



CITY OF CHARLESTON BOARD OF ARCHITECTURAL REVIEW - LARGE

MEETING RESULTS

FEBRUARY 22, 2023

4:30 P.M.

2 GEORGE STREET

BOARD MEMBERS PRESENT: John Robinson (Chairman), Seaton Brown, Luda Sobchuk

STAFF MEMBERS PRESENT: Tory Parish, Lawrence Courtney, Linda Bennett

MINUTES

1. APPROVAL OF MINUTES FROM FEBRUARY 8, 2023 MEETING

APPROVED X

WITHDRAWN

DENIED

DEFERRED

MOTION: Approval

MADE BY: Brown / SECOND: Sobchuk

VOTE: FOR 3 / AGAINST 0

APPLICATIONS

2. 40 (44-46) N. MARKET STREET

TMS # 458-05-03-035 | BAR2023-001040

Not Rated | c. 1940's | Height District 3 & 3.5 | Old and Historic District

Request final approval for demolition of west structure, retaining south façade.

Owner: Pinnacle Hospitality Partners

Applicant: Eddie Bello / Bello Garris Architects

NOTE: The Board convened at this address on Tuesday, February 21, 2023 at 4:30 p.m. for a site visit.

APPROVED X

WITHDRAWN

DENIED

DEFERRED

MOTION: Final Approval of partial demolition of structure at 44-46 N. Market Street, retaining the south façade.

MADE BY: Brown / SECOND: Sobchuk

VOTE: FOR 3 / AGAINST 0

STAFF COMMENTS

1. Exploratory demo indicates that the south facing wall is constructed of differing materials of varying ages. Additionally, the presence of steel plates and lintels indicates that the existing openings may not original to the origin on this building.
2. Similarly, the openings on the north wall do not appear to be historic, based on the presence of steel lintels and concrete jambs. The masonry parapet wall, which may be the most interesting element to the façade, sits behind and is mostly hidden by an exterior wall added later. The stair tower is not original.

STAFF RECOMMENDATION:

Final Approval for partial demolition of structure at 44-46 N. Market Street, retaining south façade.

3. 649 KING STREET (COURIER SQUARE PHASE 2, BUILDING 2)

TMS # 460-08-02-007/010 | BAR2021-000609

Cannonborough/Elliottborough | Height Districts 4 & 6 | Old and Historic District

Request preliminary approval for a 15-unit apartment building with ground floor retail.

Owner: Ron Owens / Evening Post Industries Inc.

Applicant: Dylan Towe / LS3P

APPROVED X

WITHDRAWN

DENIED

DEFERRED

MOTION: Preliminary Approval with Board and Staff comments.

MADE BY: Sobchuk / SECOND: Brown

VOTE: FOR 3 / AGAINST 0

STAFF COMMENTS

1. Refinements include the reinstatement of a roof to the tower element which gives this element a more finished appearance, a revised window grid which seems more appropriate for the architectural language, and better proportions to the storefront windows.
2. While ornate in design, the hard awnings feel very heavy, more notably where one wraps the corner tower element and should be restudied.
3. The Board has shown a cautious stance on GFRP for durability, with a decided preference for GFRC. "FRP" cornices and other parts noted should be replaced with GFRC. GFRP should be limited to the vertical panel inserts noted as on pages 26 and 28.
4. Round column bases and capitols as shown on page 21 are oddly minimalistic and flat in appearance with a double astragal form. Staff recommends a more traditional treatment of these columns.

STAFF RECOMMENDATION:

Preliminary Approval with Board and Staff comments.

BOARD COMMENTS:

- Progressing nicely and complimenting King Street. Agree with most of Staff comments, but related to FRP, cornice could mimic metal. With development of details, staff comment #4 is appropriate because suddenly so simplified while there is so much detail on the building. Will support.
- Applaud applicant for excellent effort in detailing the facades – both diversity in materials used and pattern on façade. Agree with Board comments with question related to Staff comment regarding FRP.
- Staff explains that it's not whether its GFRP or GFRC but ultimately about the product itself. If applicant can share and use a good durable solid and long-lasting product, FRP would be ok. For full Board comments, please visit the City of Charleston's YouTube Channel.

4. 578 MEETING STREET

TMS # 458-01-03-031 | BAR2021-000560

New Construction | East Side | Height Districts 3.5 & 5 | Historic Corridor District

Request conceptual approval of an approximately 200-unit apartment building with live-work program at ground level, central amenity space, and structured parking.

Owner: Flournoy Development Group

Applicant: Dylan Towe / LS3P

APPROVED X

WITHDRAWN

DENIED

DEFERRED

MOTION: Conceptual Approval incorporating Board and Staff comments

MADE BY: Brown / SECOND: Sobchuk

VOTE: FOR 3 / AGAINST 0

STAFF NOTE:

The current proposal utilizes separate buildings connected by internal alleys that relate somewhat to previous thoroughfares seen on the Sanborn maps. This scenario effectively divides the program into multiple buildings, places parking underground, and gives deference to the salvaged Regis Milk structure.

Related to the remnant structure, the current proposal gives breathing room to the remnant. The material palette on the surrounding proposed new facades consists of metal and glass which compliment the masonry and opaqueness of the remnant. The paint proposal for the remnant structure enhances its deco styling.

Regarding the proposed new buildings, the use of vertical masses separated by hyphens with balconies, makes for good proportions along the streetscape. The private entries, stairways, and planters also enhance and activate the streetscape. As proposed, there is a focused entry on Meeting and Nassau Streets.

Placing the parking underground is a huge benefit to the project. This means that no street will have exposed parking garage, and even more important, this means that no building mass is

required to consume a parking garage with wrapped components, which can result in a large volume dictated by parking.

STAFF COMMENTS

1. Restudy the fifth floor. As proposed, this portion seems dark and heavy. Perhaps limiting the overhang will begin to minimize this perception. (page 42) Alternatively study extending the language of the exterior frame up to the fifth floor.
2. At the fifth-floor east elevation (page 59) also evident on the rendering from the corner of Johnson and Nassau Street (page 38), the brick should conclude in a more meaningful way, preferably continuing and wrapping under the fifth floor.
3. At the east facades of the fourth and fifth floors, revise the horizontal band of windows to be more consistent with other. The addition of grid may help to resolve this concern. (pages 36, 38, & 59)
4. Suggest increased fenestration at the south elevation against the church for consistency with the remainder of the project. (page 58)
5. Provide views from further north and further south on Nassau to depict visibility of the blank walls of the recessed fourth floor facades.
6. At the south elevation behind the existing church (page 58), consider wrapping the brick exterior further west and encompass part of the four-story portion. This would give more depth to the expression and eliminate the hyphen between these building masses.

STAFF RECOMMENDATION:

Conceptual Approval with Board and Staff comments.

BOARD COMMENTS:

- Really impressed by this after two denials. Applicant has listened to commentary related to breaking up the massing and developed a creative solution using alleys related to the history of the site. Related to deference to Regis, may be a simple color change; PSC comments may be considered. Very pleased overall. Other elevations allude to facades on King, Meeting, and Broad. Of importance, there is a connection to the human scale through setbacks and activation at the street. The underground parking solution fixed so much on this site. The new precedent for how to deal with a whole block development. H/S/M is appropriate, and GAD is great with consideration to restudy of items raised by staff and public comment.
- Has really progressed and is an example of how the denials really helped a restudy to restudy the property and bring a successful solution. Where will mechanical ventilation be? Applicant confirms internal mechanical shafts paired with elevators and stair towers all the way down to parking level. Entrance to garage with gate or ramp? Applicant confirms internal ramp. Alley approach is successful and nice that it has historic reference. Comments indicate that middle portion still needs study. For me, should be more connected to Regis than disconnected in architecture.
- Such an incredible improvement. Presentation made sense, and it is clear how history influences this design. Process works. Appreciate the pushed back central portions away from the historic remnant and appreciate the design – the dark color allows the remnant to pop and the design relates to the historic warehouse context that was previously there. Agree with staff comments related to fifth floor and it being somewhat heavy from Meeting Street. Glad to hear from Applicant that brick color or patten on Nassau Street will be restudied. Excellent job.

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



John E. Robinson, Chairperson

3/8/2023

date



Tory J. Parish, BAR-L Administrator

3/8/2023

date