint existing chimney, repair flashing

remove existing stair, repair porch framing and decking
122 CANNON

proposed east elevation: 1/4" = 1'-0"

existing east elevation: 1/4" = 1'-0"

- remove existing mechanical screen
- new masonry wall w/ 3-coat stucco
- repair existing siding or replace to match
- restore existing wood siding, prime and paint
- restore existing metal roof, prime and recoat

- remove existing wood windows, prime and paint
- remove existing exterior door, prime and install
- new wood siding or replace to match
- new wood windows
- new exterior door
- new masonry wall

proposed east elevation: 1/4" = 1'-0"
122 1/2 CANNON

First floor plan:

- 0 2 4 8
- Bedrooms
- Living room
- Kitchen

Second floor plan:

- 0 2 4 8
- Bedrooms
- Living room
- Kitchen

Dimensions:
- 36'-8"
- 40'-10"

Scale:
- 1/4" = 1'-0"
122 1/2 CANNON

South elevation: 1/4" = 1'-0"

- Painted brick
- Standing seam metal roof
- Shiplap siding
- Aluminum clad window w/ simulated divided lites
- Steel balcony and rail

North elevation: 1/4" = 1'-0"

- Painted brick
- Standing seam metal roof
- Shiplap siding
- Aluminum clad window w/ simulated divided lites
- Steel balcony and rail

West elevation: 1/4" = 1'-0"

- Painted brick
- Standing seam metal roof
- Shiplap siding
- Aluminum clad window w/ simulated divided lites
- Steel balcony and rail

East elevation: 1/4" = 1'-0"

- Painted brick
- Standing seam metal roof
- Shiplap siding
- Aluminum clad window w/ simulated divided lites
- Steel balcony and rail
existing first floor plan: 1/4" = 1'-0"

proposed first floor plan: 1/4" = 1'-0"

- Bedroom
- Bedroom
- Stair
- Living
- Kitchen

31'-6"
1'-0"
19'-10"
3'-7"
proposed south (cannon st) elevation: 1/4" = 1'-0"

existing south (cannon st) elevation: 1/4" = 1'-0"

proposed north elevation: 1/4" = 1'-0"

existing north elevation: 1/4" = 1'-0"

aluminum clad doublehung window

trusexterior channel gap siding, 7" exposure

cmu base w/ 3-caot masonry stucco, smooth finish

brick terrace and stair

aluminum clad doublehung window

28'-4"

remove existing stair

29'-8 3/8"

new two-panel entry door

copper lantern, gas copper gutter and downspouts
copper door hood

copper gutter and downspouts
new operable wood louvered shutters
repair brick base
repair wood siding or replace to match
new two-pane entry door
new entry door surround
sqaure brick base
new brick entry door (match existing brick base)
124 CANNON RESIDENTIAL DEVELOPMENT

**Existing West Elevation:**
- 1/4" = 1'-0" scale

**Architectural Details:**
- **Existing Architectural Shingles:** To remain, repair as necessary
- **Aluminum Clad Double Hung Window:**
- **TrueExterior Channel Gap Siding, 7" Exposure:**
- **CMU Base w/ 3-Coat Masonry Stucco, Smooth Finish:**
- **Brick Terrace and Stair:**
- **Aluminum Clad Fixed Window:**
- **TrueExterior 1x4 Nickel-Gap Siding:**
- **Aluminum Clad Patio Door:**
- **Repair Existing Trim and Replace with P.T. Two-Piece Trim, Primed and Painted:**
- **Repair Existing Baluster and Rail—Remove Damaged Balusters and Add New to Match Existing:**
- **New Piazza Screen Wall, Door and Surround:**
- **New Brick Entry Stair:**
- **Copper Gas Lanterns:**
- **Copper Hood Roof:**

**Proposed West Elevation:**
- 1/4" = 1'-0" scale

**Proposed Details:**
- **Copper Gutter and Downspouts:**
- **New Brick Entry Stair:**
**Existing East Elevation: 1/4" = 1'-0"**

- Existing lap siding to be repaired or replaced with siding to match.
- Repair existing brick chimney.
- Copper gutter and downspout.
- Restore existing wood windows.
- Architectural shingles.
- Truexterior nickel-gap siding, 4" exposure.
- Terratone flashing.
- Increase eave depth.
- Repair existing chimney.
- Replace existing wood windows.
- Copper gutter and downspout.

**Proposed East Elevation: 1/4" = 1'-0"**

- Siding, 7" exposure.
- Masonry stucco, smooth finish.
- Architectural shingles.
- Truexterior channel gap siding, 7" exposure.

**Notes:**
- 1/4" = 1'-0" scale.
- Existing conditions.
- Proposed improvements.

**Scale:** 1/4" = 1'-0"
COMPARISONS

PREVIOUS PROPOSED
first floor plan: NTS
second floor plan: NTS
west elevation: NTS
south elevation: NTS

CURRENT PROPOSED
first floor plan: NTS
second floor plan: NTS
south elevation: NTS
west elevation: NTS

MATERIALS

exterior rail

aluminum clad windows

painted brick
Materials Palette

- Ribbon Driveway with Planting
- Oyster Tabby Concrete with Brick Border Pathways
- Wooden Arbor at Rear Courtyard
- Low Masonary Wall and Metal Fencing at Sidewalk
- Solid Oyster Tabby Stucco Wall with Brick Cap as Solid Masonary Wall
- Travertine Deck at Pool
- Fountain at Front Courtyard
- Opaque Fence to Screen Pool area from Street View
- Screening Fence at Rear of Lot

Planting Palette

- Sabal Palmetto
- ‘Forest Pansy’ Redbud
- ‘Midknight’ Agapanthus
- Bear’s Breech
- ‘Walter’s’ Viburnum
- ‘Maki’ Podocarpus

Note: These materials are conceptual in nature and subject to change.
Agenda Item #3

Foundry Alley / Iron Forge Alley - - TMS # 459-05-04-224

Request approval to substitute fiber cement lap siding 5/16” for 5/8”
as originally approved Artisan Hardie is no longer available.

New Construction | PUD | Height Districts 2.5-3 | Old City District
Agenda Item #3 (Foundry Alley / Iron Forge Alley)

Applicant’s Presentation
FOUNDARY ALLEY LAP SIDING FIBER CEMENT DEPTH SUBSTITUTION REQUEST

THE ORIGINAL B.A.R. APPROVAL FOR THE FOUNDRY ALLEY DEVELOPMENT CALLS FOR FIBER CEMENT CLADDING TO BE USED IN ALL AREAS WITH LAP SIDING.

NEW SINGLE FAMILY RESIDENTIAL CONSTRUCTION IN OLD & HISTORIC DISTRICT SHOULD HAVE EXTERIORS THAT ARE HARMONIOUS AND SYMPATHETIC TO THEIR EXISTING HISTORIC NEIGHBORS BUT THEY SHOULD ALSO USE EXTERIOR MATERIALS, FENESTRATION, AND DETAILING THAT CLEARLY DEMONSTRATE THEIR NEWNESS. SMOOTH FIBER CEMENT LAP SIDING CLADDING SUCCESSFULLY ACCOMPLISHES THIS.

THE TYPE OF CLADDING IN THE BAR APPROVAL IS JAMES HARDIE ARTISAN, A 5/8" THICK FIBER CEMENT PRODUCT. THIS MATERIAL IS NO LONGER IN PRODUCTION OR AVAILABLE. A SIMILAR MODERN COMPOSITE MATERIAL WITH A SIMILAR UNIT DIMENSIONS IS TRUEEXTERIOR BY BORAL, BUT THIS MATERIAL IS UNAVAILABLE IN THE QUANTITIES REQUIRED FOR THIS DEVELOPMENT FOR THE FORESEEABLE FUTURE. WE ARE NOT AWARE OF ANY OTHER COMPOSITE PRODUCTS WITH SIMILAR UNIT DIMENSIONS.

CASE STUDY

5/16” LAP SIDING FIBER CEMENT, NEW CONSTRUCTION, OLD & HISTORIC DISTRICT - JOHNNY TUCKER ARCHITECT

71 BOGARD

73 BOGARD

246 RUTLEDGE
**SOUTH ELEVATION**

- **Artisan Hardi-Plank with 6" Exposure**
- **Drip Cap Over Head Trim, 1X6 Head Trim, 1X4 Jamb Trim, 3" Solid P.T. Sill, TYP. @ Framing**
- **3 Coat Portland Cement Stucco w/ Smooth Steel Trowel Finish**
- **2X2 Balusters, Spaced @ 2 1/2"**
- **4" Cornerboard**
- **Wood Screen, See Details A-101**
- **6x6 Wood Column**
- **Artisan Hardi-Plank with 6" Exposure**
- **Eagle Metals Flat Panel, S.S. Roof, Nailfin Panel Profile, 26 GA. Winowrow Flashing Steps - TYP**
- **Sierra Pacific Feel Safe Aluminum Clad Windows**
- **Dryer and Bathroom Vent Location - Bathroom Exhaust Vent**
- **Kitchen Exhaust Vent**
- **French Wood Door w/ Full Light w/ SDL w/ Spacer Bar**
- **Egress**
- **Egress**
- **Gutter Downspout**

**NORTH ELEVATION**

- **Artisan Hardi-Plank with 6" Exposure**
- **Drip Cap Over Head Trim, 1X6 Head Trim, 1X4 Jamb Trim, 3" Solid P.T. Sill, TYP. @ Framing**
- **3 Coat Portland Cement Stucco w/ Smooth Steel Trowel Finish**
- **2X2 Balusters, Spaced @ 2 1/2"**
- **4" Cornerboard**
- **Wood Screen, See Details A-101**
- **6x6 Wood Column**
- **Artisan Hardi-Plank with 6" Exposure**
- **Eagle Metals Flat Panel, S.S. Roof, Nailfin Panel Profile, 26 GA. Winowrow Flashing Steps - TYP**
- **Sierra Pacific Feel Safe Aluminum Clad Windows**
- **Dryer and Bathroom Vent Location - Bathroom Exhaust Vent**
- **Kitchen Exhaust Vent**
- **French Wood Door w/ Full Light w/ SDL w/ Spacer Bar**
- **Egress**
- **Egress**
- **Gutter Downspout**

**WEST ELEVATION**

- **Artisan Hardi-Plank with 6" Exposure**
- **Drip Cap Over Head Trim, 1X6 Head Trim, 1X4 Jamb Trim, 3" Solid P.T. Sill, TYP. @ Framing**
- **3 Coat Portland Cement Stucco w/ Smooth Steel Trowel Finish**
- **2X2 Balusters, Spaced @ 2 1/2"**
- **4" Cornerboard**
- **Wood Screen, See Details A-101**
- **6x6 Wood Column**
- **Artisan Hardi-Plank with 6" Exposure**
- **Eagle Metals Flat Panel, S.S. Roof, Nailfin Panel Profile, 26 GA. Winowrow Flashing Steps - TYP**
- **Sierra Pacific Feel Safe Aluminum Clad Windows**
- **Dryer and Bathroom Vent Location - Bathroom Exhaust Vent**
- **Kitchen Exhaust Vent**
- **French Wood Door w/ Full Light w/ SDL w/ Spacer Bar**
- **Egress**
- **Egress**
- **Gutter Downspout**

**EAST ELEVATION**

- **Artisan Hardi-Plank with 6" Exposure**
- **Drip Cap Over Head Trim, 1X6 Head Trim, 1X4 Jamb Trim, 3" Solid P.T. Sill, TYP. @ Framing**
- **3 Coat Portland Cement Stucco w/ Smooth Steel Trowel Finish**
- **2X2 Balusters, Spaced @ 2 1/2"**
- **4" Cornerboard**
- **Wood Screen, See Details A-101**
- **6x6 Wood Column**
- **Artisan Hardi-Plank with 6" Exposure**
- **Eagle Metals Flat Panel, S.S. Roof, Nailfin Panel Profile, 26 GA. Winowrow Flashing Steps - TYP**
- **Sierra Pacific Feel Safe Aluminum Clad Windows**
- **Dryer and Bathroom Vent Location - Bathroom Exhaust Vent**
- **Kitchen Exhaust Vent**
- **French Wood Door w/ Full Light w/ SDL w/ Spacer Bar**
- **Egress**
- **Egress**
- **Gutter Downspout**

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Agenda Item #4

Sign Policy Statement Restudy