



CITY OF CHARLESTON BOARD OF ARCHITECTURAL REVIEW – LARGE

MEETING RESULTS

MAY 10, 2023

4:30 P.M.

2 GEORGE STREET

BOARD MEMBERS PRESENT: Eddie Bello (Alternate), Seaton Brown, James Meadors (Chair), Luda Sobchuk

STAFF MEMBERS PRESENT: Tory Parish, Linda Bennett

A. Minutes

1. Review of Minutes from the April 26, 2023 Meeting

DECISION: APPROVED

MOTION: For Approval

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

B. Applications

1. 122 BEAUFAIN / 4 GADSDEN STREET

TMS # 457-03-03-001/211/212/213 | BAR2020-000123

New Construction | Harleston Village | Height District 3 | Old and Historic District

Request final approval of mockup panel.

Owner: Accord Development Group

Applicant: Joe Schmidt / Evans & Schmidt

NOTE: The Board convened at this address on Tuesday, May 9, 2023 at 4:30 p.m. for a site visit.

DECISION: DEFERRED

MOTION: Deferral of mockup to be built correctly with Staff and Board comments.

MADE BY: Bello SECOND: Brown VOTE: FOR: 3 AGAINST: 1

STAFF CONDITIONS FOR APPROVAL:

1. Shutters are to be installed adjacent to the window opening rather than offset as shown unless the hinge accommodates this level of throw. The hinges would

- typically be installed inside the window jamb. At a minimum, determine how these can be placed closer to the opening.
- ~~2. The cast stone windowsill has been cracked by the inadvertent dropping of a brick. While Board and Staff realize that this condition would be remedied on the building prior to final inspection, it is certainly not indicative of what a finished sill should be. (Staff strikes as repair has occurred.)~~
 3. The outside edge of the bottom of the architrave or porch perimeter beam and the top of the porch column shaft are not in alignment as shown in the mockup sample panel drawings and does not fit with the more traditional nature of the building. Staff recommends that this be remedied on the mockup and on the building itself if this alignment is not reasonably close.

STAFF RECOMMENDATION:

Final Approval of Mockup with requirement for correct column and beam alignment on building, incorporating Board comments and Staff conditions.

BOARD COMMENTS:

- Main concern is alignment of column shaft and beam. Looked at building conditions which are correct between two floors but not at roof where beam overlaps the capital. Column sizes were changed so offset of second floor column does not align with column below. Copper flashing at brick and cast stone should be painted.
 - Critical that this be built correctly, which is why we review drawings. Not in favor of not adhering to what was approved in the drawings.
 - Mockup panel is immaterial now because of the construction. Risk of building mockup late.
 - Brick and cast stone look fine and would be ok to approve now, but details must be followed. Ok with materials; concerned with detailing.
 - Difficult to approve mockup if it has issues and doesn't match the plans. Not in favor of approving the mockup unless with notes / conditions or ok with piecemealing an approval.
 - If building is not built correctly, jeopardizes getting CO.
 - Per Applicant, on building, the beam and column relationship is correct until the wrong sized columns were used. When changed, relationship should be corrected. Building is more correct than the mockup.
 - All columns need to be aligned, regardless of mockup panel.
- For full Board comments, please visit the City of Charleston's YouTube Channel.

2. 155 MEETING STREET

TMS # 457-08-02-011/012/111/112 | BAR2023-001112

New Construction | Harleston Village | Height Districts 3/5/6/7 |

Old and Historic District

Request conceptual approval for new construction of a mixed-use hotel development requesting a 25' ground floor and an additional story based on architectural merit and context.

Owner: Pinnacle Mountain Holdings, LLC
Applicant: Ian Mills / Morris Adjmi Architects

DECISION: DEFERRED

MOTION: Deferral with Board and Staff comments

MADE BY: Brown SECOND: Bello

VOTE: FOR: 4 AGAINST: 0

CONTEXT / STAFF ANALYSIS:

1. Staff and members of the planning department have met with the applicant team multiple times over the last few months. It is no doubt that the project will be a substantial improvement to this property. It will also be a substantial addition in mass and height.
2. Overwhelming initial concerns focused on the vehicular access to the property. Specifically, a two-lane entry from Meeting Street which minimized pedestrian access to the main entry from Meeting Street. Pedestrian-only access from Meeting is ideal, but a single lane is much improved and gives more space for pedestrians. Carving out vehicle stacking and then decreasing the width back to a single lane for an exit on Horlbeck reduces what was a more auto-dominant arrangement.
3. A secondary concern was how the buildings could be articulated as multiple building even through the functional parameter of being connected.
4. As it exists today, Horlbeck is tight and dark, and the project proposes significant improvement to this right-of-way.
5. Underground parking is a benefit to the project.

STAFF CONDITIONS FOR APPROVAL:

1. Other than the terminated vista to the entry from Meeting Street, the main entry to the hotel is subtle and marked only through location, storefront doors, and canopy placement. Consider how the main entry and this terminated vista might be emphasized more.
2. The design for the ornamental metal comes from a great handrail precedent on Meeting Street. The design is used on spandrel panels, railings, transoms, and support structures. In most locations, the literal translation of interlocking parabolas is successful. In other locations, such as areas where the design transitions in direction, restudy how the pattern might deserve some manipulation or abstraction.
3. The design relies heavily on vegetation which will soften the materials palette and size. Vegetation is proposed for a variety of locations including window boxes and over awnings. Greenery on buildings has been a topic of concern of late at BAR. Board should consider the building without vegetation as well as with vegetation. Board should consider conditions for success and what might occur if some areas of greenery are successful, and others are not.
4. In the opinion of Staff, the intent of the six-story height district against Horlbeck was to step back a seventh floor on narrow Horlbeck. While the conditioned space does recess, the overall structure of the building does not. Pull the structure back to reduce the impact and intensity of height on Horlbeck. To clarify, the setback from six to seven stories on the height map is the location of the setback
5. A finding of architectural merit and context must be made for the BAR to grant extra height in the form of an eighth floor. Architectural merit “means a project that reflects exemplary architectural and urban design, utilizes the highest level of

materials and finishes and contributes to the public realm, as outlined in the Board of Architectural Review Principles.”

- a. Related to design, the architectural design uses rhythmic and recessed vertically-oriented fenestration and interesting details and adheres to other BAR principles.
- b. Related to materials, the proposal utilizes high quality materials such as natural stone and terrazzo and brick.
- c. Related to the public realm, the proposed pedestrian alley parallel to and between King and Meeting Streets relates to other pedestrian passageways in the city and can be a benefit for pedestrian movement.
- d. Related to context – The property is zoned for seven stories at maximum. Board to consider what is visible and what is adjacent.

Staff encouraged the applicant to use a proposed extra floor as a celebration of how the building meets the sky. The applicant has proposed an eighth floor that is pulled back and only occupies a portion of the seventh-floor roof. Applicant has proposed an ornamental design and profile that is not stripped down as a way to visually diminish its existence but instead a way to enliven it.

6. A waiver must be granted for the first-floor height. Per ordinance, the maximum height of any nonresidential story shall be 20 feet. The BAR may grant a waiver up to 25 feet on the main floor based on architectural merit and context. Any dimension above this height shall constitute two stories.
7. Suggest lowering the top of the bridge element so that the portion at Meeting and Horlbeck is taller, per the colored elevation. Consider how the direction of the conservatory and bridge element might be related more closely.
8. The bridge element is substantial in size though lightened in perspective though the use of glazing and material. The locations for the support structures for this at the ground level are determined by the driveway with only two placed at the center of the span. Provide additional renderings from Horlbeck depicting the view into the site under this bridge element so that Board can understand how the unsymmetrically placed support columns will appear and also of the area of the parking garage.
9. Provide some ornamentation, such as at the corner posts, to the railing around the top of the conservatory to further enliven this treatment and the skyline, if visible.
10. Additional recess, suggest a foot or two, of the center portion at Horlbeck where the loading zone and parking deck screening is proposed, would benefit the project and prevent what might appear as one very long flush wall.
11. Related to the proposed pedestrian alleyway, study other well-loved passageways within the city for materials, scale, and experience. Most are adjacent to smaller or set back structures. The success of the proposed passageway lies in its details. Detailing of the site wall should also receive attention.
12. The design relies heavily on through-block connections. Board and Applicant should consider what built elements could be incorporated to encourage the use of these connections.
13. Page 48 of the submittal appears to show planter beds that would impede the 10' wide sidewalk. Confirm.
14. Confirm depth of floor systems which would allow the project to achieve the thin spandrel panels shown on the Meeting Street façade.

STAFF RECOMMENDATION:


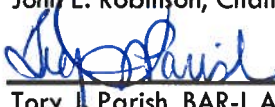
Conceptual Approval for height, scale, mass, and general architectural direction, with additional study required for the bridge element, waiver on first floor height, and extra floor for architectural merit, and incorporating Board comments and Staff conditions.

BOARD COMMENTS:

- Excellent design approach, attention to context, and materials. Understand public concern for height, but zoned for seven stories, and eighth floor conservatory meets the test – excellent materials, gift to public right-of-way, great details. Agree with staff comments. Conservatory will be minimally visible. Don't believe height will be felt at King or Meeting Streets. Large projects is broken into smaller masses very well. Loggia needs the requested extra height. Concern at Horlbeck Alley where height and mass will be felt. Center portion only recesses a little, and Horlbeck will feel canyon-like and uncomfortable. Canopies may be adding to this.
- One of better examples of urban design in the city. Could benefit from “announcement” from King at the existing alley. Interesting, rounded corners at gatehouse. Horlbeck is dark and gloomy; adding seven stories will make it darker. Top two floors at Horlbeck are recessed but encased with masonry. If masonry is pulled back, the height would be broken. Metal portion at Horlbeck could be recessed to help and break the street line. From Meeting Street view, the vegetation goes up two stories. Similarly, could be helpful to remove the frame above the line of the gatehouse and only have balconies. Love the conservatory; adds ambiance and amenity space rather than units, is inconsequential, and is not imposing from any direction. Agree with staff. Very good start.
- Echo much of previous comments by colleagues. Materials, design, influence, inspiration present in the architecture especially in the gatehouse and grand hotel. At Horlbeck, there is opportunity to mimic another hotel by lowering the height – Mills House along Queen Street. Study lowering the height of the two masses and bringing the conservatory to a lower level to fill in the portion over the parking garage. Reiterate comment regarding parapet at bridge. In right direction though height is concerning in this sensitive area, and don't see eighth floor for merit and context because of context. Access to public spaces is great. Conservatory is not open to the public only the residents of the space?
- Study lowering the height of the conservatory and pulling back the railing around the top to hide visibility.
- Look at activation of pushed back building in relation to loggia.
- Organization of presentation was thorough and easy to follow. Ironwork precedents are integral to their buildings and even structural. Concerned this will get lost on the large mass as proposed. Beautiful but may be too repetitious and overwhelming. From Meeting Street, the first floors interact well with each other. Much detail proposed; need to see the buildings with the planting layer removed to fully understand. Looking for the intimate spaces and destinations referenced through the alleyway precedents. While these, like the loggia, are grand, they may be different in scale. Similarly, may be a scale issue with one of those spaces at the west (page 51). Study possibility of four floors against Horlbeck and then setting back the building for additional outdoor space and relief.

- Excellent design. While struggling with Horlbeck, what we see gives confidence that it will be resolved. Many staff comments are detail oriented, but because Horlbeck concerns relate to height, scale, and mass, this is time to get it right.
- Horlbeck is the biggest exposure and most troubled one. Many buildings behind King Street buildings are tall, but Horlbeck facades are on the street.

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

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|  | 5-24-2023 |
| John E. Robinson, Chairperson | date |
|  | 05.24.2023 |
| Tory J. Parish, BAR-L Administrator | date |