



CITY OF CHARLESTON BOARD OF ARCHITECTURAL REVIEW – LARGE

MEETING RESULTS

OCTOBER 11, 2023

4:30 P.M.

2 GEORGE STREET

BOARD MEMBERS PRESENT: John Robinson (Chair), Seaton Brown, Steve Ramos (Alternate), Luda Sobchuk, Jay White

STAFF MEMBERS PRESENT: Tory Parish, Lawrence Courtney, Travis Galli

A. Minutes

1. Approval of Minutes from September 27, 2023 Meeting

DECISION: APPROVED

MOTION: to approve as submitted.

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

B. Applications

1. 995 MORRISON DRIVE

TMS #461-13-03-024 | BAR2023-001235

Not Rated | East Central | c. 1973 | Historic Corridor District

Requesting demolition of old body shop to foundation and slab.

Owner: Charleston County

Applicant: Charleston County Facilities

NOTE: The Board convened at this address on Tuesday, October 10, 2023 at 4:30 p.m. for a site visit.

DECISION: APPROVED

MOTION: Approve

MADE BY: Brown SECOND: Ramos VOTE: FOR: 4 AGAINST: 0

J. White recuses.

STAFF CONTEXT & ANALYSIS:

The structure is an auto-oriented utilitarian warehouse style building with regular fenestration consisting of large garage doors. The structure is not unique to Charleston or architecturally significant, and Staff has uncovered no cultural significance at this time.

STAFF RECOMMENDATION: Final Approval for demolition.

NOTE ON ITEMS 2, 3, AND 4:

BOARD COMMENTS:

Item #2, 502 King Street, is a timely made extension request. Item #3, 510 King Street, is a timely made extension request. Item #4, 498/502/510, is a timely made extension request.

Board decides to approve items #2, #3, and #4 in an omnibus motion. If a way exists to modify the code that requires the Board to grant these extensions and to delegate these to Staff, Board would like to this to be considered.

MOTION: Approval

MADE BY: White SECOND: Sobchuk VOTE: FOR: 4 AGAINST: 0

S. Ramos recuses.

2. 502 KING STREET

TMS #460-12-02-018 | BAR2021-000633

Cannonborough/Elliottborough | Height District 4 and 8 | Old and Historic District

Request third one-year extension of property owner's vested rights of approval for demolition of a rear warehouse building originally granted on February 26, 2020, pursuant to Article 9, Section 54-962 of the Zoning Ordinance.

Owner: Charleston OZ Site 1, LLC & Charleston Site 2, LLC

Applicant: Eric Seid

STAFF NOTE:

This Extension has been presented in a timely manner and with the BAR-L being the final Governing Body to approve it, it must now extend this Vested Right.

STAFF RECOMMENDATION:

Approval of the third one-year Extension of the Partial Demolition Approval Vested Right to expire on February 26, 2025.

3. 510 KING STREET

TMS #460-12-02-017 | BAR2021-000634

Cannonborough/Elliottborough | Height District 4 and 8 | Old and Historic District

Request third one-year extension of property owner's vested rights of approval for various demolitions originally granted on February 26, 2020, pursuant to Article 9, Section 54-962 of the Zoning Ordinance.

Owner: Charleston OZ Site 1, LLC & Charleston Site 2, LLC

Applicant: Eric Seid

STAFF NOTE:

This Extension has been presented in a timely manner and with the BAR-L being the final Governing Body to approve it, it must now extend this Vested Right.

STAFF RECOMMENDATION:

Approval of the third one-year Extension of the Partial Demolition Approval Vested Right to expire on February 26, 2025.

4. 498, 502, 510 KING STREET & 86 MARY

TMS #460-12-02-017/018/019/021 | BAR2020-000215

Cannonborough/Elliottborough | Height District 4 and 8 | Old and Historic District

Request third one-year extension of property owner's vested rights of conceptual approval of mixed-use and hotel development originally granted on February 26, 2020, pursuant to Article 9, Section 54-962 of the Zoning Ordinance.

Owner: Charleston OZ Site 1, LLC, Charleston Site 2, LLC

Applicant: Eric Seid

STAFF NOTE:

This Extension has been presented in a timely manner and with the BAR-L being the final Governing Body to approve it, it must now extend this Vested Right.

STAFF RECOMMENDATION:

Approval of the third one-year Extension of the Partial Demolition Approval Vested Right to expire on February 26, 2025.

5. 657, 661, 663 KING STREET

TMS #460-04-04-092/091/090 | BAR2023-001165

New Construction | N/A | Height District 4 | Old and Historic District

Request preliminary approval with details to staff for a new 4-5 story mixed-use building. The design includes 16 accommodations units over ground floor retail and surface parking.

Owner: Atlantic South Development

Applicant: Nicholas Galizia / Bello Garris Architects

DECISION: APPROVED

MOTION: Preliminary Approval with Board conditions and Staff comments and with Final Review by Staff or permit drawings

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

STAFF NOTE:

The revisions to the material palette, windows, and color palette unify the overall project while protecting the richness in detail and delightful material relationships. The proposed revisions bring a cohesion to all sides of the building which, as this will be a very visible project, show a respect to the nature of its relationships with all public rights-of-way.

Board should deliberate or confirm if there are any unique conditions that should be in the mock-up, such as various brick joints, as the mock-up will be your guarantor for craftsmanship on the building.

STAFF RECOMMENDATION:

Preliminary Approval with Board conditions and with Final Review by Staff or permit drawings.

BOARD COMMENTS:

- Agree with Staff's comments and recommendation. Loading the mock-up with as many unique masonry conditions as possible would be worth it for quality control. Appreciate the simplification of the palette as it improves the composition; now more legible and orderly.
- Incumbent on this project that the mock-up be correct and reflect the unique brick conditions.
- Agree with Staff comments and previous Board member and recommend approval.

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

6. 120 ST. PHILIP STREET (FORMERLY 15 RADCLIFFE STREET)

TMS #460-16-02-080 (fmr #460-16-02-033) | BAR2023-001236

Rated 4 | Radcliffeborough | c.1885 | Height District 2.5-3 | Old and Historic District
Requesting repairs and additions to 120 St Philip Street, previously known as 15 Radcliffe Street.

Owner: 120 St. Philip Street LLC

Applicant: Joseph Schmidt / Evans and Schmidt Architects

DECISION: APPROVED

MOTION: Conceptual Approval with Staff comments and Board comments regarding the masonry foundation.

MADE BY: White **SECOND:** Sobchuk **VOTE: FOR:** 4 **AGAINST:** 1

STAFF NOTE:

1. The rear addition shown in the existing drawings was demolished prior to the relocation as part of the approval on January 11, 2023.
2. Removing the brick column base at the front porch in lieu of reconstructing what is believed to be the original column size and profile is appropriate. The Secretary of the Interior's Guidelines for Reconstruction recommend, "removing or altering entrances and porches and their features from other historic periods such as a later porch railing or balustrade."

STAFF CONDITIONS FOR APPROVAL

1. Foundation material at sides and rear of existing building was brick, and brick is the preferred material at the new location. Though presumably easier to place the building on a CMU foundation with stucco and the addition of brick on this exterior might be complicated, please study what can be done to mimic the original exterior.
2. For better composition, additional windows are preferred on the north side of the proposed addition, though windows would not typically dominate this side and this wall is further back from the public right-of-way. Detail new windows with a sill, rather than picture-framing these, for preliminary review.

3. Proposed addition is subordinate to the existing structure in mass and height. Differentiation is minimal, consisting of a simpler cornice and lower pitched roof, while the window size, window grids, and exterior siding material match that of the existing structure. Typically, BAR would seek additional differentiation to make evident that the addition is not original to the historic house, and Staff suggests accommodating this through a subtle change of siding exposure or profile.
 - a. From the Policy Statement of Charleston Standards: “Additions or exterior alterations to historic properties should be sympathetic to historic materials, features, and spatial relationships that characterize the property. The new work should be compatible with the historic materials, features, size, scale, proportion, and massing to protect the integrity of the property and its setting. To respect the authenticity of the historic structure and its context and setting, the new alterations or additions should be clearly discernible from the old. The differentiation may or may not be stylistic, and may be as subtle as a change in building footprint, material, or other means.”
 - b. From The Secretary of Interior’s Standards for the Treatment of Historic Properties: “Designing a new addition in a manner that makes clear what is historic and what is new” is recommended, while “duplicating the exact form, material, style, and detailing of the historic building in a new addition so that the new work appears to be part of the historic building” is not recommended.

STAFF RECOMMENDATION:

Conceptual Approval for Height, Scale, and Mass and for General Architectural Direction incorporating Board and Staff conditions.

BOARD COMMENTS:

- Agree with Staff’s comments and recommendation.
- At south façade, comment about brick on CMU may be hard to accomplish because of alignment and structural conditions, but maybe something possible.
- Can make a brick pier that is structural. Could support all of structure on piers and some places have a brick curtain wall. Would be good with as much care is going into preserving the balance of the building, makes sense to pay the same attention to the foundation as well.
- When initially discussing the relocation from Radcliffe to St. Philip Street, historical context was shared related to the neighborhood. Lead to believe that the home would be restored and in its current state and would not be proposed with an addition especially a significant addition, as proposed. If looking to maintain the integrity of the building which is it was approved to be moved, it should be restored in its current state with no addition.
- Addition is large but still subordinate to the remainder of the house. The project submittal is lean with no site plan showing building and addition in relation to buildings on either side. Also, no 3d images. Addition will be visible, with a sizable gap between it and building on either side. If it had a brick foundation before, it should be built back with a brick foundation, whatever method is necessary. Brick to stucco would be a downgrade.
- For clarification, the house was originally built for a prominent black African-American reverend of the AME church and was lived in by black individuals rented out be the family.

- How many residences in downtown have screen porches? Might be better as an open porch. There are screened porches on historic homes in Charleston, including south of Broad.
- Building had an addition so replacing it with another addition, even bigger, is still appropriate.
- Appreciate staff reference to Secretary of Interior's Standards and application is meeting these. Also, we ask that additions of this nature be subordinate, and this proposal is.

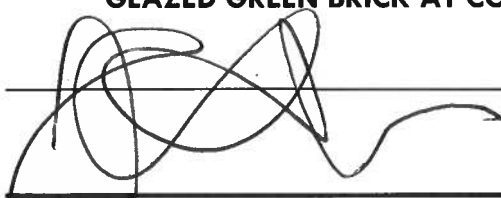
For full Board comments, please visit the City of Charleston's YouTube channel.

C. OTHER BUSINESS

1. DISCUSSION AND VOTE ON PROPOSED REVISIONS TO RULES AND PROCEDURE OF THE BOARD OF ARCHITECTURAL REVIEW RELATED TO MEETING SCHEDULES.

Withdrawn By Staff

2. BOARD MEMBER INTRODUCED DISCUSSION RELATED TO PROJECT CHANGES AND TRIGGER OF BOARD REVIEW, STAFF REVIEW, OR NO REVIEW, REFERENCING GLAZED GREEN BRICK AT COLLEGE OF CHARLESTON SIMONS CENTER.



John E. Robinson, Chairperson

10-25-2023
Date



Tory J. Parish, BAR-L Administrator

Oct. 25, 2023
Date