

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



MEETING RECORD  
**BOARD OF ARCHITECTURAL REVIEW-LARGE**

October 27, 2021 4:30 P.M. virtually via Zoom Webinar

- 1. 502 King Street - - TMS # 460-12-02-018 BAR2021-000633**  
Request first one-year extension of approval for demolition of a rear warehouse building originally granted on February 26, 2020, pursuant to Article 9, Section 54-962 of Zoning Ordinance.  
Cannonborough/Elliottborough | Old and Historic District  
Owner: Charleston OZ Site 1, LLC & Charleston Site 2, LLC  
Applicant: Eric Seid

MOTION: Approval of a first one-year extension of approval for demolition, pursuant to Article Section 54-962 of the Zoning Ordinance, to expire on February 26, 2023.

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

Staff Comments:

1. This is a vested right first year 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.

Staff Recommendation:

Approval of a first one-year extension of approval for demolition to expire on February 26, 2023.

Board Comments:

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

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- 2. 510 King Street - - TMS # 460-12-02-018 BAR2021-000634**  
Request first one-year extension of approval for demolition of a rear warehouse building originally granted on February 26, 2020, pursuant to Article 9, Section 54-962 of Zoning Ordinance.  
Cannonborough/Elliottborough | Old and Historic District  
Owner: Charleston OZ Site 1, LLC & Charleston Site 2, LLC  
Applicant: Eric Seid

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MOTION: Approval of a first one-year extension of approval for demolition, pursuant to Article Section 54-962 of the Zoning Ordinance, to expire on February 26, 2023.

MADE BY: Meadors / SECOND: White

VOTE: FOR 5 / AGAINST 0

Staff Comments:

1. This is a vested right first year 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.

Staff Recommendation:

Approval of a first one-year extension of approval for demolition to expire on February 26, 2023.

Board Comments:

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

**3. 498, 502, & 510 King Street and 86 Mary Street - -  
TMS # 460-12-02-017/018/019/021**

**BAR2020-000215**

Request first one-year extension of conceptual approval originally granted on February 26, 2020, pursuant to Article 9, Section 54-962 of Zoning Ordinance.

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

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

Applicant: Eric Seid

MOTION: Approval of first one-year extension of conceptual approval, pursuant to Article Section 54-962 of the Zoning Ordinance, to expire on February 26, 2023.

MADE BY: White / SECOND: Scott

VOTE: FOR 5 / AGAINST 0

Staff Comments:

1. This is a vested right first year 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.

Staff Recommendation:

Approval of a first one-year extension of conceptual approval to expire on February 26, 2023.

Board Comments:

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

- 4. 5/7, 11/13, 15/17, and 16/18 Iron Forge Alley (formerly 3/4, 5/6, 8/9, 10/11 Foundry Alley) - - TMS # 459-05-04-238/239/240/241/243/244/245/246 BAR2021-000635**  
 Request final approval of previously approved designs (now expired) at Iron Forge Alley, incorporating refinements of materials and details.  
 East Side | Height District 2.5-3 | Old City District  
 Owner: Southwind Homes at Foundry Alley LLC  
 Applicant: Maddie Karolczyk / Synchronicity

MOTION: Final Approval with Board and Staff comments incorporated.

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

Staff Comments:

1. Proposal utilizes a hybrid approach of Eagle Metals standing seam metal roof with 1” seams and hand-crimped ridges. This method seems permissible as long as the joints are tight and seams minimized.
2. While railing might meet code, a slight tightening of pickets would be more visually appropriate.
3. Civil drawings to be reviewed separately for the overall project. Sitework should be deferred until that time.
4. A color palette for the entire PUD needs to be submitted and reviewed.
5. The Final “for Permit” drawings with Revisions have been reviewed by Staff.
6. Garage doors should be one consistent type on each building. And as Ms. Martin concluded, one door where possible is more functionally appropriate in the more minimally visible locations.
7. At the wall sections through the porches, (at 1&2/A301 of lots 3/4; at 2/A301 of lots 5/6; and at 1/A301 of lots 8/9 and 10/11), there is a second layer of framing and trim that is not articulated on the elevations. Typically, the elevations indicate a cantilevered structural element or bracket with a chamfered end profile instead. Revise these details to match the elevations.
8. Windows are called out as Ply-Gem Myra although applicant has indicated a willingness to match windows used in Ms. Martin’s projects (rated Sierra Pacific Feel Safe Aluminum clad wood) to promote continuity across the overall project.
9. At lots 3 and 4, revise window type S, to a 2- or 3-lite for consistency with others.
10. At lots 5 and 6, revise the panels at the balcony wall of unit 6 to better relate to the proportions of the building and use a pitched roof at the first-floor balcony of lot 5.
11. At lots 8 and 9, lower the HVAC platform and associated screening as much as possible.
12. At lots 10 and 11, add missing pilaster to the first-floor porch plan of lot 11.

Staff Recommendation:

Final Approval with Board and Staff Comments.

Board Comments:

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



**5. 102 President Street - - TMS # 460-11-04-023 BAR2020-000376**

Request final approval for new construction of seven-story mixed-use student housing development.

Cannonborough/Elliottborough | Height District 5 | Old City District

Owner: Josh Fogle

Applicant: Tony Giuliani/Goff D'Antonio Associates

MOTION: Final Approval incorporating Board and Staff comments.

MADE BY: Meadors / SECOND: White

VOTE: FOR 5 / AGAINST 0

Staff Comments:

1. The garage door width on President has widened from 18' to 20' per DOT requirements. Accordingly, the pilasters on either side of the garage opening have been shifted over. This change has not filtered up throughout the elevation. While not ideal, this seems to get lost on the elevation, and will rarely be viewed from a straight on perspective.
2. The horizontal slat fence which will be visible from the east and south corridors behind the building and as depicted in detail 9/L2.1 is not appropriate for downtown and should be replaced with the typical double sided 6' urban privacy fence.
3. The cornices, which were previously corbeled brick, are now proposed in GFRC. It should be noted for clarity, that these are detailed on pages 35 through 38 but are not updated on all elevations and renderings.
4. Provide a section through the storefront in addition to wall section 1/A36.
5. Louvers are to be consistent in their appearance and trim.
6. There is now no mechanical screening on the roof. Applicant is cautioned that any visible mechanical equipment will have to be screened.
7. Applicant is encouraged to pursue the effort to work with the ownership of Bee Street Apartments on the shared park opportunity per the April 14 preliminary approval. Ownership at Bee Street Apartments has indicated that no effort has been made to coordinate on the potential shared park space.

Staff Recommendation:

Final Approval with Board and Staff comments.

Board Comments:

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

**6. 635 King Street - - TMS # 460-08-02-010/011/012/013/110/112/113/117 BAR2021-000636**

Request conceptual approval for a 240-unit apartment building with ground floor retail. Request also includes extra height at the ground floor and an extra floor through architectural merit.

(Courier Square Phase 2, Building 1)

Cannonborough/Elliottborough | Height District 6 | Old and Historic District

Owner: Ron Owens / Evening Post Industries Inc.

Applicant: Dylan Towe / LS3P

**WITHDRAWN BY APPLICANT**