

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



MEETING RESULTS
BOARD OF ARCHITECTURAL REVIEW-LARGE

September 22, 2021 4:30 P.M. virtually via Zoom Webinar

- 1. 810 Meeting Street - - TMS # 461-09-01-010** **BAR2020-000173**
Request one-year extension of Preliminary Approval for new construction of a hotel originally granted on January 22, 2020.
East Central | Historic Corridor District
Owner: TMG 810 Meeting Street LLC
Applicant: Stephen Ramos / LS3P

MOTION: Approval of a first one-year extension of Preliminary Approval to expire on January 22, 2023.

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

Staff Observations:

1. This is a vested right first extension of this Approval which is good for one year and may be renewed four more times in one-year increments, per Ordinance Section 54-962.

Staff Comments:

1. This is a vested right requiring automatic Board approval if submitted in a timely manner.

Staff Recommendation:

Approval of a first one-year extension of Preliminary Approval to expire on January 22, 2023.

Board Comments:

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

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- 2. 48 Meeting Street - - TMS # 458-13-01-018** **BAR2021-000608**
Request approval of Mock-Up Panel for new construction of a two and three-story educational building.
Charlestowne | Old and Historic District
Owner: First Baptist Church of Charleston
Applicant: Aaron Bowman / Liollio Architecture

MOTION: Approval of Mock-Up incorporating Board and Staff comments

BOARD OF ARCHITECTURAL REVIEW-LARGE

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MADE BY: Meadors

SECOND: Sobchuk

VOTE: FOR 4

AGAINST 0

(Jay White recuses.)

Staff Observations:

- 1. Applicant requested Staff for site visit and feedback a couple of months ago. Most of Staff's feedback has been addressed.

Staff Comments:

- 1. All exposed metal should have a hemmed edge. The 45-degree kick on the copper parapet cap may be acceptable as long as it is consistently mitered at all corners. However, this has not previously been the direction of the Board.
- 2. Provide consistency with the sealant around fenestration elements. The sealant color should be fine-tuned to match the generalized brick and mortar blended color.
- 3. Revise the door frame color to black to be consistent with other fenestration elements.
- 4. The approved hardscaping, which consisted of an elegant paver pattern, is not shown, and what is proposed in the mock-up for hardscaping is a big downgrade. With Board deliberation on location and visibility, and if the design intent has changed from the original pattern, work with Staff on acceptable material, color, and pattern for hardscaping.

Staff Recommendation:

Approval of Mock-Up for building only with site hardscaping to be deferred, incorporating Board and Staff comments.

Board Comments:

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

3. 850 Morrison Drive - - TMS # 459-02-00-002 BAR2021-0006000

Request approval of Mock-Up Panel for new construction of an office building.

Ports Area | Historic Corridor District

Owner: Origin Development Partners

Applicant: Roberto Paredes

NOTE: The Board convened at the address on Tuesday, September 21, 2021 for a site visit at 4:00 pm.

MOTION: Approval of the Mock-Up incorporating Staff and Board comments.

MADE BY: Meadors

SECOND: Sobchuk

VOTE: FOR 5

AGAINST 0

Staff Observations:

- 1. The Mock-Up was wet when this visit occurred, making it difficult to ascertain colors of some elements or assemblies (primarily brick and mortar). While it is thought that these will be all acceptable when dry, photographs should be taken and reviewed with Staff.
- 2. While the Mock-Up is acceptable overall, it would benefit from an overall tightening up of joints, especially at metal elements.

Staff Comments:

1. Exposed fasteners on some of the metal elements are to be eliminated to the extent possible and particular care is to be taken at the metal panel corners to provide a tight, clean miter. If fasteners are exposed by design, they should be painted to match adjacent material. Exposed pop rivets are not acceptable anywhere.
2. While the explanation of the exposed brick voids is noted, Staff prefers a solid brick at this screen wall.
3. Brick joints are to be consistently uniform. It is noted that a few of the head joints are excessively wide.
4. Staff prefers the Smooth Cedar diagonal column base as the joints are less conspicuous.
5. The joint between the brick screen wall and the adjacent brick wall needs to match the generalized brick/mortar blended color better.
6. The LED lighting at the open area soffit needs to be studied on site and adjusted to make sure that glare is not an issue.
7. Hardscaping is acceptable.

Staff Recommendation:

Approval of Mock-Up with Board and Staff comments.

Board Comments:

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

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- 4. 1080 & 1090 Morrison Drive - - TMS # 461-09-03-003 BAR2020-000131**
Request approval of Mock-Up panel for new construction of an office building with ground floor retail and parking deck.
East Central | Historic Corridor District
Owner: 1074 Morrison LLC
Applicant: Zach Carman / The Middleton Group

NOTE: The Board convened at the address on Tuesday, September 21, 2021 for a site visit at 4:30 pm.

MOTION: Deferral incorporating Board and Staff comments.

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

Staff Observations:

1. While the Mock-Up was wet during the site visit, the color and texture of most elements were clear and this should not be a problem.
2. As seen on other projects recently, this metal panel system is challenging to install well and to execute without corners or other elements that read as they might with a vinyl siding application.
3. Generally, joints and corners in the metal panels and other metal elements need to be tightened up significantly with the elimination of exposed fasteners. Where exposed fasteners cannot be avoided, they should be painted to match adjacent material.

Staff Comments:

1. Two metal panel outside corner types are shown on the Mock-Up. Staff prefers the more minimalistic and clean, reading less like a vinyl siding installation.
2. Mitered metal panel surrounds with J molds need to be restudied to be less like typical vinyl siding detailing.
3. The typical light colored sealant color should better match adjacent materials so as to be visually inconspicuous.
4. The thru-wall flashing which is painted needs to be more of a generalized brick/mortar blended color to be visually inconspicuous.
5. It is understood that there will be flashing above the slate panels. Applicant is to work with staff on the execution of this.
6. Exposed concrete edges are to have more clean and straight edges with consistent paint application.
7. The 45degree drip at the parapet cap is to be eliminated with the drip turned into a flat vertical surface held as close to the metal panels below as possible.
8. The wood fence is acceptable.
9. The representation of site walls and hardscaping is acceptable.
10. Although the outside brick corners are done well. Staff prefers solid rather than mitered corners.
11. Exterior sill flashing at windows and steel vertical pieces are to be painted the generalized brick/mortar color rather than the black of these elements.
12. Joints at the underside of the slate panels are to be tighter and sealed with a color to match the adjacent material.

Staff Recommendation:

Deferral, primarily for the reworking of metal parts.

Board Comments:

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

- 5. 363, 367, & 369 King Street - - TMS # 457-04-02-029/028/027 BAR2020-000373**
 Request final approval for new construction of a student housing development behind existing historic structures to be rehabilitated.

Category 3 & 4 | c. 1892; c. pre 1884 | Old and Historic District
 Owner: 23 Bond Owner 363-369 King LLC
 Applicant: Stephen Ramos/ LS3P

MOTION: Final Approval with Board and Staff comments

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

Staff Observations:

1. Staff appreciates the use of cast iron for the replacement columns at the front of 363 King Street as opposed to the previously proposed wood and believes this to be a most durable and appropriate column material for this Richardson Romanesque style building.
2. While typically we would not use vinyl windows in this district, much of this building will not be visible from the public ROW, and if the Board would like to entertain or to learn more about the proposed windows, this can be studied in the mock-up.

3. The areas which changed from metal to brick and from GFRC to metal panel are both positive moves.
4. Full brick instead of thin brick is a good upgrade providing deeper insets at windows.

Staff Comments:

1. Per Staff observation, much of this building will not be visible from the public ROW. Additionally, Board determination on the proposed window can be reviewed in the mock-up. Otherwise, an alternate window should be submitted for review.
2. Per previous staff comment #9, the sill projection has been reduced. While a 3/4" projection may have been too much of a reduction, this also can be reviewed on the mock-up unless otherwise addressed.
3. Staff understands all previously proposed thin brick to have been replaced with full modular brick. However, thin brick is shown on page A-203. Please confirm which, if any, areas are proposed in thin brick.
4. FRP can be a good material but comes in a wide range of thicknesses and finishes. Material shall be supplied for review at the mock-up.

Staff Recommendation:

Board Comments:

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

6. Introduction of Courier Square Phase 2

For information only; no vote. (5 minutes)

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: Denial for general architectural direction with related massing considerations and with Board and Staff comments.

MADE BY: White

SECOND: Sobchuk

VOTE: FOR 4

AGAINST 1

Staff Observation:

1. The proposed presents the fundamental question of multiple expressions versus the greater perceived authenticity of a single expression. A general observation for all three of the buildings presented today, as part of Courier Square Phase 2, is that Morris Square is a good example of how a single expression may be broken into smaller masses which blend better with the existing streetscapes and incorporate similar elements from its surroundings. If multiple

expressions are deemed appropriate, they should be separated by recessed hyphens, significant planar offsets, or other devices.

Staff Comments:

1. Revise the windows to be more vertically proportioned, per the BAR Principles. Additionally, confirm window sizes for vertical sizing hierarchy on the elevations.
2. Study the ability to increase the height of the turret as it appears too low.
3. At the King/Line Street expression (eastern expression), the rustication should be limited to the ground level to emphasize the building's base.
4. At the King Street elevation, at the larger storefront expanse, as part of re-proportioning the windows, study aligning the vertical storefront framing with the brick portions above. Additionally, consider extending the brick to the ground plane at this location.
5. Include all shutter hardware and confirm properly sized shutters to fit at the balconies as proposed.
6. Where the architectural expressions come together, consider adjusting the cornices for a cleaner intersection if the multiple expression language is approved.

Staff Recommendation:

Denial for architectural direction and related massing considerations.

Abbreviated Board Comments:

- An immediate success of this project is that its scale is not predicated by structured parking. Proposal immediately fits the street more comfortably than trying to hide a parking garage. Great development strategy. Regarding expressions, we see the same philosophical problem of treatment of two joining expressions from Courier Square 1 but on a smaller scale. Plenty of party wall buildings do exist in Charleston, but we don't see historic examples of one building trying to appear as two. Understand trying to shift the architecture of the building to the residential context which is appropriate but making half the building appear as a single house is unsuccessful. Agree with staff comments in regard to this issue and with staff recommendation.
- Agree with previous Board Member. Also, the competition of elements is confusing. Don't understand this to be the first building one sees in Charleston. There is a nice character in the hand drawings but this is not seen in plan.
- Agree with Applicant's general direction with the King Street façade. Like the building and what occurs at the roof line. Staff comment regarding differentiation at and additional height on the tower is merited. Richness of this façade is important. While not an entrance or marquis at a gateway, it is important that the massing and scale be great. Applicant's idea to step the building down is plausibly the correct idea and the correct design notion. Concern is that the Line Street expression does not differentiate itself enough from the brick portion that it adjoins. It does not depict two separate buildings. Blending into the neighborhood is a good idea for this location. Merit is in the brick structure at this intersection and sensitivity to the neighborhood.
- Good continuation of what is happening on King Street. Biggest issue is turning onto Line Street and the suddenly artificially different part of the building which is taking away from the massing of the building but trying to speak to the single houses. Need to restudy the detailing and the multiple expression use on Line Street.
- Agree with Staff recommendation.
- A lot to be admired about the proposal especially if the massing was slightly adjusted. Arrive at motion based on competing expressions on the building. Denial is clearest and most concise way to convey Board's intentions.

For full 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 BAR2021-00612**
Request conceptual approval for a 50-unit apartment building.
(Courier Square Phase 2, Building 3)
Cannonborough/Elliotborough | Height District 2.5-3 | Old City District
Owner: Ron Owens / Evening Post Industries Inc.
Applicant: Dylan Towe / LS3P

MOTION: Denial of this application with Board and Staff comments and massing

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

Staff Observations:

1. If multiple expressions are deemed appropriate, they should be separated by recessed hyphens, significant planar offsets, or other devices.

Staff Comments:

1. Consider a singular architectural expression instead of the multiple expressions. Staff appreciates the extensive effort to study and identify the streetscape language both in massing, materials, and architectural expressions. However, we believe that the building can be massed within a singular architectural expression and successfully incorporated into the streetscape.
2. If the multiple expression composition is deemed appropriate, adjust the center expression by reconsidering the arched top windows and applying shutters more consistently.
3. Modulate the building with recesses and articulation that respond to the rhythm of Charleston streets.
4. When and where possible, individual exterior apartment entries are encouraged.
5. Shutters are being used to help develop the multiple expressions. These will always need to be sized to the opening for which they are attached, provided with appropriate hardware, and applied consistently within each of any of the individual expressions.
6. Some of the parapet profiles, such as the one at the center expression of St. Philip Street appear a bit unnecessary and tools for the development of the multiple expression.

Staff Recommendation:

Denial for architectural direction and related massing considerations.

Abbreviated Board Comments:

- Chalmers Street precedent presents a peacefulness and while don't expect or desire for this new project to look like it, but it gives a peaceful feeling. Agree one or more expressions can be incorporated successfully within this project. Don't feel the peace with this. Do see a continuation of window sizes that feel the same not that they have to be on this project. Mistake to replicate this in the project. Don't understand some of the presentation.
- The top right image of precedents shows the buildings are near identical except for the color and sometimes that is all you need for differentiation. Trying too hard to break down the massing with different languages applied in a haphazard way. Precedent images show a simple, vernacular, purposeful, functional, and not seeing it in this proposal.

- Other examples include the charming townhomes on Bull Street which share same material and have no break in plane but can read the scale and proportions and the streetscape is made wonderful by them. Understand the desire, but this proposal will not improve the streetscape. Agree with preservation community and staff recommendation.
- Precedents images show multiple expression but complimentary architecture of the same period. What we see on the proposal of styles put together is not working. Not improving the street. Actually taking away from what it there. Simplify. Doesn't have to have hyphens; needs a sensitive approach to scale and window locations. Arched windows have nothing to do with the streetscape altogether. Support denial of proposal right now.

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

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- 9. 230 St. Philip Street - - TMS # 460-08-02-012/109/110/111/112 BAR2021-00613**
Request conceptual approval for a 28-unit apartment building.
(Courier Square Phase 2, Building 4)
Cannonborough/Elliotborough | Height District 2.5-3 | Old City District
Owner: Ron Owens / Evening Post Industries Inc.
Applicant: Dylan Towe / LS3P

NO VOTE; WITHDRAWN BY APPLICANT after Staff comments and recommendation.

Staff Observations:

1. If multiple expressions are deemed appropriate, they should be separated by recessed hyphens, significant planar offsets, or other devices.

Staff Comments:

1. Consider a singular architectural expression instead of the multiple expressions. Staff appreciates the extensive effort to study and identify the streetscape language both in massing, materials, and architectural expressions. However, we believe that the building can be massed within a singular architectural expression and successfully incorporated into the streetscape.
2. Modulate the building with recesses and articulation that respond to the rhythm of Charleston streets.
3. When and where possible, individual exterior apartment entries are encouraged.
4. Shutters are being used to help develop the multiple expressions. These will always need to be sized to the opening for which they are attached, provided with appropriate hardware, and applied consistently within each of any of the individual expressions.

Staff Recommendation:

Denial for architectural direction and related massing considerations.
