Protocol

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 Virtual Board Meeting, please refer to the following options:

• **Zoom Webinar** (to participate or view)
  MEETING LINK: https://us02web.zoom.us/s/81872637006.
  To access via phone, dial 1 (312) 626-6799  Webinar ID# 818 7263 7006.

• **YouTube Streaming** (to view live or after the meeting)
  The meeting will be recorded and livestreamed to the City of Charleston BAR-L You Tube channel at https://www.youtube.com/channel/UCBofP1rUHR3PnAGiY3w7a5Q/playlists.

Results and staff comments will be posted on the City website at www.charleston-sc.gov/bar.
Protocol

PLEASE NOTE THE FOLLOWING UPDATES TO PUBLIC PARTICIPATION:

Beginning with the September 22\textsuperscript{nd} meeting and for all meetings going forward,
\begin{itemize}
  \item The deadline to submit written comments is 12:00 PM \textit{one business day before the meeting}.
  \item The deadline to sign up to speak is 12:00 PM \textit{the day of the meeting}.
\end{itemize}

Written comments are received by the Board in advance of the meeting and will be acknowledged into the record and summarized. If this is a concern, you are encouraged to sign up to speak at the meeting.

Public Comment Instructions:
Use one of the following methods to submit written comments or to sign up to speak at the meeting. Please provide your name, address, telephone number, meeting date, and project number.
\begin{itemize}
  \item Complete the Citizen Participation form at \url{http://innovate.charleston-sc.gov/}; or
  \item Call 843-724-3765; or
  \item Mail comments to: Department of Planning, Preservation & Sustainability, 2 George St, Charleston, SC 29401.
\end{itemize}
Protocol

Meeting Procedures:
Staff will control the PowerPoint 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.

Video and microphone has been disabled for all attendees. Attendees (not Board members or staff) will only be given the capabilities to speak when they are called on during the public comment period.

Chat and the Q & A functions have been disabled for everyone.
Protocol

Public Comment:
The applicants (all team members) and the public have been required to register, indicate the project they wish to comment on, and submit any documents in advance of the meeting.

Just as in an in-person meeting, all applications heard today are part of a public meeting format. If you have registered and will speak during the public comment portion of the meeting you will need to state your name and address for the record.

Those members of the public that have registered will be called in order by project.

Staff will call on the registered members of the public to speak for each project. Unregistered members of the public who raise their hand will not be called on.

Again, written comments have been received by the Board in advance and will be summarized.
Protocol

Board:
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.

If a Board member needs to recuse, he or she will be temporarily removed from the meeting and placed back in the meeting at the start of the next agenda item.

If the Board needs to go into Executive Session, they will call into a separate conference line and all video and audio on Zoom will be temporarily turned off until they are ready to return to the regular meeting.
Agenda Item #1

26 & 28 Cumberland Street - - TMS # 458-05-03-091

Request conceptual approval for construction of a new multi-family building on a property having facades along Cumberland, State, and Linguard Streets. New building incorporates existing historic building on Cumberland Street.

French Quarter | Height District 3.5 | Old and Historic District
Agenda Item #1 (26 & 28 Cumberland Street)

Applicant’s Presentation
ZONING COMPLIANCE
The proposed design is in compliance with zoning standards and has the necessary zoning entitlements in place.

The project is requesting review by the Board of Architectural Review to permit additional 15% of the story area in 3.5 story height district “Based on Architectural Merit and context.”

PREVIOUS APPROVALS
TRC Pre App Review - 2.3.2022
BAR Demolition (Approved) - 2.9.2022
BAR Conceptual (Deferred) - 2.9.2022

DESIGN ARCHITECT
BELLO GARRIS ARCHITECTS
768 SPRING STREET
CHARLESTON, SC 29403
EDDIE BELLO, AIA, LEED AP
PRINCIPAL
EDDIE@BELLOGARRIS.COM

ARTEMII ZHETTOV, AIA, LEED AP
PROJECT ARCHITECT
ARTEMII@BELLOGARRIS.COM
The project is requesting review by the Board of Architectural Review to permit additional 14% of the story area in 3.5 story height district "Based on Architectural Merit and context."
LEVEL 1

- 0' - 0"

LEVEL 2

- 18' - 0"

LEVEL 3

- 30' - 0"

LEVEL 4

- 43' - 0"

ROOF DECK

- 55' - 0"

EXISTING HISTORIC BUILDINGS

EXISTING HISTORIC WALLS TO REMAIN

RESIDENTIAL UNIT

COMMERCIAL

STATE STREET

COURTYARD

TERRACE

BUILDING SECTION DIAGRAM

3/32" = 1'-0"
BRICK VENEER CORNICE
CEMENTITIOUS STUCCO AT 4TH STORY
FLUTED METAL PANEL BETWEEN WINDOWS AT 4TH STORY
IMPACT RATED ALUM. CLAD WINDOW SYSTEM
BRICK VENEER COLUMNS WITH VERTICAL REVEAL
IMPACT RATED ALUM. STOREFRONT WINDOW SYSTEM AT GROUND LEVEL
RAILING WITH BRASS ACCENTS
METAL PANEL CORNICE
HISTORIC BUILDING FACADE TO REMAIN
NEW CANOPY WITH BRASS ACCENTS
SINGNAGE UPDATED WITH ART DECO STYLE SIGNAGE TO MATCH EXISTING
STEEL ANGLE COLUMNS
3/16" = 1'-0"
FACE BRICK VENEER WITH ACCENTUATED VERTICAL PILASTERS
RAILING WITH BRASS ACCENTS
BRICK VENEER CORNICE
CEMENTITIOUS STUCCO
VEHICLE DRIVE CANOPY WITH BRASS ACCENTS
METAL PANEL COLUMNS AT DRIVE
IMPACT RATED ALUM. CLAD WINDOW SYSTEM
BRICK VENEER COLUMNS WITH VERTICAL REVEAL
3/16" = 1'-0"
Agenda Item #2

332 & 334 & 336 King Street and 36 George Street - - TMS # 457-04-02-006/007/008/009

Request for additional alley lighting between 332 King Street and 36 George Street.

c. 2021 | Old and Historic District
Agenda Item #2 (332&334&336 King and 36 George Streets)

Applicant’s Presentation
BAR REQUEST FOR UPDATED ALLEY LIGHTING BETWEEN 332 KING STREET AND 36 GEORGE STREET

SUBMISSION DATE: 02/14/2022
AS THE PROJECT AND ALLEY PROGRESS TOWARDS COMPLETION, THE TEAM HAS BECOME CONCERNED THAT ADDITIONAL LIGHTING IS REQUIRED TO MAINTAIN A SAFE ENVIRONMENT FOR PEDESTRIAN AND VEHICULAR TRAFFIC.

CURRENTLY, THE ONLY EXTERIOR LIGHTS IN THE ALLEY ARE WALL-MOUNTED GAS LANTERNS AND SOFFIT LIGHTS AT THE HOTEL LOBBY.

IN AN EFFORT TO IMPROVE SAFETY, THE OVERALL EXPERIENCE IN THE ALLEY, AND CREATE A MORE WELCOMING FRONTAGE ALONG GEORGE STREET, WE WOULD LIKE TO PROPOSE THAT 14 ADJUSTABLE PUCK-LIGHTS BE INSTALLED IN THE BLUESTONE PAVERS LINING THE ALLEY.
PROPOSED LIGHT:
3" IN-GROUND 12V ADJUSTABLE LIGHT
BY WAC LIGHTING

Lights are fully dimmable and the angle and spread is adjustable so that the desired, subtle effect can be achieved.
BAR REQUEST FOR UPDATED ALLEY LIGHTING
BETWEEN 332 KING STREET AND 36 GEORGE STREET

WE ARE ASKING FOR APPROVAL FOR THE INSTALLATION OF 14 ADJUSTABLE PUCK-LIGHTS ALONG THE BLUESTONE PAVER PATH. THE ULTIMATE GOAL IS TO IMPROVE GUEST SAFETY, ENHANCE THE OVERALL EXPERIENCE OF THE ALLEY, AND PROVIDE A MORE WELCOMING FRONTAGE ALONG GEORGE STREET.
Agenda Item #3

115 Meeting Street - - TMS # 457-12-02-001

Request conceptual approval for exterior alterations.

Category 1 | c. 1970 | Old and Historic District
Agenda Item #3 (115 Meeting Street)

Applicant’s Presentation
GENERAL DEMOLITION NOTES:

1. THE DRAWINGS COMPRISING THIS SET OF CONSTRUCTION DOCUMENTS ARE CONSIDERED TO BE ONE WHOLE.

2. REVIEW ALL DOCUMENTS AND, IMMEDIATELY UPON DISCOVERY, NOTIFY THE ARCHITECT OF DOCUMENT CONFLICTS, AND PERFORM AN INDEPENDENT SITE VISIT IN ORDER TO FIELD SURVEY AND BE THOROUGHLY FAMILIAR WITH THE PROJECT AND DEMOLITION EFFORTS REQUIRED BY THE SCOPE AND EXTENT OF THE WORK INDICATED. CHANGE ORDERS FOR DEMOLITION WORK (WHETHER SHOWN OR NOT) WILL NOT BE APPROVED WHERE DEMOLITION IS REQUIRED BY THE WORK.

3. PROVIDE CONSTRUCTION BARRIERS AND NEGATIVE AIR-PRESSURE AS REQUIRED TO CONTAIN DUST WITHIN EACH WORK AREA. PROVIDE TEMPORARY FILTER MEDIA AT ALL RETURN AIR REGISTERS AND OPEN RETURN DUCTS SERVING THE WORK BUILDING IS OCCUPIED.

4. WHERE A DIMENSION IS SPECIFICALLY NOTED WITH A "±" DESIGNATION, THE DIMENSION IS TO BE CONTROLLED BY FIELD VERIFIED CONDITIONS. NOTIFY THE ARCHITECT IMMEDIATELY UPON CONFIRMATION OF THE ACTUAL DIMENSION. NO PROGRESS MAY BE MADE UNTIL CONFIRMED.

5. PROVIDE STRUCTURAL ANALYSIS OF ALL CONSTRUCTION LOADS AND PROPOSED PENETRATIONS REQUIRED FOR THE WORK. PROVIDE A COMPLETE LIST OF MATERIALS, LABOR, AND ACCESS TO BE PROVIDED.

6. PROVIDE TRANSITION STRIPS AND THRESHOLDS AS REQUIRED. ARCHITECT SHALL APPROVE.

7. COPE SADDLES AND THRESHOLDS TO FIT DOOR FRAME PROFILE.

8. TOOTH-IN MASONRY WHERE EXISTING MASONRY ABUTS MASONRY IN THE SAME WALL PLANE. MATCH EXISTING COURSING, WHERE A PORTION OF AN EXPOSED EXISTING MASONRY WALL IS TO BE REMOVED UNO.

9. PROVIDE ALL MATERIAL AND LABOR REQUIRED TO PRODUCE A COMPLETED, FINISHED PROJECT. FAILURE TO INCLUDE ANYTHING MANDATORY SHALL RESULT IN COST TO BE ADDED TO THE PROJECT.

10. FIRESTOP ALL PENETRATIONS THROUGH THE FLOOR / ROOF SLABS AND THROUGH FIRE RATED PARTITIONS PER UL LISTED TEST AND PURSUE ABATEMENT WHERE DETERMINED TO BE REQUIRED BY THE PROJECT.

11. CONFIRM LOCATIONS OF ELECTRICAL, DATA, AND COMMUNICATION OUTLETS WHEN SURROUNDED BY OR ABUTTING EXISTING FINISHES.

12. PROVIDE SMOOTH, FLAT SURFACE READY TO RECEIVE NEW FINISHES AS SCHEDULED.

13. FILL ALL HOLES IN EXISTING SLAB CREATED IN DEMOLITION WORK W/ CONCRETE TO PROVIDE A SMOOTH, FLAT SURFACE READY TO RECEIVE NEW FINISHES AS SCHEDULED.

14. PROVIDE ALL MASTICS, ADHESIVES AND GROUTS FROM SURFACES TO REMAIN AND PROVIDE SMOOTH, FLAT SURFACE READY TO RECEIVE NEW FINISHES AS SCHEDULED.

15. REMOVE ALL MISCELLANEOUS MATERIALS, ADHESIVE RESIDUE, OVER-PAINTING, ETC. FROM EXISTING UNPAINTED WINDOW SILLs AND FRAMES. ALL SURFACES TO BE CLEAN, FREE AND CLEAR OF ANY DEBRIS AND FOREIGN MATERIAL.

16. REMOVE ALL MASTICS, ADHESIVES AND GROUTS FROM SURFACES TO REMAIN AND PROVIDE SMOOTH, FLAT SURFACE READY TO RECEIVE NEW FINISHES AS SCHEDULED.

17. PROVIDE ALL MATERIAL AND LABOR REQUIRED TO PRODUCE A COMPLETED, FINISHED PROJECT. FAILURE TO INCLUDE ANYTHING MANDATORY SHALL RESULT IN COST TO BE ADDED TO THE PROJECT.

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GENERAL FINISH NOTES:

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1. NORTH ELEVATION

- NIC (E) ENTRY AWNING
- REMOVE & REINSTALL ALL (E) GUARD RAIL SECTIONS AS PER TYP DETAIL 1/A1.02.
Mills House Hotel

courtyard and landscape renovation set

115 Meeting Street
Charleston, South Carolina 29401

RLJ Lodging Trust
COURTYARD DEMO PLAN

Prior to any demolition contractor, must call 811 to mark utilities

See layout plan to coordinate

All demolition by masonry contractor

All demolition material is marked in red

Salvage existing materials for re-use where possible
entry layout plan

reference: existing bluestone sidewalk and entry, match pattern for installation of salvaged bluestone pavers

reference: repair existing slate as needed, scope to be determined by RLJ team

reference: right-angled brick herringbone pattern

right-angled herringbone brick pavers with header border, set on 3" concrete slab
207 sf

relocate existing iron fence to front of new plant bed, set iron posts in 12"x4" concrete sleeve

24" break/gap in iron fence

set salvaged bluestone on 3" slab
78 sf

set salvaged bluestone on 3" slab
78 sf

24" break/gap in iron fence
2 pots, see specs

right-angled herringbone brick pavers with header border, set on 3" concrete slab
207 sf

align new plant bed with front (east) face of hotel

relocate existing iron fence to front of new plant bed, set iron posts in 12"x4" concrete sleeve

2 new planters, see planting plan and specs

window boxes affixed to structure
6 total, see specs
ENTRY GARDEN PLANTING PLAN

pot M
Grecian Planter
Pennoyer Newman
32"H x 30.5"W
finish: Limestone #1
Item# 620XL

pot N
Conical Strapped
Egg Cup Planter
Pennoyer Newman
28"H x 26"W
(20" base)
finish: Limestone #1
Item# 556L
**WINDOW BOX PLANTERS**

**Quantity:**

<table>
<thead>
<tr>
<th>Plants per Pot:</th>
</tr>
</thead>
<tbody>
<tr>
<td>6</td>
</tr>
<tr>
<td>3 Alocasia 'Regal Shields', 3 gal</td>
</tr>
<tr>
<td>4 Caladium 'Moonlight', 1 gal</td>
</tr>
<tr>
<td>4 Sunpatiens, White, 1 gal</td>
</tr>
<tr>
<td>3 Pelargonium, Silver, 1 gal</td>
</tr>
<tr>
<td>6 Dichondra 'Silver Falls', qt</td>
</tr>
<tr>
<td>4 Euphorbia 'Diamond Frost', qt</td>
</tr>
<tr>
<td>6 Blue Star Fern, 1 gal</td>
</tr>
</tbody>
</table>

**Window Box Detail**

- Existing window frame
- Custom made
- Custom made bracket
- Wood
- Stainless steel
- (2 brackets total)

*Notes:* Landscape architect will coordinate planting of brackets and brackets. Additional list of plants to be revised as final list. GP, as per attachment, will be reviewed and submitted.
COURTYARD PLANTING PLAN

1 winter gem boxwood, 24
2 african iris
6 mondo grass, 1 gal
1 espalier little gem magnolia, 30 gal
6 figularia
6 variegated aralia

1 windmill palm, 6" trunk
1 splitleaf philodendron, 7 gal
1 pat with topiary, gardenia or lemon tree, 15 gal
8 african iris
1 winter gem boxwood, 24*

ex. slate stone floor, re aplicación by RJ scape

1 winter gem boxwood, 24*
1 espalier little gem magnolia, 30 gal
6 figularia
6 variegated aralia

1 windmill palm, 6" trunk
1 splitleaf philodendron, 7 gal
1 pat with topiary, gardenia or lemon tree, 15 gal
8 african iris
1 winter gem boxwood, 24*

1 evergreen wisteria with 4 castillo's giant ajuga

1 evergreen wisteria with 4 castillo's giant ajuga

planter P, n.y. 2
planter 3 boxwood, 7 gal, 2 topiary rosemary, 4 foxtail fern, 8 purple viola, 4 daffodil
1 winter gem boxwood, 24*

1 winter gem boxwood, 24*
1 african iris
6 mondo grass, 1 gal
6 figularia
6 variegated aralia

6 variegated aralia
6 figularia
6 mondo grass, 1 gal
1 african iris
1 winter gem boxwood, 24*

foxtail fern
variegated aralia
splitleaf philodendron
lemon tree
evergreen wisteria
castillo's giant ajuga
rosemary
purple viola
daffodil
# POOL TERRACE PLANTERS

see terrace planting plan to coordinate

<table>
<thead>
<tr>
<th>Planter:</th>
<th>Description:</th>
<th>Quantity:</th>
<th>Plantings per Pot:</th>
<th>Photos:</th>
</tr>
</thead>
<tbody>
<tr>
<td>A:</td>
<td>Fluted Round Planter</td>
<td>11</td>
<td>1 Needle Palm, multi-stem notching, 10 gal</td>
<td><img src="https://via.placeholder.com/150" alt="Image 1" /> <img src="https://via.placeholder.com/150" alt="Image 2" /> <img src="https://via.placeholder.com/150" alt="Image 3" /></td>
</tr>
<tr>
<td></td>
<td>Pennoyer Nauman</td>
<td></td>
<td>6 Penta, White, 1 gal</td>
<td><img src="https://via.placeholder.com/150" alt="Image 4" /> <img src="https://via.placeholder.com/150" alt="Image 5" /></td>
</tr>
<tr>
<td></td>
<td>19&quot;H x 34 5&quot;W</td>
<td></td>
<td>4 Victoria Blue Salvia, 1 gal</td>
<td><img src="https://via.placeholder.com/150" alt="Image 6" /> <img src="https://via.placeholder.com/150" alt="Image 7" /></td>
</tr>
<tr>
<td></td>
<td>finish: Limestone #1</td>
<td></td>
<td>3 Fatsia Fern, 1 gal</td>
<td><img src="https://via.placeholder.com/150" alt="Image 8" /> <img src="https://via.placeholder.com/150" alt="Image 9" /></td>
</tr>
<tr>
<td></td>
<td>Item# 615</td>
<td></td>
<td>4 Lamium, Beacon Silver QT</td>
<td><img src="https://via.placeholder.com/150" alt="Image 10" /> <img src="https://via.placeholder.com/150" alt="Image 11" /></td>
</tr>
<tr>
<td></td>
<td>Contact: Charleston Gardenworks</td>
<td></td>
<td>4 Trailing Vinca, Light Pink</td>
<td><img src="https://via.placeholder.com/150" alt="Image 12" /> <img src="https://via.placeholder.com/150" alt="Image 13" /></td>
</tr>
<tr>
<td></td>
<td><a href="mailto:patrick@charlestonhort.com">patrick@charlestonhort.com</a></td>
<td></td>
<td>2 Sun Coleus, Lime, 1 gal</td>
<td><img src="https://via.placeholder.com/150" alt="Image 14" /> <img src="https://via.placeholder.com/150" alt="Image 15" /></td>
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<tr>
<td></td>
<td>843-822-1414</td>
<td></td>
<td>2 Gaura &quot;Crimson Butterflies&quot;, 1 gal</td>
<td><img src="https://via.placeholder.com/150" alt="Image 16" /> <img src="https://via.placeholder.com/150" alt="Image 17" /></td>
</tr>
<tr>
<td></td>
<td>Large English Village Urn</td>
<td>11</td>
<td></td>
<td><img src="https://via.placeholder.com/150" alt="Image 18" /> <img src="https://via.placeholder.com/150" alt="Image 19" /></td>
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<tr>
<td></td>
<td>Elegant Earth</td>
<td></td>
<td></td>
<td><img src="https://via.placeholder.com/150" alt="Image 20" /> <img src="https://via.placeholder.com/150" alt="Image 21" /></td>
</tr>
<tr>
<td></td>
<td>21&quot;H x 40&quot; Dia (22&quot; sq base)</td>
<td></td>
<td></td>
<td><img src="https://via.placeholder.com/150" alt="Image 22" /> <img src="https://via.placeholder.com/150" alt="Image 23" /></td>
</tr>
<tr>
<td></td>
<td>finish: blanc</td>
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<td></td>
<td><img src="https://via.placeholder.com/150" alt="Image 24" /> <img src="https://via.placeholder.com/150" alt="Image 25" /></td>
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<td></td>
<td>PL 487</td>
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<td><img src="https://via.placeholder.com/150" alt="Image 26" /> <img src="https://via.placeholder.com/150" alt="Image 27" /></td>
</tr>
<tr>
<td></td>
<td>Contact: Charleston Gardenworks</td>
<td></td>
<td></td>
<td><img src="https://via.placeholder.com/150" alt="Image 28" /> <img src="https://via.placeholder.com/150" alt="Image 29" /></td>
</tr>
<tr>
<td></td>
<td><a href="mailto:patrick@charlestonhort.com">patrick@charlestonhort.com</a></td>
<td></td>
<td></td>
<td><img src="https://via.placeholder.com/150" alt="Image 30" /> <img src="https://via.placeholder.com/150" alt="Image 31" /></td>
</tr>
<tr>
<td></td>
<td>843-822-1414</td>
<td></td>
<td></td>
<td><img src="https://via.placeholder.com/150" alt="Image 32" /> <img src="https://via.placeholder.com/150" alt="Image 33" /></td>
</tr>
<tr>
<td>B:</td>
<td>Existing Concrete Planter</td>
<td>4</td>
<td>1 Windmill Palm, 30 gal</td>
<td><img src="https://via.placeholder.com/150" alt="Image 34" /> <img src="https://via.placeholder.com/150" alt="Image 35" /></td>
</tr>
<tr>
<td></td>
<td>Reused</td>
<td></td>
<td>3 Variegated Flectranthis, 1 gal</td>
<td><img src="https://via.placeholder.com/150" alt="Image 36" /> <img src="https://via.placeholder.com/150" alt="Image 37" /></td>
</tr>
<tr>
<td></td>
<td>30&quot;H x 35&quot; Dia</td>
<td></td>
<td>1 Rosemary, 3 gal</td>
<td><img src="https://via.placeholder.com/150" alt="Image 38" /> <img src="https://via.placeholder.com/150" alt="Image 39" /></td>
</tr>
<tr>
<td></td>
<td>Paint with 'Lovan Paint'</td>
<td></td>
<td>1 Little Olle Olive, 3 gal</td>
<td><img src="https://via.placeholder.com/150" alt="Image 40" /> <img src="https://via.placeholder.com/150" alt="Image 41" /></td>
</tr>
<tr>
<td></td>
<td>finish: to be applied by GC</td>
<td></td>
<td>4 White Penta, 1 gal</td>
<td><img src="https://via.placeholder.com/150" alt="Image 42" /> <img src="https://via.placeholder.com/150" alt="Image 43" /></td>
</tr>
<tr>
<td></td>
<td>Paint finish by GC to match BM CW-680 'Mopboard Black'</td>
<td></td>
<td></td>
<td><img src="https://via.placeholder.com/150" alt="Image 44" /> <img src="https://via.placeholder.com/150" alt="Image 45" /></td>
</tr>
</tbody>
</table>
# Pool Terrace Planters

see terrace planting plan to coordinate

<table>
<thead>
<tr>
<th>Planters</th>
<th>Description</th>
<th>Quantity</th>
<th>Plantings per Pot</th>
<th>Photos</th>
</tr>
</thead>
<tbody>
<tr>
<td>C:</td>
<td>White Belly XXL Planter 5</td>
<td>12 total 5 C1</td>
<td>3 Lamium “Beacon Silver” Qt 1 Chinese Fan Palm, 7 gal 3 Aaron Caladium, 1 gal 2 Pink Angel Wing Begonia, 3 gal</td>
<td>![Images of plants and planters]</td>
</tr>
<tr>
<td></td>
<td>CB2</td>
<td></td>
<td></td>
<td>![Images of plants and planters]</td>
</tr>
<tr>
<td></td>
<td>33.5” H x 33.5” W finish: white SKU: 234029</td>
<td>7 C2</td>
<td>1 Wintergem Boxwood, 1 gal 3 Sweet Alyssum, White 3 Creeping Rosemary, 1 gal 3 Victoria Blue Schizia, 1 gal 3 Lamium “Beacon Silver” Qt</td>
<td>![Images of plants and planters]</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>![Images of plants and planters]</td>
</tr>
<tr>
<td>D:</td>
<td>Blax 32” Low Galvanized 11</td>
<td></td>
<td>3 Star Jasmine, 7 gal 4 Emerald Goddess Liriope 1 Trellis - rejuvenation.com Diamond Lattice Black Iron Trellis qty. 10 Item # E4927 46” x 23”, black finish, mount to wall with stainless steel masonry anchors</td>
<td>![Images of plants and planters]</td>
</tr>
<tr>
<td></td>
<td>Hi-Gloss White Planter</td>
<td></td>
<td></td>
<td>![Images of plants and planters]</td>
</tr>
<tr>
<td></td>
<td>CB2</td>
<td></td>
<td></td>
<td>![Images of plants and planters]</td>
</tr>
<tr>
<td></td>
<td>32” W x 16” D x 16” H finish: charcoal SKU: 614962</td>
<td></td>
<td></td>
<td>![Images of plants and planters]</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>![Images of plants and planters]</td>
</tr>
<tr>
<td></td>
<td>Blax 32” Low Galvanized 3</td>
<td></td>
<td>1 Magnolia “Little Gem” Espalier, 15 gal 3 Creeping Fig Vine, 1 gal 4 Wire Vine, qt</td>
<td>![Images of plants and planters]</td>
</tr>
<tr>
<td></td>
<td>Hi-Gloss White Planter</td>
<td></td>
<td></td>
<td>![Images of plants and planters]</td>
</tr>
<tr>
<td></td>
<td>CB2</td>
<td></td>
<td></td>
<td>![Images of plants and planters]</td>
</tr>
<tr>
<td></td>
<td>32” W x 16” D x 16” H finish: charcoal SKU: 614962</td>
<td></td>
<td></td>
<td>![Images of plants and planters]</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>![Images of plants and planters]</td>
</tr>
</tbody>
</table>

Canton: CB2, 800L666.6250
https://www.ch2.com/accessories/planters/1
# POOL TERRACE PLANTERS

see terrace planting plan to coordinate

<table>
<thead>
<tr>
<th>Planters</th>
<th>Description</th>
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</tr>
</thead>
<tbody>
<tr>
<td>E:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ansley Jardiniere</td>
<td>7</td>
<td>E1: 1 Olive Tree (Olea europaea), 30 gal</td>
<td><img src="image1.jpg" alt="Image" /></td>
<td></td>
</tr>
<tr>
<td>Elegant Earth</td>
<td></td>
<td>2 Fuchsia, 1 gal</td>
<td><img src="image2.jpg" alt="Image" /></td>
<td></td>
</tr>
<tr>
<td>39&quot; Dia x 37&quot; H</td>
<td></td>
<td>2 Plumbago, 1 gal</td>
<td><img src="image3.jpg" alt="Image" /></td>
<td></td>
</tr>
<tr>
<td>finish: blanc</td>
<td></td>
<td>2 Purple Scaevola, 3 gal</td>
<td><img src="image4.jpg" alt="Image" /></td>
<td></td>
</tr>
<tr>
<td>PL 240</td>
<td></td>
<td>3 White Alyssum</td>
<td><img src="image5.jpg" alt="Image" /></td>
<td></td>
</tr>
<tr>
<td>Contact: Charleston Gardenworks</td>
<td><a href="mailto:public@charlestongardensworks.com">public@charlestongardensworks.com</a></td>
<td>1 Green Sweet Potato Vine, 1 gal</td>
<td><img src="image6.jpg" alt="Image" /></td>
<td></td>
</tr>
<tr>
<td>843-822-1414</td>
<td></td>
<td>3 Angelonia, White</td>
<td><img src="image7.jpg" alt="Image" /></td>
<td></td>
</tr>
<tr>
<td>blanc finish example</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>F:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pad Planter XXL</td>
<td>12</td>
<td>E2: 1 Pineapple Guava, multistem, 15 gal</td>
<td><img src="image8.jpg" alt="Image" /></td>
<td></td>
</tr>
<tr>
<td>CB2</td>
<td></td>
<td>2 Petunia 'Superbunia' Silver, 3 gal</td>
<td><img src="image9.jpg" alt="Image" /></td>
<td></td>
</tr>
<tr>
<td>25.8&quot; Dia x 29.5&quot; H</td>
<td></td>
<td>1 Petunia 'Superbunia' Royal Velvet</td>
<td><img src="image10.jpg" alt="Image" /></td>
<td></td>
</tr>
<tr>
<td>finish: white</td>
<td></td>
<td>2 Blushing Princess Lobularia, qt</td>
<td><img src="image11.jpg" alt="Image" /></td>
<td></td>
</tr>
<tr>
<td>SKU: 550024</td>
<td></td>
<td>2 Fuchsia, 1 gal</td>
<td><img src="image12.jpg" alt="Image" /></td>
<td></td>
</tr>
<tr>
<td>Contact: CB2, 804-406-4252</td>
<td></td>
<td>1 White Scaevola, 1 gal</td>
<td><img src="image13.jpg" alt="Image" /></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>3 Lamium 'Beacon Silver'</td>
<td><img src="image14.jpg" alt="Image" /></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
## Pool Terrace Planters

**see terrace planting plan to coordinate**

<table>
<thead>
<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>G:</td>
<td>Casino White Planter Large CB2 27.5&quot; W x 27.5&quot; D x 24&quot; H finish: white SKU: 150524</td>
<td>15</td>
<td>2 Variegated Flax Lily, 3 gal 2 Wendy’s Wish Salvia 1 Lemon Cypress, 5 gal 3 Snapdragons, White, 1 gal 2 Asparagus Fern, 1 gal 4 Trailing Vinca, Light Pink 2 Nemesia Easter Bonnet, Qt</td>
<td>![Images of plantings]</td>
</tr>
<tr>
<td>H:</td>
<td>Tall Modern Box Planter Elegant Earth custom 72&quot; L x 20&quot; W x 32&quot; H finish: blanc PL 732 custom length</td>
<td>1</td>
<td>4 Ice Blue Podocarpus, 10 gal 6 Blue Deze, 1 gal 4 Plectranthus, 1 gal 4 Variegated Flax Lily, 1 gal</td>
<td>![Images of plantings]</td>
</tr>
<tr>
<td>I:</td>
<td>Tall Modern Box Planter Elegant Earth custom 48&quot; L x 20&quot; W x 32&quot; H finish: blanc PL 732</td>
<td>7</td>
<td>3 Podocarpus, 10 gal, 40&quot; ht min. 6 Creeping Jenny, at 4 Mondo Grass, 1 gal</td>
<td>![Images of plantings]</td>
</tr>
</tbody>
</table>

Contact: CB2, 800-806-4252
https://www.cb2.com/accessories/planters/
### POOL TERRACE PLANTERS

See terrace planting plan to coordinate

<table>
<thead>
<tr>
<th>Planter</th>
<th>Description</th>
<th>Quantity</th>
<th>Plantings per Pot</th>
<th>Photos</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>J:</strong></td>
<td>Tall Modern Box Planter&lt;br&gt;Elegant Earth&lt;br&gt;custom 72&quot; L x 20&quot; W x 32&quot; H&lt;br&gt;finish: blanc&lt;br&gt;PL 732</td>
<td>2</td>
<td>2 Magnolia ‘Little Gem’ Espalier, 15 gal&lt;br&gt;3 Breeze Grass (Lamandra ‘Baby Breeze’, 3 gal)</td>
<td><img src="image1.jpg" alt="Image 1" /> <img src="image2.jpg" alt="Image 2" /></td>
</tr>
<tr>
<td><strong>K:</strong></td>
<td>Neutral Textured Orb Pot&lt;br&gt;Terrain, shopterrain.com&lt;br&gt;22&quot; Dia x 14.5&quot; H&lt;br&gt;finish: white&lt;br&gt;Style Number: 60304383</td>
<td>4</td>
<td>2 African Iris, 3 gal&lt;br&gt;2 Yellow Sweet Potato Vine, 1 gal&lt;br&gt;2 Black &amp; Blue Salvia, 3 gal&lt;br&gt;1 Sunpatiens, White, 1 gal&lt;br&gt;3 Lamium ‘Beacon Silver’</td>
<td><img src="image3.jpg" alt="Image 3" /> <img src="image4.jpg" alt="Image 4" /></td>
</tr>
<tr>
<td><strong>L:</strong></td>
<td>Large Biot Jar&lt;br&gt;Elegant Earth&lt;br&gt;23&quot; Dia x 37.5&quot; H&lt;br&gt;finish: white&lt;br&gt;OJ231</td>
<td>xx</td>
<td>1 Ligustrum Recurvifolium, 10 gal, cone shape&lt;br&gt;3 Variegated Asian Jasmine, 1 gal&lt;br&gt;3 Blue Daze, 1 gal&lt;br&gt;1 Supertunia ‘Royal Velvet’, 1 gal</td>
<td><img src="image5.jpg" alt="Image 5" /> <img src="image6.jpg" alt="Image 6" /></td>
</tr>
</tbody>
</table>

Contact: Charleston Gardenworks<br>patrick@charleston-gardenworks.com<br>843.822.4144
ENTRY GARDEN DETAILS

see layout plan to coordinate

General Masonry Notes:

1. Contractor shall verify all materials shown on plan with Landscaping Architect and confirm with Landscape Architect with any materials, product quality or other concerns. Quality of materials must meet or exceed expectations.

2. Contractor shall verify all dimensions and grades in the field prior to beginning construction. Walls and lengths shown on plans are approximate and should be adjusted to the actual wall block, with expressed attention to close tolerances. Verify any concerns with the Landscape Architect.

3. Generally all mortar joints are to be filled with 1/2" mortar unless otherwise noted. When selecting lime mortar on masonry units other color or grade contact Landscape Architect to verify selections. Note that brick and stone can be uniform or can vary slightly in color and shade due to the natural characteristics of the material.

4. See Layout Plan and Details for calls out of specific materials. Shuts in discrepancy issue prior to Landscape Architect for clarification of the plans.

5. Contractor shall make great care to mix materials from batch to batch for even distribution. Holcim materials shall be mixed for the entire job as in order to avoid variation of mixture or quantity in the mix.

6. Any and all necessary grading and drainage materials such as pipes and drain lines as well as 4" concrete base all grade changes will be made in the hard scape, retaining bed and installation scope. Final grades and drainage needs are to be reviewed on site after rough grading is completed and water must drain away from structures and meet not adversely affect neighboring properties. Refer to separate grading and drainage when available.

7. Any necessary grading and drainage systems to be reviewed on site after rough grading is completed and water must drain away from structures and must not adversely affect neighboring properties. Refer to separate grading and drainage when available.

8. Hard scape structures are expected to be installed grade within 1,500 foot radius with 1" base drained with gravel and sediments removed from the area, needs for the landscape contractor to begin work. Audible sound control and any other adjustments must be provided for final payment.

Window Box Detail  
Scale 1"=12'

Brick or Paver Walkway Detail  
Scale 1"=12'

Bluestone Paving Detail  
Scale 1"=12'
COURTYARD DETAILS

see layout plan to coordinate

#789 Hampton white cultured in liner
- north-east gray tinted concrete, narrow bands in exposed concrete

new brass stand pipe for more even water flow (pineapple removed)

Brick Sailer Border Detail

existing patterned landscape to remove (plaster removed)

Proposed Fountain Renovation

new cast stone base for fountain

new cast stone base for fountain

General Masonry Notes:

1. Contractors shall verify all materials shown on plans and contact Landscape Architect with any changes to product quality or other concerns. Quality of materials must meet or exceed specifications.

2. Contractor shall verify all dimensions and grades in the field prior to beginning construction. Widths and lengths shown on plans are approximate to the whole or half feet, with excess attention paid to corners lines and other obstructions on site. Verify any concerns with the Landscape Architect.

3. Generally all mortar joints are to be filled to 2/3 with very high bond mortar unless otherwise noted. When altering an existing mortar of another color or shade contact Landscape Architect to verify selections. Note that brick and stone sizes will vary and uniformity of joints must be allowed during layout of the paved areas to allow for straight and aligned joints over multiple courses of brick. Unless otherwise noted all exposed joints shall be placed.

4. See layout plan for details of specific materials. Should a discrepancy arise contact Landscape Architect for clarification of the plans.

5. Contractors shall use great care in the materials from pallet to deliverer for even distribution. All materials notes shall be placed for the entire project in order to avoid variation of thinning rates or quantity inconsistencies.

6. Any and all necessary grading and drainage materials such as pipes and drains boxes will be placed at contractor's expense. Any drainage required by the landscape contractor to be included in the landscape contract bid and will be paid for by the contractor.

hardscape contractors are expected to provide a finished grade within 1/2" of final grade with all base, radix and stone removed from the soil, ready for the landscape contractor to begin work. As built drawings include any site adjustments must be provided final payment.
Agenda Item #4

677 King Street - - TMS # 460-04-04-074

Appeal of BAR Staff Denial of Final Certificate of Construction Completeness, in accordance with Appendix D, Article III, Appeals Procedure.

c. 2021 | Old and Historic District
Agenda Item #3 (677 King Street)

Applicant's Presentation
CITY OF CHARLESTON  
2 George Street  
Charleston, South Carolina 29401

DEPARTMENT OF PLANNING, PRESERVATION AND SUSTAINABILITY  
843-724-3781  
Fax : 843-724-3772  
www.charleston-sc.gov/BAR

Property Address: 677 King St.  
TMS No.: 460-04-074

Review request:  
☐ Conceptual  ☐ New Construction  ☐ Alterations / Additions  ☑ Appeal Decision of Urban Design Staff  
☐ Preliminary  ☐ Repairs or repaint with no changes  ☐ Color Change  ☐ Demolition  
Meeting date requested: To Be Determined

Property Owner:  
Atlantic South Development

Applicant:  
McMillan Pazdan Smith Architects

Applicant’s mailing address:  
121 Calhoun St. Suite 200

City: Charleston  
State: SC  
Zip: 29401

Applicant’s e-mail address:  
nschutte@mcmillanpazdansmith.com

Applicant’s relationship:  
☑ Owner  ☐ Design Professional  ☐ Contractor  ☐ Real Estate Agent/Broker  ☐ Other

In your own words describe what you are requesting:  
Appeal of BAR Staff notice to not issue Final Certificate of Construction Completeness. In accordance with Appendix D, Article III. Appeals Procedure, please find the required appeal narrative attached.

Submittal Requirements: See BAR Submittal Requirements supplement for complete information. Zoning / Courtesy TRC approval required prior to making application for review. INCOMPLETE APPLICATIONS WILL NOT BE INCLUDED ON A BOARD AGENDA.

I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property or an authorized representative. I authorize the subject property to be posted and inspected, and the application to be heard by the Board of Architectural Review of the City of Charleston on the date specified.

Applicant’s signature:  
[Signature]

Print name legibly:  
Nathan Schutte

Date: 2/9/2022

For Office Use Only Below this Point

☐ The Board of Architectural Review has reviewed this request. Its findings are as follows:

☐ The Urban Design and Preservation Staff has reviewed this request. Its findings are as follows:

☐ Approval  ☑ Denial  ☐ Deferral  ☐ Approval with the following conditions:

☐ Final Approval is granted upon fulfillment of the above-specified conditions and is referred to the Preservation Staff for further action.

☐ Further Action/Final Approval Requires Board Hearing(s)  
App. No.:  
Date:

☐ Chairman’s or ☐ Staff’s Signature:

Arch. Rating:  
☐ Const. Date:

☐ Old and Historic Dist.  ☐ Old City Dist.  ☐ Landmark Dist.  ☐ North of Line St.

Date received:  
Fee amount:  
Receipt no.:  
Staff person:

1. An appeal of a Board decision stays all further action on applications.
2. This approval does not constitute approval by other City boards or departments. Prior to construction, all plans and specifications must be reviewed and approved by the Building Inspections Division and a building permit must be obtained and posted on the property.
3. This approval expires 2 years from approval date.
February 9, 2022

Mr. Lawrence Courtney  
City of Charleston, Urban Design and Preservation Division  
2 George Street  
Charleston, SC 29401

RE: 677 King Street  
Appeal of BAR Staff notice to not issue Final Certificate of Construction Completeness

Dear Mr. Courtney,

Per Appendix D, Article III. Appeals Procedure, this appeal is in response to the notification received from Lawrence Courtney, Staff Architect, January 28th, 2022. This correspondence is included below.

Good afternoon Nathan,

After a good deal of discussion and deliberation regarding 677 King St., we find ourselves with no further options to explore. Thus, our Division cannot give BAR Staff Approval for a Final Certificate of Construction Completeness, due to obvious deficiencies in the brickwork.

Per City Code Sec. 54-245, you can appeal this decision to the Board by submitting to me your notice specifying your grounds for appeal. I will then forward this to the Board. Upon receipt of the written appeal, the board shall fix a reasonable time for the hearing of the appeal, where you may appear on your own or by agent or attorney. If you have any questions, please don’t hesitate to call or email. We appreciate your help in this matter.

Regards,

Lawrence

Lawrence W. Courtney, AIA, NCARB | Staff Architect  
City Of Charleston | Urban Design and Preservation Division  
Department Of Planning, Preservation and Sustainability  
2 George Street | Charleston, SC 29401  
T:(843) 724-7443 | F:(843) 724-3772  
courtneyl@charleston-sc.gov | www.charleston-sc.gov

The design, development and construction team have met with City staff multiple times and understand that the presumed “obvious deficiencies in the brickwork” are in reference to the size and alignment of the mortar joints. The following narrative specifies the grounds of the appeal.
The presumed masonry deficiencies are not “obvious”.

The discussion regarding deficiencies have focused on the base of the building, a part of the project that can be viewed in immediate proximity. The appearance of the masonry should not be evaluated in immediate proximity.

ASTM C216 Standard Specification for Facing Brick provides guidance for evaluating the appearance of in-place work. The standard describes that the brick “shall be free of cracks or other imperfections detacting from the appearance of the designated sample when viewed under diffused lighting from a distance of 15 feet for Type FBX and a distance of 20 feet for Types FBS and FBA”.

The approved and installed brick is a textured brick, Carolina Ceramics’ Allendale Modular, and complies with ASTM C216, Grade SW, Type FBS. In accordance with ASTM C216 the appearance of the masonry should be evaluated at a distance of 20 feet.

The presumed deficiencies are not “obvious” when viewed from 20 feet.

The presumed masonry deficiency is not deficient.

The building was designed and approved to juxtapose the sharp and clean detailing and installation of the metal panel and metal elements against the textured hand laid brick. The BAR-approved and installed brick is a textured brick, Carolina Ceramics’ Allendale Modular, and complies with ASTM C216, Grade SW, Type FBS.

1. Type FBS refers to the Appearance Classification indicating “Facing Brick Standard Production” and includes the Dimensional Tolerance. In the context of this project the image below reflects the variation present in the masonry. Variation in the brick is within “Facing Brick Standard Production” Dimensional Tolerance.

Photograph 1: This photograph illustrates the variation in brick dimension present in the masonry at 677 King Street.
2. The mockup review process culminated in a revised mortar joint profile. The mockup was originally constructed with a conventional concave profile. As intended, the textured edges of the brick filled with mortar presenting an inconsistent edge. At the recommendation of staff, the design and construction team studied alternate mortar profiles. After the construction of an alternate masonry panel, further discussion with staff including their approval, and with an Owner willing to take on the increased cost, a raked joint was selected to take the emphasis off of the mortar and increase the legibility of the brick and its texture. The legibility of variation in the brick does not mean it is deficient.

The design of the building and the non-uniform brick choice were approved by the BAR, and the intended mortar profile was adjusted based on the mockup review at request of BAR staff. The construction was performed as approved, and hence there is not deficiency based on which the City may deny a Final Certificate of Construction Completeness.

Thank you,

Nathan J. Schutte, AIA

Photograph 2: Original 677 King Mockup (portion) with concave mortar joints. The mortar overlaps and infills the texture along the edges of the brick. The texture of the brick is legible in the mortar joint as the mortar joint is the prominent visual element of the wall.

Photograph 3: Raked Joint sample panel. The mortar is set back from the face of the masonry. The texture of the brick is legible in the brick itself as the brick is the prominent visual element of the wall.
Photograph 4: Original 677 King Mockup (portion with pilaster) with concave mortar joints. The variation in the mortar overlaps and infills the texture along the edges of the brick. The texture of the brick is legible in the mortar joint as the mortar joint is the prominent visual element of the wall.

Photograph 5: Masonry pilaster as installed on the building. The variation in the mortar joints are present, as they were in the mockup. The texture of the brick remains legible with the brick as the prominent visual element.

Photograph 6: Original 677 King Mockup (interior corner of pilaster). The masonry of the pilaster was laid contiguous to the wall creating an alternating mortar joint appearance in the interior corner of the pilaster.

Photograph 7: Masonry pilaster as installed on the building. The masonry of the pilaster was laid contiguous to the wall creating an alternating mortar joint appearance in the interior corner of the pilaster.
Photograph 7: View of a typical retail entrance and surrounding masonry installation.