

BOARD MEMBERS PRESENT: JOHN ROBINSON (CHAIR FOR ITEMS 8, & 9),
JAMES MEADORS, LUDA SOBCHUK, KARO WHEELER (ALTERNATE), JAY WHITE (ACTING
CHAIR FOR ITEMS 1, 2, 3, 5, & 7)
STAFF MEMBERS PRESENT: TORY PARISH, LAWRENCE COURTNEY



MEETING RECORD
BOARD OF ARCHITECTURAL REVIEW-LARGE

November 10, 2021 4:30 P.M. virtually via Zoom Webinar

1. 47&48 Line Street - - TMS # 459-05-03-109/110/123/136/139 BAR2020-000378

Request second 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).

Cannonborough/Elliottborough | Old and Historic District

Owner: East Line Partners LLC

Applicant: Kathryn Matrangola

MOTION: Approval of a second one-year extension of conceptual approval to expire on November 28, 2022.

MADE BY: Meadors / SECOND: Wheeler VOTE: FOR 4 / AGAINST 0

Staff Comment:

1. This is a vested right second year approval extension, requiring automatic Board approval if submitted in a timely manner, which is good for one year and may be renewed three more times in one-year increments, per Ordinance Section 54-962. This extension is to expire on November 28, 2022.

Staff Recommendation:

Approval of a second one-year extension of conceptual approval to expire on November 28, 2022.

Board Comments:

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

2. 52 Line Street - - TMS # 459-05-03-139 BAR2020-000379

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

Cannonborough/Elliottborough | Old and Historic District

Owner: LL West LLC

Applicant: Kathryn Matrangola

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MOTION: Approval of a second one-year extension of conceptual approval to expire on February 13, 2023.

MADE BY: Meadors / SECOND: Wheeler VOTE: FOR 4 / AGAINST 0

Staff Comment:

1. This is a vested right second year approval extension, requiring automatic Board approval if submitted in a timely manner, which is good for one year and may be renewed three more times in one-year increments, per Ordinance Section 54-962. This extension will expire February 13, 2023.

Staff Recommendation:

Approval of a second one-year extension of conceptual approval to expire on February 13, 2023.

Board Comments:

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

3. 284 King Street - - TMS # 457-04-04-043

BAR2021-000539

Request first one-year extension of approval for partial demolition of rear two-story addition originally granted December 11, 2019.

Downtown | Old and Historic District

Owner: King Street Collection LLC

Applicant: Amy Kay Stoney / Neil Stevenson Architects

MOTION: Approval of first one-year extension of the project.

MADE BY: Wheeler / SECOND: Sobchuck VOTE: FOR 4 / AGAINST 0

Staff Comment:

1. This is a vested right first year extension, requiring automatic Board approval for partial demolition if submitted in a timely manner, which is good for one year and may be renewed four more times in one-year increments, per Ordinance Section 54-962. This extension will expire December 11, 2022.

Staff Recommendation:

Approval of a first one-year extension of approval for partial demolition to expire on December 11, 2022.

Board Comments:

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

4. Ehrhardt & Bee Street (43 Bee Street) - - TMS # 460-15-01-023/024/025/026/027 **BAR2021-000651**

Request conceptual approval of a new heat and power cogeneration facility to serve the existing (and planned) MUSC campus with electrical power and steam.

Medical District | Old City District

Owner: Medical University of South Carolina

Applicant: Jake Beck / LFK Architects, LLC

WITHDRAWN BY APPLICANT

5. 609 King Street - - TMS # 460-08-02-015 **BAR2021-000518**

Request final approval for partial demolition, stabilization, and relocation of the structure.

Category 0 | Cannon/Elliottborough | c. 1925-1935 | Old and Historic District

Owner: Evening Post Publishing Co.

Applicant: Richard Gowe / LS3P

MOTION: Deferral with requirement to study the resulting new building depth in accordance with Board and Staff comments.

MADE BY: Meadors / SECOND: Sobchuk

VOTE: FOR 4 / AGAINST 0

Staff Comments:

1. Regarding the proposed relocation and any potential contingency plan needed, the Applicant has indicated that HABS quality documentation, with measured drawings and photographs, has been completed in order to reconstruct the façade if necessary.
2. Approval for partial demolition is to be contingent on the approval of a new building for this location.

Staff Recommendation:

The building will remain in the same relationship with King Street as it currently has, very near to its present location. Applicant is to provide documentation to Staff with further collection of information for reconstruction if necessary, using the Secretary of the Interior's Standards, Standards for Reconstruction. Approval for partial demolition, stabilization, and relocation with Final Review By Staff is recommended with these conditions as well as being contingent on the Final Board approval of the new building for this location.

Board Comments:

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

6. 609 King Street - - TMS # 460-08-02-015 **BAR2021-000519**

Request conceptual approval for a senior living facility.

Cannonborough/Elliottborough | Height Districts 4 & 6 | Old and Historic District

Owner: Evening Post Publishing Co.

Applicant: Richard Gowe / LS3P

NOT HEARD; No action taken.

7. 649 King Street -- TMS # 460-08-02-007/010 BAR2021-000609

Request conceptual approval for a 15-unit apartment building with ground floor retail.
(Courier Square Phase 2, Building 2)

Cannonborough/Elliottborough | Height District 6 | Old and Historic District

Owner: Ron Owens / Evening Post Industries Inc.

Applicant: Dylan Towe / LS3P

MOTION: Deferral with Board and Staff comments

MADE BY: Wheeler / SECOND: Sobchuk

VOTE: FOR 4 / AGAINST 0

Staff Comments:

1. The use of a single expression is an improvement.
2. While the rusticated base is welcomed, Staff is still concerned by the less common continuance of this treatment on the middle portion of the building and find that it should be limited to the ground floor.
3. The pediment to the east and the vertical portions of the building below it are unrelated to the massing and functions below. Vertical portions of the building at the east, north, and in one place on the south elevation abruptly stop at the base level and are unresolved.
4. Like in the case of Courier Square, the corner "spire" cap is low and may only be seen from a distance. This could potentially be resolved by simply allowing the tower element to be taller without the visual break caused by the balustrade.
5. The balustraded parapet at the top may be a bit fussy and was simpler on the previous version.

Staff Recommendation:

Deferral with Board and Staff comments.

Board Comments:

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

8. 244 St. Philip Street -- TMS # 460-08-02-117/118/119/120/121 BAR2021-000612

Request conceptual approval for a 50-unit apartment building.
(Courier Square Phase 2, Building 3)

Cannonborough/Elliottborough | Height District 2.5-3 | Old City District

Owner: Ron Owens / Evening Post Industries Inc.

Applicant: Dylan Towe / LS3P

MOTION: Deferral in accordance with Staff recommendation and incorporating Board and Staff comments.

MADE BY: White / SECOND: Sobchuk

VOTE: FOR 5 / AGAINST 0

Staff Comments:

1. The use of a single expression is an improvement.
2. The main porches on St. Philip Street and also on the alley are shallow which causes the porch elements to appear more as a façade treatment. Recess this portion of the façade another 2' to 3' to mitigate the porch depth issue and to improve the massing.
3. The mix of hipped roofs with two different parapet profiles is fussy. Eliminate the hipped roofs to simplify the overall. Some of the parapets could be downplayed also.
4. At the west elevation, the dominant window pattern is the triple window, the larger center window with sidelites. Typically, this would be a feature window, and this elevation could benefit from a simplification to the windows.
5. Simplifying the windows would allow for consistency with the use of shutters and should be studied in conjunction with all facades.
6. Confirm the basic window sizes for scale concerns.
7. Where panels are employed below windows, this should be reflected on the first floor for a good hierarchy to the fenestration pattern.

Staff Recommendation:

Deferral for roof simplification, slight massing modifications, and tweaking and simplification of over-scaled elements with Board and Staff comments.

Board Comments:

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

9. 230 St. Philip Street - - TMS # 460-08-02-012/109/110/111/112 BAR2021-000613

Request conceptual approval for a 28-unit apartment building.

(Courier Square Phase 2, Building 4)

Cannonborough/Elliottborough | Height District 2.5-3 | Old City District

Owner: Ron Owens / Evening Post Industries Inc.

Applicant: Dylan Towe / LS3P

MOTION: Approval including extra height incorporating Board and Staff comments

MADE BY: White / SECOND: Sobchuk

VOTE: FOR 4 / AGAINST 1

Staff Comments:

1. The use of a single expression is an improvement.
2. The building appears to use a rusticated base of limestone or stucco with joint work consuming the first floor. However, there also is depicted a brick base at what might be at a turn-down slab edge. Confirm material at first floor.
3. Provide additional recess to the center portions of the long facades to improve the massing.
4. Confirm the basic window sizes for scale concerns.
5. Use consistency with shutter application.

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Staff Recommendation:

Deferral for slight massing modifications and resolution of scale concerns with Board and Staff comments.

Board Comments:

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