



# CITY OF CHARLESTON BOARD OF ARCHITECTURAL REVIEW

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## RETREAT AGENDA

**NOVEMBER 16, 2023**

**12:30 P.M.**

**1640 MEETING STREET RD**

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### BAR-L & BAR-S JOINT DISCUSSION

#### PROCESS

- Submittals: Incomplete submittals and submittal requirements
- Chairman's Review
- Ability to balance the Board reviews
- Site visits
- Changes to deadlines/meetings
- Final Review By Staff ("FRBS")
  - FRBS that includes full permit drawings v. BAR purview only.
  - Typical issues and how they may be resolved instead.

#### BOARD MEETINGS

- Final BAR approval by Board (v. FRBS v. Final Review of Permit Drawings v. Final Details to Staff)
- Presentations
- Staff Conditions/Recommendations vs. Comments
- Legal Reminders
- Procedures for finding efficiencies related to simple agenda items and public comment

#### RULES/STANDARDS/POLICIES

- Staff Review Policy Statement related to minor alterations
- Sign Policy Statement

### BAR-L BREAK-OUT SESSION

- Sample Panel Guidelines (Mock-Up Policy Statement)
  - Material selection (final review) vs. craftsmanship review (mock-up panel)
  - Revisions to policy statement
- Lighting and signage at Upper Peninsula
- FRBS (additional discussion as needed)
- Revisions: Board v. Staff

### BAR-S BREAK OUT SESSION

- Incomplete submittals (additional discussion as needed)
- Chairman’s Review (additional discussion as needed)
- Hardscape policies
- Signage
- Materials for historic renovation projects vs. new construction (establishing acceptable materials lists for historic renovation projects v. new construction projects)
- Solar policy (fine-tuning related to mounting systems on historic roofs)
- Roofing
  - Terne metal roof replacement (especially north of Line Street) and information on approved products and installation methods
  - How Board should approach the continuing loss of color variation in standing seam roofs in the historic districts.
- North of Line Street Outreach & Education
  - Education and opportunities for proactive outreach by staff and an organized approach to informing homeowners in the “Demolition Only” District of their responsibilities/options/restrictions under BAR purview.
- North of Line Street Full Demolition Review
  - a policy giving the Board greater discretion for demo where the applicant is obtaining grants/financing to rebuild affordable housing
  - ability to review height, scale, mass, site placement of new construction
  - Potential guidelines for structure expansion

### POTENTIAL FUTURE WORKSHOP TOPICS TO CONSIDER

- Loss of Original Material: Education on how the Board should approach the loss of original material in historic architectural elements with synthetic products (terracotta, brownstone, etc.). (This could also include clearer information for applicants on mortar, stucco, plaster, etc. and the benefits of testing and the definition of “in-kind” related to masonry.)
- Elevating Historic Structures: A more science (informational) based approach to defending the restriction on elevating historic structures above BFE.
- Demolition by Neglect: More emphasis on dealing with and deterring demolition by neglect. Progress was initiated before Covid but seems to have been lost in the many issues facing the city since then.

#### **PUBLIC MEETING ACCOMMODATIONS:**

In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation, or other accommodation, should please contact Janet Schumacher at 843-577-1389 or [schumacherj@charleston-sc.gov](mailto:schumacherj@charleston-sc.gov) three business days prior to the meeting.