



# CITY OF CHARLESTON DESIGN REVIEW BOARD

## MEETING RESULTS

**AUGUST 15, 2022**

**4:30 P.M.**

**2 GEORGE STREET**

**BOARD MEMBERS PRESENT:** Andy Smith (Chairman), Dinos Liollo, Lucas Boyd, Erin Stevens, Stephanie Tillerson, Erica Chase (Chairman when arrived)

**STAFF MEMBERS PRESENT:** David Meeks, DRB Administrator, Patrick Carlson, City Clerk, Eric Pohlman, West Ashley Projects Manager

### **A. APPLICATIONS**

#### **1. 1731 Savannah Hwy.**

**West Ashley | TMS # 350-06-00-064 | DRB2022-000131**

Request approval for the demolition of a 2-story house turned commercial and over 50 years of age.

Owner: 1739 Savannah Hwy. LLC  
Applicant: Stephen Ramos

MOTION: Deferral. Applicants to come back to the Board with more information in regards to the later additions to the building and the chronology of each.

MADE BY: DI SECOND: ST VOTE: FOR 4 AGAINST 1  
Boyd opposed. Chase not arrived

#### **2. 1640 Folly Rd.**

**James Island | TMS # 427-00-00-022 | DRB2022-000132**

Request approval for the demolition of a 1-story house over 50 years of age.

Owner: Scan Assets, LLC (Charles Wilson)  
Applicant: MPS/Nathan Schutte

MOTION: Denial of demolition, with **staff comments # 1-8**

MADE BY: DL SECOND: ES VOTE: FOR 3 AGAINST 2  
Tillerson, Boyd opposed, Chase not arrived

### **Staff Comments:**

1. The Ordinance that discusses demolition in the purview of the Design Review Board states that the Board should consider: The architectural and aesthetic features of the structure, the

nature and quality of the structure, including its architectural fabric, any historical significance, the nature and quality of the surrounding area and the structure's contribution to the overall streetscape of the area.

2. The existing building was part of a three-building complex that featured a pair of sister houses and a corner store known as the Halter House Store. In the history documentation, the store was one of only three on James Island, and it served as a general store selling food and building products. The center building was lost first and the store structure was lost within the last decade due to an are damaging the building. The complex is documented in the book, 'A History of James Island Slave Descendants & Plantation Owners: The Bloodline'. The existing house is the last piece of this history.
3. The existing building was constructed in 1935 and was owned by African Americans. It was known as the Halter House as the Halter family resided in it, and it's a great example of a vernacular framed bungalow structure of its time. It is a reminder of the early history of this area.
4. Rethink Folly, a complete streets initiative adopted by the City of Charleston, encourages the preservation of neighborhood character and scale.
5. The existing building sits towards the center of the uniquely-shaped property, making redevelopment more of a challenge.
6. Relocating the house on the property could be beneficial as it would save the historic structure and allow for its restoration and any necessary elevating, preserve and set the tone for redevelopment of a similar scale and character, and provide accommodation for easier redevelopment.
7. Staff have consulted the City Preservationist who feel this structure could be relocated on the site to accommodate future development.
8. Demolition by neglect is not a reason to be awarded demolition approval.

### 3. 1513 Savannah Hwy.

**West Ashley | TMS # 349-01-00-017 | DRB2022-000113**

Request preliminary approval for the addition to the Mercedes dealership and new car wash.

Owner: Baker Motor Company  
Applicant: Glick Boehm/James (Billy) Bishop

MOTION: Preliminary approval

MADE BY: ES SECOND: ST VOTE: FOR 5 AGAINST 0

Chase not arrived

**4. 2310 Henry Tecklenburg Dr.**  
**West Ashley | TMS # 309-00-00-262 | DRB2022-000130**

Request conceptual approval for the construction of 2 new operations buildings for Dominion.

Owner: Dominion Energy  
Applicant: MCA Architecture/Keith Clarke

MOTION: Conceptual approval, with staff comments # 1-5, with Board comments, 1) in regards to staff comment #2, to create undulations at the north and south facades where the building steps up in height. 2) to match the roll up door to the wall color. 3) and to extend the landscape around the entire east parking area.

MADE BY: \_\_\_DL\_\_\_ SECOND: \_\_\_ES\_\_\_ VOTE: FOR \_\_\_6\_\_\_ AGAINST \_\_\_0\_\_\_  
Chase arrived

**Staff Comments:**

1. Staff recommends more fenestration on the north façade facing Henry Tecklenburg Dr.
2. Staff recommends an offset\bump out in the north and possibly the south facades where the height of the building increases so the facades are not so long and flat.
3. The parking lot right off of Savage Rd has grown a little and become more defined. Staff would like to see the landscape added to between the parking lot and Savage Rd. and/or a min. 3' screen wall added with landscape on the Savage Rd side. Wall material should match a material on the building. Staff recommends precast concrete as in the mechanical area screen wall or the column bases at the front entry to the main building.
4. Staff would like to see a little more variety in the plant pallet. There is a plant symbols on the planting plan that is not on the plant list. (SR)
5. Staff recommends some pockets of native plantings around the detention ponds.

**5. 829 St. Andrews Blvd.**  
**West Ashley | TMS # 418-10-00-033 | DRB2022-000066**

Request preliminary approval for the construction of a new 5-story mixed used building containing retail and residential use.

Owner: Gramling Brothers  
Applicant: MPS/Nathan J. Schutte

MOTION: Preliminary approval, with staff comments # 1, 4, 6, 7, 8, 9, 10a, b, d, and 11. And Board comments to provide detail for the vehicle service area, and to substitute the High Rise Live Oak for another choice that does not spread as much.

MADE BY: \_\_\_DL\_\_\_ SECOND: \_\_\_AS\_\_\_ VOTE: FOR \_\_\_6\_\_\_ AGAINST \_\_\_0\_\_\_

**Staff Comments:**

1. The site plan needs to reflect a 10-foot minimum width sidewalk on St. Andrews Blvd as previously directed by DRB.

2. Provide physical example/sample of the “knot wood” fence at final submission.
3. There seems to be a disconnect at the garage horizontal transition between architecture and landscape. Need to clarify the design intent. Garage level floor plan does not show the continuation of the pavers. Either terminate the pavers at the entry to the garage or provide additional information as to the extent of pavers.
4. Incorporate the intermediate column at the garage entry (a long standing DRB practice/requirement) to reduce scale.
5. Regarding garage screening element:
  - a. Previous presentation showed images on the garage screening. Is this still the intent? Please provide details at final in this regard.
6. South Elevation:
  - a. Sheet A313 – The concrete under the garage elevation is unresolved, and is a substandard product (in relation to the other materials)
  - b. The cantilevered portion of living units is awkward. Left of cantilevered area brick/wood siding seems forced, material transitions do not make sense. Perhaps a hyphen of all wood makes more sense?
  - c. This elevation is highly visible from St Andrews and was requested previously to be presented as a main/priority perspective view into the site. I would be best to have a longer view away from the buildings. Please submit with final
7. Proposed windows: Ensure no single hung. Looking for depth of the frame and for best possible shadow lines.
  - a. Window details shown in a345b, a349b the window is set very close to the siding/façade. In the past, the DRB has required the windows to be set in the wall thickness.
  - b. The nailing fin on other DRB projects, has been set 2” or so on the interior side of the sheathing. This results in a more traditional shadow line from traditional windows.
  - c. Product data is provided in the last portion of the submittal. It implies that these windows are set very close to the finished face of the wall, which will not provide a shadow line such as has been required of other DRB projects.
8. Verify cement board lap siding thickness, pictures indicate thicker siding, details indicate thinner siding. Cut sheets provided indicate 5/16”, but should be 5/8”
9. The exposed wood detailing shown on a348a would be better if they were timbers, and not built up 2x material. The multiple joints and hanger brackets for dimensional lumber will not finish properly.
10. E612 – the light fixtures near the entrances of the garage are to be completely out of view. Best to change light fixtures to more traditional lights, rather than the overhead performance lights of a traditional garage.
  - a. Garage light fixtures are to be provided in lensed, so as to not see the diodes
  - b. Lighting at garage needs to be full cutoff, LED and motion dimming/detection.
  - c. Staff wanted to reiterate that the roof of the garage should have no pole mounted lights.

- d. The garage lighting plan is difficult to tell which lights are keyed to the product data provided. The applicant needs to take special consideration at the roof and at the perimeter.
11. All traffic signs on the property are to have decorative metal or wood post painted black. (except for in the ROW)
  12. Staff supports the use of artificial turf in an application such as this which won't be visible to the public, a challenge for real grass to be successful and grass will be a maintenance issue around a pool.

**B. MINUTES**

**1. APPROVAL OF MINUTES FROM JULY 18, 2022 MEETING**

MOTION: Approved

MADE BY: AS SECOND: ES VOTE: FOR 6 AGAINST 0