

BOARD MEMBERS PRESENT: JOHN ROBINSON (CHAIR), EDDIE FAVA, JAMES MEADORS,
LEON SCOTT, JAY WHITE
STAFF MEMBERS PRESENT: TORY PARISH, LAWRENCE COURTNEY



RESULTS

BOARD OF ARCHITECTURAL REVIEW-LARGE

August 11, 2021 4:30 P.M. virtually via Zoom Webinar

1. **102 President Street - - TMS #460-11-04-023** **BAR2020-00376**
Request final approval for new construction of seven-story mixed-use student housing development.
(Cannon-Elliottborough) | Height District 5 | Old City District
Owner: Josh Fogle
Applicant: Tony Giuliani/Goff D'Antonio Associates

WITHDRAWN BY STAFF

2. **194 Cannon Street - - TMS #460-10-04-013** **BAR2020-000120**
Request final approval for new construction of 175 room hotel.
(none) | Height District 85/125 | Old City District
Owner: 194 Cannon Street, LLC
Applicant: Dylan Towe/LS3P

MOTION: Final Approval with Board and Staff comments and Final Review By Staff.

MADE BY: White SECOND: Meadors VOTE: FOR 5 AGAINST 0

Staff Comments:

1. In terms of its overall design, materials and color palette, the project has changed very little from what was last submitted and approved at Board Preliminary Review.
2. The louvers at the top floor continue to be visually bothersome but may not be as much so when built.
3. Applicant has addressed almost all of Staff and Board Comments adequately or has offered a satisfactory explanation for not doing so.
4. It is understood that while signage will be reviewed separately, Board comments regarding the blade signs are noted.
5. Flood panels are to have a button-cap type cover colored to match adjacent material when the flood panel anchorage system is not in place.
6. No options have been submitted for the decorative panel overlay on VTAC screens. Various options should be explored and presented to the Board at Mock-Up Review.

Staff Recommendation:

Final Approval with Board and Staff Comments and Final Review by Staff.

Board Comments:

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

- 3. 194 Cannon Street - - TMS #460-10-04-013 BAR2020-000121**
Request final approval for new construction of parking garage with ground level retail associated with adjacent 175-room hotel.
(none) | Height District 85/125 | Old City District
Owner: 194 Cannon Street, LLC
Applicant: Dylan Towe/LS3P

MOTION: Final Approval with Board and Staff comments incorporated. It is understood that the north wall mural would be resubmitted for separate approval at a later date, and that additionally, the issue of the corners of the louvered surfaces are to incorporate these Board and Staff comments and be acceptable to Staff.

MADE BY: Fava **SECOND:** White **VOTE:** FOR 5 AGAINST 0

Staff Comments:

1. Previous Staff Comment #1 from May 12, which was adopted and which clarified Staff Comment #5 from April 14, has not been addressed. The response for this comment was "No comment". This comment was an effort to break up the horizontal expanses or spans of the fins. At this point, the Board should determine if they are ok with the continuous expanses of the fins as proposed.
2. Previous Staff Comment #7 and Board discussion from May 12, which were adopted, encouraged the consideration of implementing more place-specific art for the north wall or relating the north wall to the other elevations of this building. While the art has been muted in color, the Board should determine if the direction of the art is approved. The art relates to the graphics found within the stair tower, but these are not place-specific. Staff is open to either direction. It was also contemplated that a competition among local artists may be a way of deciding a mural design.
3. Previous Board Comment included the direction to restudy the treatment of the fins at the SE corner. Previously, the fins on the south side overlapped the fins on the east side. Currently, as proposed, the fins on both the east and south walls are stopped just shy of the corner, and the stucco corner is exposed. Staff finds this to be more successful than the previous version. Board discussion of May 12 indicated the fins turning the corner with the potential to place one or two on an angle. Board should discuss the revised intersection and whether previous concerns have been addressed.
4. Section A3/A-3501 is a section through the storefront recesses. This section indicates a ceiling within the recess. The enlarged details A1/A-3551 and B5/A-3552 do not show the presence of a ceiling at this location. Please confirm the treatment for this location and its finish.
5. Considering the pedestrian route between the hotel and the parking garage, deepen the sidewalk at the south end of the park to coordinate with the retail hardscaping. This treatment would be similar to the enlarged hardscaping areas on the corner with the hotel.
6. Fins and other metal elements shall have a high-performance finish, and if possible, shall be factory-applied.
7. Flood panels are to have a button-cap type cover colored to match adjacent material when the flood panel anchorage system is not in place.

Staff Recommendation:

Based on prior acceptance of architectural direction, Staff recommends final approval with Final Review by Staff of "For Permit" drawings.
It is noted that a Mock Up sample panel drawings package and a Signage package will be reviewed separately.

Board Comments:

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

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4. **250 Spring Street - - TMS # 460-10-02-004** **BAR2021-000562**
Request final approval for renovation of existing hotel.
Not Rated | Westside | c. 1977 | Old City District
Owner: Spring Street Holdings, LLC
Applicant: Robert W. Ponder

WITHDRAWN BY APPLICANT

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5. **609 King Street - - TMS # 460-08-02-015** **BAR2021-000518**
Request final approval for complete demolition of structure.
Category 0 | Cannon-Elliottborough | c. 1925-1935 | Old and Historic District
Owner: Evening Post Publishing Co.
Applicant: Richard Gowe/LS3P

MOTION: Deferral for a definitive study into the structural condition identifying original fabric that still exists and continued study of the historic, architectural, and aesthetic features, nature and character of surrounding area, and historic or culturally important use.

MADE BY: Meadors SECOND: White VOTE: FOR 4 AGAINST 1

Staff Comments:

1. As part of the Planning, Preservation, and Sustainability Department, the BAR Staff exists within the Urban Design and Preservation Division, and we find that these two disciplines are at odds with each other over this Application.
2. Architecturally, the building has an art deco themed front façade composed of simple stucco detailing. We do believe this to be the original façade and find it to be the character-defining feature of the building. The remainder of the building is a simple one-story block building with no notable detailing or façade treatment.
3. The building received a rating of 0 during the 1986 architectural inventory. It was not rated during the 1974 categorization.

