

BOARD MEMBERS PRESENT: JOHN ROBINSON (Chairperson), EDDIE BELLO (Alternate),
JAMES MEADORS (Chairperson, item 10), LUDA SOBCHUK, JAY WHITE (Chairperson, items 1-5)
STAFF MEMBERS PRESENT: TORY PARISH, LAWRENCE COURTNEY



MEETING RESULTS

BOARD OF ARCHITECTURAL REVIEW-LARGE

December 8, 2021

4:30 P.M.

virtually via Zoom Webinar

- 1. 529 King Street - - TMS # 460-12-02-081 BAR2021-000675**
Request first one-year extension of final approval for construction of a mixed-use building to include retail and hotel uses, originally granted January 8, 2020.
Cannonborough/Elliottborough | Height District 4 | Old and Historic District
Owner: Jeff Kurtz / 529 King Street OZ, LLC
Applicant: Stephen Ramos / LS3P

MOTION: Approval

MADE BY: Meadors / SECOND: Bello

VOTE: FOR 4 / AGAINST 0

Staff Comment:

1. This is a vested right first year approval extension, requiring automatic Board approval 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 is to expire on January 8, 2023.

Staff Recommendation:

Approval of a first one-year extension of final approval to expire on January 8, 2023

Board Comments:

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

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- 2. 72 N. Market / 182 Church / Anson / Pinckney Streets - - TMS # 458-05-03-005/017 BAR2021-000670**
Request first one-year extension of conceptual approval with an additional floor for architectural merit and context, for a mixed-use development, originally granted on December 11, 2019.
Ansonborough | Height District 3.5 & 4 | Old and Historic District
Owner: SCM Charleston Market Investors, LLC
Applicant: Capers G. Barr, III

MOTION: Approval

MADE BY: Meadors / SECOND: Bello

VOTE: FOR 4 / AGAINST 0

Staff Comment:

1. This is a vested right first year approval extension, requiring automatic Board approval 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 is to expire on December 11, 2022.

Staff Recommendation:

Approval of a first one-year extension of final approval to expire on December 11, 2022

Board Comments:

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

3. Adoption of Solar Policy Statement

MOTION: Approval

MADE BY: Bello / SECOND: Sobchuk

VOTE: FOR 4 / AGAINST 0

4. 1 Barre Street - - TMS # 457-04-01-030

BAR2018-000096

Request final approval of mock-up panels for construction of a condominium project.

Harleston Village | Old and Historic District

Owner: The Beach Company

Applicant: Antunovich Associates

NOTE: Board members visited this Mock-Up on Tuesday, December 7, 2021 at 3:30pm for review.

MOTION: Final Approval of Mock-Up with Board and Staff Comments incorporated.

MADE BY: Meadors / SECOND: Sobchuk

VOTE: FOR 4 / AGAINST 0

Staff Comments:

1. The shutters are placed off the limestone jamb rather than tightly against it as drawn. This installation is also atypical in that the mounting hardware is not on the inside of the jamb. As installed, the shutters are sized correctly to properly cover the opening and are indeed operable. Because these are used in a limited manner, Applicant shall work with Staff to continue studying other attachment methods and locations. Alternately, if no good solution is found, the shutters, which occur only in eight places on the project, might be abandoned.

2. Joints in the stone should be minimized, with grout or sealant to match the limestone color and be flush with limestone surfaces.
3. Applicant to work with Staff on finalizing sealant, grout, and vent cover colors.
4. Typical corner limestone at the outside corner is flush with brick. This would be more successful if pulled out to the face of the stone fascia below the coping above. Applicant has confirmed this will be pulled out to create an offset of 1/4" to 3/8" to keep the materials out of plane.
5. The inside of the perimeter beam at the entry porch needs to be narrowed so that inside width above the column has the same relationship with the outside face of column. This beam needs to read as a deeper structural member to be successful. Applicant has confirmed the edge of the beam at the entry porch interior will be pulled back to match the relationship with the column on the outside and that the ceiling will be raised.
6. The flashing below the stone coping needs to be minimized and held tightly against the wall below.
7. The raw cut end of the aluminum member at the exterior window jamb needs to be sealed. Applicant is confirming if this piece needs to exist here. Exposed fasteners need to be minimized here also.
8. The ironwork on the top of the entry porch would benefit from a tightening of pickets to be more visually appropriate.

Staff Recommendation:

Final Approval of Mock-Up with Board and Staff Comments incorporated. Staff to work with applicant on various items noted.

Board Comments:

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

5. 164 Rutledge Avenue - - TMS # 460-16-01-050

BAR2021-000671

Request final approval for replacement windows.
 Radcliffeborough | Old and Historic District
 Owner: Ashley Hall Foundation
 Applicant: Ben Buckley-Green

MOTION: Denial based on Board and Staff comments

MADE BY: Bello / SECOND: Meadors

VOTE: FOR 5 / AGAINST 0

Staff Comment:

1. While Staff is not adamantly opposed to the replacement of windows on newer buildings on a case-by-case basis which have higher performance with minimal visual difference, per Section 54-236 of the Ordinance, the BAR is guided by the Secretary of the Interior's Standards for the Treatment of Historic Properties. These guidelines encourage retaining and repairing windows which are important in defining the overall historic character of a building.

Staff Recommendation:

Denial with the repair of windows as possible, in-kind replacement as required and interior storm sashes if needed.

Board Comments:

- Consider the building historic personally and from Board’s point-of-view of the public right-of-way, this is an historic building. The Board has been consistent about not replacing character-defining features. Could tell the difference with a new window and a historically accurate wood true divided single-pane window. Board is consistent with tenets of historic preservation. Additionally with lack of evidence, there is no convincing argument to support going against what the Board typically approves.
- Agree with previous Board member.
- Board is noticeably apprehensive about this, because the Board has to be careful and conscientious when considering swapping out architectural features like windows. Might be dealing with windows that are not historic, and the Board has reviewed situations where there is documentation that windows are not original or old enough to be historic. However, this really needs documentation of that and photos of the existing conditions. Need documentation to know if all the windows are from same era or not and elevations with the proposed new windows to judge how the replacement of the windows might change the appearance of the building. Even though the building has been modified, it still has historic bones, like most historic buildings in Charleston, and is still considered historic. This application is incomplete at this time. Need to know more about the condition and character of the windows proposing to be replaced as well as the character and appearance of the windows proposing to install. Otherwise agree with Staff comments.
- Agree with previous Board comments and with staff recommendation.

(For full Board comments, please visit the City of Charleston’s YouTube Channel.)

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- 6. Ehrhardt & Bee Street - - TMS # 460-15-01-023 to 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 | Height District 85/125 | Old City District
Owner: Medical University of South Carolina
Applicant: Jake Beck / LFK Architects, LLC

WITHDRAWN BY APPLICANT

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- 7. 89-95 Cannon Street - - TMS # 460-15-02-008 BAR2021-000676**
Request conceptual approval for a new mixed-use building and four rowhomes.
Cannonborough-Elliottborough | Height District 2.5/3 | Old City District
Owner: Josh Page / 95 Cannon LLC
Applicant: Stephen Ramos / Cannon Row LLC

MOTION: Conceptual Approval incorporating Board and Staff comments

MADE BY: White / SECOND: Bello

VOTE: FOR 5 / AGAINST 0

Staff Comments:

1. The north elevation of the rowhomes indicates a vertical massing break to allow the gable to conclude and to be fully articulated. Revise to make the plane change a minimum of 8 inches to be clearly perceived.
2. Regarding the window muntin pattern studies, Staff takes no issue with the preferred direction for each building.

Staff Recommendation:

Conceptual Approval with Board and Staff comments

Board Comments:

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

(Jay White leaves meeting.)

8. O F (678 King Street) & 666 King Street - - TMS # 460-04-04-118/034 BAR2021-000672

Request conceptual approval for construction of 55-unit affordable housing project.

Westside | Height District 5 | Historic Corridor District

Owner: Robinson Villa / Lowline Housing Partners LLC

Applicant: Brian Fessler / McMillan Pazdan Smith Architecture

MOTION: Defer Conceptual Approval incorporating Board and Staff comments

MADE BY: Meadors / SECOND: Bello

VOTE: FOR 4 / AGAINST 0

Staff Comments:

1. Confirm the depth of the recess of the punched openings between the outside face of brick and the Hardie siding as this is critical for the design intent of a plane with punched openings. Staff finds a minimum of 8 inches to be sufficient.
2. While the proposed location at the terminus of H Street is not ideal, if, after exhausting all other options for locating the dumpsters, it is determined that the proposed location is best, enhance the dumpster enclosure and/or screening mechanisms as much as possible to improve its appearance.
3. A parking lot on King Street would typically be screened with a low wall. The proposal calls for fencing of a horizontal nature with vegetation. Though the parking area is under Interstate 26, the screening method should be upgraded to a more urban condition. Additionally, screening should be extended closer to the entry drive and turned east to provide better screening of the parking and of the equipment.

Staff Recommendation:

Conceptual Approval with Board and Staff comments

Board Comments:

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

9. 45 Romney Street - - TMS # 461-13-01-051 **BAR2020-000247**

Request exterior modifications, including patio roof structures.

East Central | Historic Corridor District

Owner: Lior Evan / 45 Romney Street Partners LLC

Applicant: Justin Feit / JMFA LLC

MOTION: Final Approval of exterior modifications with Board and Staff comments incorporated ensuring that the architect's details and engineer's drawings conform to each other with appropriate follow-up and Staff approval.

MADE BY: Bello / SECOND: Sobchuk

VOTE: FOR 4 / AGAINST 0

Staff Comment:

1. Several changes have been proposed since this project was last at the Board for review. These primarily were on the wall openings on the west elevation. Some simple variations in the glazing were approved by Staff, and some are newly proposed. This application is in for Board review as the sum of changes has become substantial when compared to the previous final Board approval. The newest proposal for patio coverings is appropriate for the project, and the proposed materials benefit the material palette already used on the building.

Staff Recommendation:

Final Approval of Exterior Modifications with Board and Staff comments

Board Comments:

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

10. 330 Concord Street - - TMS # 459-00-00-168 et al. **BAR2021-000659**

Request after-the-fact approval for guardhouse changes and demolition of pergola structure.

Gadsden Wharf | Old and Historic District

Owner: Dockside Association, Inc.

Applicant: Dockside Association, Inc.

(John Robinson recuses. James Meadors chairs.)

MOTION: Deferral with submission of conceptual design package of replacement work within 90 days.

MADE BY: Sobchuk / SECOND: Bello

VOTE: FOR 4 / AGAINST 0

Staff Comments:

1. This application is submitted as an after-the-fact review for demolition work and exterior modifications to the existing guardhouse. Other work has been reviewed by Staff which is

- adjacent to this and includes landscaping, signage, and the addition of a new walkway, wall opening, and gate.
2. With the demolition of the arbor and vine trellis, the view from the public right-of-way has drastically changed. Additional unreviewed work on the guardhouse was also performed. At this time, the changes have become visually substantial.
 3. Understanding that large equipment is planned to be transported through this entry at some point in the future (3 to 4 years), Board and Staff should fully understand what replacement work is proposed for the entry and an appropriate timeline for the entry to remain as-is and to be sufficiently upgraded.
 4. Alternately, work is to be proposed, reviewed, and take place in the near future with the equipment being placed at the later date by other means.

Staff Recommendation:

Deferral with submission of conceptual design package of replacement work within 90 days.

Board Comments:

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