



CITY OF CHARLESTON BOARD OF ARCHITECTURAL REVIEW - LARGE

MEETING RESULTS

FEBRUARY 8, 2023

4:30 P.M.

2 GEORGE STREET

BOARD MEMBERS PRESENT: John Robinson (Chairman), Seaton Brown, James Meadors,
Luda Sobchuk, Karo Wheeler

STAFF MEMBERS PRESENT: Tory Parish, Lawrence Courtney

MINUTES

1. APPROVAL OF MINUTES FROM JANUARY 25, 2023 MEETING

APPROVED X

WITHDRAWN

DENIED

DEFERRED

MOTION: Approval

MADE BY: Meadors / SECOND: Brown

VOTE: FOR 4 / AGAINST 0
(Wheeler abstains; not at previous meeting.)

APPLICATIONS

2. 295 CALHOUN STREET

TMS # 457-02-02-001 | BAR2021-000480

Harleston Village | Height District 7 | Old City District

Request conceptual approval for new construction of seven-story mixed-use development.

Owner: SE Calhoun, LLC

Applicant: Davis Carter Scott / DCS Design

APPROVED

WITHDRAWN

DENIED

DEFERRED X

MOTION: To Defer incorporating Board and Staff comments.

MADE BY: Meadors / SECOND: Robinson

VOTE: FOR 4 / AGAINST 1

STAFF NOTE:

The submittal we are reviewing is a seven-story building that does not require a finding of architectural merit. This is a new submittal, and, for the benefit of the public, the Board's options are to approve, approve with conditions (Staff and Board comments), defer, or deny the application. The criteria to be applied for this review is found in the Ordinance Section 54-240.c, the 2017 BAR Principles, and the BAR Policy Statement on Charleston Standards.

Also for assurance of the public, written public comment submitted for this meeting as well as the January 11 meeting from which this project was deferred was shared to Board Members.

STAFF COMMENTS

1. Restudy the stone base at the east and west elevations for consistency around the building.
2. In some locations (such as on page 4), the four-story portions along the east and west appear to be offset from the building corners at the recessed balconies. In other locations, these appear to be coplanar, meaning the balcony is the side wall of the four-story portion, in a more clean and unified manner. However, the cornice on the four-story portions, if wrapped, will intersect with the metal railing on the recessed balconies and this conflict requires additional study.
3. In some locations (such as on page 4), the cornice at the top of the six-story portion wraps the corner and intersects with the balcony railing. In other locations, such as on page 11, this cornice ends abruptly. Study this conflict.
4. There are many intersections of brick cornice, stone base, metal balcony floors, and balcony railings. The Policy Statement on Charleston Standards emphasizes craftsmanship. All these material intersections need study and careful detailing.
5. For consistency with the remainder of the building, the voids on the penthouse which are recessed covered outdoor spaces, such as visible on page 19, should be made to coincide with the recessed balconies below.
6. The use of darker brick at the center portion of the Calhoun Street elevation is an anomaly from elsewhere on the building. The dark tone blends in with the dark metal, diminishing any possible contrast which could help this portion be perceived to have more depth. The previous lighter color visually reinforced the introduction of more vertical building portions and the breaking up of the massing. Restudy the color at this location.
7. Considering the lack of recess on the penthouse along Calhoun, meaning the penthouse is flush with the exterior wall below, it would be worth investigating raising the brick exterior to include the northeast and northwest masses as well as the center mass.
8. Omit the heavy overhang of the pool deck over the retail sidewalk at the south, as seen on page 25. The cornice, while aligned with this cornice on the remainder of the building, is too thick and too heavy visually to cantilever in this way.
9. The shallow tall delicate brackets on the penthouse along Calhoun Street are a welcome feature to the penthouse language, and this should be consistent on the penthouse rather than disrupted at the center of Calhoun.
10. Restudy the window arrangement, order, and rhythm of the penthouse to better coordinate with the window sizes being used and with the architecture below. For example, at Calhoun Street, west end of elevation, the corners of the penthouse are different widths while seemingly set over a symmetrical bay of the building.
11. Use expressed lintels or headers over openings at the sixth floor for consistency with the remainder of the building.
12. At the center portion of the Calhoun Street façade, visible on page 56, the window headers the headers on the recessed balconies should align. Revise. This seems to be a coordination issue between floor systems, window headers, and balcony floors which should be confirmed.

13. Confirm the height and material for the proposed masonry wall indicated on page 23 to be 8' and on page 36 to be 6' tall.

STAFF RECOMMENDATION:

The items noted are conditions that Staff and work with the Applicant on incorporating. Therefore, Staff is recommending Conceptual Approval with Board and Staff comments.

BOARD COMMENTS:

- Brick cornice at top of lower portions seems heavy; appears to be same as cornice on taller bays. Perhaps scale this down from the taller portions (page 5). Entry surround seems heavy and disconnected from the surrounding facades (page 6). Individual cornice / trim elements start and stop and appear to be different from each other; study (page 7). Windows adjacent to center of masses are tied immediately into projections; how do these work? Adjust (page 7). Attractive view (page 8) with nice relief, glass, and color. This however ends a third of the way in and is replaced with heaviness at first section (page 9). What can soften the mass? Similarly, (page 10), nice view towards the lake with nice rhythm on this section. What can be done at the front section to give relief? Inconsistencies with fenestration and window numbers also. Much occurring at the lakeside but better than large section at end of west wall (page 11). interior of southside, more large masses of surface that need to be broken up for relief (page 12); what can break these and give relief?
- First time for reviewing the seven-story building. Boardwalk and linear park maintained. See a sense of order, cleaned up facades, cleaner details, more order compared to previous designs. Lighter brick an improvement; darker brick seen on previous versions increased the sense of mass. At Calhoun Street, introduction of accent brick is helpful as previously, three masses were too close together without enough recess - too repetitive and daunting. Now Calhoun façade has two anchor masses with different center mass. Darker brick appears black which is not indigenous to Charleston. Chamfered corner is scaled back, an improvement. At Halsey façade, introduction of four-story portions is successful and helps to scale down building. Unfortunately, the recesses between aren't to grade, which creates a problem with minimum planting strip at sidewalk. Planting strips needs to increase for pedestrian comfort. At lakeside, recess of seventh floor is good; would be better if pushed back to second hyphen in order to be a meaningful step-down. Study to push back further. For preliminary, the color of penthouse feels heavy. This should be a light element to reduce the visual scale of it; restudy to be less bold. Strengthen brick cornice and reduce the penthouse. Also, balconies seem heavy and deep. At roof plan, make sure all equipment is pushed back to center and does not come out to lakeside. Agree with Staff comments, which include some for preliminary.
- Roughly thirty individuals or organizations submitted written public comment. (Names with positions shared.) The majority are in opposition. Mentioned by Applicant that Harleston Village Association has shared approval support, but all four letters received by Board have expressed concern and not approval. Staff comments indicate the need for restudy, investigation, conflict solution, and revision. Comments constitute a need for restudy of the height, scale, and mass. Should be a work of art; this does not contribute to the public sector.
- Conceptual review is of height, scale, mass, and architectural direction. Regarding height, Applicant proposed seven stories which is zoning compliant, and seventh story is reading as a penthouse placing emphasis on the six story. Massing is still an issue. However, mass has been broken more successfully at east and west sides with four story portions interrupting with balconies. These are successful at pedestrian level. More relief needed through. Calhoun elevation is still most bothersome - horizontals rather than vertical expressions and the middle section(s) are not stepping back enough, which is highlighted by the colors. At lakeside, public

space over podium creates horizontal perceptions, and there is a heaviness to the projections of balconies and sunrooms. Maybe this attempts to mimic Charleston porches, but sheer size of it preventing. Most of Staff and Board comments are about details which can be resolved by preliminary. Building is 300'x300' and needs some relief. Well done at ground level. Corner entrance better because it's narrow and main entrance portico over the entrance is the correct size. Scale is in the details. Getting there. Materials are not atypical. Ready for next step.

- Chamfered corner is one of the more successful aspects of the building. An important and monumental location. Have discussed inherent conflict of scale between Harleston Village and the medical office buildings at length. Calhoun Street façade is complimentary to the Roper across the street, based on the height analysis provided by the Applicant, though there is a lack of harmony in the elevation. Mirrors it in some ways so attempting to bridge the medical district height overlay and Halsey Park and Harleston Village. Halsey façade further attempts to reduce scale to the neighborhood.
- To mimic Roper, Calhoun facade needs more stepping back on the metal portions and the recesses, which would bring some verticality. Each portion reads well alone but not as a whole. Comparative elevations show rear elevation instead of the street-fronting elevation.
- A seven-story building can work here; zoning not an issue. This proposal was a positive step with the application. Will make motion to defer to including all Board and Staff comments as there are still large areas that need detailing. Restudy with Board and Staff comments means to take each into consideration. A modification may come as a result.

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

3. EHRHARDT & BEE STREET

TMS # 460-15-01-023 TO 027 | BAR2021-000651

Medical District | Height District 85/125 | Old City District

Request conceptual approval of a new heat and power cogeneration facility to serve the existing (and planned) MUSC campus with steam and electrical power.

Owner: Medical University of South Carolina

Applicant: Jake Beck / LFK Architects

DEFERRED TO FEBRUARY 22, 2023 MEETING

4. IRON FORGE ALLEY - LOTS 13 & 14 (Addresses: 22 & 24 Iron Forge Alley)

TMS # 459-05-04-248 / 249 | BAR2023-001003

New Construction | East Side | Height District 2.5 - 3 | Old City District

Request conceptual approval for new construction of attached single-family residences.

Owner: Southwind

Applicant: Luke Jarrett / Synchronicity

APPROVED X

WITHDRAWN

DENIED

DEFERRED

MOTION: Approval incorporating Board and Staff comments.

MADE BY: Sobchuk / SECOND: Wheeler

VOTE: FOR 5 / AGAINST 0

STAFF NOTE:

This duplex structure came before the Board in 2016, last seen in August of that year, and was ultimately deferred. During its journey, there was some concern over the perception of excessive height relative to the mostly one-story utilitarian dependency structures around it to the north. As this is an entirely new Board reviewing the project, staff's comments specifically address the mass and height in relation to adjacent structures.

STAFF COMMENTS:

1. Similar structures in this PUD development at the interior of the block to the south have been lowered a story, but these are closer to the public right-of-way of Columbus Street, and their height in relation to surrounding structures is more apparent.
2. At 3½ stories the proposed structure does tend to loom over the immediate one-story dependency structures. However, the proposed structure will be located significantly further from the public right-of-way of Line Street to the north, making its height less apparent from this vantage point.
3. The proposed structure will be closer to Nassau Street than it is to Hanover Street, and the houses on Nassau Street are raised, full two-story houses with steep roofs which will help to screen the structure from the viewpoints along this right-of-way. The Board has already approved two structures of this height which bear the same relationship to Nassau Street.
4. Staff finds that the additional distance from Line Street will mitigate the perceived height from the north, and since the Board has already accepted this height in relation to Nassau Street, sees no reason why it is not acceptable here.
5. Previous Staff and Board comments have been incorporated. On a specific note, the proposed windows are aluminum clad windows approved for other structures on the property.
6. The change from two single garage doors to a double door is appropriate for vehicular access and function on the site, and visibility of the doors is limited to Iron Forge Alley. Other structures in the development include double garage doors.
7. Stucco provided a more substantial base for the building. Applicant to explain this change and how and if it has been incorporated on other building at Iron Forge. It is atypical to place a trim board at this level with the same exposure of siding above and below it.

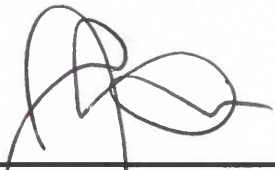
STAFF RECOMMENDATION:

Conceptual Approval of Height, Scale, Mass and General Architectural Direction.

BOARD COMMENTS:

- Height is visible from Hanover Street; is a tall building. Referencing brackets under the balconies, Applicant confirms they are decorative. Could potentially eliminate them, as they may draw too much attention. Nasty flashing detail where dormer ties into ridge. Will be 4' or so off property line, so nothing precludes having windows on the adjacent wall.
- Dormer on page A206 single window in a dormer is atypical; the mass is the same just a different window count. Dormers usually are comprised fully of window(s).

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



John E. Robinson, Chairperson

02-22-23

date



Tory J. Parish, BAR-L Administrator

02.22.2023

date