



CITY OF CHARLESTON BOARD OF ARCHITECTURAL REVIEW - LARGE

MEETING RESULTS

OCTOBER 26, 2022

4:30 P.M.

2 GEORGE STREET

BOARD MEMBERS PRESENT: John Robinson (Chairman), Seaton Brown, James Meadors,
Luda Sobchuk, Jay White

STAFF MEMBERS PRESENT: Tory Parish, Lawrence Courtney

MINUTES

1. APPROVAL OF MINUTES FROM THE OCTOBER 12, 2022 MEETING

APPROVED XX

WITHDRAWN

DENIED

DEFERRED

MOTION: Approve.

MADE BY: Meadors / SECOND: Brown

VOTE: FOR 4 / AGAINST: 0
(Jay White abstains.)

APPLICATIONS

2. 295 CALHOUN STREET

TMS# 457-02-02-001 | BAR2021-000480

Harleston Village | Height District 7 | Old City District

(TABLED TO NOVEMBER 9, 2022, PER BOARD MOTION OF OCTOBER 12, 2022)

Request conceptual approval for new construction of mixed-use development and requesting one additional story based on architectural merit and context.

Owner: SE Calhoun, LLC

Applicant: Davis Carter Scott / DCS Design

3. 63 COLUMBUS STREET

TMS # 459-09-02-152/153/168 | BAR2022-000763

East Side | c. 1956 (existing) | Height District 2.5-3 | Old City District

Request preliminary approval of support building for Early College High School on the site of Fraser Elementary, incorporating the existing Fraser Columbus Street façade as well as new construction.

Owner: Charleston County School District

Applicant: Andy Clark / Liollo Architecture

APPROVED XX

WITHDRAWN

DENIED

DEFERRED

MOTION: Preliminary Approval incorporating Board and Staff comments with Final Review by Staff for For-Permit drawings, if all materials have been examined and approved.

MADE BY: Sobchuk / SECOND: Brown

VOTE: FOR 3 / AGAINST 1
(Jay White recuses.)

STAFF COMMENT:

1. With minor changes incorporated, this application has appropriately addressed Board and Staff comments from the conceptual review by reducing prominence of the clerestory, providing brick treatment on the west wall, and revising the newly punched windows on the existing façade to be differentiated and distinguishable from the original openings. This project continues to preserve the exterior of the front portion facing Columbus Street and to add compatible and sympathetic elements to meet its current program.

STAFF RECOMMENDATION:

Preliminary Approval. Because no significant additional changes are anticipated, Staff is comfortable with Final Review by Staff of for-Permit drawings if all materials have been thoroughly examined and approved.

BOARD COMMENTS:

- Like the clerestory pushed back but liked the continuous windows of before rather than the blank wall on the north elevation now. Prefer those windows, if possible, to be reinstalled. Working with Philip Simons group on the gates but proposing an aluminum fence across the site. Fencing should be more substantial and have the character of Philip Simons' work or the proposed gates. Vinyl coated chain link is not an option – inappropriate for downtown.
- Applicant has responded to direction of Board. Agree that restudy of setting back clerestory and keeping the continuous windows from before is worthwhile though visibility is further reduced now - agnostic on this detail. Fence is an issue but could be restudied with Staff. Thoughtful project. Sympathetic to the neighborhood. Great repurposing.
- If glazing not appropriate in current location of clerestory, where could it be appropriate? Addition and renovation is enhances the existing building, compliments the detailing, and differentiates new from old though color and texture. Staff can weigh in on the fence. Staff recommendation with Final Review by Staff is appropriate.

For full Board comments, please visit the City of Charleston's YouTube Channel.

4. 404 KING STREET / HOTEL BENNETT

TMS # 460-16-04-009 | BAR2022-000912

New Construction | Garden District | Height District 8 | Old and Historic District

Request conceptual approval for the new construction of a conservatory on south side of hotel on existing patio.

Owner: Library Associates LLC
Applicant: Glenn Keyes Architects

APPROVED XX

WITHDRAWN

DENIED

DEFERRED

MOTION: Conceptual Approval incorporating Board and Staff comments

MADE BY: Meadors / SECOND: Sobchuk

VOTE: FOR 5 / AGAINST 0

STAFF COMMENTS:

1. Proposed structure will be a nice addition to the hotel, both interesting and complementary to the size, scale design and parti of the larger structure as well as its outdoor spaces to the west and to Marion Square in general.
2. The proposed wall and its connection to the conservatory diminishes the presence of the conservatory, which seems to be designed to stand alone with only the hyphen connection to the main building. The wall element should be included in all the drawings, rather than only the landscape drawing.
3. Lower the proposed site wall, omit the operable gates (for openings), and increase the width of the site wall openings in order to diminish the effect of closing off the space against the public park.
4. Per lease agreement, all temporary or permanent improvements to 'Area A', which includes portions or all of the proposed project, require approval by the City of Charleston Design Review Committee.
5. Suggest restudy of the patio space to locate the fountain on the axis of the conservatory as well as on axis with the hotel.

STAFF RECOMMENDATION:

Conceptual Approval as submitted with materials to be examined and discussed, with Board and Staff Comments and with required review and approval by the City of Charleston Design Review Committee.

BOARD COMMENTS:

- Comfortable with the proposal with the clarification on the wall and its location. Not an imposition to the public space.
- Like the design for the project. Wall is pierced brick which would be different though. Applicant confirms their teams is open to ironwork, with need to secure the space.
- Understand the need to secure the space but it is next to renown public park. Therefore, keeping it open when owner wants it open in a way that is not foreboding or oppressive or giving the perception of locking out people should be studied.
- Reminds of the photos of Hampton Park at Exposition of early 1900s. Great project.

- Agree with colleagues. Architectures of space is beautiful. Only concern is height and density of wall and how this affects the public's ability to engage with the space and view the hotel. Comfortable with Staff's comments.

For full Board comments, please visit the City of Charleston's YouTube Channel.

5. 56 STATE STREET

TMS # 458-05-03-108 | BAR2022-000929

French Quarter (adjacent) | c. 1984 | Height District 4 | Old and Historic District

Request final approval for total demolition of one-story brick convenience store.

Owner: Operating Ventures, LLC

Applicant: Eric Garris / Bello Garris Architects

NOTE: The Board convened at this address on Tuesday, October 25, 2022 at 4:30 p.m. for a site visit.

APPROVED XX

WITHDRAWN

DENIED

DEFERRED

MOTION: Final Approval of demolition of the structure.

MADE BY: Meadors / SECOND: White

VOTE: FOR 5 / AGAINST 0

STAFF COMMENTS:

1. The existing structure is a ubiquitous convenience store with an adjoining retail space and has no unique character-defining features, no cultural significance, and does not contribute to the urban fabric of Charleston.

STAFF RECOMMENDATION:

Approval of whole building Demolition with Board and Staff Comments.

BOARD COMMENTS:

For full Board comments, please visit the City of Charleston's YouTube Channel.

6. 56 STATE STREET

TMS # 458-05-03-108 | BAR2022-000930

French Quarter (adjacent) | Height District 4 | Old and Historic District

Request conceptual approval for new construction of 50-room boutique hotel with meeting space.

Owner: Operating Ventures, LLC

Applicant: Eric Garris / Bello Garris Architects

APPROVED XX

WITHDRAWN

DENIED

DEFERRED

MOTION: Conceptual Approval with Staff and Board comments and specifically to restudy the north façade, lighten the color palette, blend the Juliet balconies, cornice treatment at entrance, and pursue radius glass at the balcony.

MADE BY: White / SECOND: Brown

VOTE: FOR 5 / AGAINST 0

STAFF OBSERVATION:

1. The proposed structure repairs the edge of State and Cumberland Streets at what currently is a vast edgeless and vehicular-oriented intersection. At a new and tighter corner, the project depicts a recessed entry, speaking the language of historic Charleston commercial buildings. The rhythm and the ratio of solid to void on the facades may lean industrial. However, it should be noted that this area historically housed warehouses, and allowing the past to inform the present is a positive. The Juliet balconies add a residential layer, and their limited use does not overwhelm the project. The proposed speaks a similar architectural language to newly proposed and newly built projects nearby.

STAFF COMMENTS:

1. Consider treatment for the north wall to reduce the scale and monolithic effect against the smaller structure.
2. Consider if 8'-0" tall window/door panels with transoms would reduce the scale of the glazing to be more harmonious with other structures.
3. Staff has considered and reconsidered the odd narrow bay at the south elevation and whether its breaking of the overall rhythm should be highlighted or somehow incorporated into the pattern of the facades. Ultimately, Staff has determined that leaving it alone might be best, allowing this bit of subtle levity in what otherwise is a very structured and consistent pattern.

STAFF RECOMMENDATION:

Conceptual Approval with Board and Staff comments

BOARD COMMENTS:

- Appreciate the material palette though a lighter brighter red might be better; beautiful examples with tight mortar joints nearby. The different bay isn't bothersome. Need to address the band of brick above the entry which reads like a masonry double cantilever; eliminating the brick there would be better. Second concern is the north façade which is prominent and will be taller than the structure to the north. Though a 0' lot line condition, this façade needs attention, more recessing for glazing. Otherwise, a simple, elegant, straightforward solution.
- Like the small bay; it brings one to the corner and gives it more prominence. Reverse at top and continuous glass condition at corner gives more prominence to entrance also. North elevation is very visible and needs attention, perhaps some subtractive and additive sculpting.
- Brick color makes the project feel very heavy, perhaps overwhelming. SW corner radius feels too tight. North elevation, at page 27, indicates massive wall with dark palette further emphasizing. Can have non-operable windows there. Façade treatment or fenestration needed. Overwhelms buildings to north, south, east. Materials may affect this.
- Agree with colleagues. Elevation of corner entry, at page 21, is helpful. Comparing project to precedent imagery of 1 Broad Street, would like to see the entry feature extended or made broader; feels tight. Could flow better between Cumberland and State and provide an ease in its setting. Agree with other comments including those related to the smaller bay.

- Vehicle entry at south not bothersome as one of many on this thoroughfare. Understand Juliet balconies as amenity but not favorable to them; improve by blending better into the project. Agree, like the corner though a bit more mass could be good. Success of the corner glass relies in the curvature rather than a compromised faceted element; should be considered precedential. Revising to a redder hue is fine but darkness isn't bothersome, especially at conceptual review. Existing is one-story filling station so anything will look massive here. Successful and efficient treatment with tight site. Don't compromise the curve, go redder if palette stays dark, blend in the Juliet balconies.
 - Corner works proportionally with rest of façade. Red brick has so many different hues. Much around this building to be built. Massing and proportion right.
- For full Board comments, please visit the City of Charleston's YouTube Channel.

7. 214-216 SPRING STREET

TMS # 460-11-01-017 | BAR2022-000925

New Construction | Westside | Height District 6 / 3 | Old City District

Request Conceptual Approval of new construction of 134 multi-family micro dwelling units, with 45 parking spaces.

Owner: MCZ Spring St. Acquisitions

Applicant: William Rodon Hornof / 2rz Architecture

APPROVED XX

WITHDRAWN

DENIED

DEFERRED

MOTION: Conceptual Approval with Board and Staff comments.

MADE BY: White / SECOND: Sobchuk

VOTE: FOR 3 / AGAINST 2

STAFF OBSERVATIONS:

1. Being somewhat similar in its architectural direction and general massing arrangements as the recently approved mixed-use building at 584 Meeting Street proposed by the same team, Staff finds that, while these projects have similar elements and an arrangement contradictory to some fundamental Principles, the building's form is interesting and appropriate in this location and context.
2. A check with Zoning shows that while different in form, the arrangement is similar to what has been preliminarily presented to TRC.

STAFF COMMENTS:

1. While expecting that the property to the west may at some point be redeveloped with new taller buildings, address the lower portion of the western façade.
2. It would be beneficial for the Board to begin opining on and giving feedback on the unique materials proposed for this project.

STAFF RECOMMENDATION:

Conceptual Approval with Board and Staff comments

BOARD COMMENTS:

- Zinc weathers well; can be seen on the CofC School of Science and Mathematics building. Can do amazing when massing is not dictated by structured parking. Sculptural with clear and logical articulation. Appreciative of simple material palette which relates to Medical District but not frenetic - fewer materials. Agree with Staff and Public comments.
- Really like the materials, shingle concept, colors, and the building. Very good. However, struggle with whether this will be harmonious with what we see on Spring Street. Agree that it's nice that the mass isn't dictated by parking.
- Modular approach is reminiscent of Le Corbusier's Unite d'habitation de Marseille, in a positive way, and a thoughtful approach to both pedestal and modulation for those at interior. Nice to have an application that breaks up the massing; always the challenge with large projects. A contemporary project but sympathetic by stepping down and blending into the neighborhood. Green wall will require clarification on support system for how it will succeed, for preliminary. Successful project.
- In support of other comments. Favorite elevation is Spring Street, which is sculptural, nicely balanced, and with negative and positive elements. Modulation of individual and combined units works very well. Supportive of Conceptual Approval.

For full Board comments, please visit the City of Charleston's YouTube Channel.

NOTE: Board applied an omni-motion to agenda items #8-12. This motion extends the approvals as noted on the individual agenda items. *

APPROVED XX

WITHDRAWN

DENIED

DEFERRED

MOTION: To extend approvals for agenda items 8-12.

MADE BY: Meadors / SECOND: Sobchuck

VOTE: FOR 5 / AGAINST 0

8. 47 & 48 LINE STREET

TMS # 459-05-03-109/110/123/136/139 | BAR2020-000378

Cannonborough/Elliottborough | Height District 8 | Old and Historic District

Request the third one-year extension of conceptual approval for mixed-use development originally granted November 28, 2018, for 47 Line Street (Parcel 2) and 48 Line Street (Parcel 4).

Owner: LC Line Street Phase I, LLC

Applicant: Kendal Jones / Lifestyle Communities

APPROVED XX

WITHDRAWN

DENIED

DEFERRED

MOTION: Approved

MADE BY: See note. *

STAFF COMMENT:

1. This Extension has been presented in a timely manner and with the BAR-L being the final Governing Body to Approve, it must now extend this Vested Right.

STAFF RECOMMENDATION:

Approval of the third one-year extension of the Conceptual Approval Vested Right to expire on November 28, 2023.

9. 52 LINE STREET

TMS # 459-05-03-139 | BAR2020-000379

Cannonborough/Elliottborough | Height District 8 | Old and Historic District

Request third one-year extension of conceptual approval for mixed-used development originally granted February 13, 2019, for 52 Line Street (Parcel 5).

Owner: LC Line Street, Phase I, LLC

Applicant: Kendal Jones / Lifestyle Communities

APPROVED XX

WITHDRAWN

DENIED

DEFERRED

MOTION: Approved

MADE BY: See note. *

STAFF COMMENT:

1. This Extension has been presented in a timely manner and with the BAR-L being the Final Governing Body to approve, it must now extend this Vested Right.

STAFF RECOMMENDATION:

Approval of the third one-year Extension of the Conceptual Approval Vested Right to expire on January 13, 2024.

10. 502 KING STREET

TMS # 460-12-02-018 | BAR2021-000633

Cannonborough/Elliottborough | Height District 4 and 8 | Old and Historic District

Request second one-year extension of approval for partial demolition of a rear warehouse building originally granted on February 26, 2020, pursuant to Article 9, Section 54-962 of Zoning Ordinance.

Owner: Charleston OZ Site 1, LLC & Charleston Site 2, LLC

Applicant: Eric Seid

APPROVED XX

WITHDRAWN

DENIED

DEFERRED

MOTION: Approved

MADE BY: See note. *

STAFF COMMENT:

1. This Extension has been presented in a timely manner and with the BAR-L being the final Governing Body to approve, it must now extend this Vested Right.

STAFF RECOMMENDATION:

Approval of the second one-year Extension of the Partial Demolition Approval Vested Right to expire on February 26, 2024.

11. 510 KING STREET

TMS # 460-12-02-017 | BAR2021-000634

Cannonborough/Elliottborough | Height District 4 and 8 | Old and Historic District

Request second one-year extension of approval for various demolitions originally granted on February 26, 2020, pursuant to Article 9, Section 54-962 of Zoning Ordinance.

Owner: Charleston OZ Site 1, LLC & Charleston Site 2, LLC

Applicant: Eric Seid

APPROVED XX

WITHDRAWN

DENIED

DEFERRED

MOTION: Approved

MADE BY: See note. *

STAFF COMMENT:

1. This Extension has been presented in a timely manner and with the BAR-L being the final Governing Body to approve, it must now extend this Vested Right.

STAFF RECOMMENDATION:

Approval of the second One-Year Extension of the Partial Demolition Approval Vested Right to expire on February 26, 2024.

12. 498, 502, & 510 KING STREET AND 86 MARY STREET

TMS # 460-12-02-017/018/019/021 | BAR2020-000215

Cannonborough/Elliottborough | Height Districts 4 and 8 | Old and Historic District

Request second one-year extension of conceptual approval of mixed-use and hotel development originally granted on February 26, 2020, pursuant to Article 9, Section 54-962 of Zoning Ordinance.

Owner: Charleston OZ Site 1, LLC & Charleston Site 2, LLC
Applicant: Eric Seid

APPROVED XX

WITHDRAWN

DENIED

DEFERRED

MOTION: Approved

MADE BY: See note. *

STAFF COMMENT:

1. This Extension has been presented in a timely manner and with the BAR-L being the final Governing Body to approve, it must now extend this Vested Right.

STAFF RECOMMENDATION:

Approval of the second one-year Extension of the Conceptual Approval Vested Right to expire on February 26, 2024.

13. BAR POLICY STATEMENT FOR HISTORIC MATERIALS DEMOLITION PURVIEW

APPROVED XX

WITHDRAWN

DENIED

DEFERRED

MOTION: Approve policy statement as submitted.

MADE BY: White / SECOND: Sobchuk

VOTE: FOR 4 / AGAINST 0
(James Meadors abstains.)

STAFF COMMENTS:

Preservation and Urban Design Division has been working on a BAR policy statement for the area north of Line Street and south of Mount Pleasant Street, where BAR has purview only for demolition proposals for buildings and building features over 50 years of age and visible from the public right-of-way. The goals of the proposed policy statement are to

- provide clarity for repair and appropriate replacement
- allow for flexibility for property owners in both material replacement and in review process
- protect and prevent the loss of historic building fabric and character
- balance preservation and affordability

Traditionally, the removal of historic character-defining features or materials has been viewed as demolition. It is Staff's hope that the policy will address appropriate replacement materials

so that we are reviewing these items as replacement in-kind rather than demolition and that more of these can be handled by Staff rather than taken to the Board.

The policy provides accommodations for all properties, but divides them into two groups with the more restrictive group including those properties rated a 1 or 2 in the architectural inventory and those properties on or eligible for the National Register of Historic Places or within an eligible or listed National Register District.

Additional accommodations place heirs properties, long-term primary residences, and properties with ownership with a household income not exceeding 80% AMI in Group 2.

With the proposal, Staff have also drafted an FAQ document and a list of financial and technical resources.

With the ability for more of these applications to be handled by staff, the ability to review these applications as replacement in-kind, the addition of clarity to the BAR process, and accommodations that will benefit property owners who need it most, we hope that the proposed policy will look at preservation of structures in this area in a more wholistic manner, considering that allowing some appropriate material changes will preserve the structure in the long run and allow more property owners to make necessary repairs to take better care of their homes.

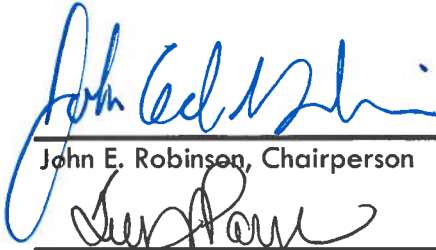
Now / Without Policy Statement	With Policy Statement
Review is for the removal or loss of a historic character-defining feature and there is no acknowledgement of the replacement material.	With the ability to provide replacement information, review is for replacement and not the removal or loss.
Reluctancy by Board to approve because it lacks knowledge of what will replace the historic feature.	The Board and Staff have additional information and knowledge to make an informed decision.
Lack of knowledge of replacement material typically leads to directive to repair.	Accommodations for replacement which may offer more affordability, provide more appropriate options, and may be approved in a more expeditious manner.
More restrictive in options for applicant.	More flexible in number of options for applicant.
More time-consuming review for applicant.	More expeditious review for applicant.
Board-level reviews for demolition unless outlined specifically by BAR policy to allow for Staff review.	Staff-level reviews, even at the Permit Center counter.
Challenging as reviews are considered demolitions or removals.	More pragmatic approach for property owners and staff and clarity for process.

STAFF RECOMMENDATION:

Approval of proposed policy statement

BOARD COMMENTS:

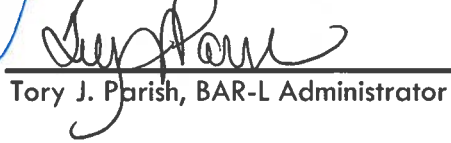
For full Board comments, please visit the City of Charleston's YouTube Channel.



John E. Robinson, Chairperson

11-10-22⁹

date



Tory J. Parish, BAR-L Administrator

11/9/2022

date