



City of Charleston

BOARD OF ARCHITECTURAL REVIEW - LARGE

Virtual Meeting of June 10, 2020
4:30 PM

DEPARTMENT OF PLANNING, PRESERVATION & SUSTAINABILITY
www.charleston-sc.gov/bar

To participate in the Virtual Board Meeting please refer to the following instructions:

Use the following link for online access: <https://us02web.zoom.us/j/86408359700>.

To access via phone, dial 1 (312) 626-6799. When prompted, enter meeting ID# 864 0835 9700. The meeting will be recorded.

Information on each application, including documents submitted by the applicant, will be available online at www.charleston-sc.gov/bar one week prior to the meeting.

Public Comment Instructions:

Please use one of the following methods to request to speak at the meeting or provide comments for the Board.

Requests to speak at the meeting and comments must be received by 12:00 p.m., Wednesday, June 10:

1. Request to speak or leave a comment via voice mail at 843-724-3765. If requesting to speak or leaving a comment, please provide your name, address, and telephone number;
2. Sign-up to speak or leave comments for the Board of Architectural Review - Large by completing the form at <http://innovate.charleston-sc.gov/comments/>;
3. Mail comments to: Department of Planning, Preservation and Sustainability, 2 George Street, 3rd floor, Charleston, SC 29401.

MEETING PROTOCOL

- Staff will control the PowerPoint presentation that includes everything submitted by the applicant by the deadline, in accordance with the Submittal Requirements. Applicants simply need to ask staff to advance to the next slide during your presentation.
- Applicants, staff and Board members are required to give their name whenever speaking.
- Video and microphone has been disabled for all attendees. Attendees (not Board members or staff) will only be given the capabilities to speak when they are called on during the public comment period.
- Chat and the Q & A functions have been disabled for everyone.
- Public Comment:
 - The applicants (all team members) and the public have been required to register, indicate the project they wish to comment on, and submit any documents in advance of the meeting.
 - Just as in an in-person meeting, all applications heard today are part of a public meeting format. If you have registered and will speak during the public comment portion of the meeting you will need to state your name and address for the record.
 - Those members of the public that have registered will be called in order by project.
 - Members of the public that speak are encouraged to remain in the meeting for the completion of the item they have commented on.
 - Staff will call on the registered members of the public to speak for each project. Unregistered members of the public who raise their hand will not be called on.
- Board:
 - Board members should open the “Participants” panel so that each Board member can see the status of other Board members’ microphones and cameras.

MEETING PROTOCOL (continued)

- Board members will be polled by the chair for comments and for their vote on a motion. Each member, when voting, should respond “Yea, in favor” or “Nay, not in favor”. The Chairman shall re-read the motion verbatim and the Board member making the motion should correct the Chairman if he has not re-read the motion accurately.
- If a Board member needs to recuse, he will be temporarily removed from the meeting and placed back in the meeting at the start of the next agenda item.
- If the Board needs to go into Executive Session, they will call into a separate conference line and all video and audio on Zoom will be temporarily turned off until they are ready to return to the regular meeting.
- Staff will issue meeting results, including staff comments and Board Motion to the applicant following the meeting. Results will also be posted on the City website at www.charleston-sc.gov/bar .
- For additional information:
 - Contact BAR@charleston-sc.gov
 - Visit www.charleston-sc.gov/bar if you are experiencing technical difficulties during the meeting.
- These proceedings are being recorded.

Agenda Item #1

1,3,5,7, 9, &11 Ashley Boulevard

TMS # 475-11-01-039

Request one-year extension of conceptual approval for new construction of four single family attached dwellings, requesting additional half floor (3rd story) based on architectural merit and context originally granted on June 13, 2018.

(Charlestowne) / Height District: 2.5 / Old and Historic District

Agenda Item #1

Applicant's Presentation

Agenda Item #2

4-6 GADSDEN STREET
TMS #459-03-03-001

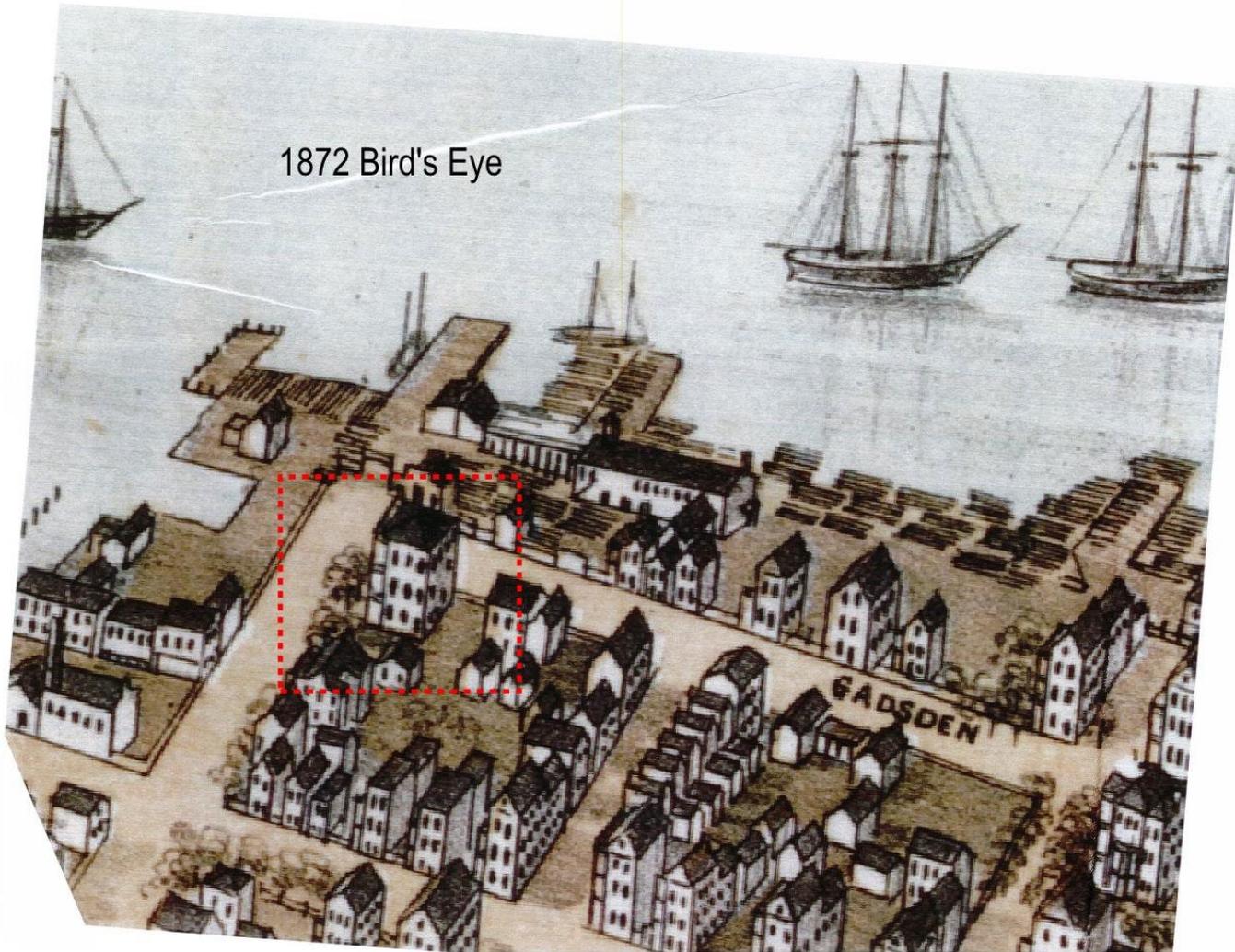
Request preliminary approval for new construction of four townhouses.

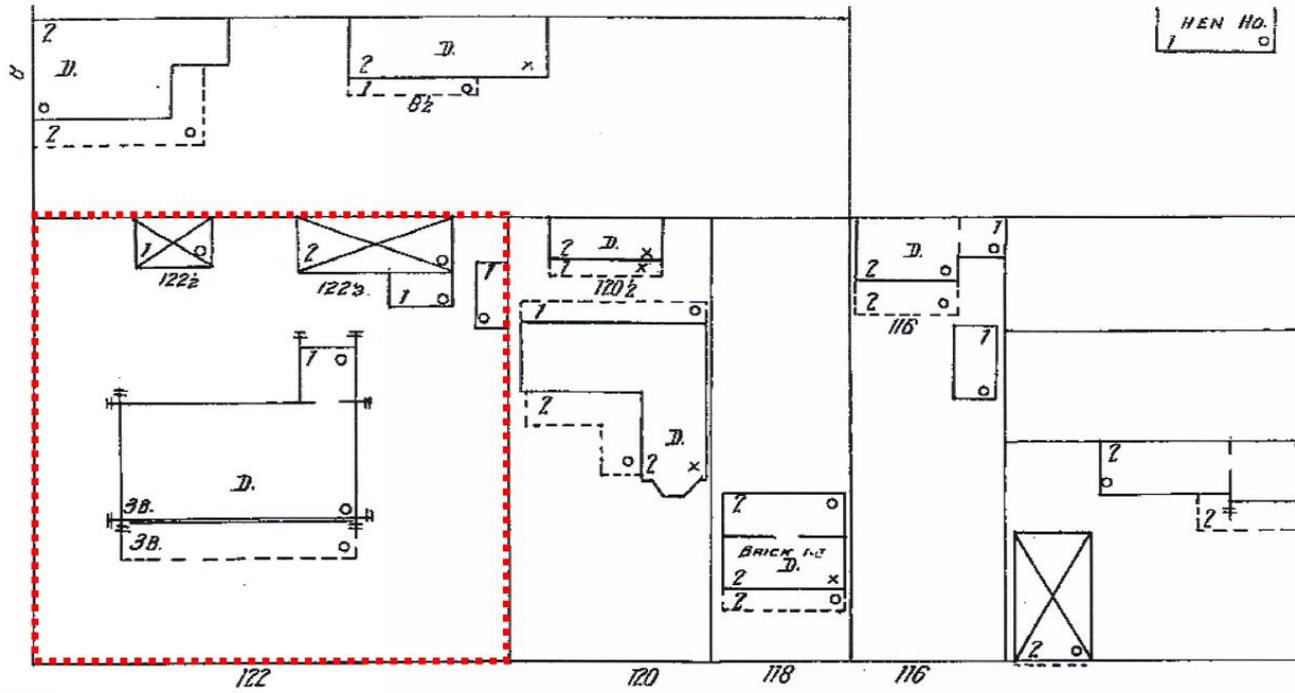
(Harleston Village) / Height District: 3 / Old and Historic District

Agenda Item #2

Applicant's Presentation

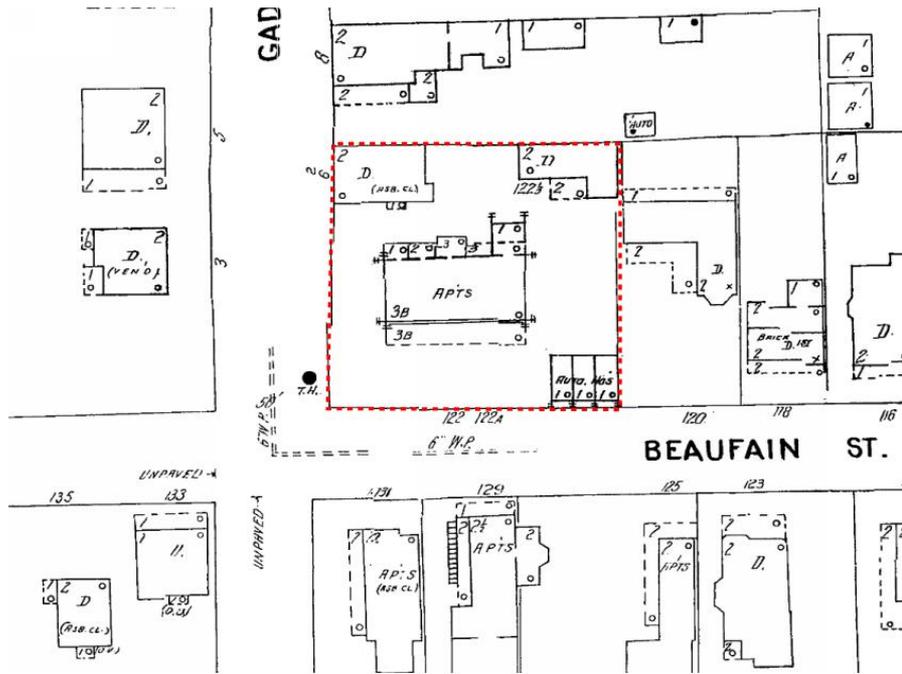
1872 Bird's Eye





BEAUFAIN ST. W.

1902 Sanborn



1944 Sanborn



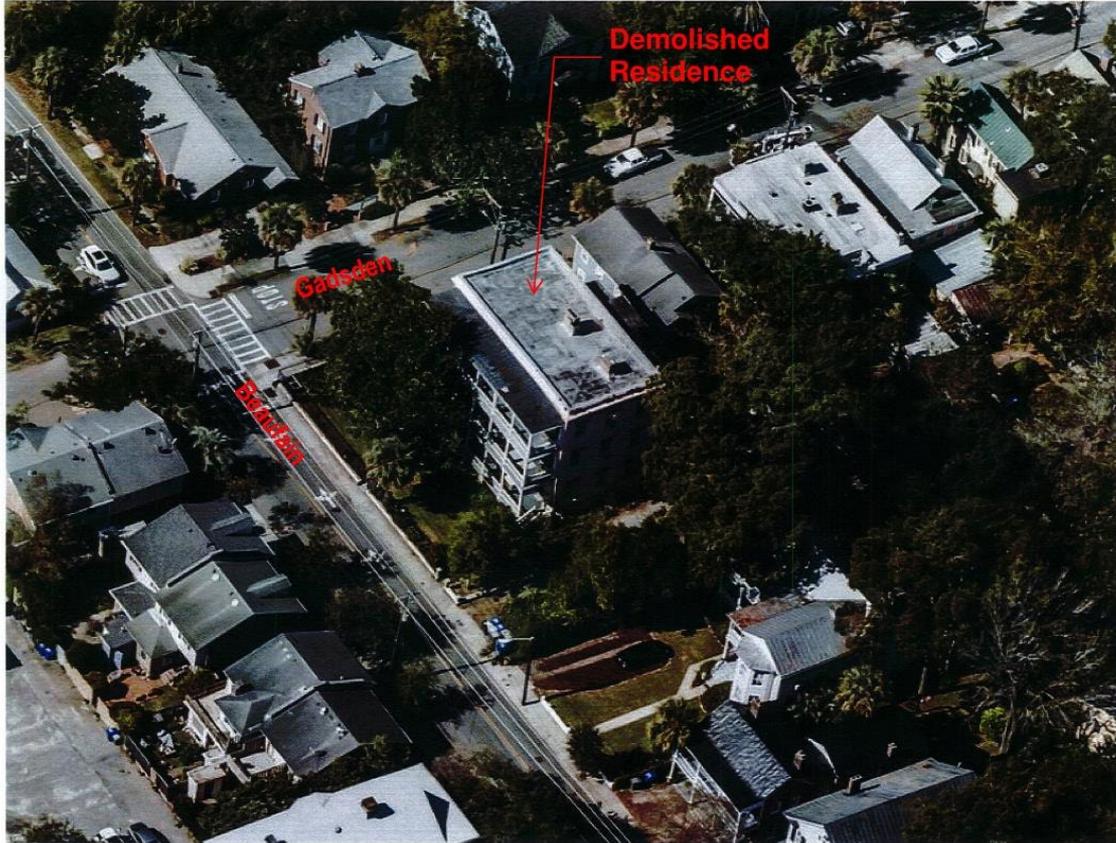
Charleston, SC

Demolished
Residence

Gadsden

Beaufain

4013





Site from Beaufain Street (looking north)



Site from Beaufain Street (looking north)

4-6 Gadsden Street - 01/08/2020 Meeting Date



Site from Gadsden Street (looking east)



Site from Gadsden Street (looking east)

4-6 Gadsden Street - 01/08/2020 Meeting Date



Site Interior - 4 Gadsden St.



Site Interior - 4 and 6 Gadsden St.

4-6 Gadsden Street - 01/08/2020 Meeting Date



6 Gadsden Street - Front



6 Gadsden Street - Side

4-6 Gadsden Street - 01/08/2020 Meeting Date



8 Gadsden Street



10 Gadsden Street

4-6 Gadsden Street - 01/08/2020 Meeting Date



3 Gadsden Street



5 Gadsden Street

4-6 Gadsden Street - 01/08/2020 Meeting Date



126 Beaufain Street (from Gadsden)



126 Beaufain Street

4-6 Gadsden Street - 01/08/2020 Meeting Date



128 Beaufain Street



126 1/2 Beaufain Street

4-6 Gadsden Street - 01/08/2020 Meeting Date



120 Beaufain Street



118 Beaufain Street

4-6 Gadsden Street - 01/08/2020 Meeting Date



116 Beaufain Street



114 Beaufain Street

4-6 Gadsden Street - 01/08/2020 Meeting Date



125 / 127 Beaufain Street



129 / 131 Beaufain Street

4-6 Gadsden Street - 01/08/2020 Meeting Date

PREVIOUS



CURRENT



PREVIOUS



CURRENT



PREVIOUS



CURRENT

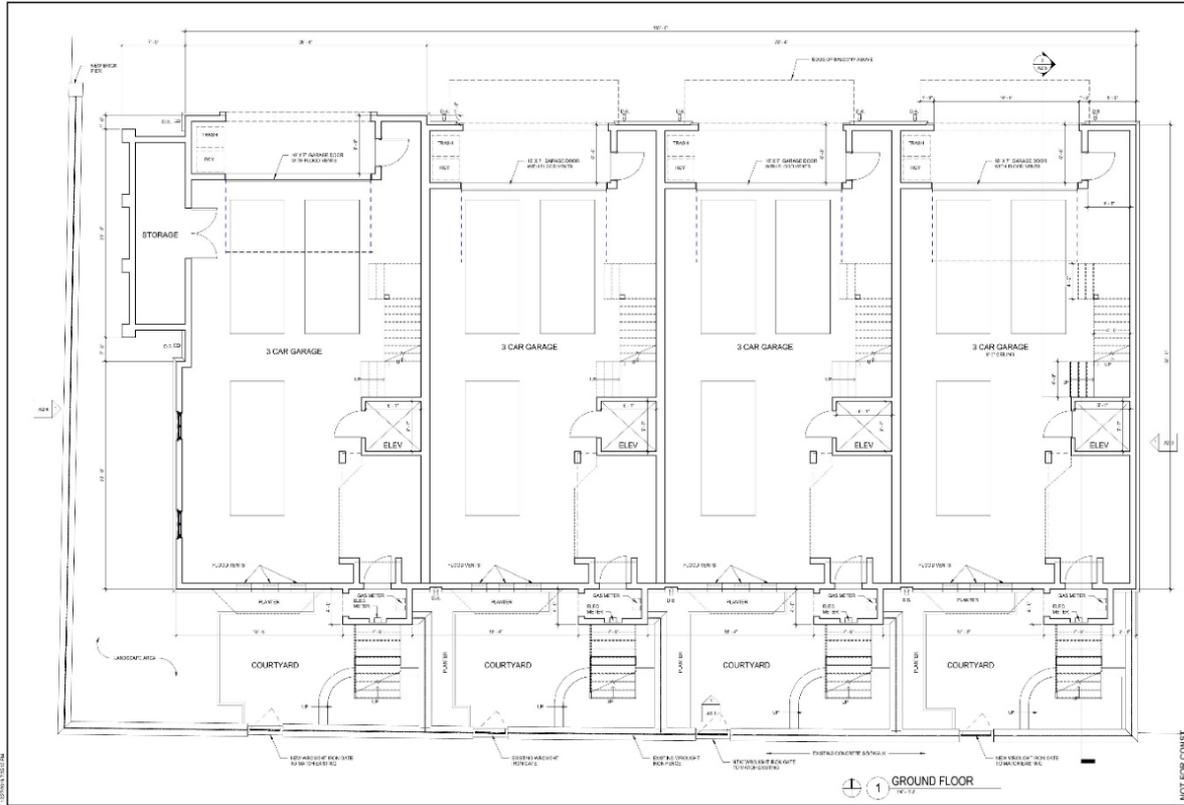


PREVIOUS



CURRENT





NOT FOR CONSTRUCTION

EVANS & SCHMIDT ARCHITECTS
 100 WEST WALTON STREET, CHARLESTON, S.C. 29403-2000

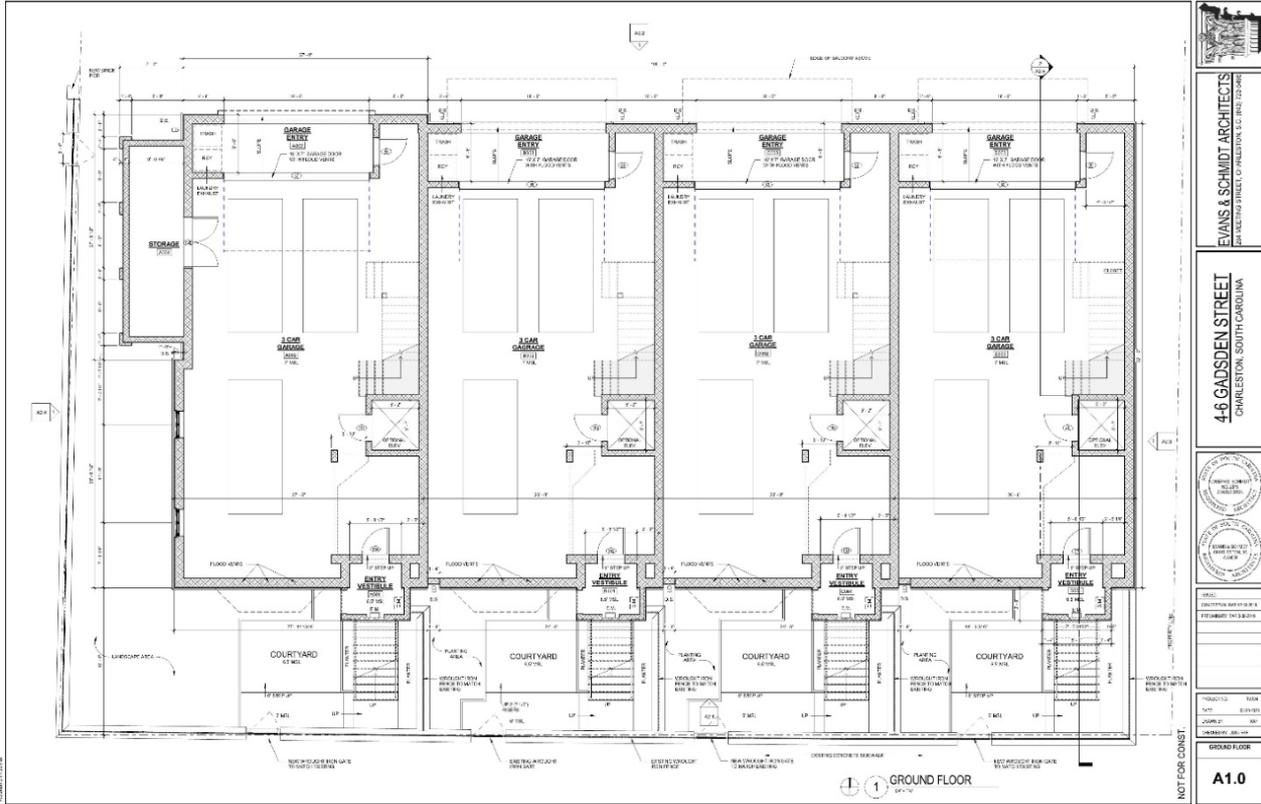
4-6 GADSDEN STREET
 CHARLESTON, SOUTH CAROLINA

DATE: 08/11/2010
 TIME: 10:00 AM
 PROJECT: 4-6 GADSDEN STREET

PROJECT NO.: 10010
 DATE: 08/11/2010
 TIME: 10:00 AM
 PROJECT: 4-6 GADSDEN STREET

GROUND FLOOR
A1.0

PREVIOUS



EVANS & SCHMIDT ARCHITECTS
 101 W. MARKET STREET, SUITE 100, CHARLESTON, SOUTH CAROLINA 29401
 803.733.1111

4-6 GADSDEN STREET
 CHARLESTON, SOUTH CAROLINA

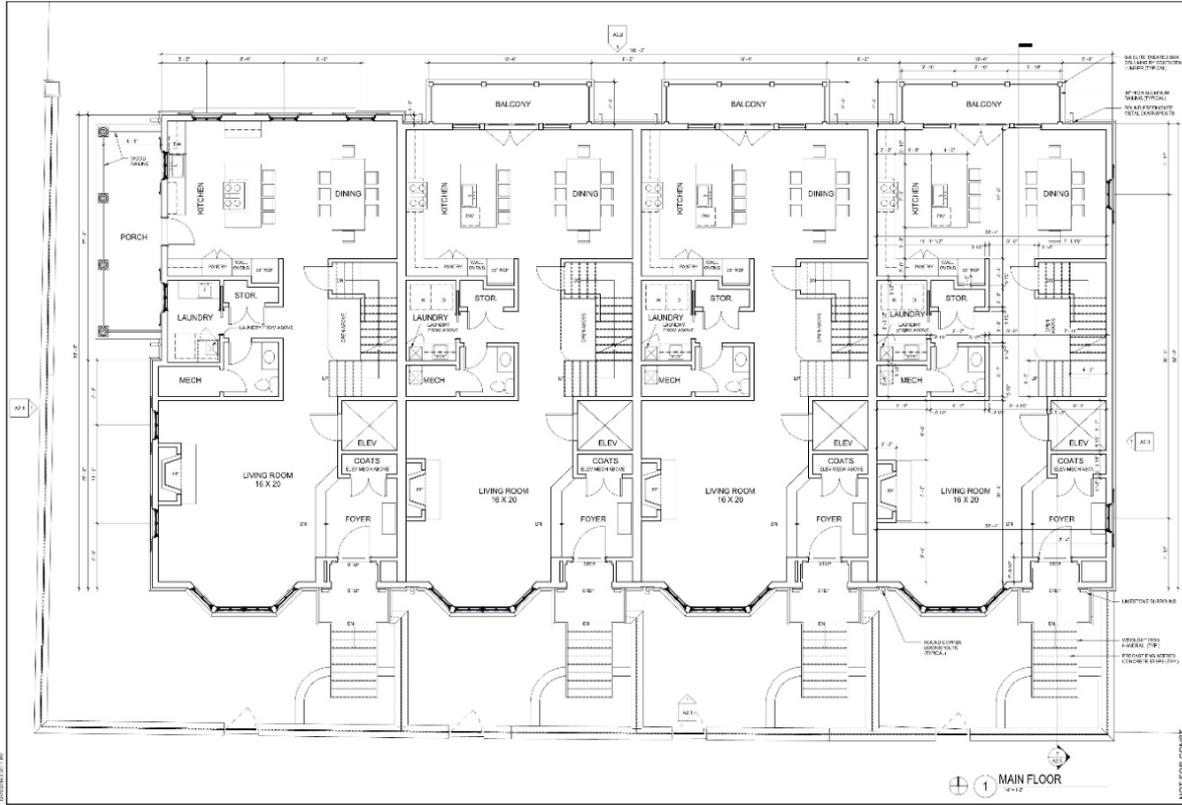
PROJECT NO. 2018-001
 DATE: 08/15/18
 DRAWING NO. 101

DESIGNER: EVANS & SCHMIDT ARCHITECTS
 ARCHITECT: EVANS & SCHMIDT ARCHITECTS
 CONTRACTOR: [REDACTED]
 PERMITTED BY: [REDACTED]

NOT FOR CONSTRUCTION

GROUND FLOOR
 A1.0

CURRENT



1 MAIN FLOOR
1/8" = 1'-0"

NOT FOR CONSTRUCTION

A1.1

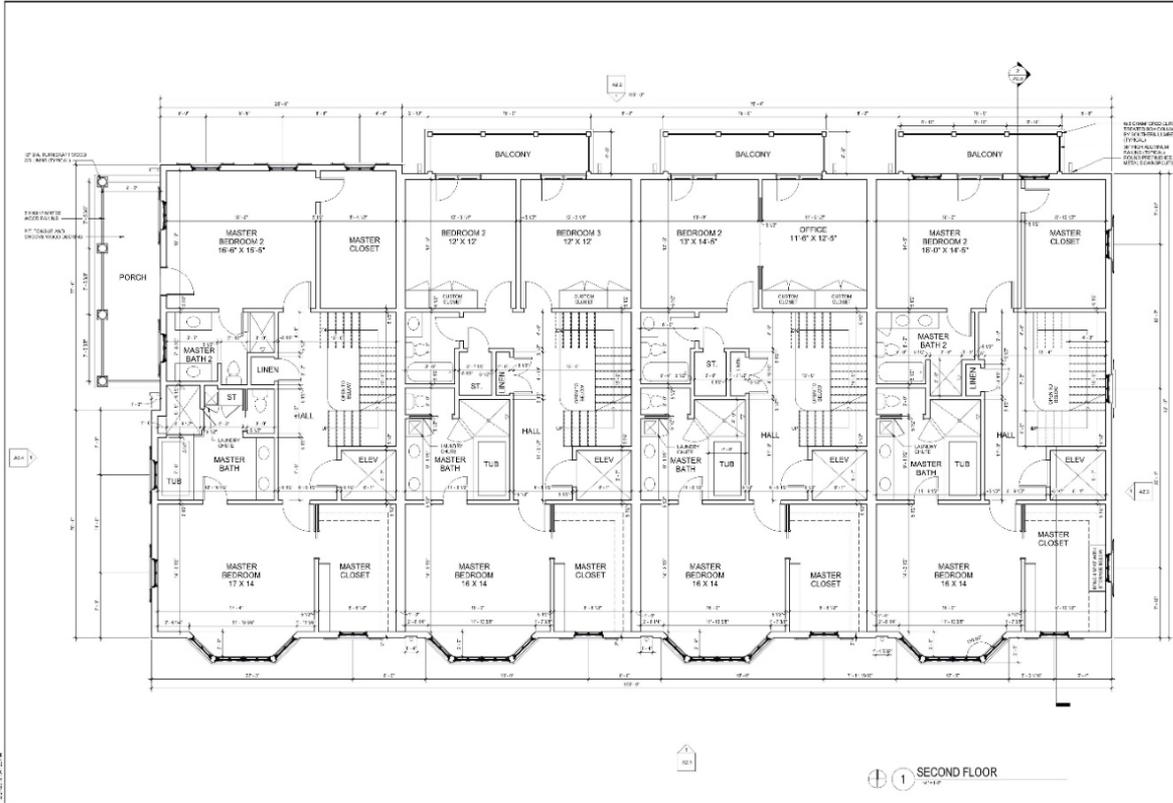
EVANS & SCHMIDT ARCHITECTS
ARCHITECTS 11011 COLLETON BLVD. SUITE 100
CHARLESTON, SOUTH CAROLINA

4-6 GADSDEN STREET
CHARLESTON, SOUTH CAROLINA



 TITLE: _____
 NAME: _____
 DATE: _____
 SCALE: _____
 DRAWING NO.: _____

PREVIOUS



1 SECOND FLOOR

NOT FOR CONSTRUCTION



EVANS & SCHMIDT ARCHITECTS
 500 WEST STREET, CHARLESTON, S.C. 29403-3406

4-6 GADSDEN STREET
 CHARLESTON, SOUTH CAROLINA

PROJECT NO. 10-0000

DATE: 10/10/10

SCALE: 1/8" = 1'-0"

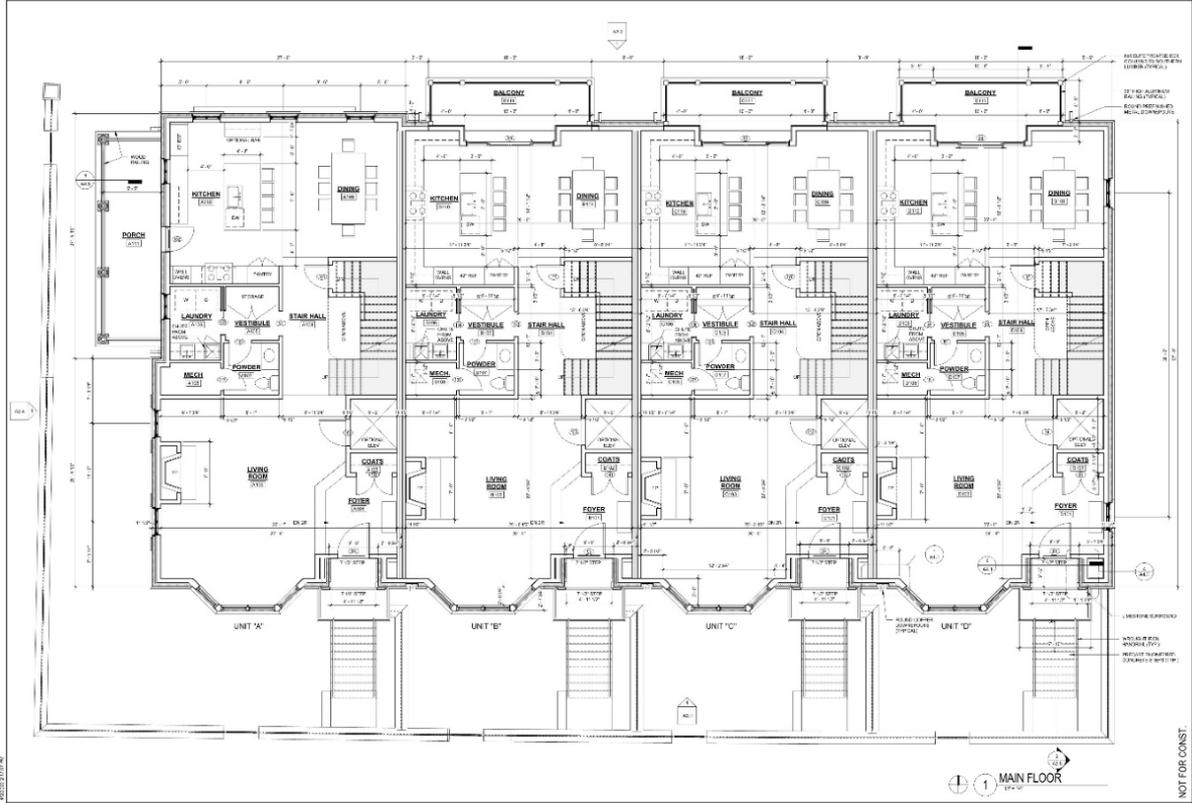
DESIGNED BY: [Signature]

DRAWN BY: [Signature]

SECOND FLOOR

A1.2

PREVIOUS



NOT FOR CONSTRUCTION

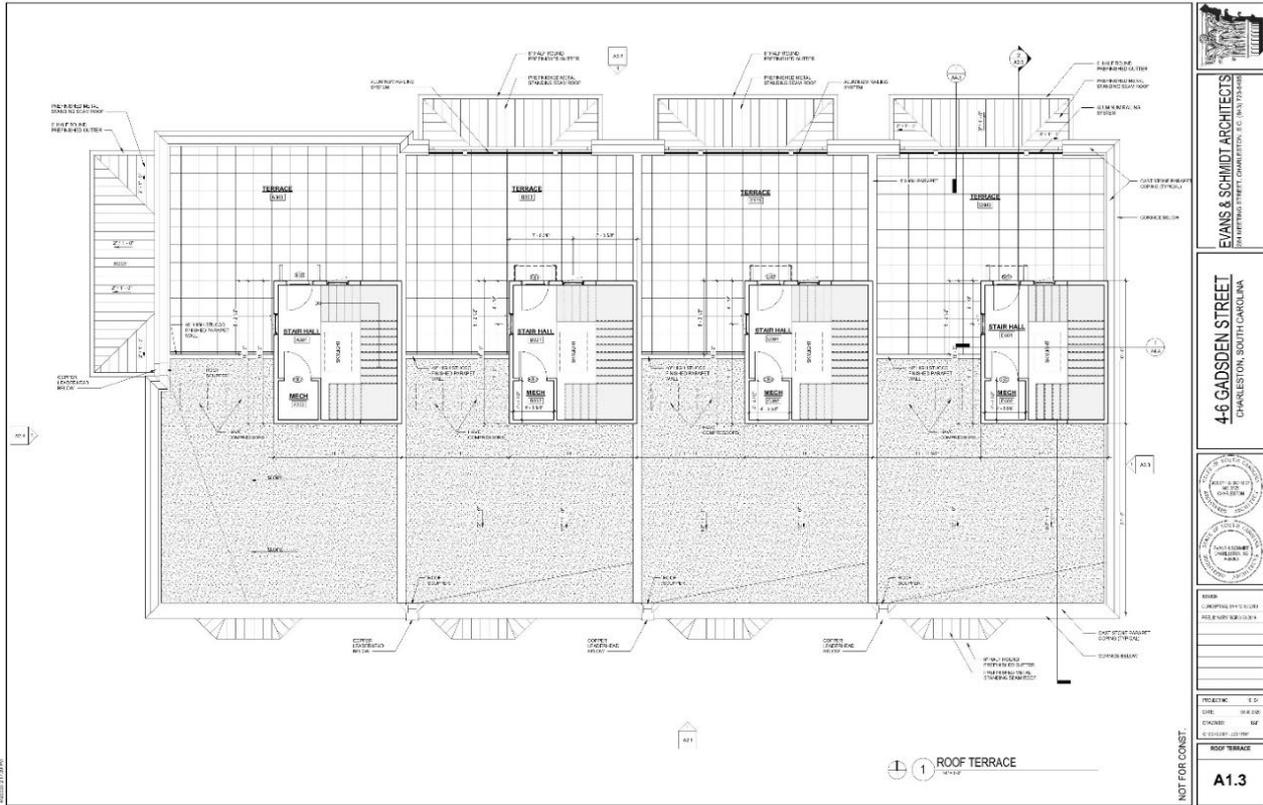
EVANS & SCHMIDT ARCHITECTS
 101 MARKET STREET, DANVILLE, NC 27034

4-B GARDEN STREET
 CHARLESTON, SOUTH CAROLINA

PROJECT NO. 15-001
 DATE: 08/15/15
 DRAWN BY: [Name]
 CHECKED BY: [Name]

A1.1

CURRENT





EVANS & SCHMIDT ARCHITECTS
 204 N. FEDERAL STREET, CHARLESTON, S.C. 29401-3700

4-6 GADSDEN STREET
 CHARLESTON, SOUTH CAROLINA




OWNER	LAWRENCE BRYANT & SONS 105 S. MAIN STREET, CHARLESTON, S.C. 29401
PROJECT	10
DATE	08.14.08
DRAWN	EF
CHECKED	EF
SCALE	AS SHOWN
PROJECT	ROOF TERRACE
SHEET	A1.3

NOT FOR CONSTRUCTION

CURRENT



PREVIOUS

1 PROPOSED NORTH ELEVATION
1/17

NOT FOR CONSTRUCTION



CURRENT

1 PROPOSED NORTH ELEVATION
1/17

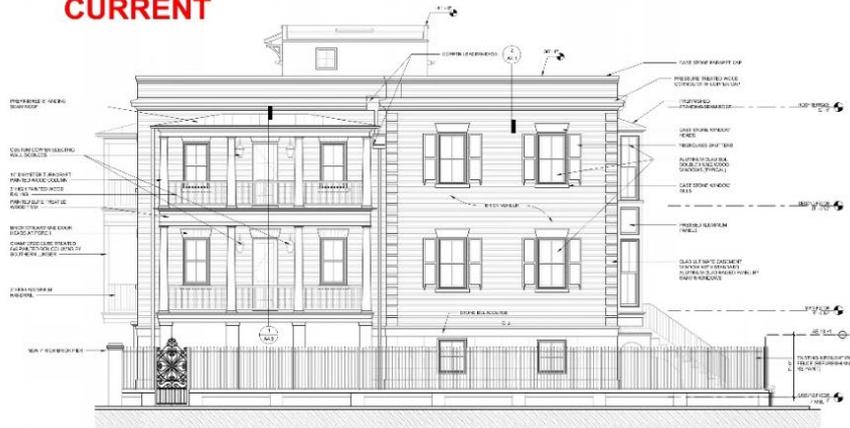
NOT FOR CONSTRUCTION



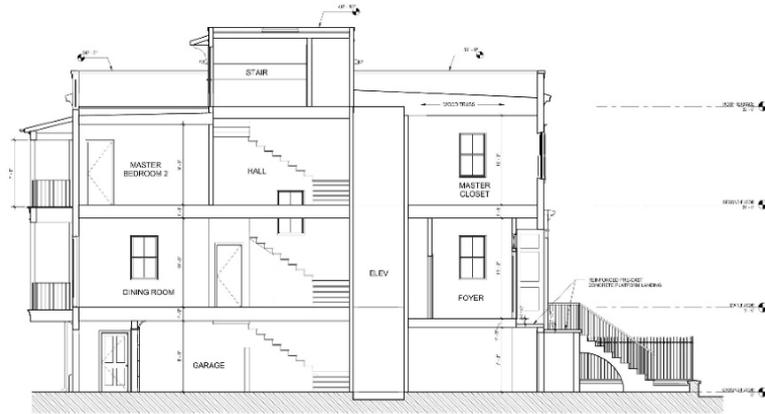
PREVIOUS

CURRENT

1 PROPOSED WEST ELEVATION
14 OF 17

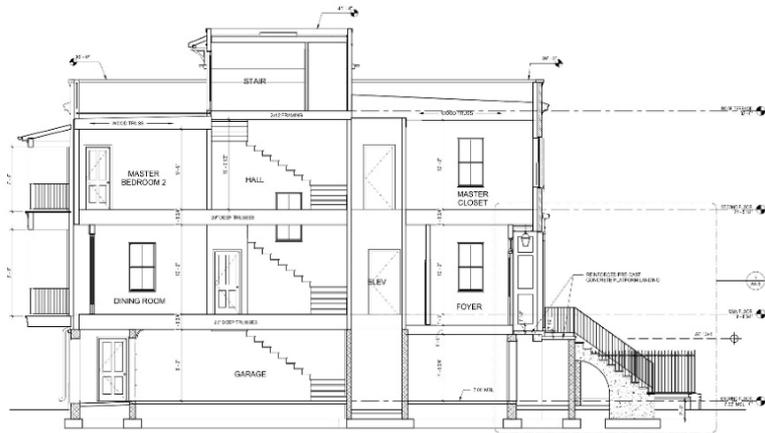


1 PROPOSED WEST ELEVATION
14 OF 17



2 TRANSVERSE BUILDING SECTION
17.10.18

PREVIOUS
CURRENT



2 TRANSVERSE BUILDING SECTION
17.10.18



1 SOUTHEAST PERSPECTIVE

2 SOUTHWEST PERSPECTIVE



EVANS & SCHMIDT ARCHITECTS
 354 MEETING STREET, CHARLESTON, S.C. (843) 723-2668

4-6 GADSDEN STREET
 CHARLESTON, SOUTH CAROLINA



SCALE:
 CONCEPTUAL AND CONSTRUCTIVE
 PRELIMINARY DATE: 03-20-2024

PROJECT NO.: 18-116
 DATE: 03-20-2024
 DRAWN BY: EAP
 CHECKED BY: EOL/ML

A0.1

NOT FOR CONSTRUCTION

EXTERIOR PERSPECTIVES

EVANS & SCHMIDT ARCHITECTS



1 NORTHWEST PERSPECTIVE

2 NORTHEAST PERSPECTIVE



EVANS & SCHMIDT ARCHITECTS
 354 MEETING STREET, CHARLESTON, S.C. (843) 733-2668

4-6 GADSDEN STREET
 CHARLESTON, SOUTH CAROLINA



DATE:	CONCEPTUAL S&P COMPLETE
DATE:	PRELIMINARY S&P COMPLETE
DATE:	
DATE:	

PROJECT NO.:	18-116
DATE:	03-28-2018
SHOWSET:	EXP
DESIGNED BY:	CS/MS

A0.2

NOT FOR CONST.

EXTERIOR PERSPECTIVES

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LEGEND

---	BOUNDARY LINE & CORNER POINT (AS ESTABLISHED)
---	BOUNDARY LINE & CORNER POINT (PLANNED)
---	BOUNDARY LINE & CALCULATED POINT
---	START OF NEW LINE
---	TERMINAL LINE (AS ESTABLISHED)
---	TERMINAL POINT LINE
---	TERMINAL LINE
---	UTILITY LINE
---	SEWER LINE
---	WATER LINE
---	CONCRETE DRIVE
---	CONCRETE SIDEWALK
---	PERMANENT INTERLOCKING CONCRETE PAVEMENT
---	NEW WALL SECTION
---	EXISTING WALL SECTION
---	ACCESS EASEMENT

DEVELOPMENT SUMMARY (IMPAVED-EDGE)

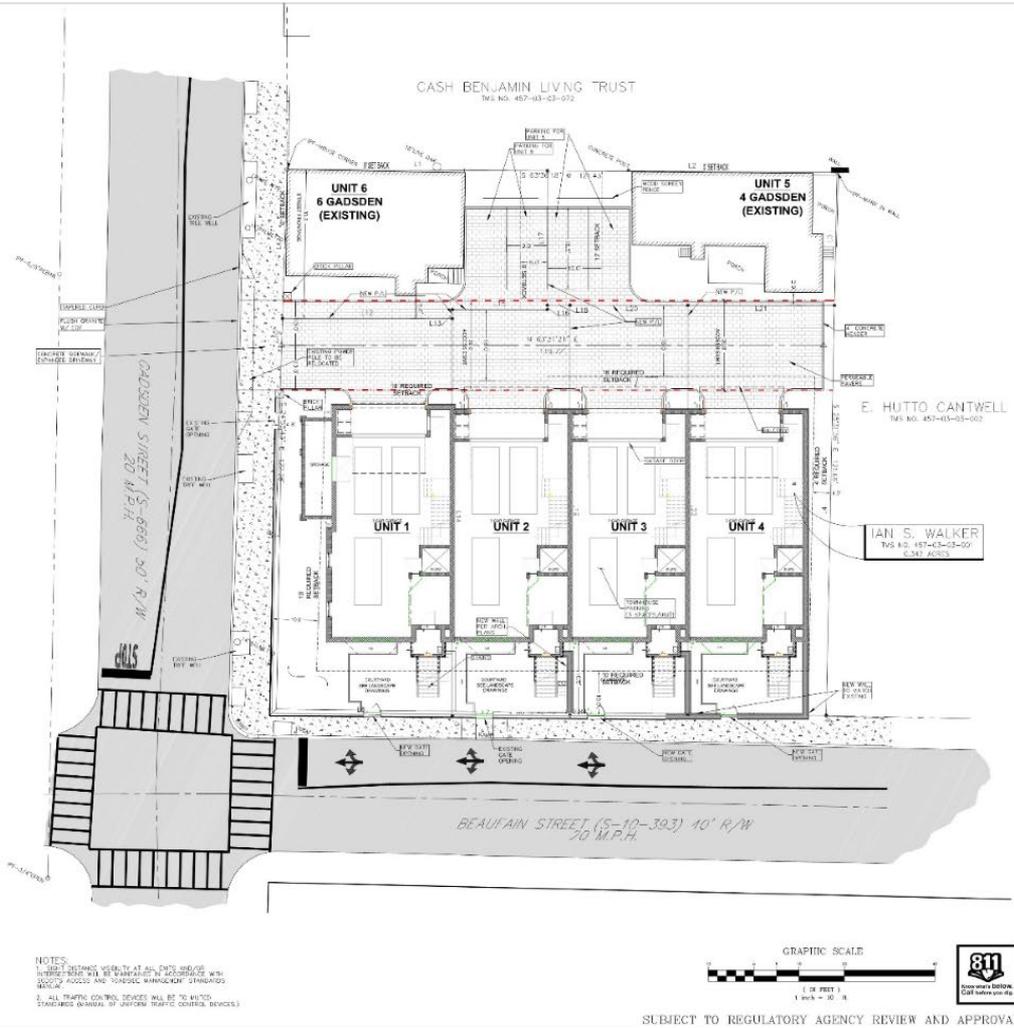
4 GADSDEN (EXISTING)	1 UNIT	2 PARKING SPACES	LOT SIZE: 1,283.5 S.F.	BUILDING AREA: 150.7 S.F.	SITE COVERAGE: 4%
4 GADSDEN (EXISTING)	1 UNIT	2 PARKING SPACES	LOT SIZE: 1,288 S.F.	BUILDING AREA: 200.3 S.F.	SITE COVERAGE: 42.1%

NEW CONSTRUCTION

LOT 1	1 UNIT	2 PARKING SPACES	LOT SIZE: 2,465.5 S.F.	BUILDING AREA: 1,218.5 S.F.	SITE COVERAGE: 42%
LOT 2	1 UNIT	2 PARKING SPACES	LOT SIZE: 2,587.0 S.F.	BUILDING AREA: 1,172.9 S.F.	SITE COVERAGE: 46.1%
LOT 3	1 UNIT	2 PARKING SPACES	LOT SIZE: 2,397.5 S.F.	BUILDING AREA: 1,217.5 S.F.	SITE COVERAGE: 48.1%
LOT 4	1 UNIT	2 PARKING SPACES	LOT SIZE: 2,286.4 S.F.	BUILDING AREA: 1,277.8 S.F.	SITE COVERAGE: 48.1%

* Rounded by 100 S.F. per Sec. 64.303

LINE	BEARING	DISTANCE
L1	N 63°36'18" E	57.46'
L2	S 63°36'18" W	63.97'
L3	N 25°32'03" W	28.83'
L4	N 25°31'54" W	91.83'
L5	N 63°19'42" E	30.57'
L6	S 63°19'43" W	26.00'
L7	S 63°19'42" W	26.00'
L8	N 63°19'43" E	40.27'
L9	S 24°52'40" E	80.92'
L10	N 24°52'42" W	8.01'
L11	S 24°52'43" E	33.35'
L12	N 63°21'44" E	37.49'
L13	N 26°38'39" W	2.00'
L14	N 26°40'10" W	98.86'
L15	S 63°21'51" W	20.99'
L16	S 26°38'39" E	0.99'
L17	S 26°38'11" E	30.09'
L18	S 63°21'09" W	5.01'
L19	N 26°40'10" W	91.85'
L20	S 63°21'51" E	26.00'
L21	S 63°21'56" W	32.39'
L22	N 26°40'10" W	91.83'



NOTES:
 1. ALL DIMENSIONS UNLESS OTHERWISE NOTED.
 2. ALL TRAFFIC CONTROL DEVICES SHALL BE TO HUNTS TRANSMAN MANUFACTURING UNIFORM TRAFFIC CONTROL DEVICES.



SUBJECT TO REGULATORY AGENCY REVIEW AND APPROVAL

HLA
 THE SITE EXPERTS
 ENGINEERING • WETLAND PERMITTING • LAND PLANNING
 CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE
 240 Landon Dr., Columbia, SC 29210 • Tel: 803.762.1100 • Fax: 803.762.1101

E. HUTTO CANTWELL
 TMS NO. 457-03-002

IAN S. WALKER
 TMS NO. 457-03-002
 C-343, 4/20/18

SITE PLAN
 4 GADSDEN STREET
 CITY OF CHARLESTON
 CHARLESTON COUNTY, S.C.

PROJECT
19130.00

DATE: 1/14/2020
 SCALE: 1"=10'
 DESIGN: KRN
 DRAWN: KRN
 CHECK: DWG
 REVISIONS

C1.1



EVANS & SCHMIDT ARCHITECTS
 1514 MEETING STREET, CHARLESTON, S.C. (843) 733-2555

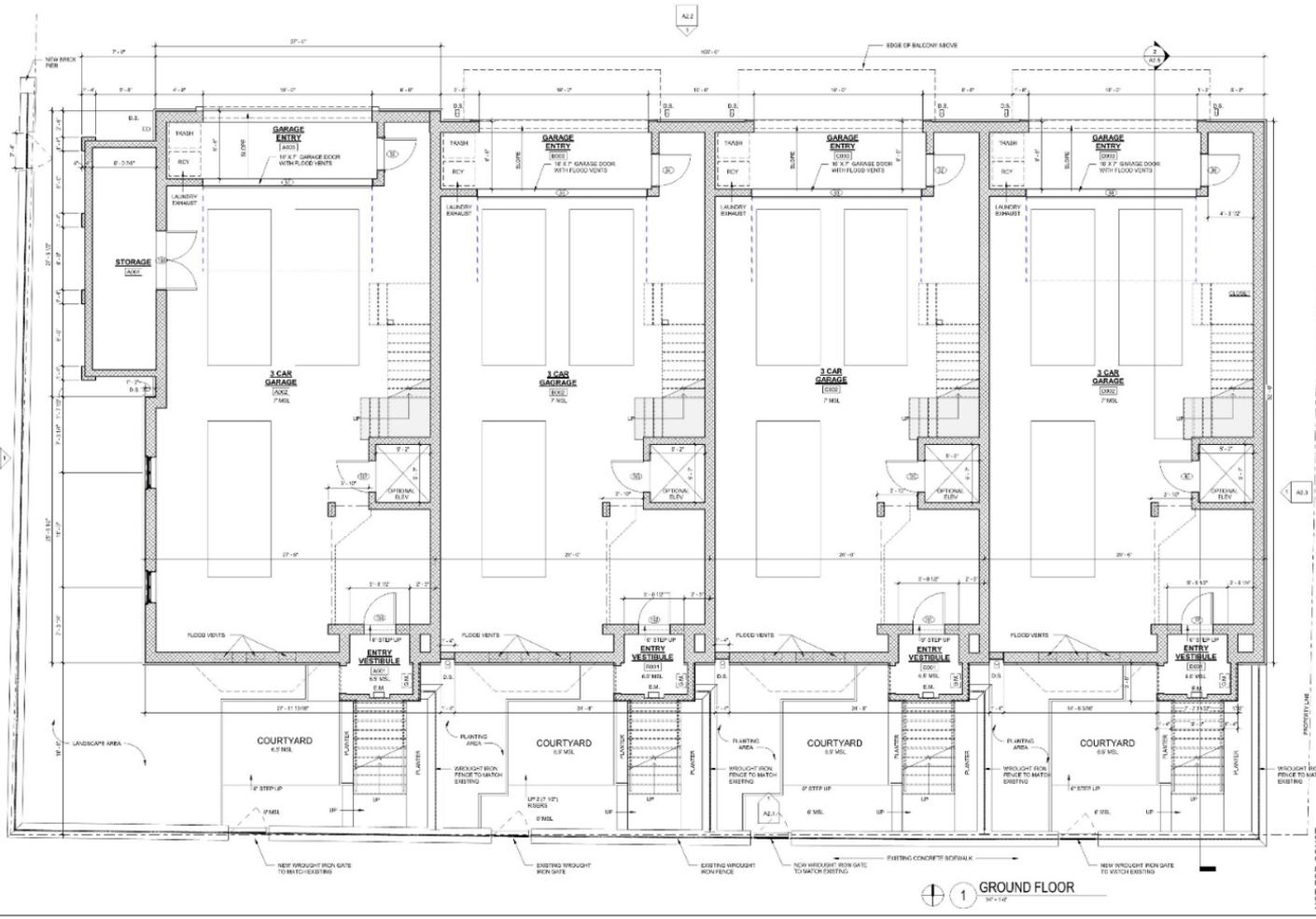
4-6 GADSDEN STREET
 CHARLESTON, SOUTH CAROLINA



OWNER
 CONCEPTUAL S&S CONSULTANTS
 PREPARARY DATE: 04-20-2016

PROJECT NO.: 16116
 DATE: 03-28-2016
 DRAWN BY: JMS/MS
 CHECKED BY: JMS/MS

GROUND FLOOR
A1.0



1 GROUND FLOOR
 30'-0"

NOT FOR CONSTRUCTION

AS SHOWN TO DATE



EVANS & SCHMIDT ARCHITECTS
 524 MEETING STREET, CHARLESTON, S.C. (843) 733-2558

4-6 GADSDEN STREET
 CHARLESTON, SOUTH CAROLINA



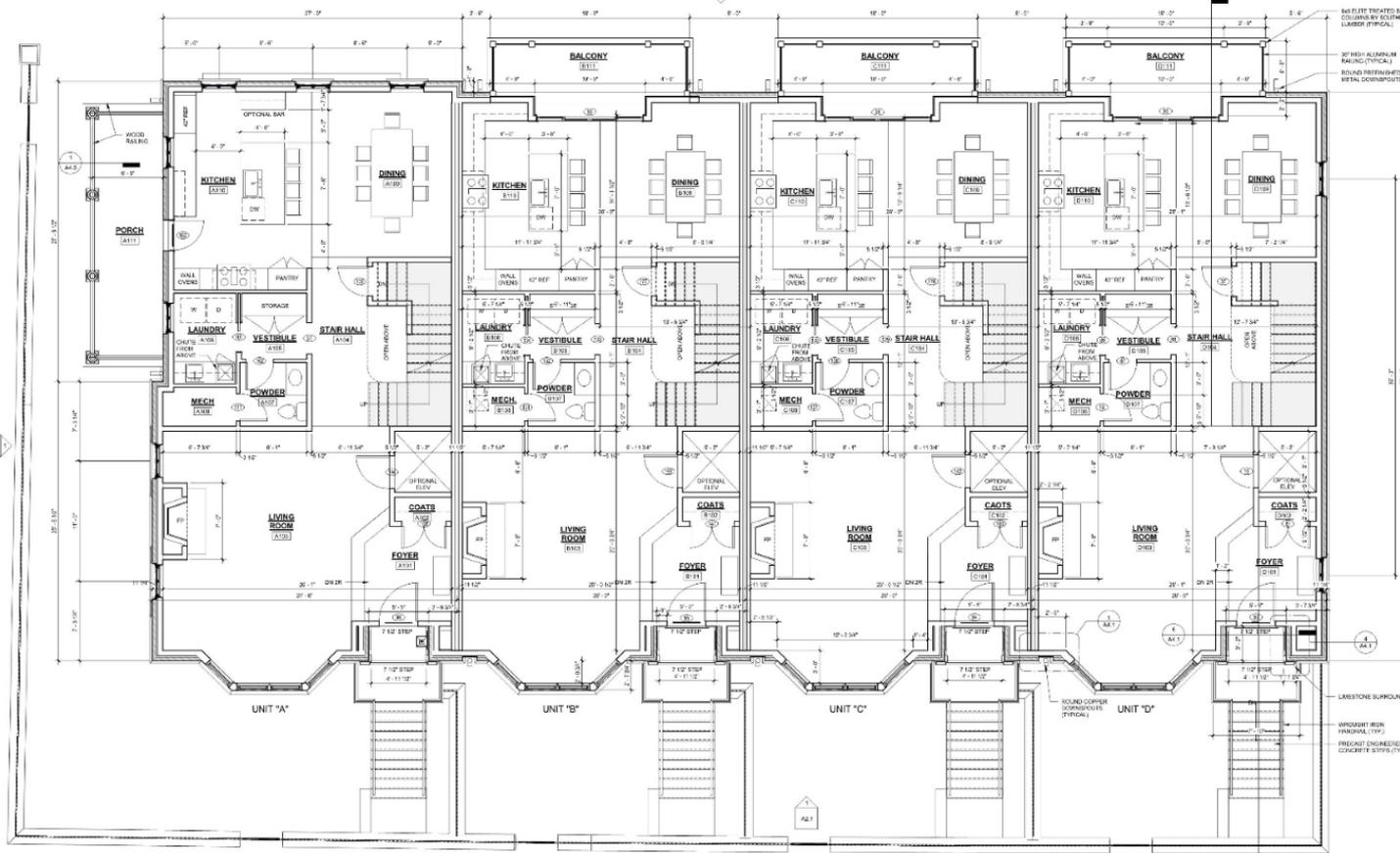
OWNER
 CONCEPTUAL S&S CONSULTANTS
 PRELIMINARY 643-5-0010

PROJECT NO. 18-116
 DATE: 03-28-2020
 DRAWN BY: JAS
 CHECKED BY: JAS/MS

MAIN LEVEL

A1.1

NOT FOR CONSTRUCTION



1 1 MAIN FLOOR
 1/4" = 1'-0"

EVANS & SCHMIDT ARCHITECTS



EVANS & SCHMIDT ARCHITECTS
 354 MEETING STREET, CHARLESTON, S.C. (843) 733-2568

4-6 GADSDEN STREET
 CHARLESTON, SOUTH CAROLINA



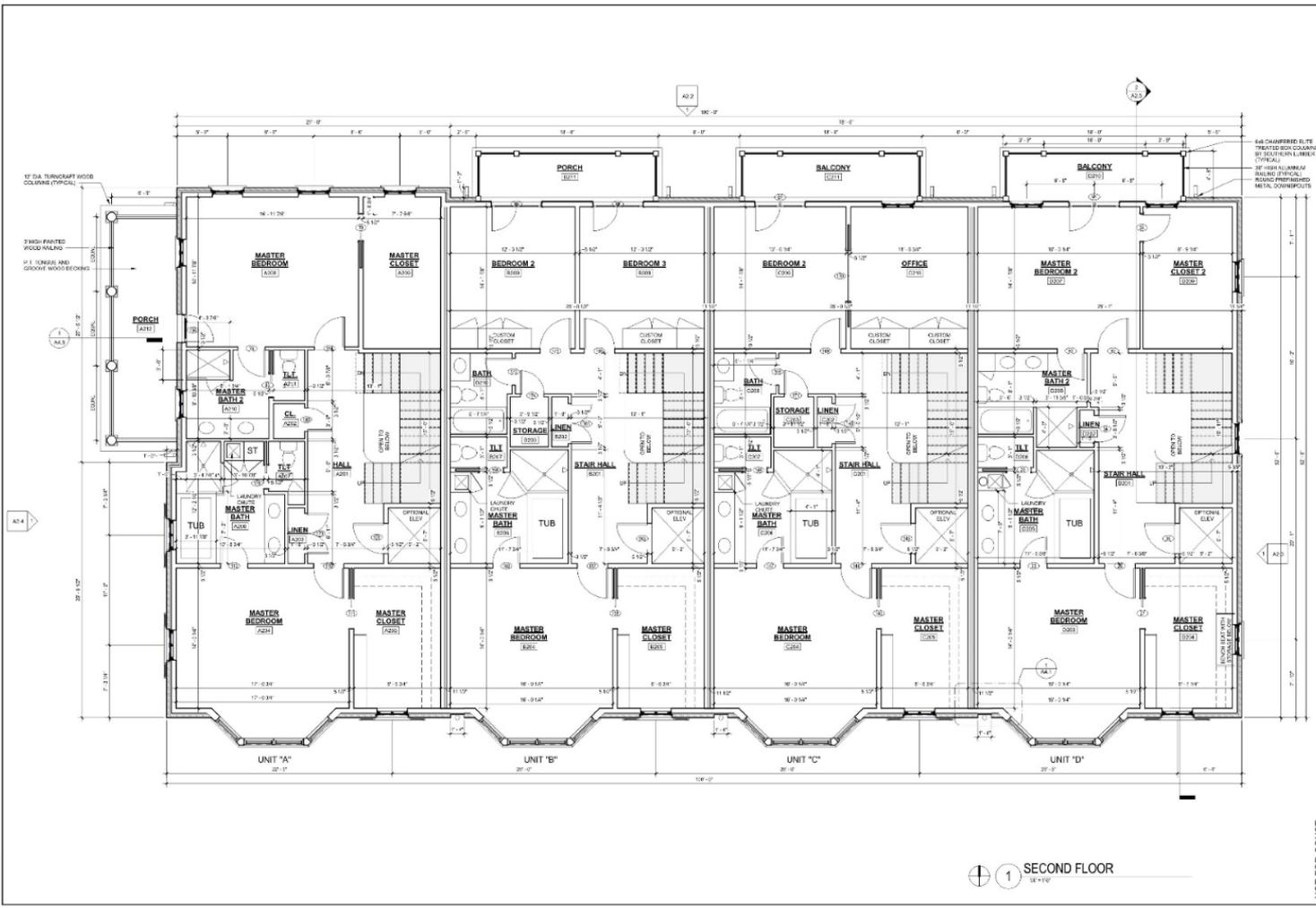
OWNER
 CONCEPTUAL S&S GROUP
 PRELIMINARY S&S GROUP

PROJECT NO. 18-116
 DATE: 03-28-2020
 DRAWN BY: EES/ML
 CHECKED BY: EES/ML

SECOND FLOOR

A1.2

NOT FOR CONST.



1 SECOND FLOOR
 18'-1 1/2"

12/20/2019 10:58 AM



EVANS & SCHMIDT ARCHITECTS
 1514 MEETING STREET, CHARLESTON, S.C. (843) 723-5558

4-6 GADSDEN STREET
 CHARLESTON, SOUTH CAROLINA

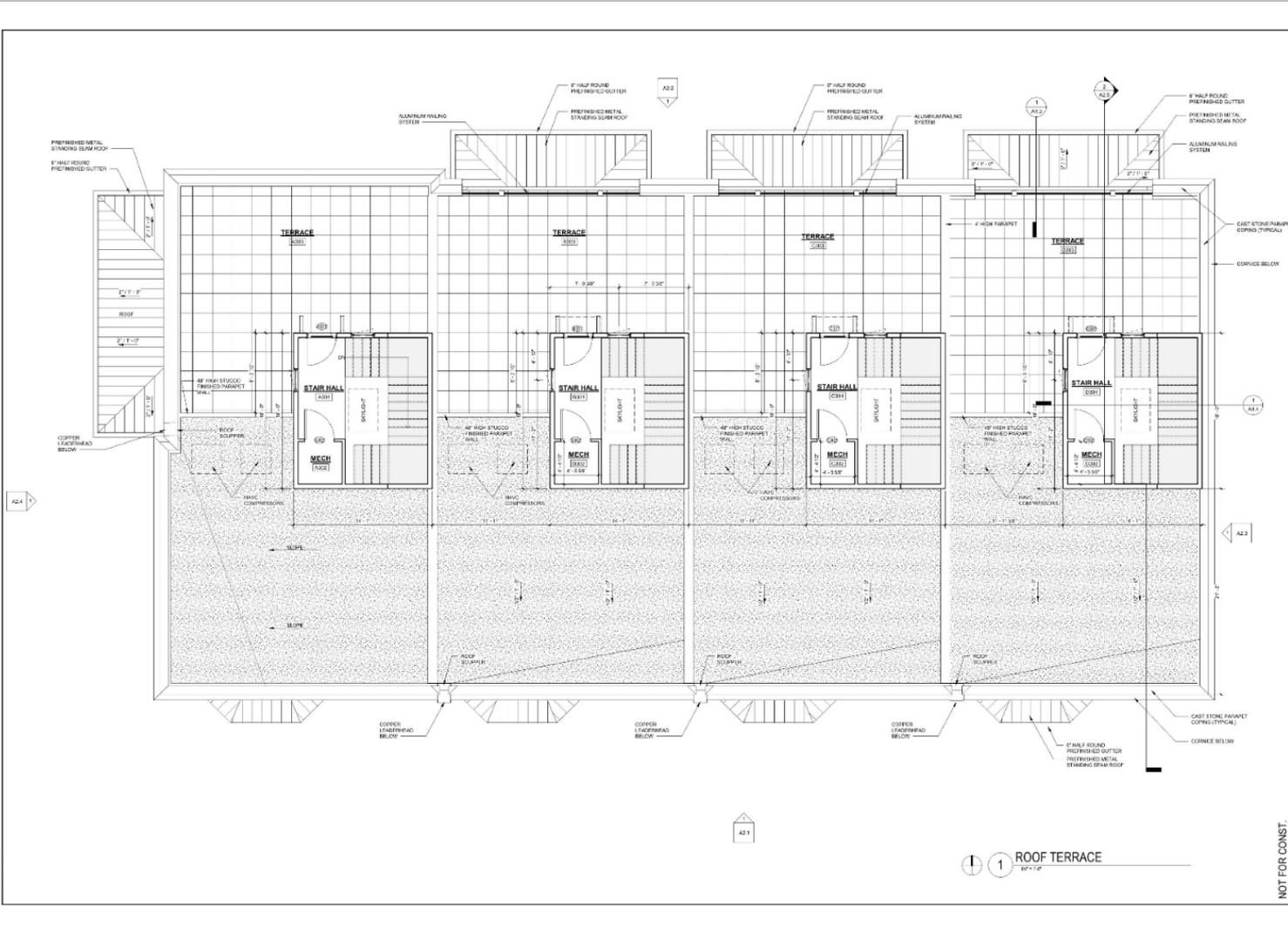


DATE: _____
 CONSULTING ARCHITECT:
 PRELIMINARY DATE: 03-20-2020

PROJECT NO.: 18-116
 DATE: 03-20-2020
 DRAWN BY: EAF
 CHECKED BY: DSJ/10/

PROJECT: ROOF TERRACE
A1.3

NOT FOR CONSTRUCTION



15-0000-01-001-001



EVANS & SCHMIDT ARCHITECTS
 1511 MEETING STREET, CHARLESTON, S.C. (843) 733-2568

4-6 GADSDEN STREET
 CHARLESTON, SOUTH CAROLINA



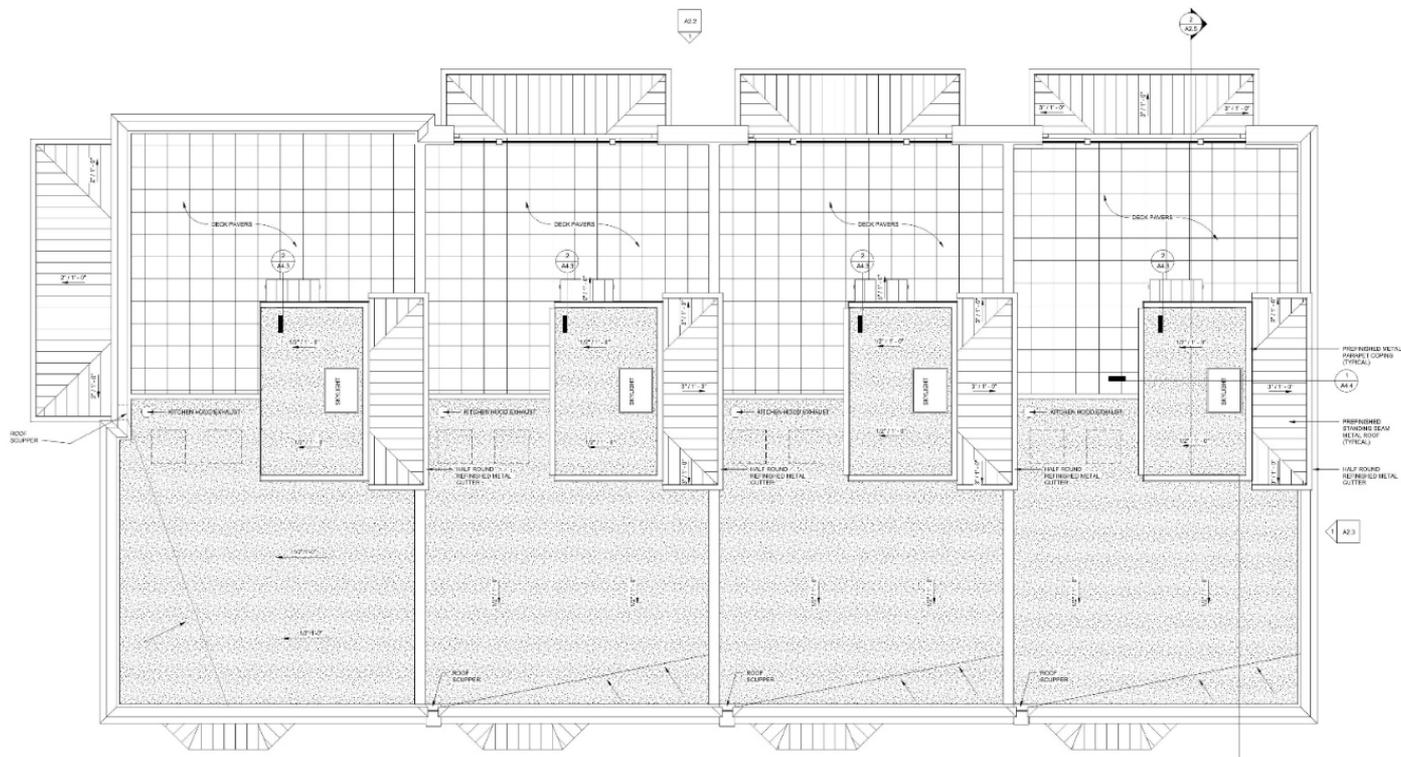
DATE: _____
 CONCEPTUAL DATE: 03-20-2020
 PRELIMINARY DATE: 03-20-2020

PROJECT NO.: 18-116
 DATE: 03-20-2020
 DRAWN BY: JEM
 CHECKED BY: JEM/MS

ROOF PLAN

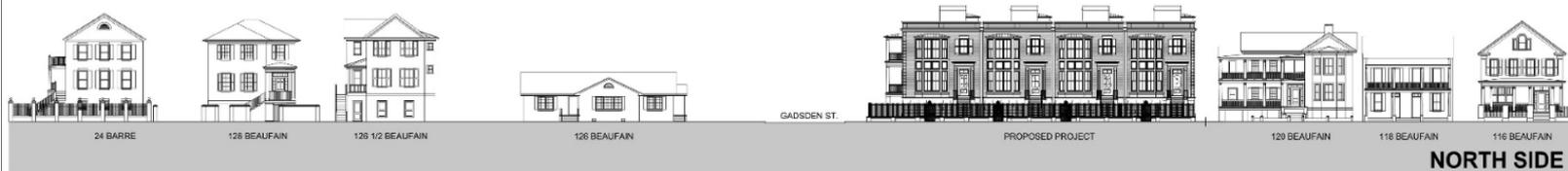
A1.4

NOT FOR CONSTRUCTION



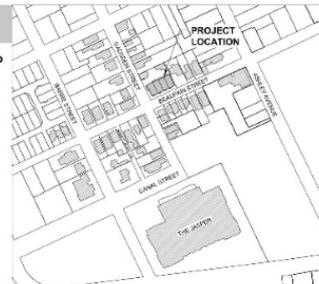
1 ROOF PLAN
 1/8" = 1'-0"

REVISED BY: JEM/MS



BEAUFAIN STREET ELEVATIONS

AREA MAP



4-6 GADSDEN STREET
CHARLESTON, SOUTH CAROLINA

A2.0A



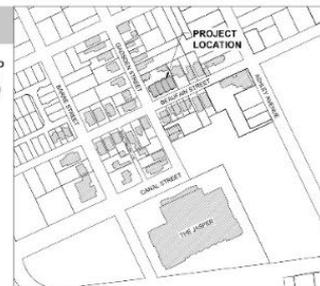
WEST SIDE



EAST SIDE

GADSDEN STREET ELEVATIONS

AREA MAP



4-6 GADSDEN STREET
CHARLESTON, SOUTH CAROLINA

A2.0B



EVANS & SCHMIDT ARCHITECTS
 351 MEETING STREET, CHARLESTON, S.C. (843) 733-2568

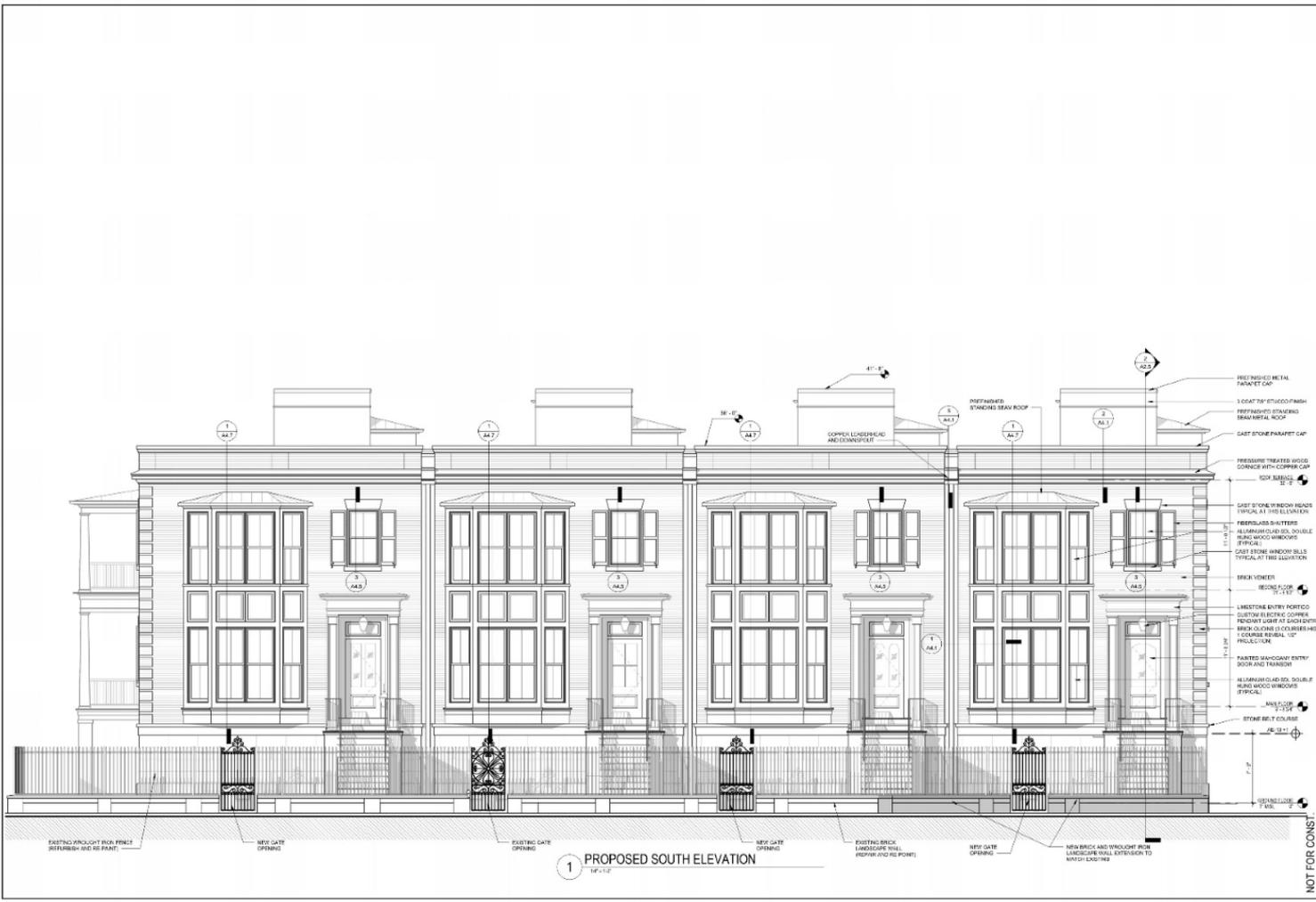
4-6 GADSDEN STREET
 CHARLESTON, SOUTH CAROLINA



PROJECT NO. 18-116
 DATE: 03-28-2020
 DRAWN BY: EAS
 CHECKED BY: EAS/MS

SOUTH ELEVATION

A2.1



1 PROPOSED SOUTH ELEVATION
 1/4" = 1'-0"

NOT FOR CONSTRUCTION

REVISED BY: EAS/MS



EVANS & SCHMIDT ARCHITECTS
 251 MEETING STREET, CHARLESTON, S.C. (843) 733-2555

4-6 GADSDEN STREET
 CHARLESTON, SOUTH CAROLINA



DATE: 03-28-2020
 DRAWN BY: EAF
 CHECKED BY: EAF/ML

PROJECT NO.: 18-116
 SHEET: 03-28-2020
 DRAWN BY: EAF
 CHECKED BY: EAF/ML

NORTH ELEVATION

A2.2



1 PROPOSED NORTH ELEVATION

NOT FOR CONSTRUCTION



EVANS & SCHMIDT ARCHITECTS
 354 MEETING STREET, CHARLESTON, S.C. (843) 733-2868

4-6 GADSDEN STREET
 CHARLESTON, SOUTH CAROLINA

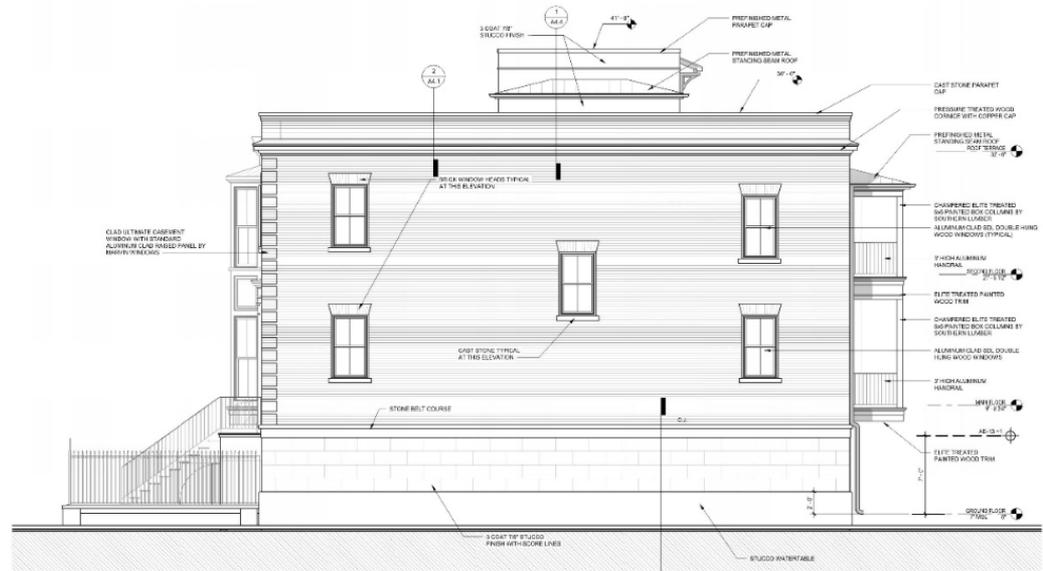


SCALE
 CONCEPTUAL BAR SCALE
 PRELIMINARY BAR SCALE

PROJECT NO. 18-116
 DATE: 03-28-2020
 DRAWN BY: EAF
 CHECKED BY: ELS/1/16

EAST ELEVATION
A2.3

NOT FOR CONST.



1 PROPOSED EAST ELEVATION
 SF-1-F

UNIVERSITY OF THE



EVANS & SCHMIDT ARCHITECTS
 354 MEETING STREET, CHARLESTON, S.C. (843) 723-2868

4-6 GADSDEN STREET
 CHARLESTON, SOUTH CAROLINA



SCALE
 CONCEPTUAL B&S-DIGITE
 PRELIMINARY B&S-DIGITE

PROJECT NO. 18-116
 DATE: 03-28-2020
 DRAWN BY: EAF
 CHECKED BY: EOL/16'

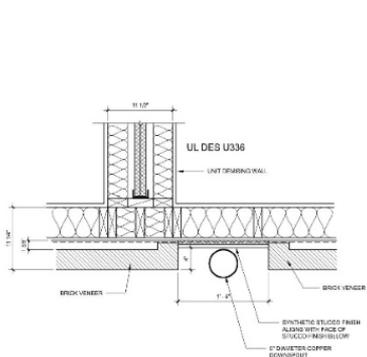
WEST ELEVATION
A2.4

NOT FOR CONST.

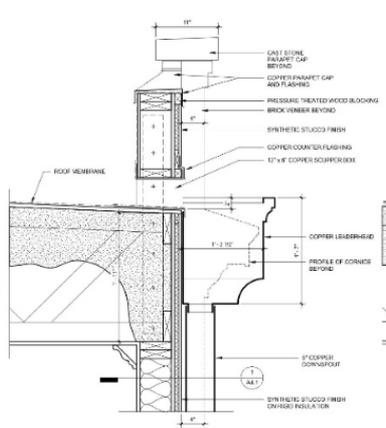


1 PROPOSED WEST ELEVATION
 1/4" = 1'-0"

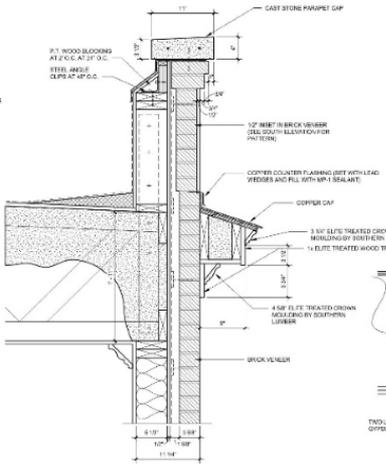
REVISED BY: EAF



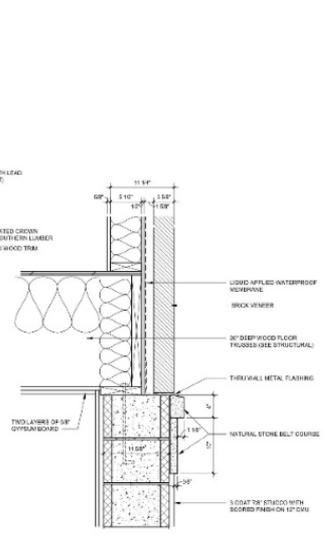
1 PLAN DETAIL AT REVEAL
12'-0" x 12'-0"



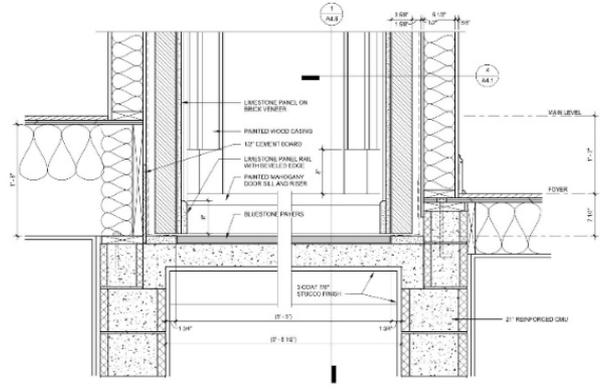
5 PARAPET DETAIL with scupper
12'-0" x 12'-0"



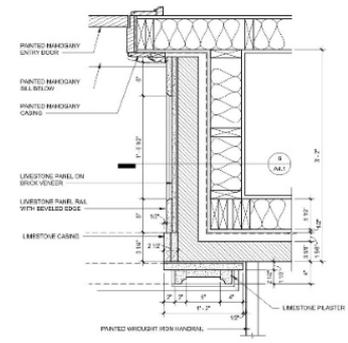
2 PARAPET DETAIL
12'-0" x 12'-0"



3 TYPICAL WALL SECTION AT GROUND FLOOR
12'-0" x 12'-0"



6 SECTION DETAIL AT ENTRY
12'-0" x 12'-0"



4 PLAN DETAIL AT ENTRY
12'-0" x 12'-0"

ARCHITECTURAL FLOOR PLAN

NOT FOR CONSTRUCTION



EVANS & SCHMIDT ARCHITECTS
 254 MEETING STREET, CHARLESTON, S.C. (843) 733-2558

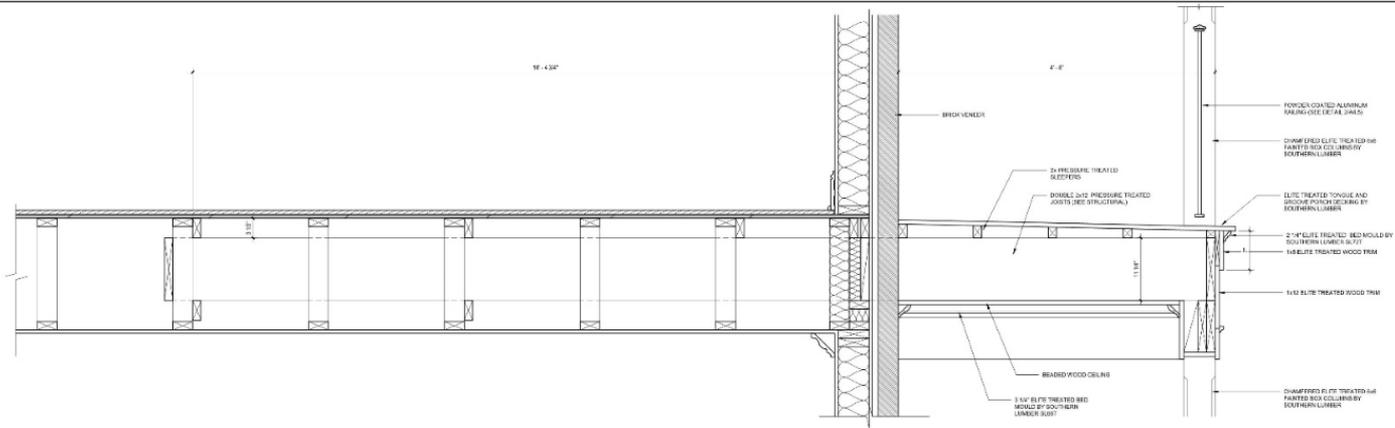
4-6 GADSDEN STREET
 CHARLESTON, SOUTH CAROLINA



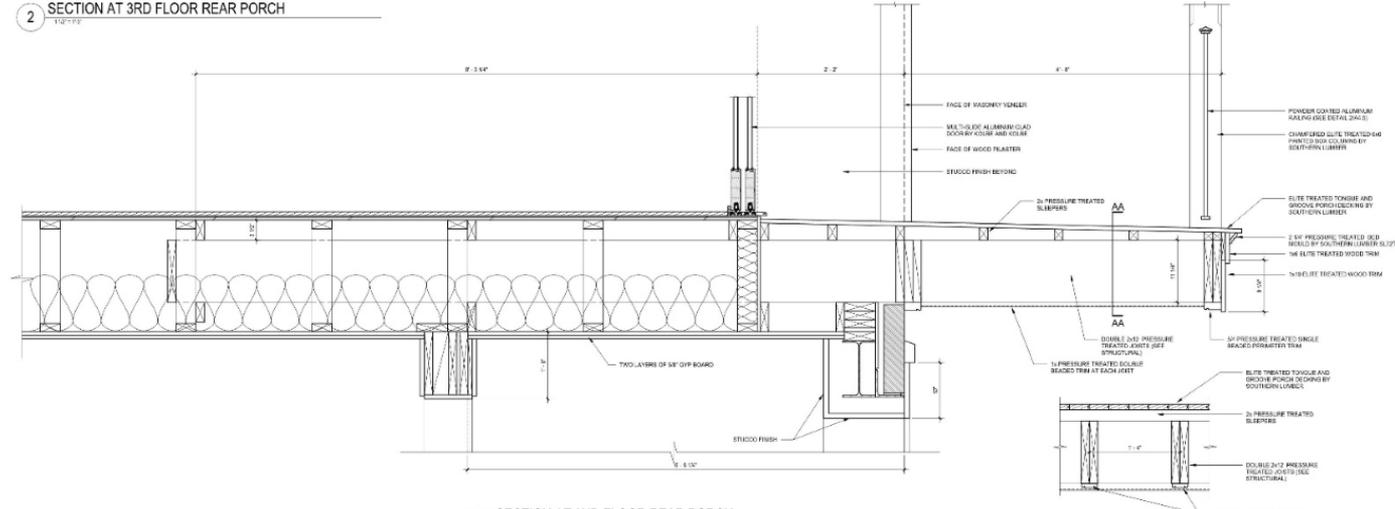
SHEET NO. CONCEPTUAL BMS 03-0201
 PRELIMINARY BMS 03-0201

PROJECT NO. 18-116
 DATE: 03-28-2020
 DRAWN BY: ESM/ML
 CHECKED BY: ESM/ML

EXTERIOR DETAILS
A4.1



2 SECTION AT 3RD FLOOR REAR PORCH
1'-0" = 1'-0"



1 SECTION AT 2ND FLOOR REAR PORCH
1'-0" = 1'-0"

SECTION A-A



EVANS & SCHMIDT ARCHITECTS
504 MEETING STREET, CHARLESTON, S.C. (843) 723-2568

4-6 GADSDEN STREET
CHARLESTON, SOUTH CAROLINA



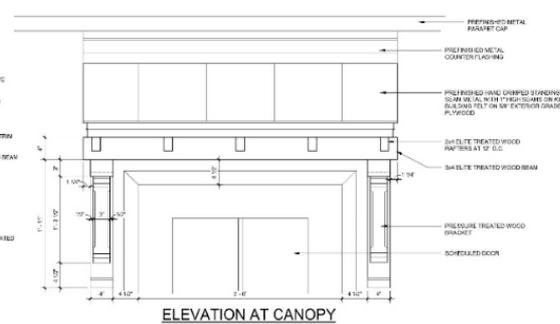
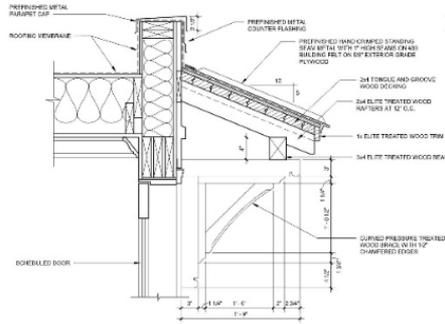
DATE: 03-28-2020
PROJECT NO.: 18-116
CONCEPTUAL S&P SUBMITTED
PRELIMINARY S&P SUBMITTED

DATE: 03-28-2020
PROJECT NO.: 18-116
DRAWN BY: JAS
CHECKED BY: JAS/MS

EXTERIOR DETAILS
A4.2

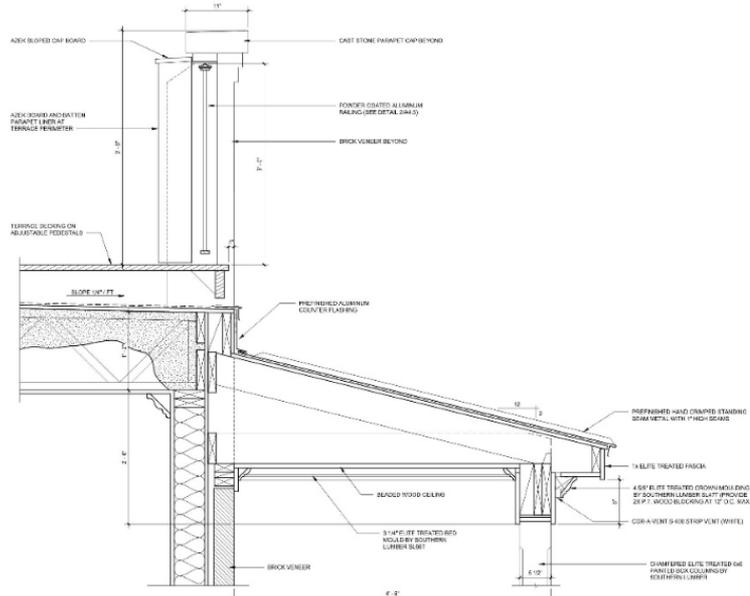
NOT FOR CONSTRUCTION

REVISED PER PERM



ELEVATION AT CANOPY

2 ROOF TERRACE DOOR CANOPY
1/8" = 1'-0"



1 REAR PORCH ROOF
1/8" = 1'-0"



EVANS & SCHMIDT ARCHITECTS
504 MEETING STREET, CHARLESTON, S.C. (843) 733-2688

4-6 GADSDEN STREET
CHARLESTON, SOUTH CAROLINA



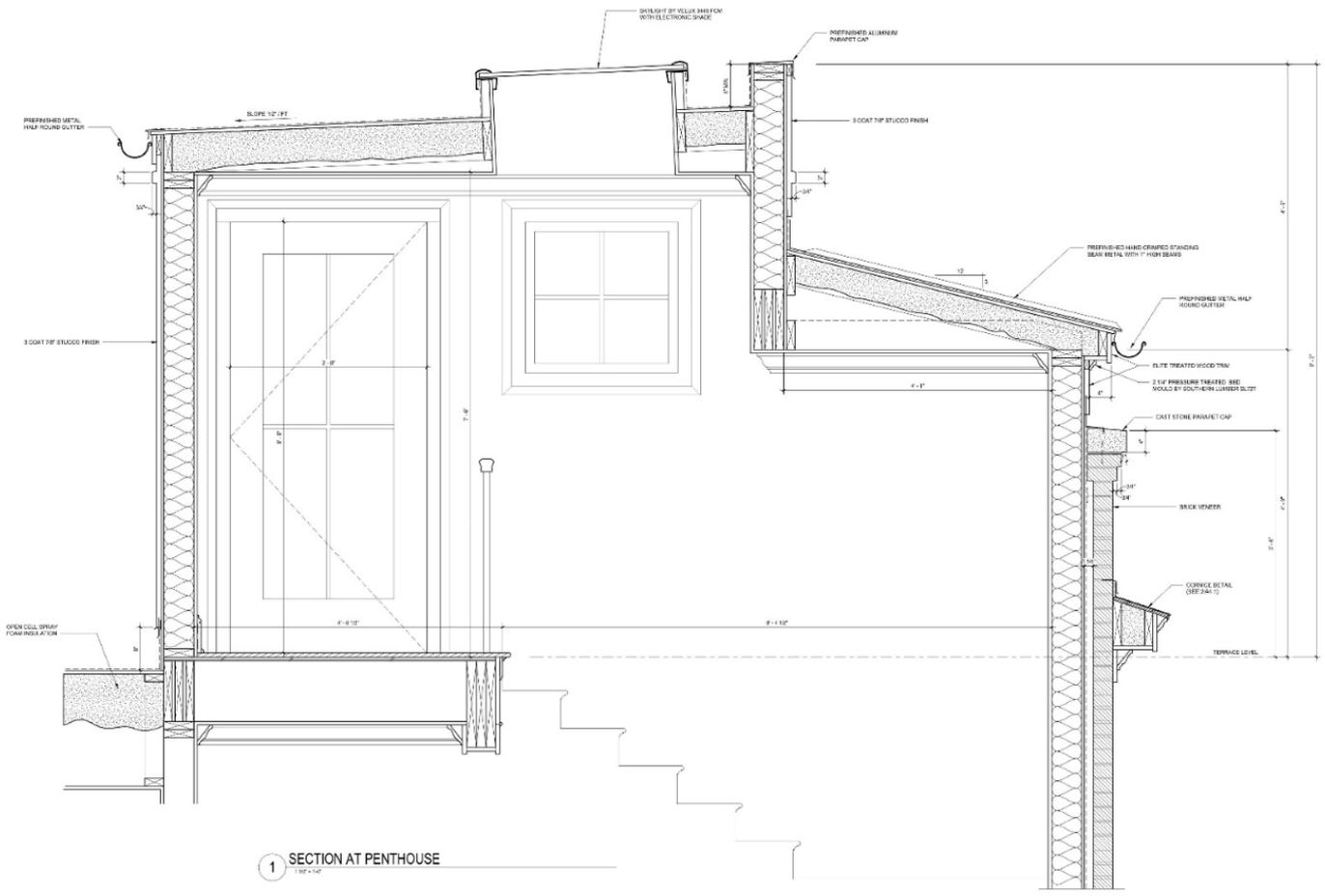
DESIGN	CONCEPTUAL DESIGN
PRELIMINARY DESIGN	

PROJECT NO.	18-116
DATE	03-20-2020
DRAWN BY	RAF
CHECKED BY	DD/1/19

EXTERIOR DETAILS
A4.3

NOT FOR CONSTRUCTION

REVISED 03/20/20



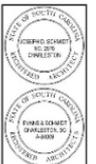
1 SECTION AT PENTHOUSE
1/8" = 1'-0"

REVISED 12/17/18



EVANS & SCHMIDT ARCHITECTS
524 MEETING STREET, CHARLESTON, S.C. (843) 723-2888

4-6 GADSDEN STREET
CHARLESTON, SOUTH CAROLINA

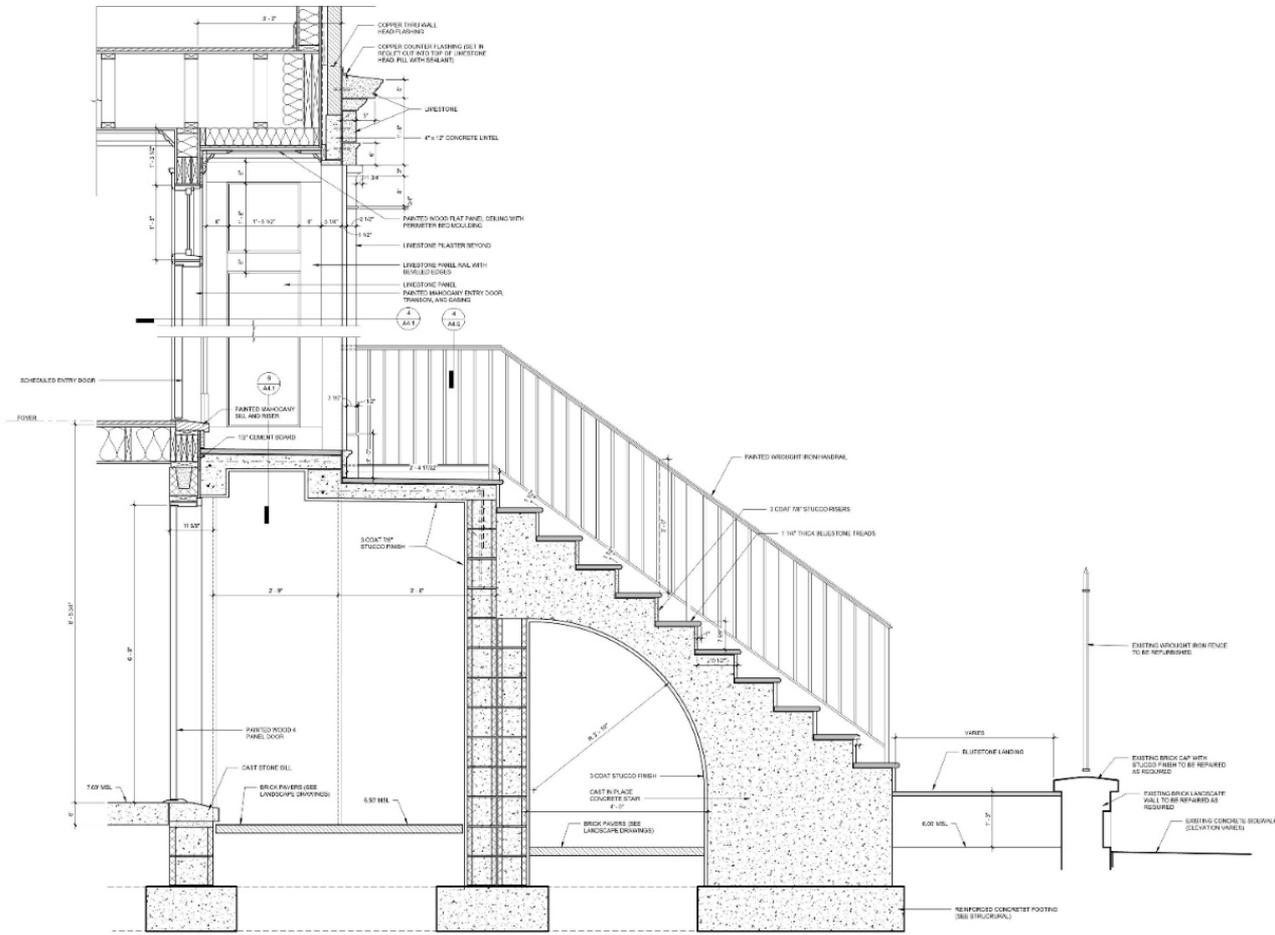


SCALE:
CONCEPTUAL DRAWING
PRELIMINARY 04/23/2018

PROJECT NO. 18-116
DATE: 03-28-2018
DRAWN BY: EAF
CHECKED BY: DSJ/18/

EXTERIOR DETAILS
A4.4

NOT FOR CONSTRUCTION



1 SECTION AT FRONT STEPS
1/12



EVANS & SCHMIDT ARCHITECTS
504 MEETING STREET, CHARLESTON, S.C. (843) 733-5868

4-6 GADSDEN STREET
CHARLESTON, SOUTH CAROLINA



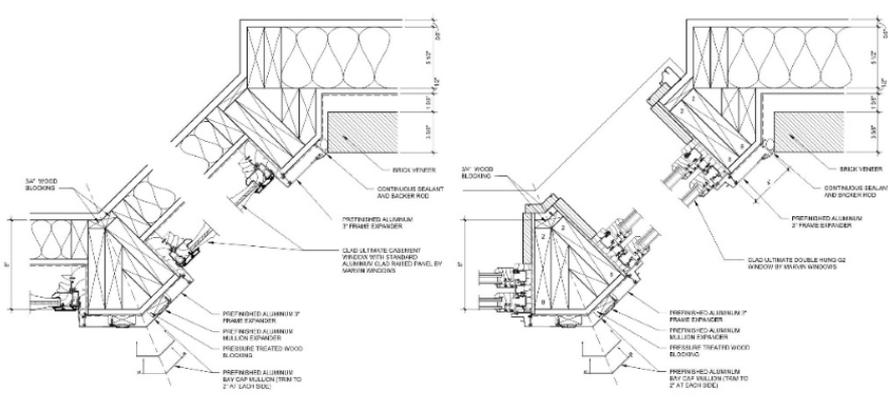
DATE: 03-18-2020
CONCEPTUAL S&P DRAWING
REVISION: 04-15-2021

PROJECT NO.: 18-116
DATE: 03-18-2020
DRAWN BY: JAS
CHECKED BY: DSJ/TMP

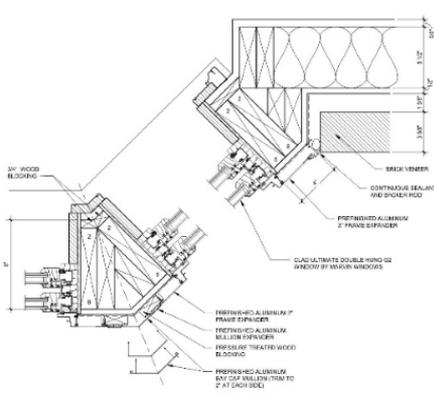
EXTERIOR DETAILS

A4.6

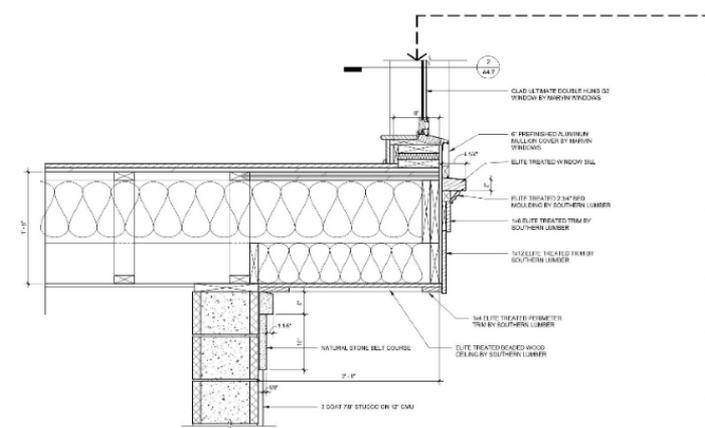
NOT FOR CONSTRUCTION



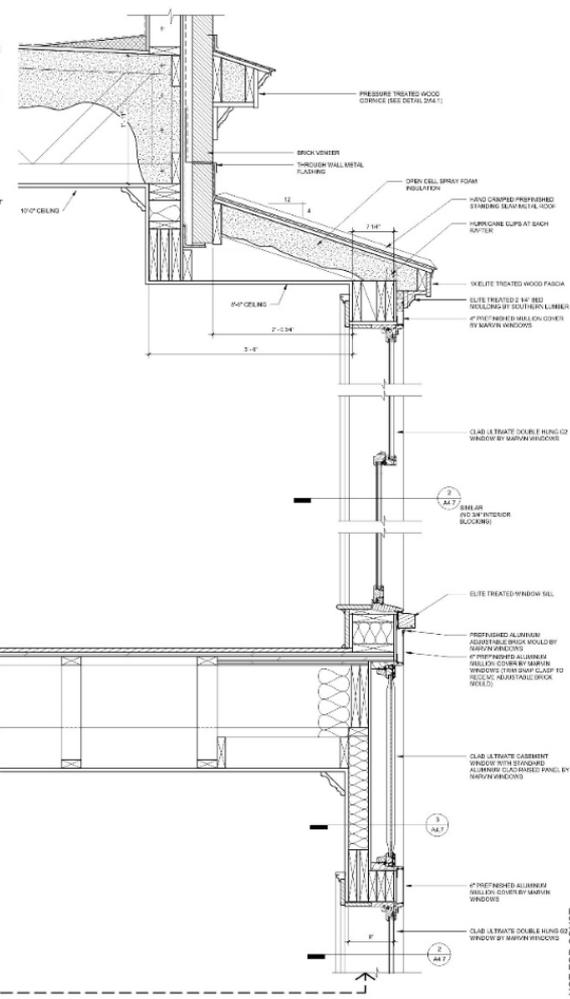
3 BAY WINDOW PLAN DETAIL - SPANDREL
1/4" = 1'



2 BAY WINDOW JAMB DETAIL - DOUBLE HUNG
3/8" = 1'



1 SECTION AT BAY WINDOW
1/8" = 1'



NOT FOR CONST.




EVANS & SCHMIDT ARCHITECTS
504 MEETING STREET, CHARLESTON, S.C. (843) 733-2668

4-6 GADSDEN STREET
CHARLESTON, SOUTH CAROLINA

PROJECT NO. 18-116	
DATE: 03-20-2020	
DRAWN BY: TAP	
CHECKED BY: AJS/1/16	
EXTERIOR DETAILS	
A4.7	

CONTINUED ON 18

Agenda Item #3

194 Cannon Street (hotel)
TMS # 460-10-04-113

Request conceptual approval for new construction of 175-room hotel.

None / Height District: 85/125 / Old City District

Agenda Item #3

Applicant's Presentation

PREVIOUS REVIEWS

TRC PRE-APP: 1/2/2020

ZONING COMPLIANCE

We have met with Zoning staff and the project is Zoning compliant per the established PUD and does not require any Variances or Special Exceptions.



DRAWING LIST

- A.01** COVER SHEET
- A.02** SANBORN MAP
- A.03** SITE PHOTOS
- A.04** SITE PHOTOS | CONTEXT
- A.05** SITE PHOTOS | CONTEXT
- A.06** SITE PHOTOS | CONTEXT
- A.07** SITE VIEWS
- A.08** PRINCIPLES OF DESIGN
- A.09** CHARLESTON PRECEDENTS
- A.10** ALOFT HOTEL PRECEDENTS
- A.11** DESIGN PRECEDENTS
- A.12** MASSING DIAGRAM
- A.13** MASSING DIAGRAM
- A.14** SITE PLAN
- A.15** FLOOR PLAN: LEVEL 01
- A.16** FLOOR PLAN: LEVEL 02
- A.17** FLOOR PLAN: LEVEL 03-06
- A.18** FLOOR PLAN: LEVEL 07
- A.19** FLOOR PLAN: LEVEL 08-10
- A.20** FLOOR PLAN: LEVEL 11
- A.21** ROOF PLAN
- A.22** CONCEPTUAL SKETCHES
- A.23** SOUTH ELEVATION
- A.24** NORTH ELEVATION
- A.25** WEST ELEVATION
- A.26** EAST ELEVATION
- A.27** STREETScape ELEVATIONS
- A.28** DIAGRAM: SECTION
- A.29** DIAGRAM: SECTION
- A.30** RENDERING
- A.31** RENDERING
- A.32** RENDERING
- A.33** RENDERING
- A.34** PROPOSED MATERIALS

LS3P
Dylan Towe
843.958.5473
dylantowe@ls3p.com

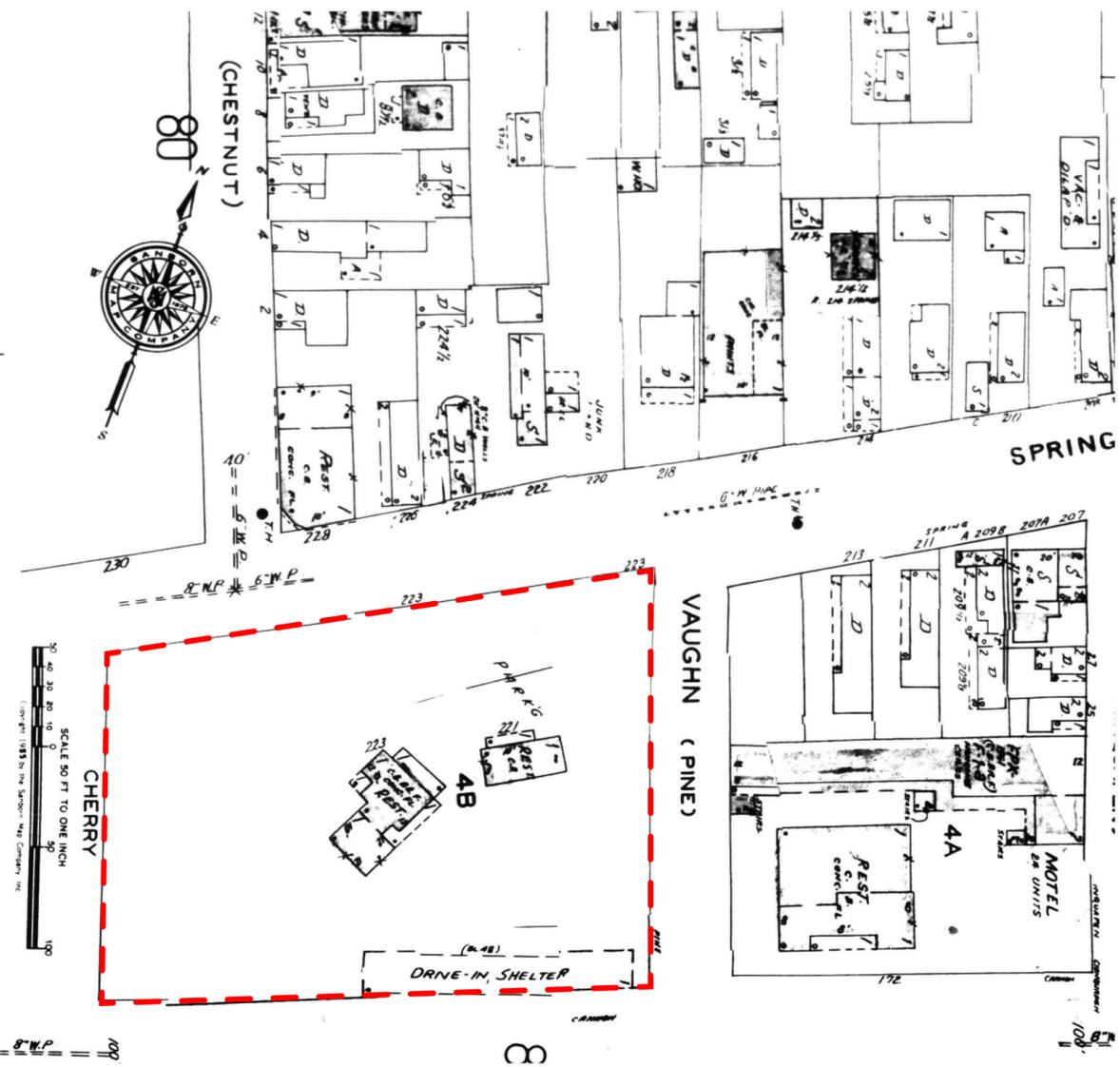
194 CANNON STREET
CONCEPTUAL BAR SUBMISSION

194 CANNON
STREET, LLC

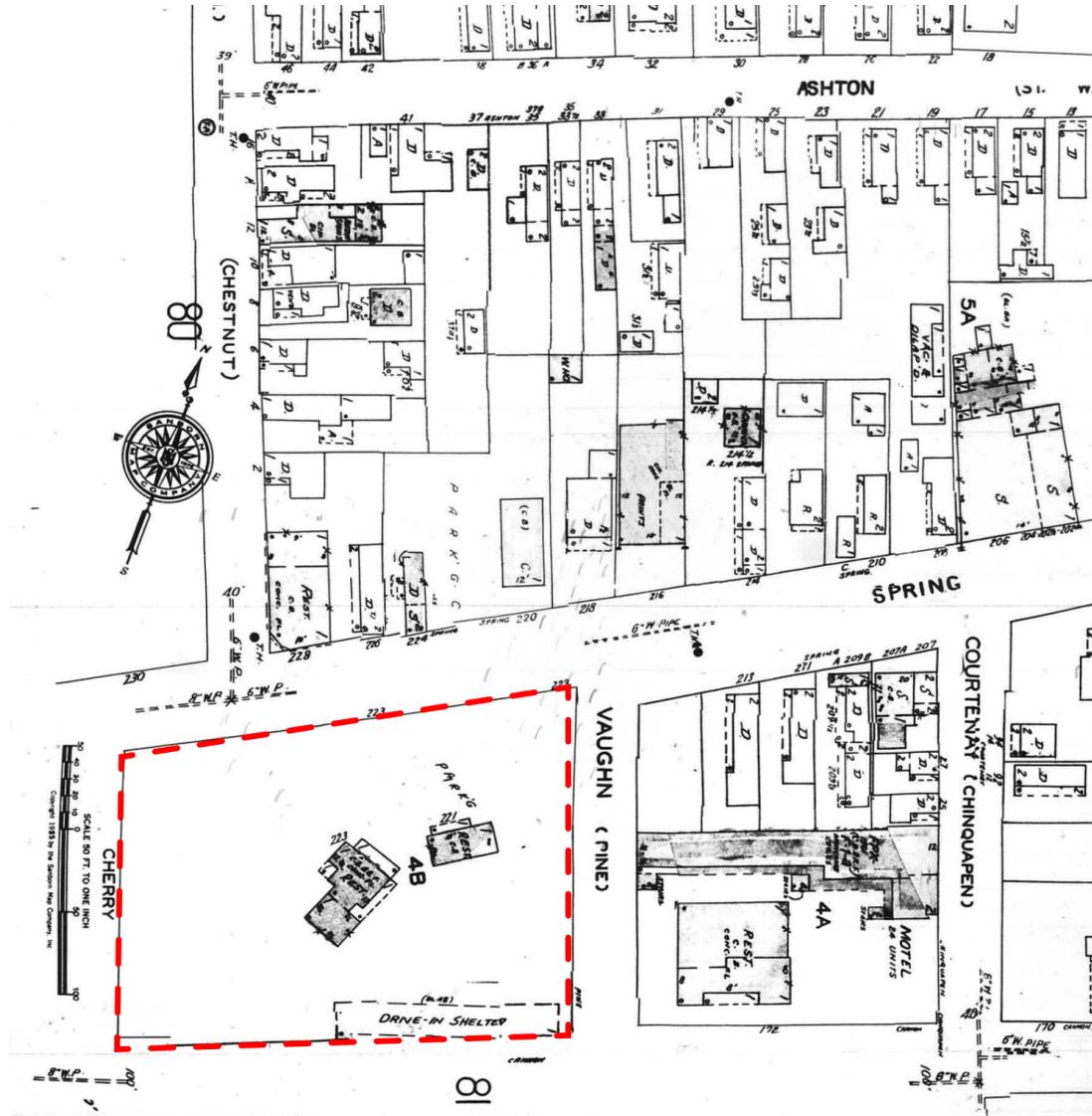


COVER SHEET | A.01

MARCH 30, 2020



1967



1973



 AERIAL PHOTO LOOKING SOUTHWEST



 AERIAL PHOTO LOOKING NORTHWEST



VIEW FROM CANNON STREET CONNECTION



VIEW FROM CANNON STREET CONNECTION



VIEW FROM SPRING STREET LOOKING SOUTHWEST



VIEW FROM CANNON STREET LOOKING TOWARD WESTEDGE



VIEW FROM ASHLEY RIVER BRIDGE HEADING EAST



VIEW NORTH ON VAUGHAN STREET



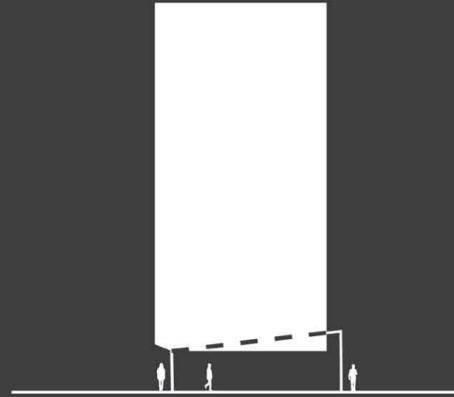
WEST VIEW FROM PROPOSED ROOFTOP LEVEL



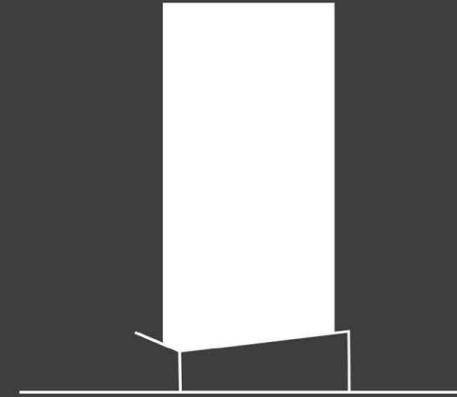
EAST VIEW FROM PROPOSED ROOFTOP LEVEL



VIEWS



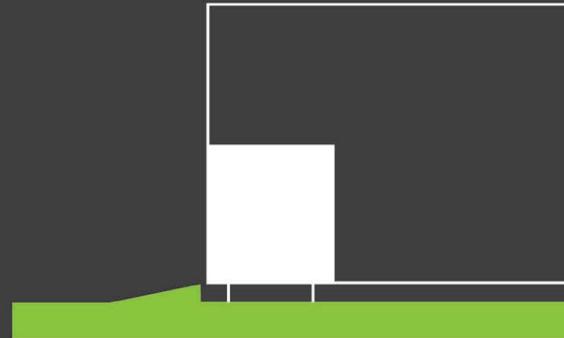
PEDESTRIAN CONNECTION



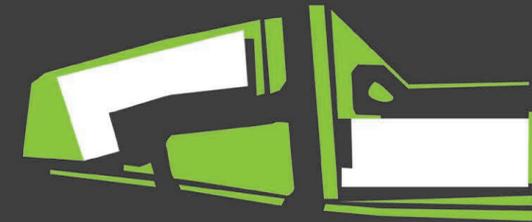
HOTEL BRANDING



FACADE MOVEMENT



CONNECT TO LANDSCAPE



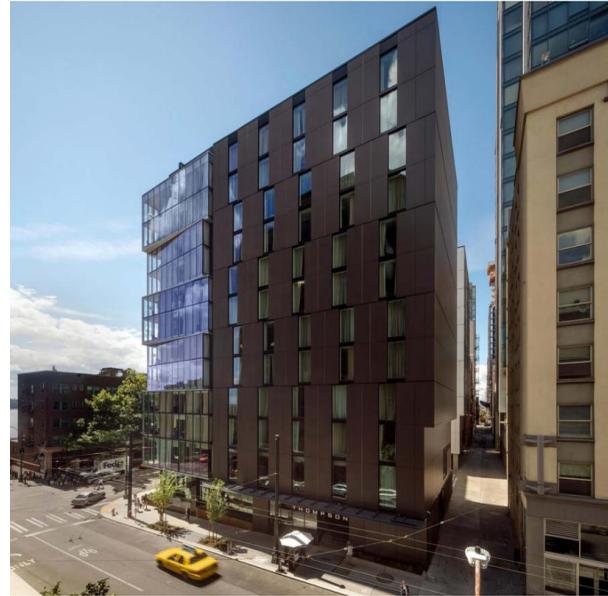
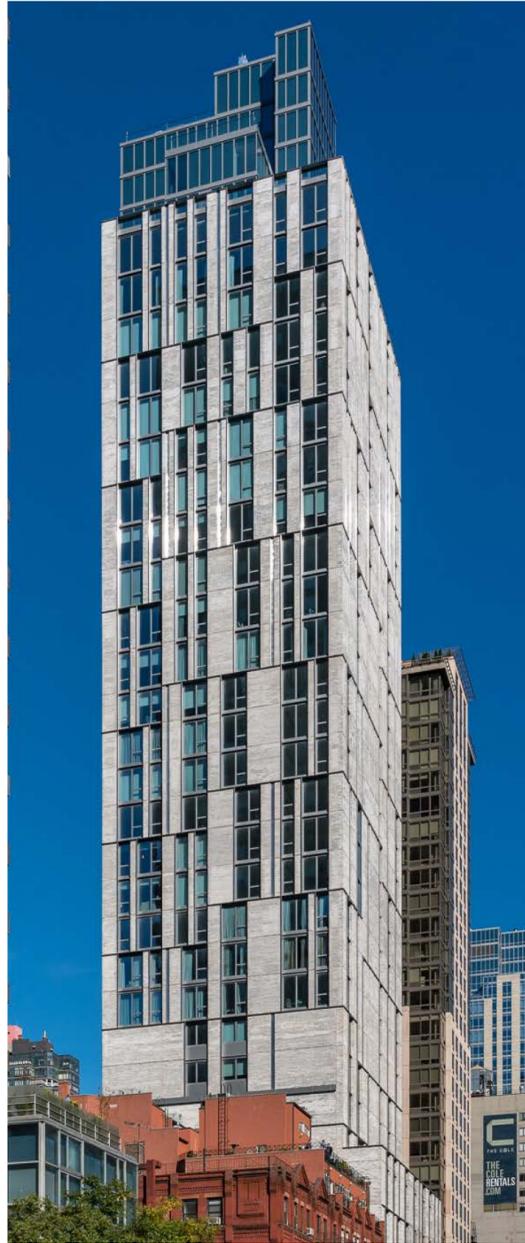
CONTINUING GREEN SPACE



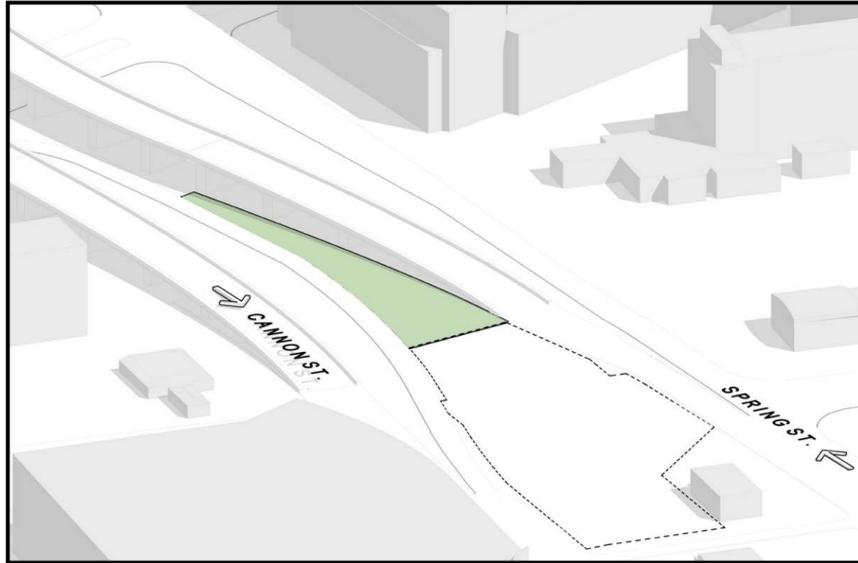
Charleston is known for its historic single family homes with their side slung porches; a massing element that finds its way in the majority of new construction with a stepped down. Brick also continues to find itself as the material of choice in Charleston architecture. However, the medical district and newly developed West Edge have begun to incorporate expansive curtainwall facades in the building's design, offering a contemporary precedent for new projects.



The Aloft Hotel high rise typically blends together metal panel, glass and wood elements in a contemporary approach promoting the vertical appearance. The premium rooms with corner glazing is a noticeable trait, while also expressing the signature Aloft roof element in a unique manner.

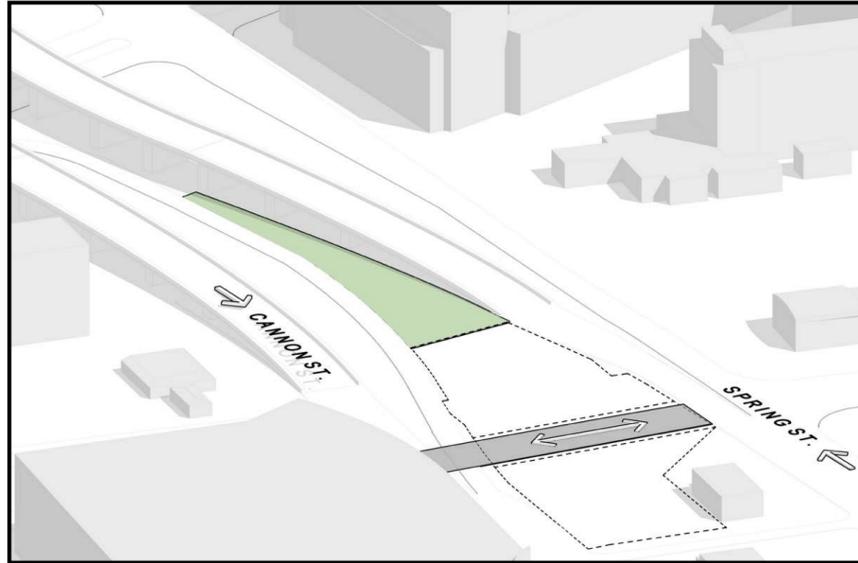


Our facade concept utilizes skinny curtainwall sections that shift between floor groupings emphasize the verticality of the hotel in a playful way. Our precedents were also successful in accentuating the differences between each mass while maintaining a harmony in details and proportions.



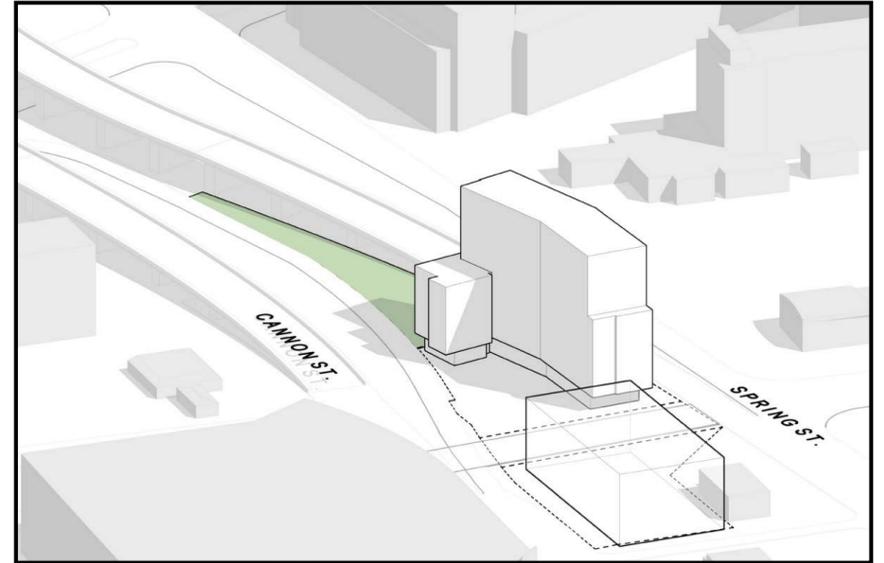
EXISTING SITE

The current site is comprised of a vacant Wendy's building and empty parking lots.



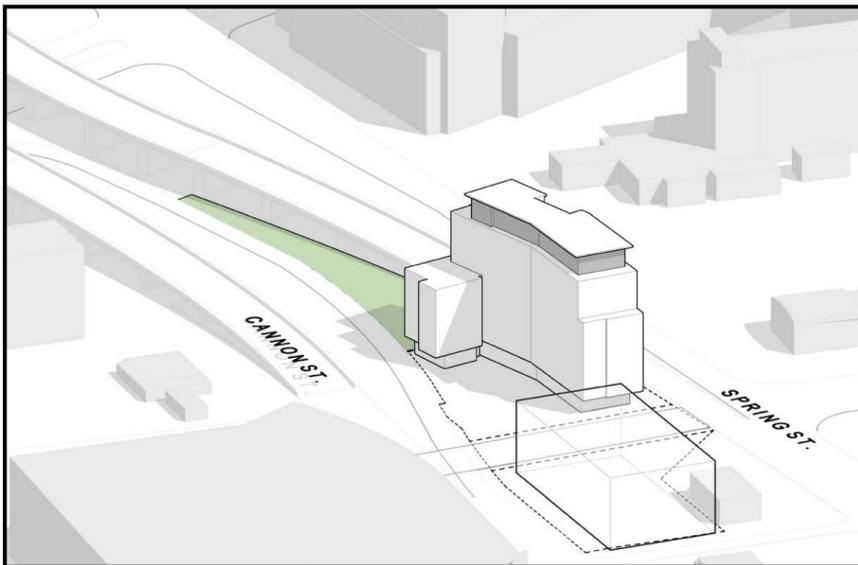
GATEWAY SITE

This unique building site is accessed via a newly constructed access drive situated between the East (Cannon St) & West (Spring St) bound roads of the Septima Clark Parkway. The site offers quick access to the water front, Brittlebank Park, ample recreational venues and the new West Edge development, which offers several restaurants, spa, and co-working space.



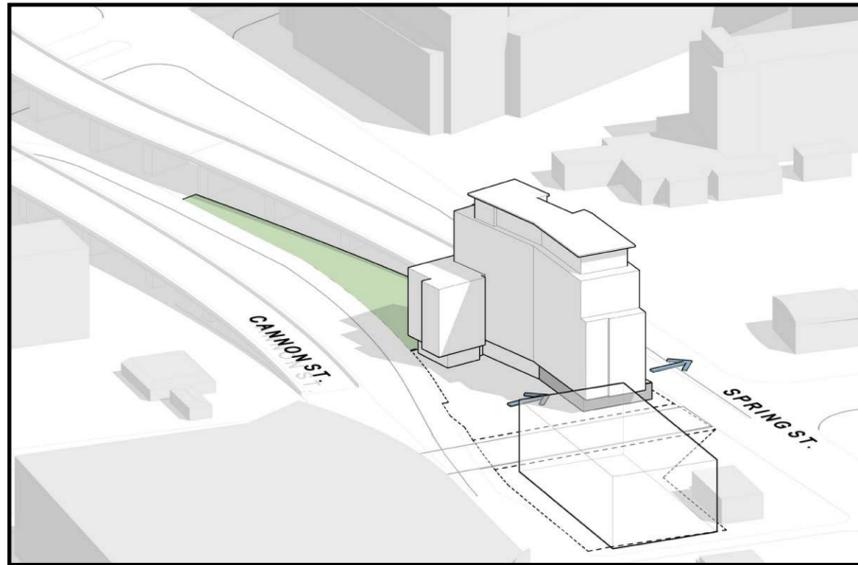
MASSING OBJECTIVE

Through several massing studies, it was determined to create two distinct masses or towers - one relating to the typical Charleston volume and the other accentuating its height.



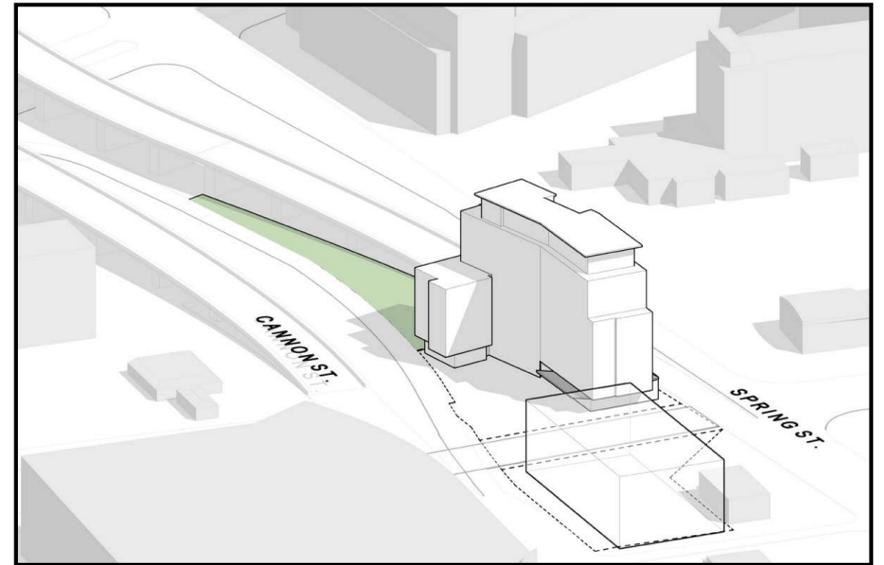
ROOFTOP

The top floor was inset from the lower mass, which creates ample terrace areas to the East & West, while also providing 360 degree views of downtown Charleston. The walls are conceived of glass to distinguish the vertical from a secondary signature roof element.



SHIFTED PUBLIC SPACE

In a nod to the adjacent residential height massing surrounding the site to the East, the Lobby was shifted and pulled out along the North facade and pushed in along the new access driveway to the West, creating a prominent mass and covered "backyard".



SIGNATURE ROOF ELEMENT

A swooping roof element is a signature architectural feature found in Aloft Hotels. We re-envisioned the roof element and brought it down to the pedestrian level, connecting the brand to street. The signature roof feature is an outcome of combining the roof/ceiling of the manipulated lobby block and the drop-off canopy.



TWO FACADES

Two different facade principles are applied to the combined building. The lower tower is wrapped in brick referencing Charleston vernacular while the taller tower is treated with a stone veneer rainscreen; again nodding to a typical Charleston material but realized in a fresh contemporary manner.



ART AT ENTRANCE



ART AT ENTRANCE



LEVEL ENTRY PLAZA WITH PAVERS



RAIN GARDEN ALONG STREET



TIERED PARK WITH INFILTRATION AREA



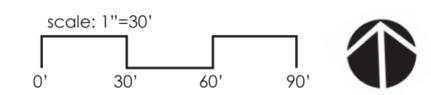
BUILT IN WOOD BENCH



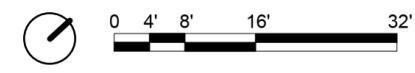
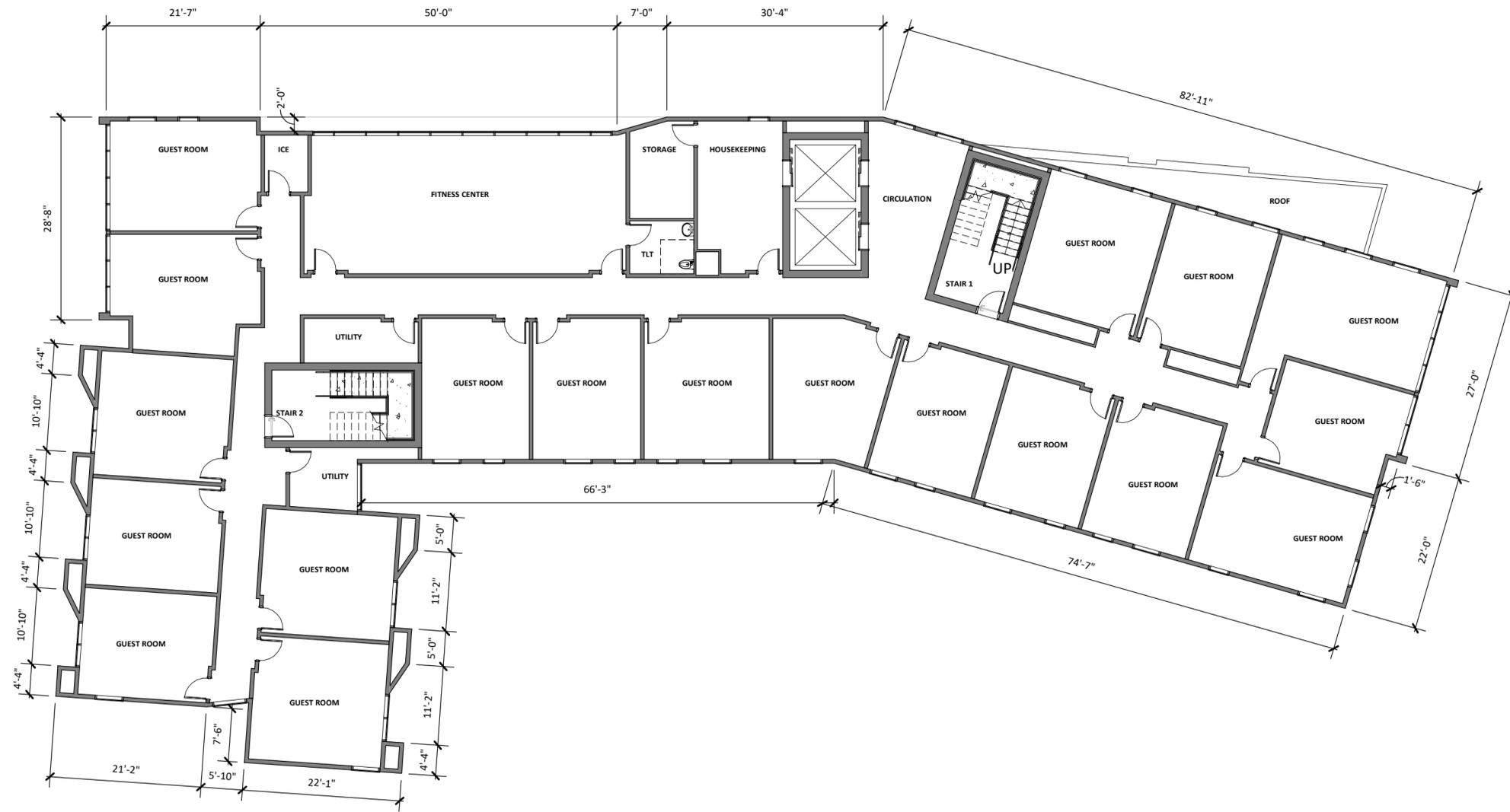
GREEN WALL

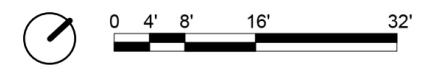
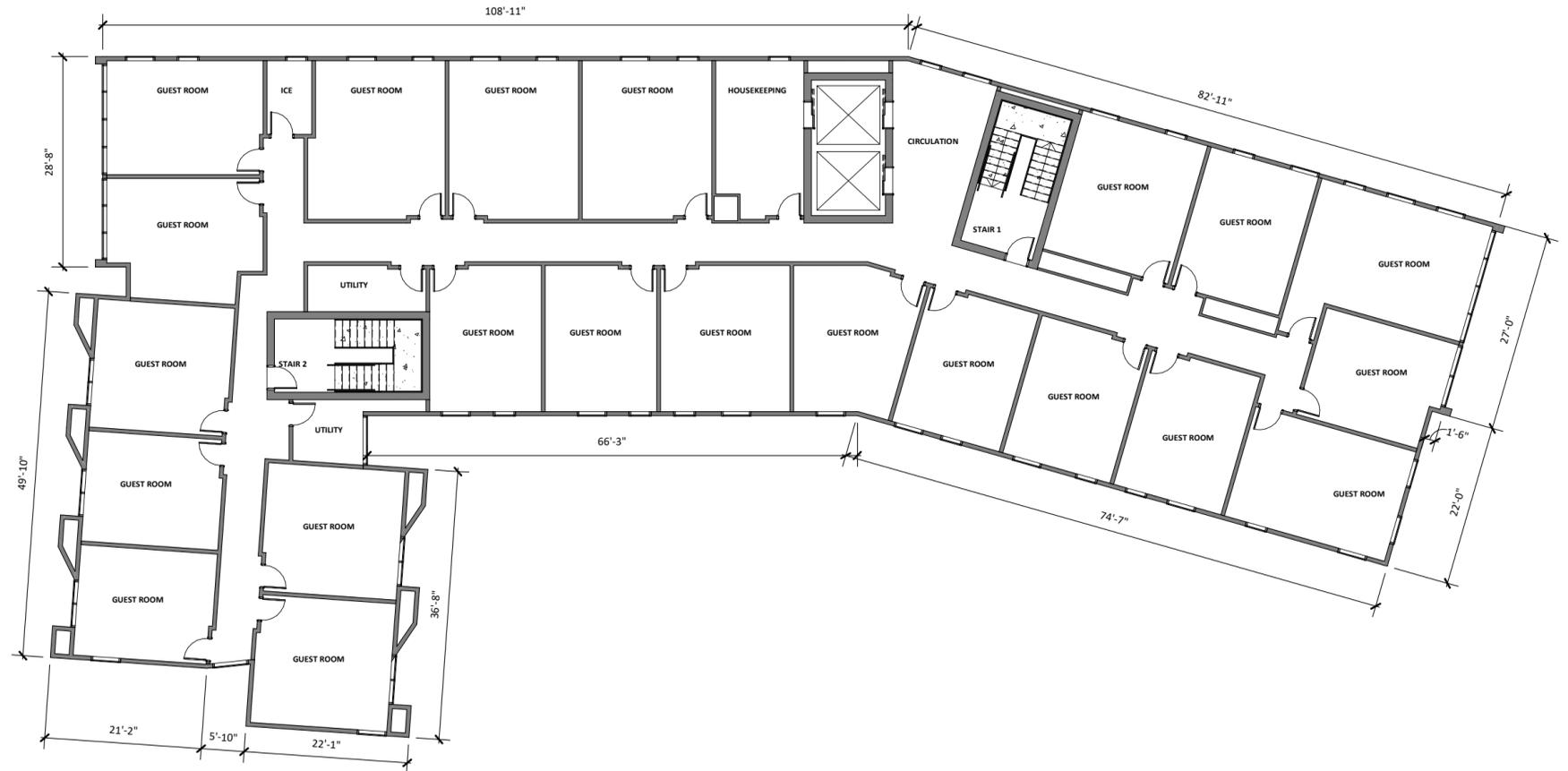


- LEGEND
- | | |
|---------------------------|--|
| PLANTINGS: | |
| A. SABAL PALMETTO | |
| B. SWEET BAY MAGNOLIA | |
| C. LIVE OAK | |
| D. POND CYPRESS | |
| E. PLANTER TREES | |
| F. BERM W/ NATIVE GRASSES | |
| G. LAWN | |
| H. RAIN GARDEN | |
| HARDSCAPE: | |
| 1. LOW WALL | |
| 2. BOLLARDS | |
| 3. BENCHES | |
| 4. RAISED BOARDWALKS | |
| 5. HARDSCAPE PAVING | |
| 6. BUILT IN SEATING | |

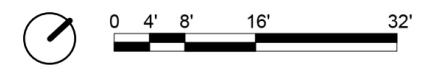
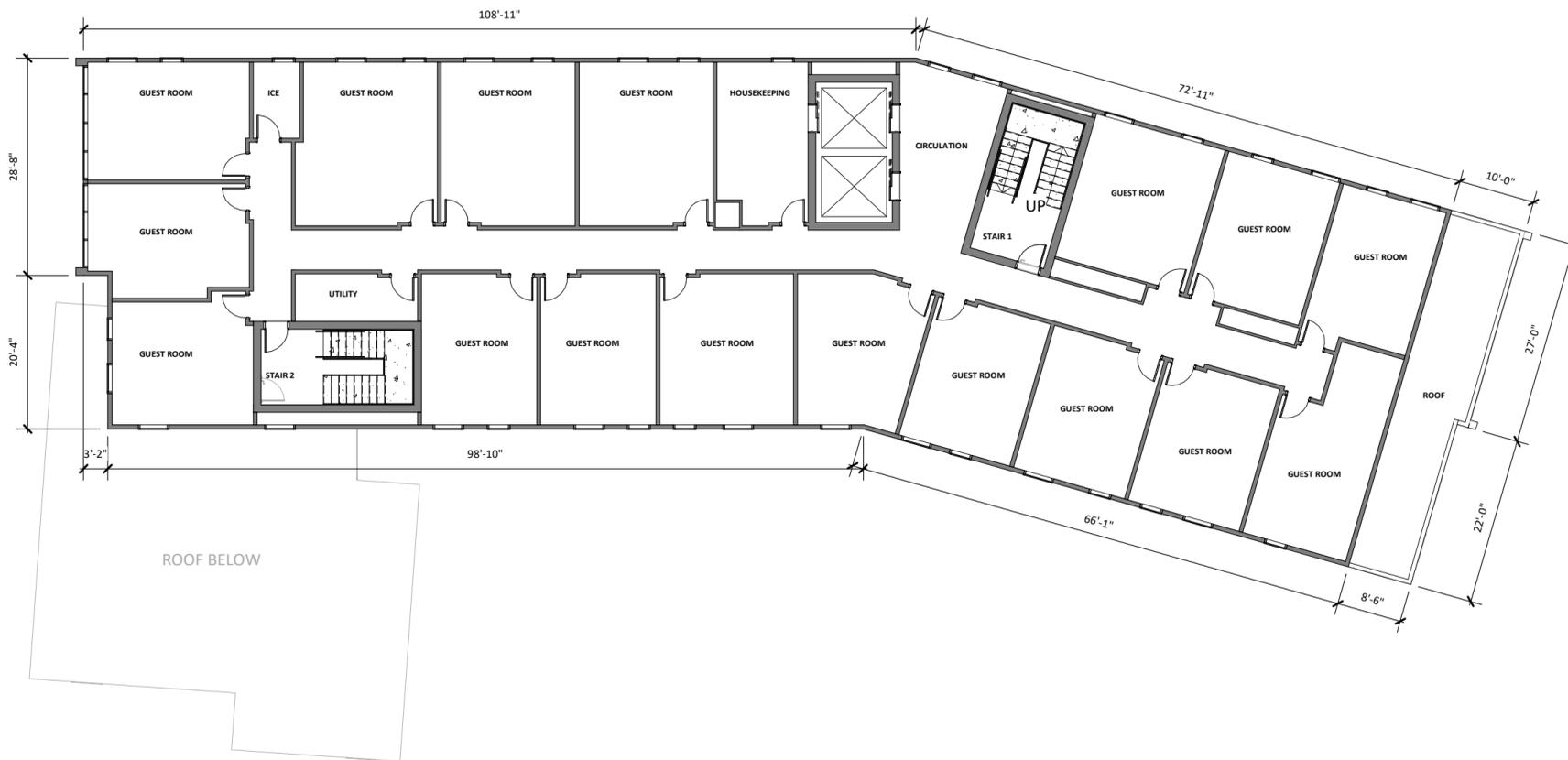


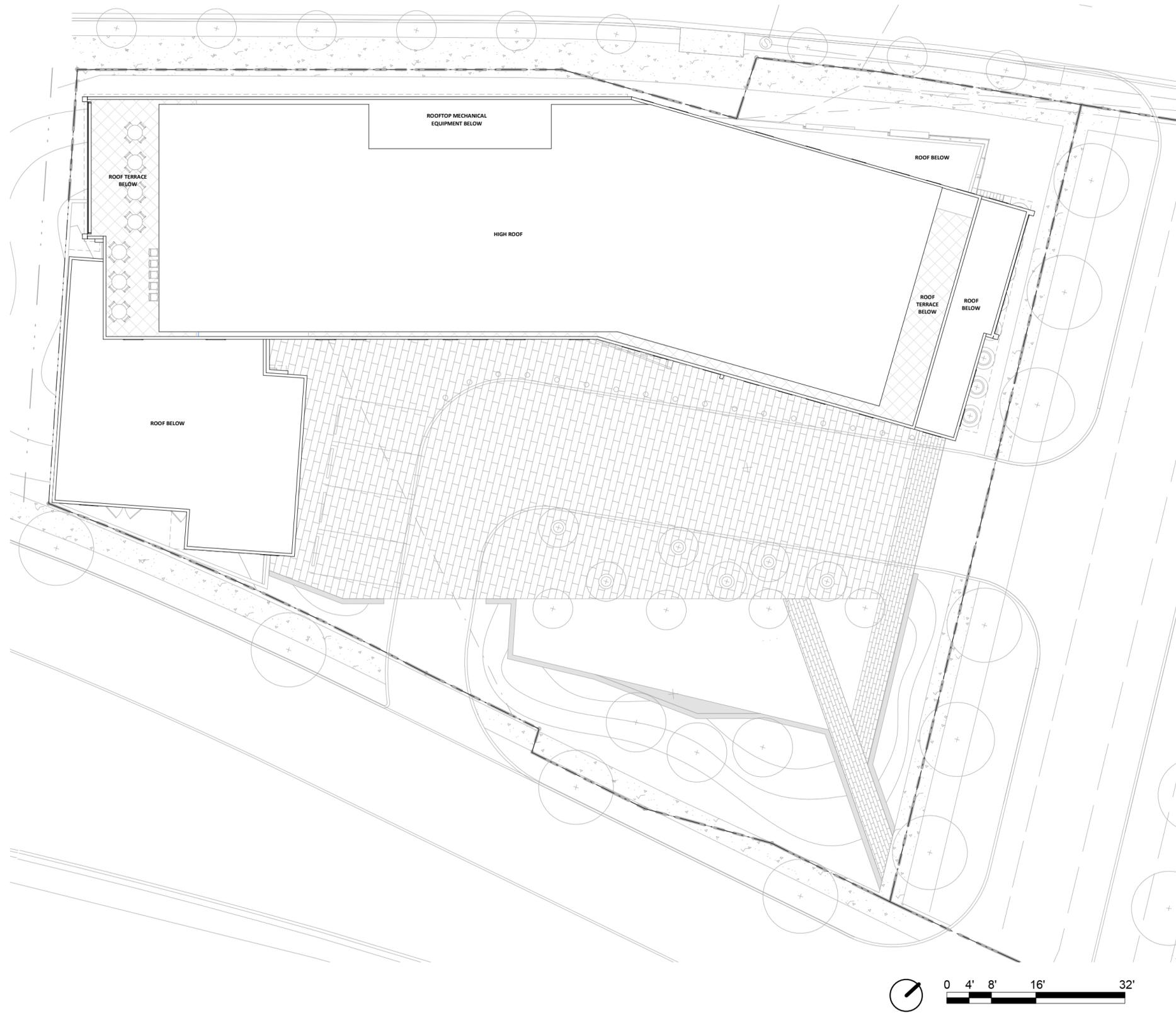


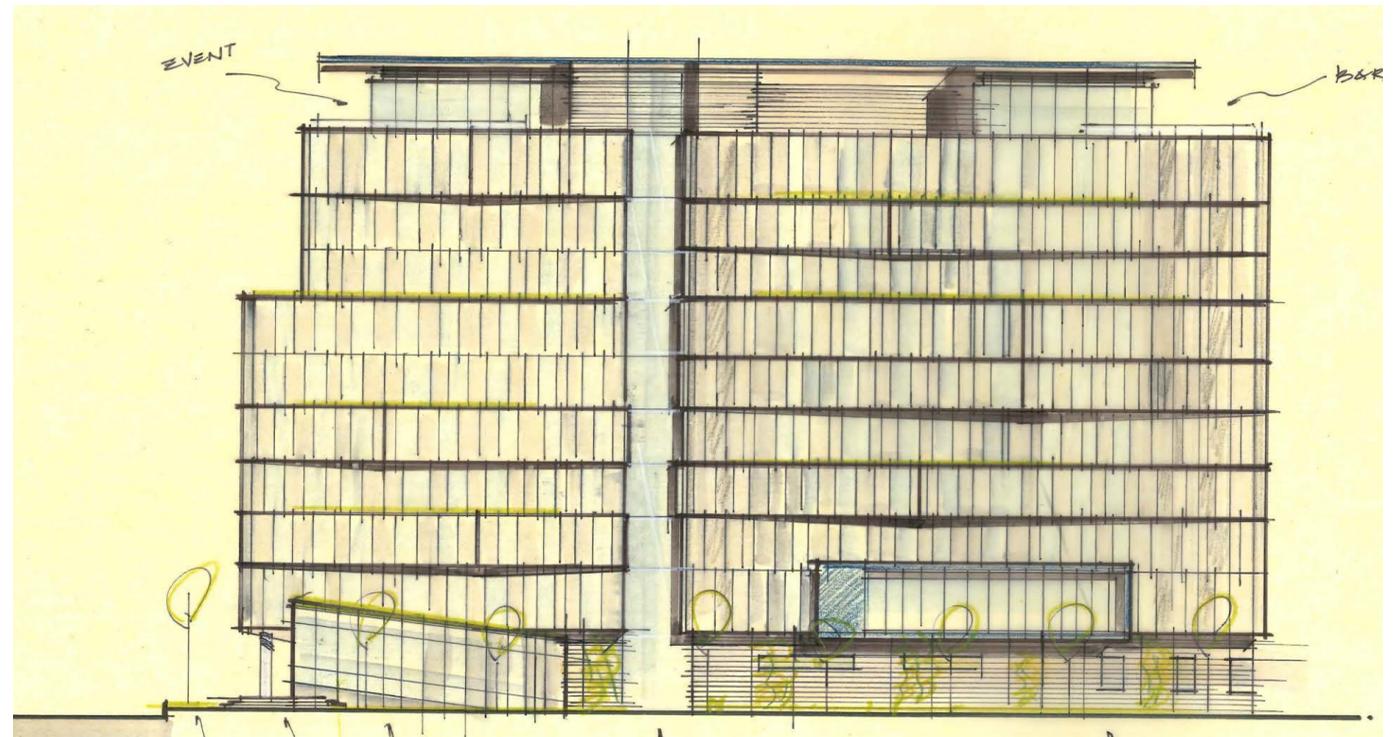
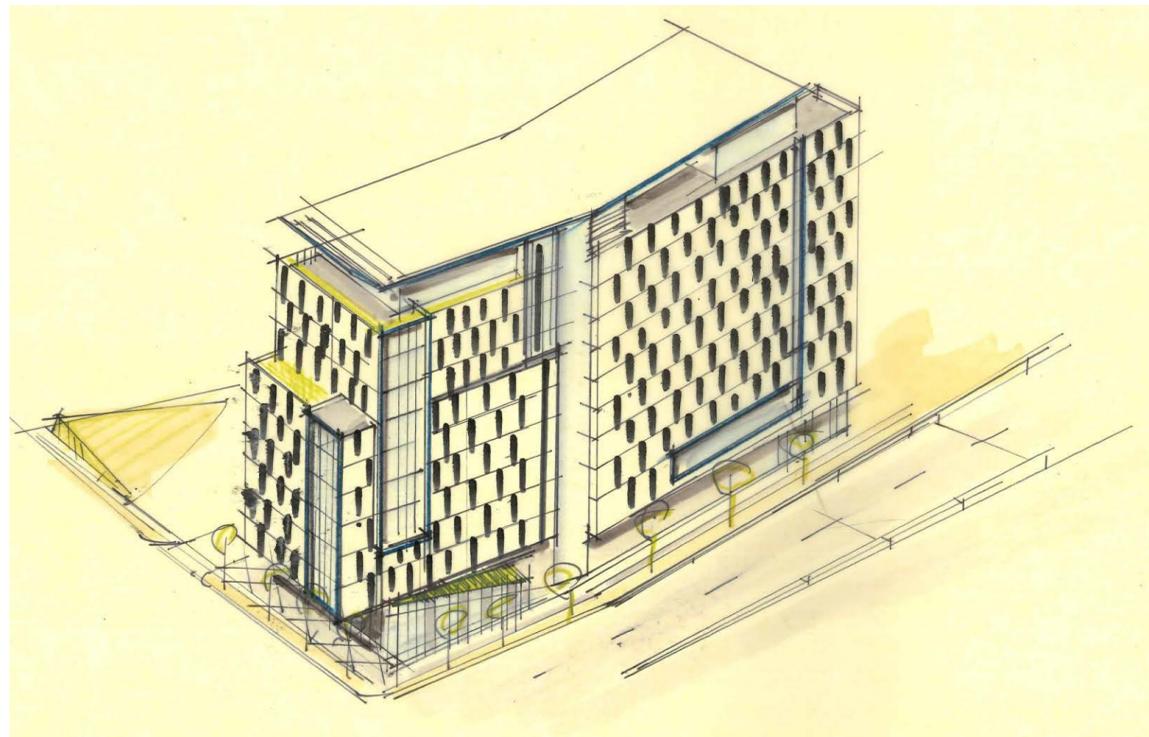
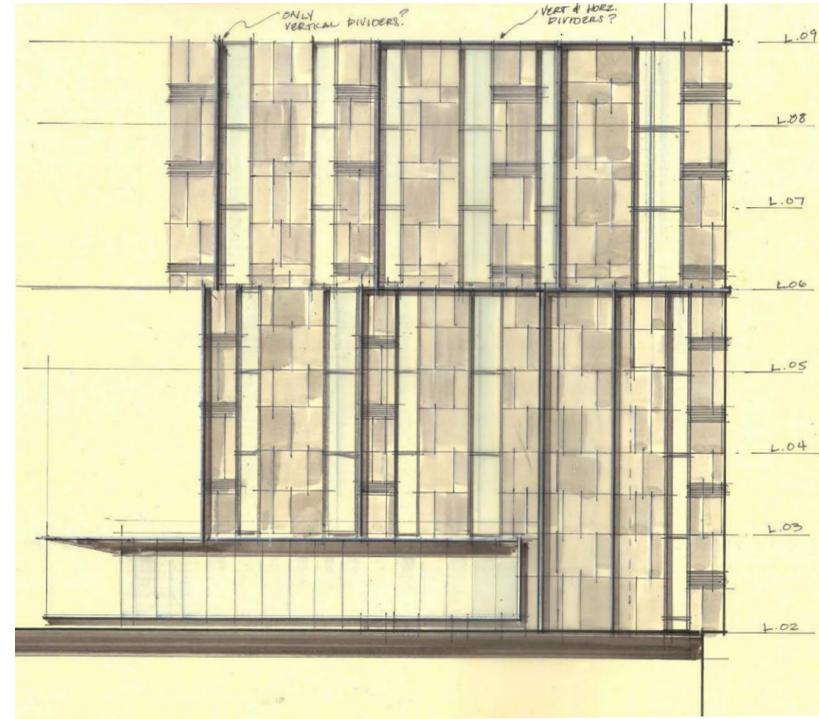
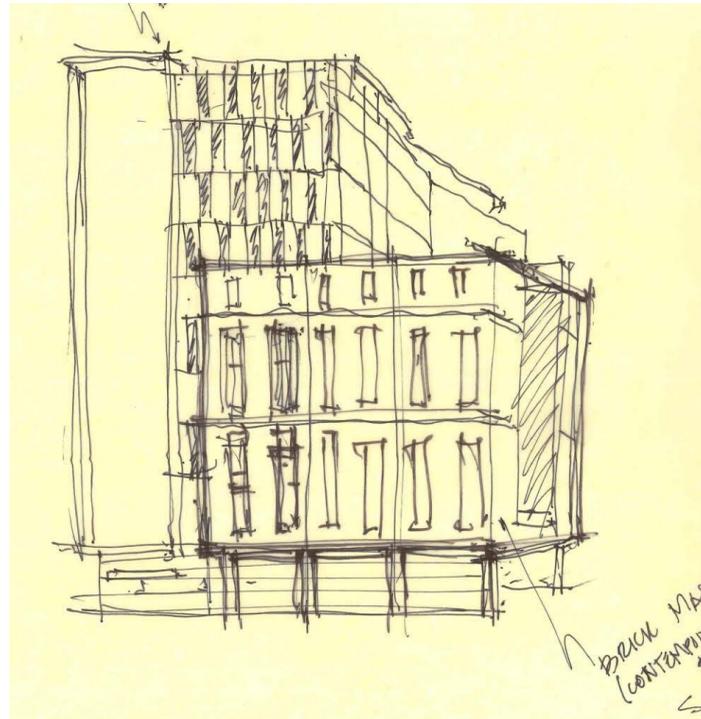
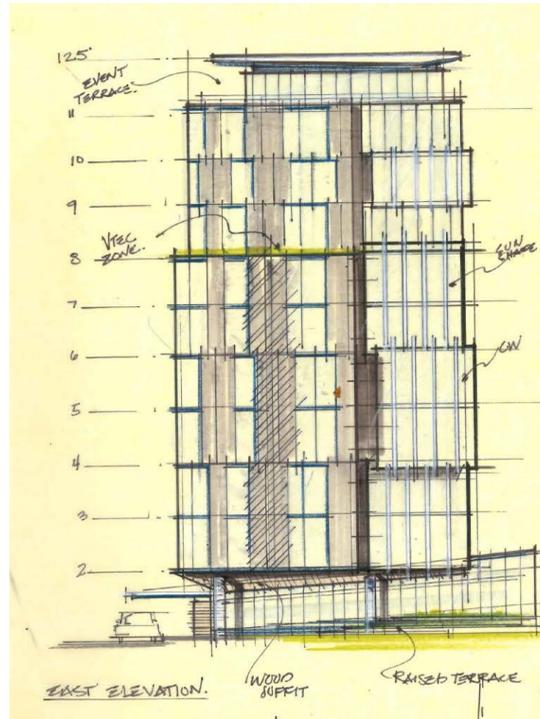




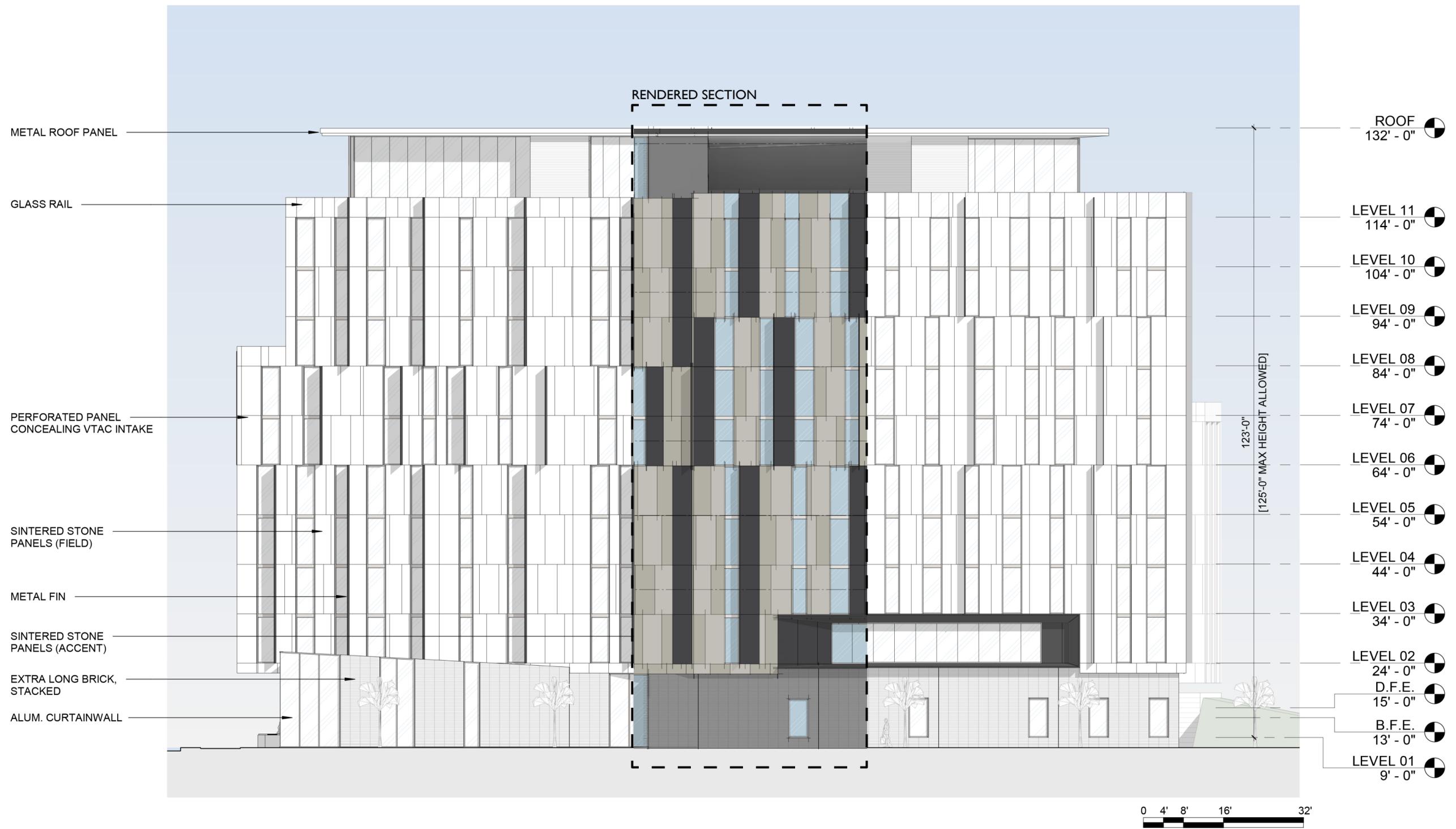


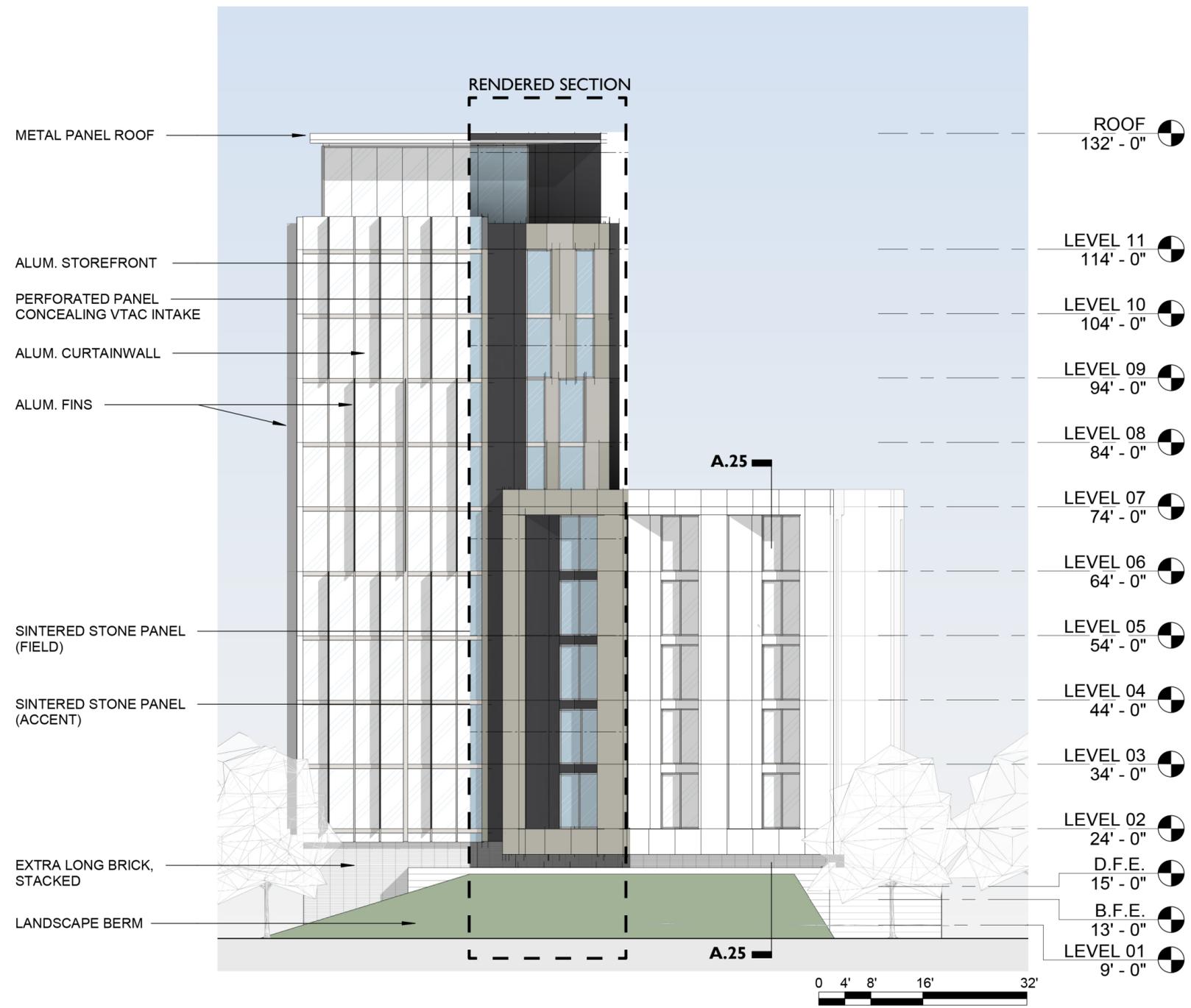


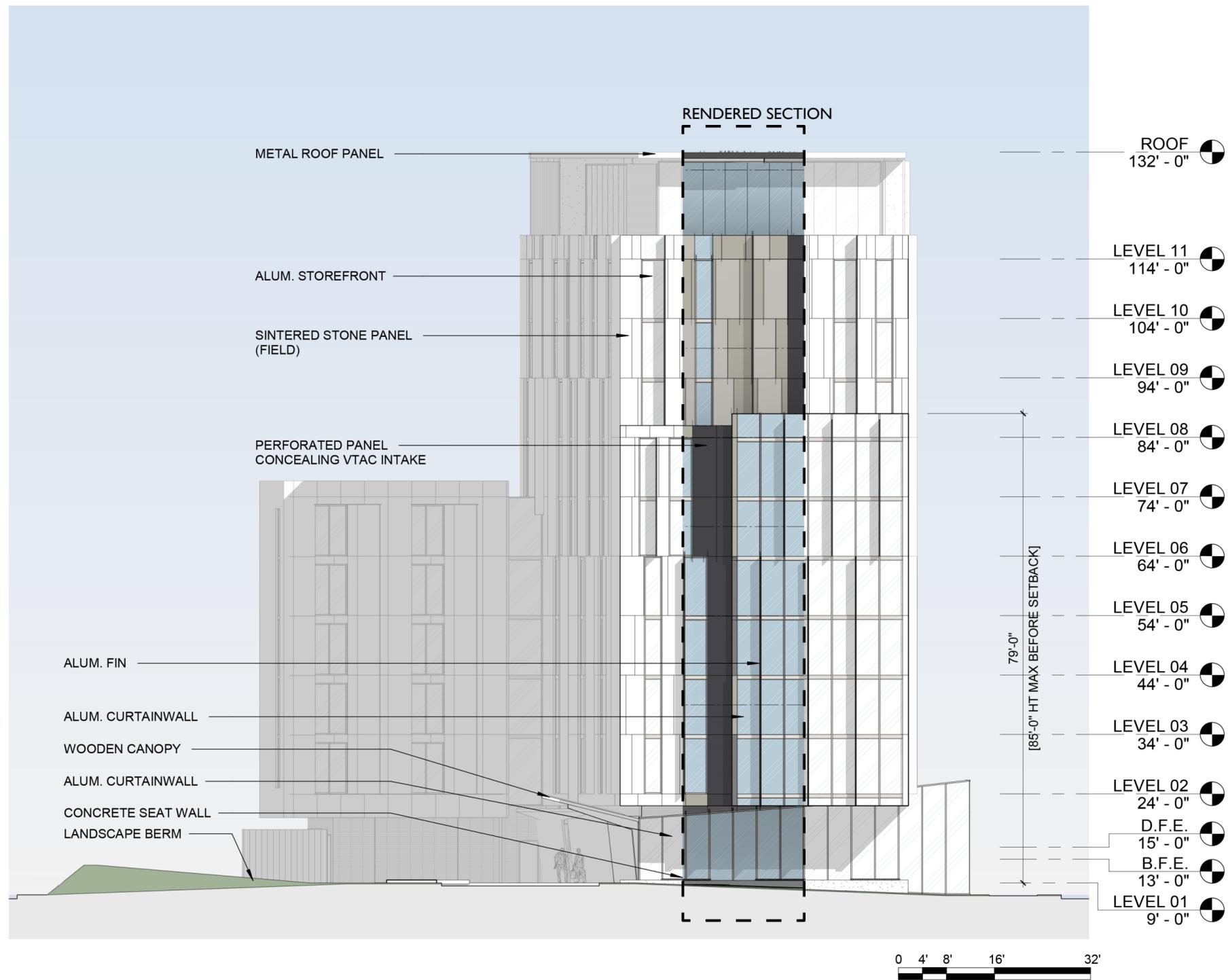


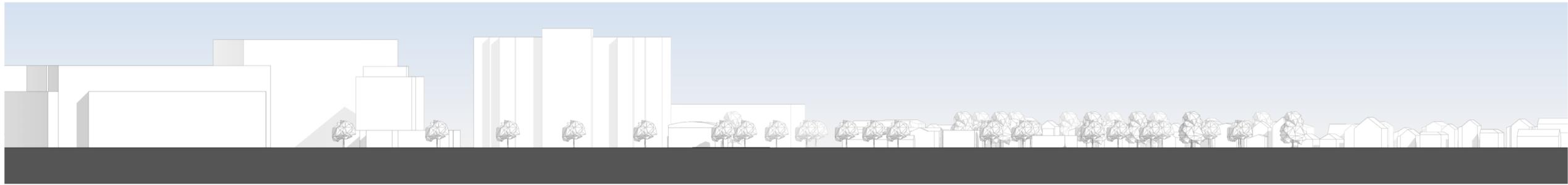












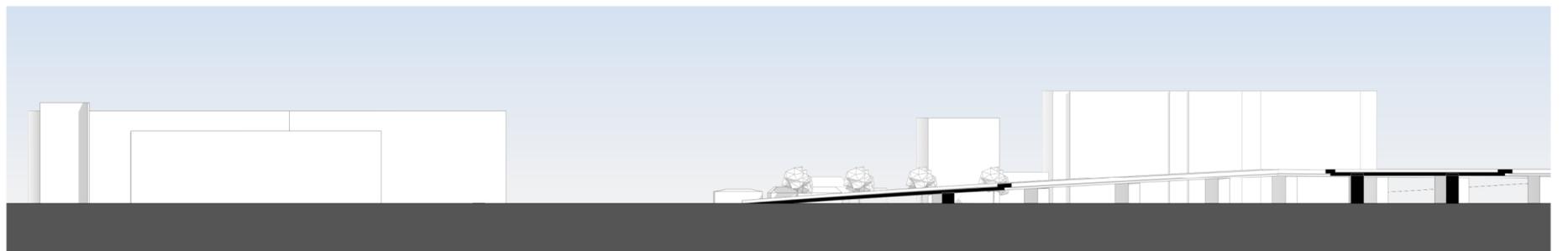
VIEW NORTH ON SPRING STREET



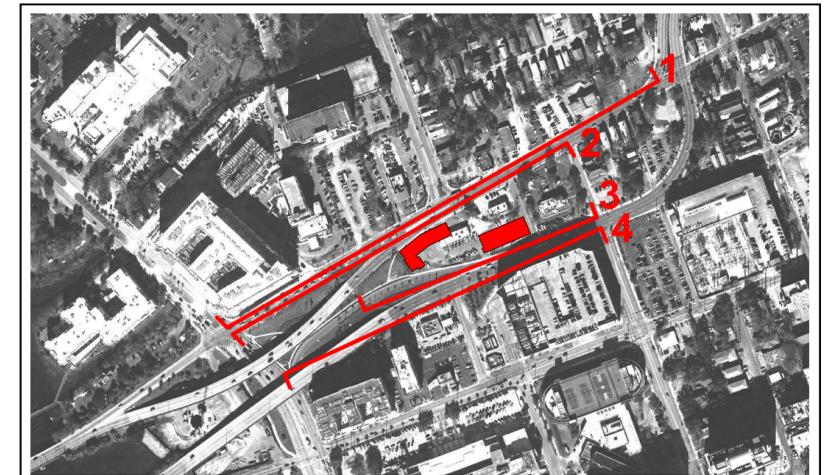
VIEW SOUTH ON SPRING STREET



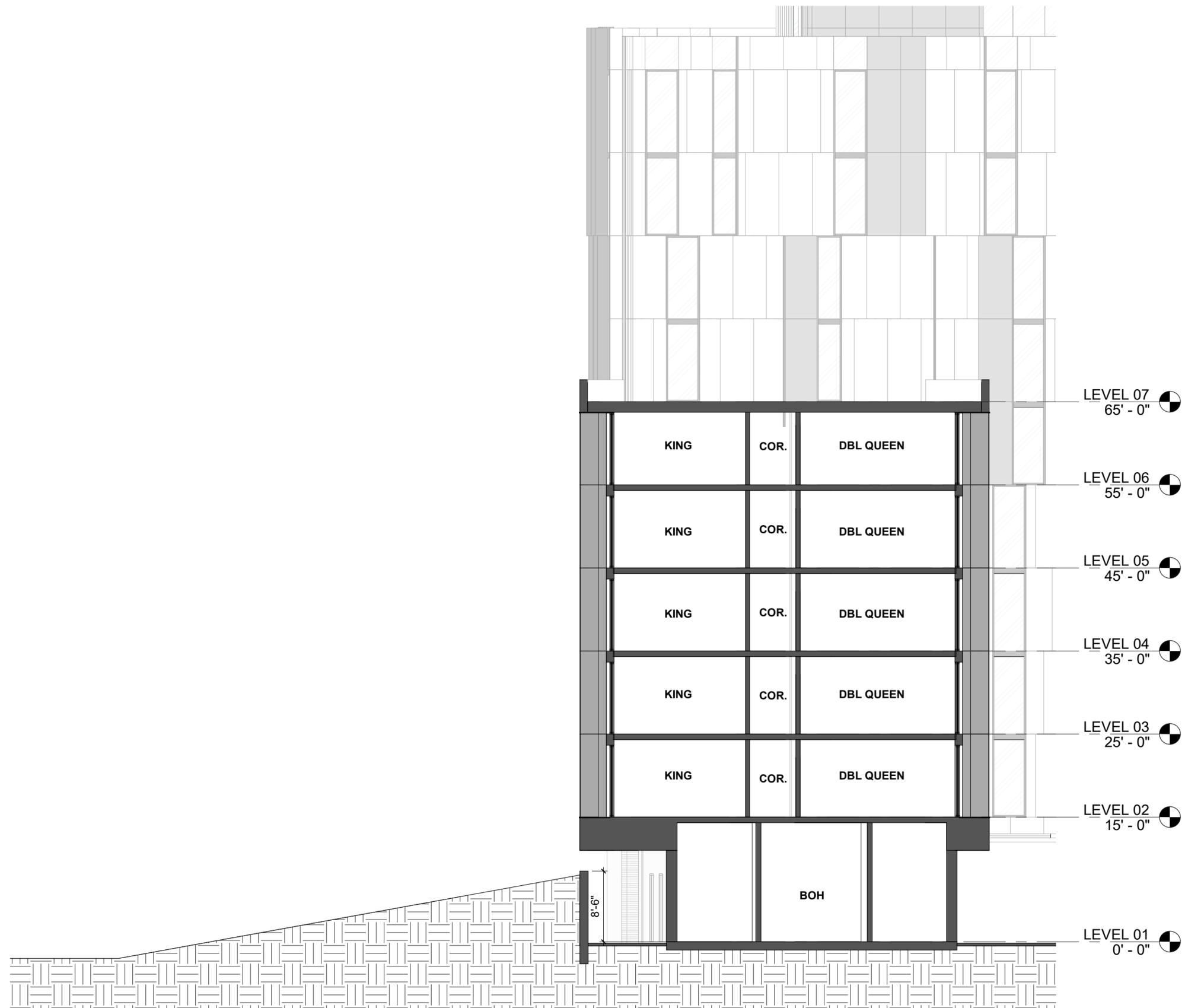
VIEW NORTH ON CANNON STREET



VIEW SOUTH ON CANNON STREET



KEY PLAN



BUILDING SECTION @ PARK
1" = 10'

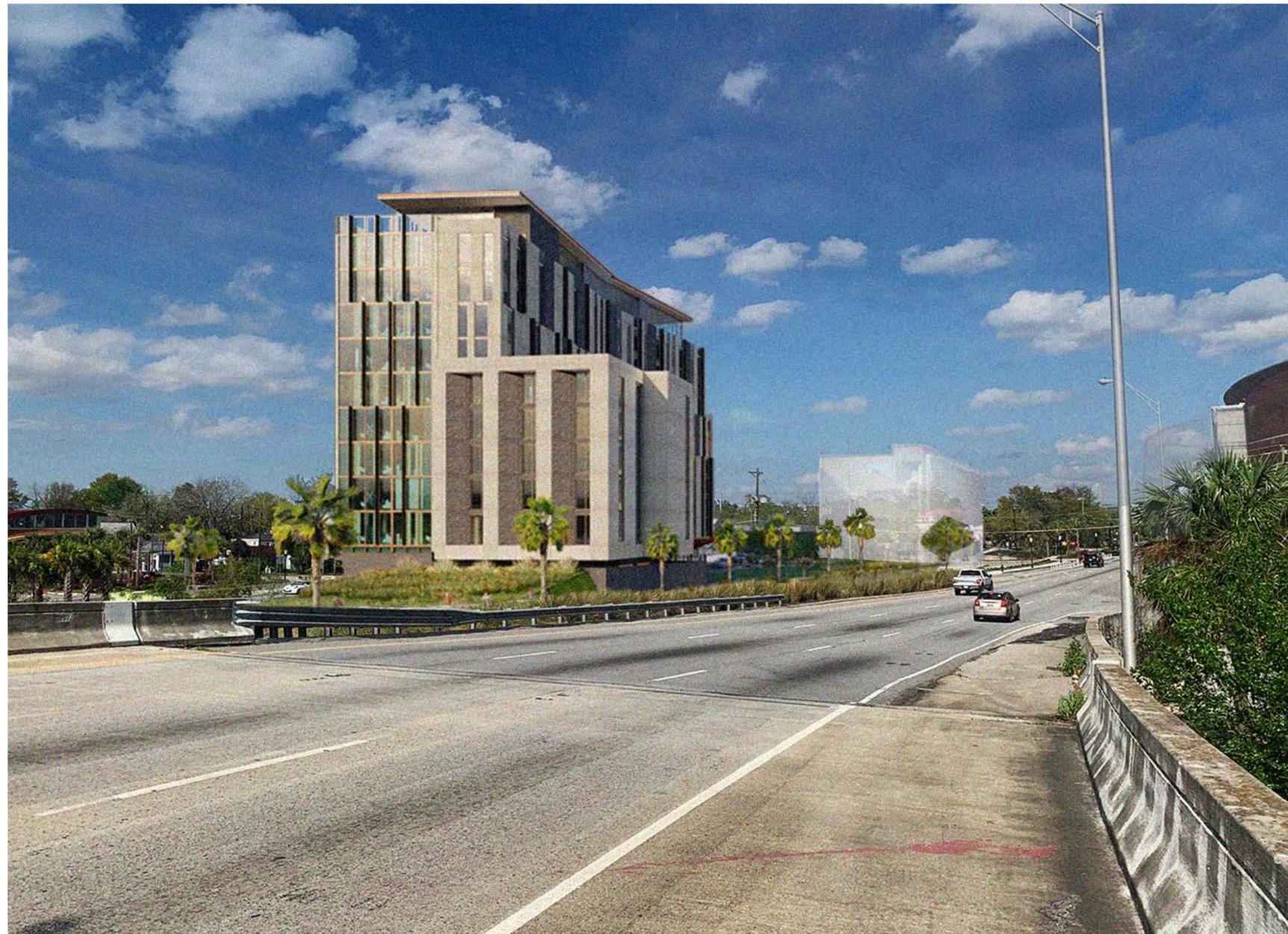
N/S BUILDING SECTION @ LOBBY
1" = 10'



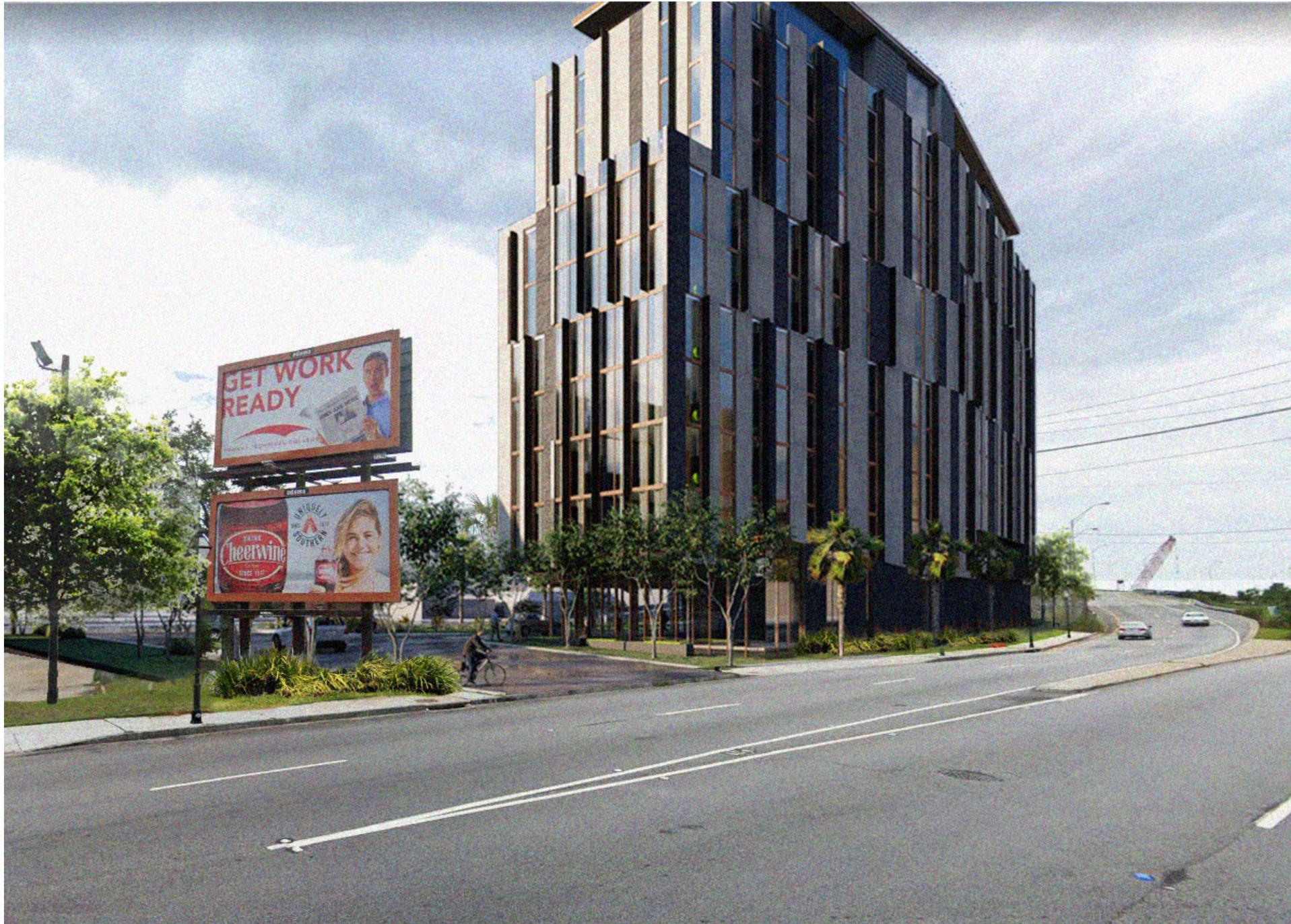


CANNON STREET CONNECTION

The six storey tower pays homage to the typical scale and material found in Charleston architecture and acts as an entree to Charleston. The 11 storey tower recedes behind the lower mass, creating the appearance of two distinct volumes that are in dialogue with each other.



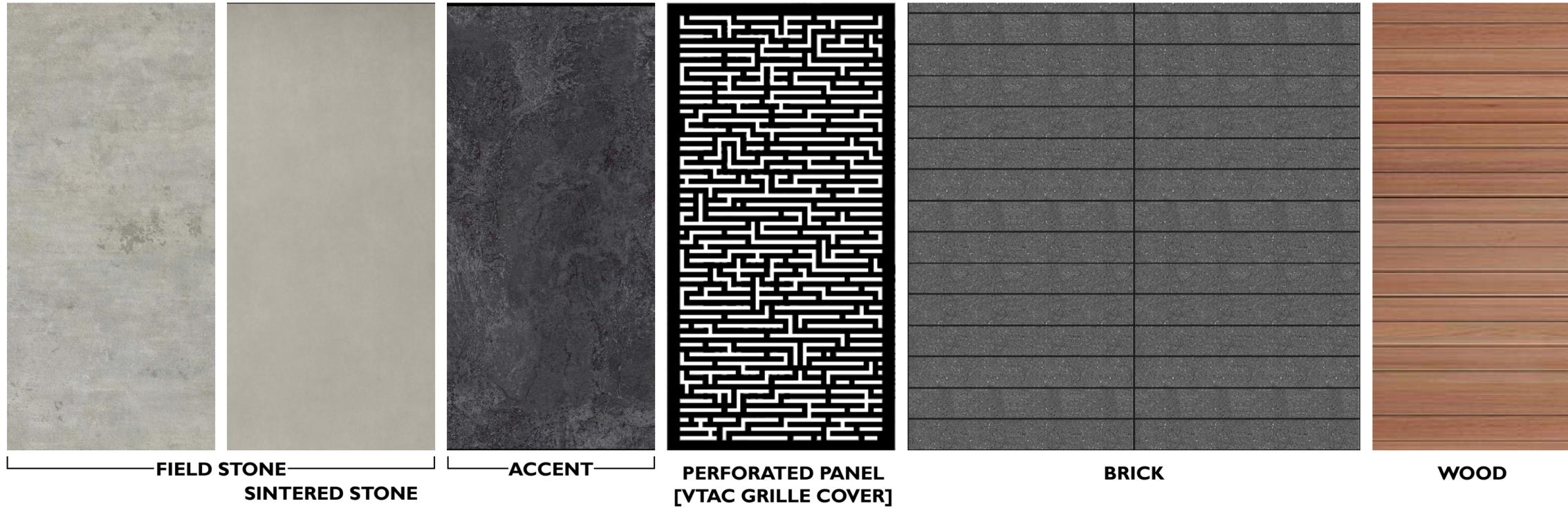
WEST ASHLEY BRIDGE



SPRING STREET



VIEW FROM NEW ACCESS DRIVE @ NEW PARKING GARAGE



Agenda Item #4

**194 Cannon Street (garage)
TMS # 460-10-04-013**

Request conceptual approval for new construction of parking garage with ground level retail associated with adjacent 175-room hotel.

None / Height District: 85/125 / Old City District

Agenda Item #4

Applicant's Presentation



PARKING GARAGE

PREVIOUS REVIEWS

TRC PRE-APP: 1/2/2020

ZONING COMPLIANCE

We have met with Zoning staff and the project is Zoning compliant per the established PUD and does not require any Variances or Special Exceptions.

DRAWING LIST

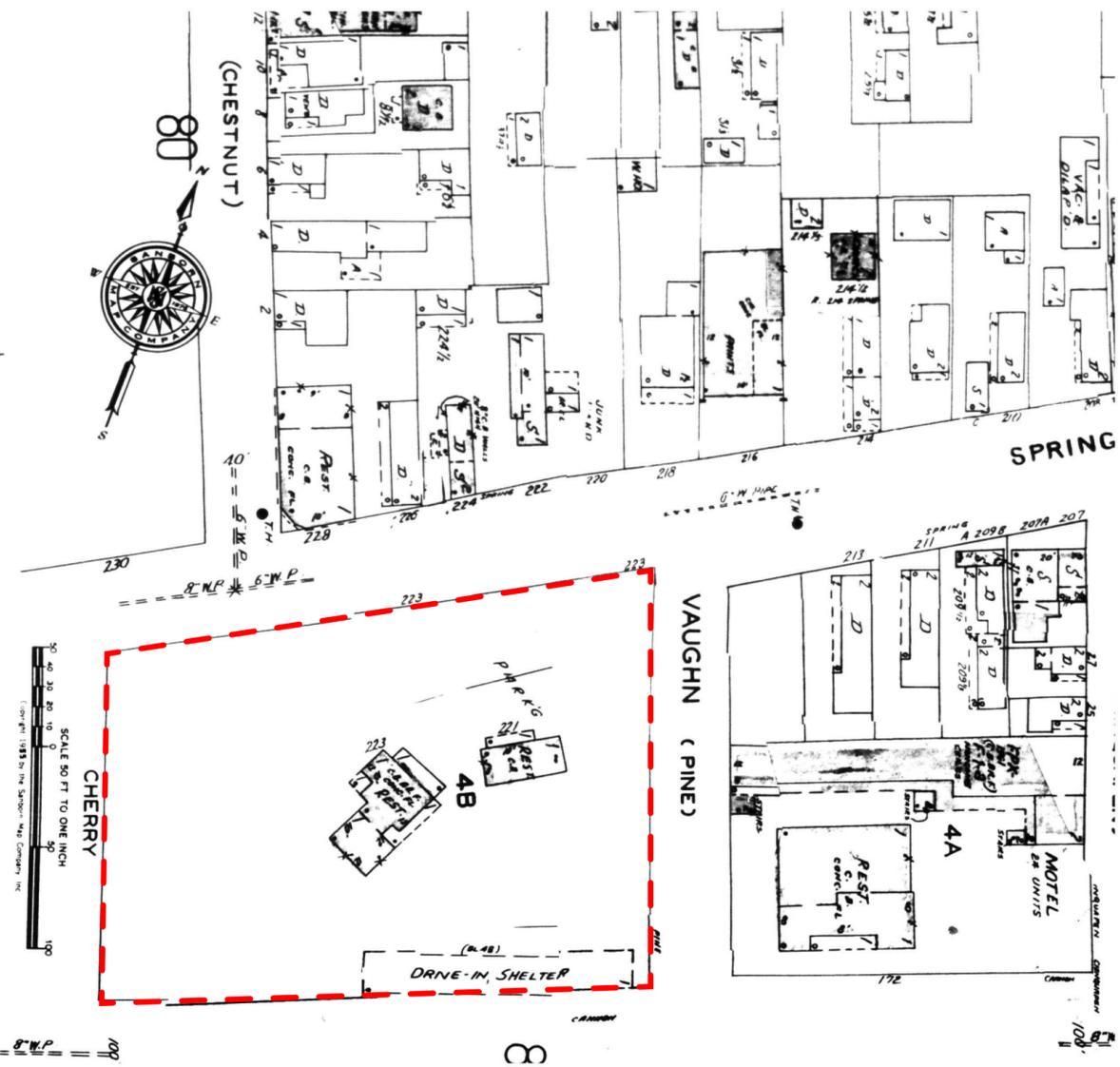
- P.01** COVER SHEET
- P.02** SANBORN MAP
- P.03** SITE PHOTOS
- P.04** SITE PHOTOS | CONTEXT
- P.05** SITE PHOTOS | CONTEXT
- P.06** SITE PHOTOS | CONTEXT
- P.07** PRINCIPLES OF DESIGN
- P.08** PRECEDENTS
- P.09** SITE PLAN
- P.10** CONCEPT SKETCHES
- P.11** PLAN: LEVEL 01
- P.12** PLAN: LEVEL 02
- P.13** PLAN: LEVEL 03-04
- P.14** PLAN: LEVEL 05
- P.15** EXTERIOR ELEVATION
- P.16** EXTERIOR ELEVATION
- P.17** EXTERIOR ELEVATION
- P.18** EXTERIOR ELEVATION
- P.19** STREETScape ELEVATIONS
- P.20** SECTION
- P.21** CONCEPT RENDERING
- P.22** CONCEPT RENDERING
- P.23** PROPOSED MATERIALS

LS3P
Dylan Towe
843.958.5473
dylantowe@ls3p.com

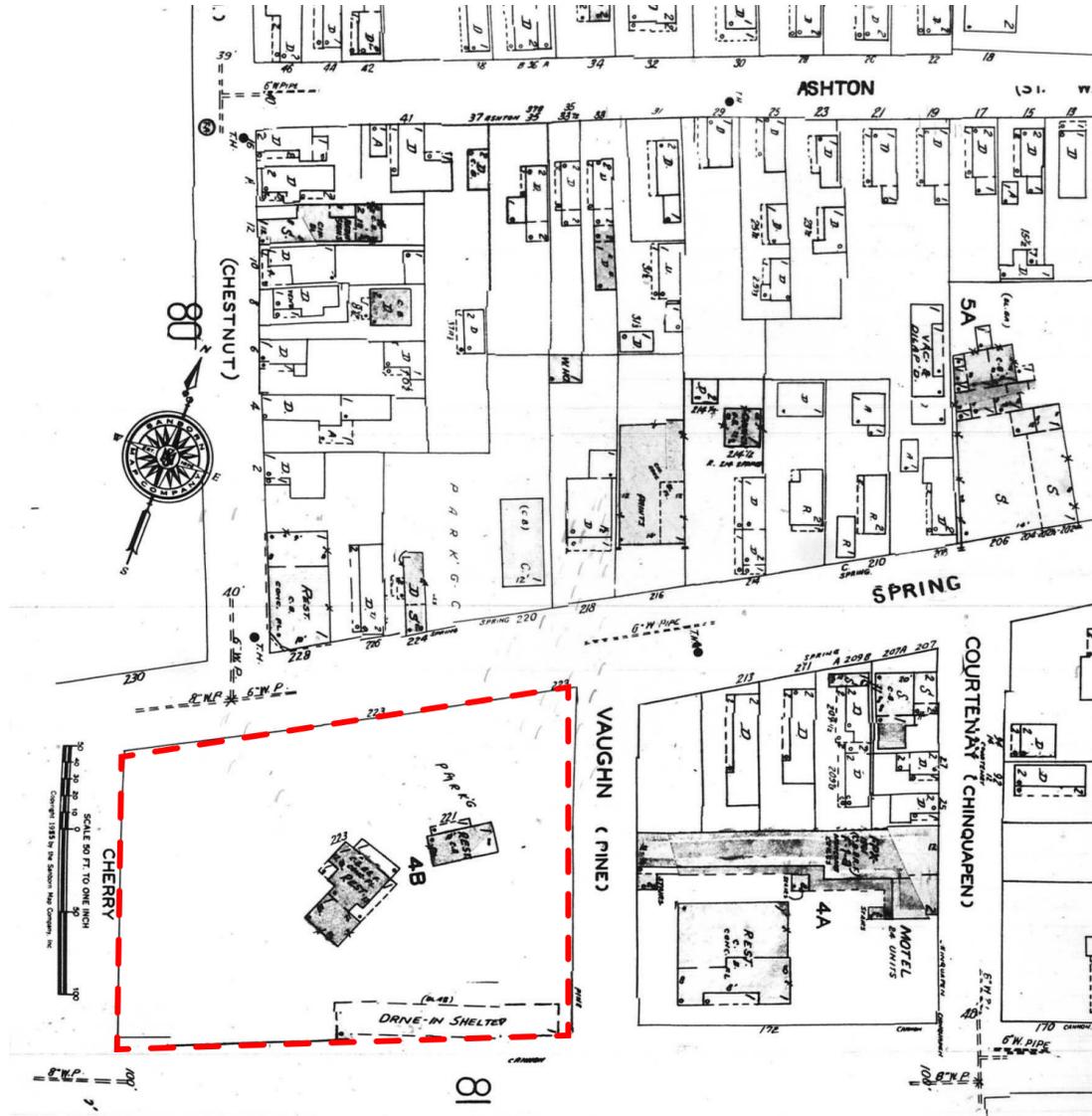
194 CANNON STREET
CONCEPTUAL BAR SUBMISSION

194 CANNON
STREET, LLC 

COVER SHEET | P.01
MARCH 30, 2020



1967



1973



 AERIAL PHOTO LOOKING SOUTHWEST



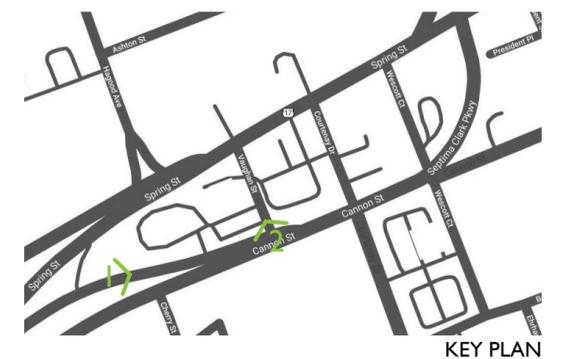
 AERIAL PHOTO LOOKING NORTHWEST



LOOKING EAST FROM CANNON STREET CONNECTION



LOOKING NORTH AT VAUGHAN STREET FROM CANNON



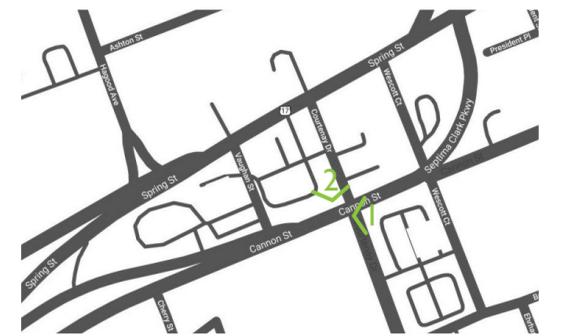
KEY PLAN



VIEW FROM COURTENAY ST. & CANNON ST. CORNER



MUSC PARKING GARAGE



KEY PLAN



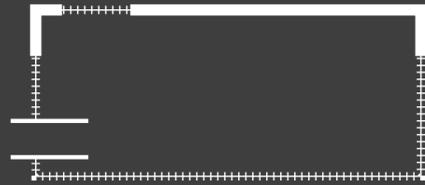
HARDEE'S



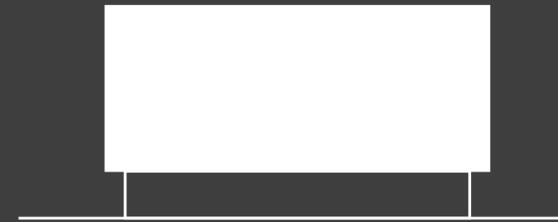
BRUEGGER'S BAGELS (adjacent to Garage site)



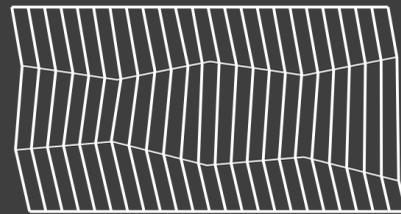
KEY PLAN



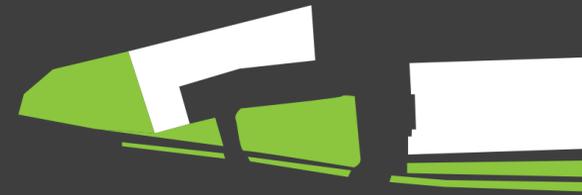
SOLID VS.VOID



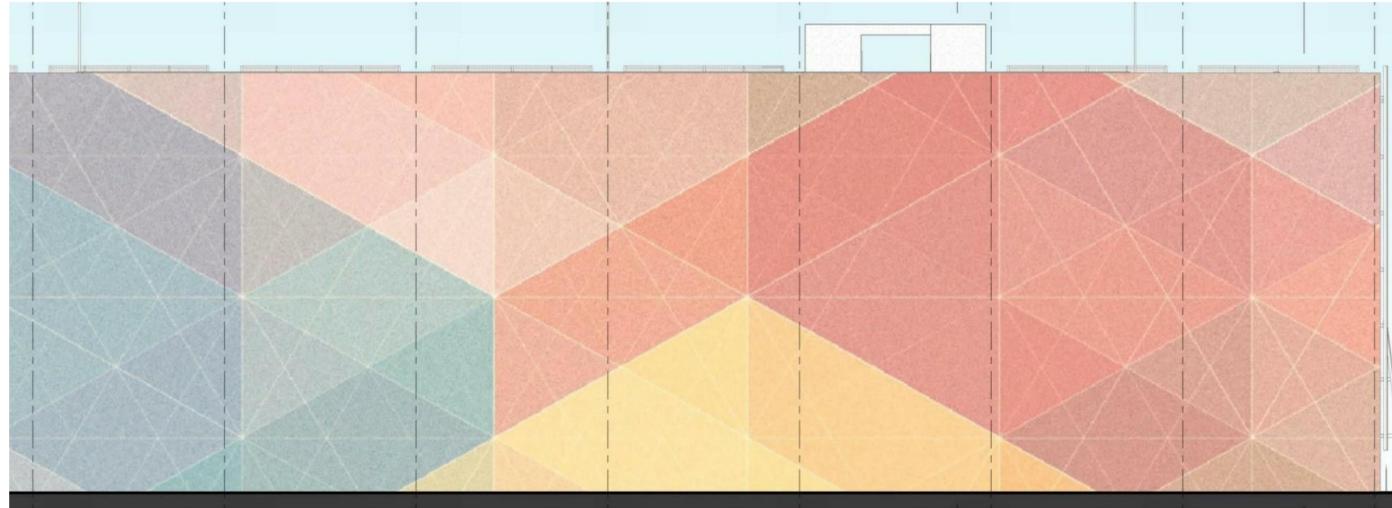
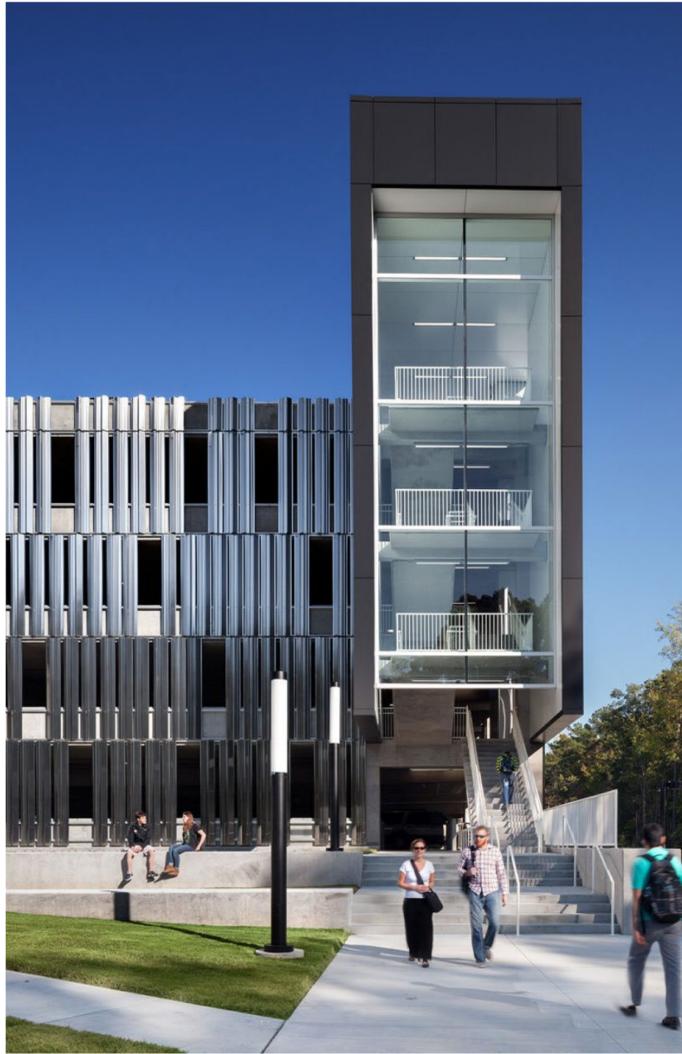
LIGHT GROUND FLOOR



FACADE MOVEMENT



CONTINUING GREEN SPACE



Similar to the nearby MUSC garage and other parking structures recently approved by the BAR, we envision concealing the garage components utilizing a combination of a metal scrim and a painted mural.



ART AT ENTRANCE



ART AT ENTRANCE



LEVEL ENTRY PLAZA WITH PAVERS



RAIN GARDEN ALONG STREET



TIERED PARK WITH INFILTRATION AREA



BUILT IN WOOD BENCH



GREEN WALL



LEGEND

- PLANTINGS:
- A. SABAL PALMETTO
 - B. SWEET BAY MAGNOLIA
 - C. LIVE OAK
 - D. POND CYPRESS
 - E. PLANTER TREES
 - F. BERM W/ NATIVE GRASSES
 - G. LAWN
 - H. RAIN GARDEN
- HARDSCAPE:
- 1. LOW WALL
 - 2. BOLLARDS
 - 3. BENCHES
 - 4. RAISED BOARDWALKS
 - 5. HARDSCAPE PAVING
 - 6. BUILT IN SEATING



SABAL PALM



SWEET BAY MAGNOLIA



LIVE OAK



POND CYPRESS



SILVER SAW PALMETTO



PINK MUHLY



SPARTINA GRASS



PURPLE LOVE GRASS

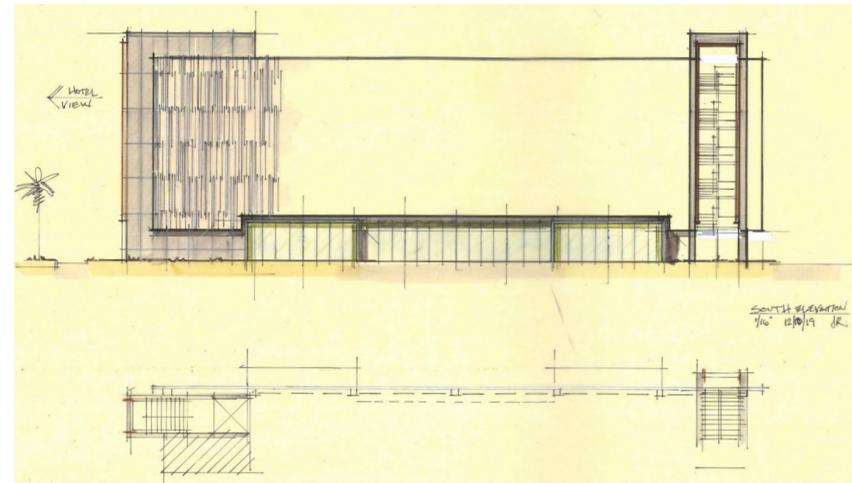
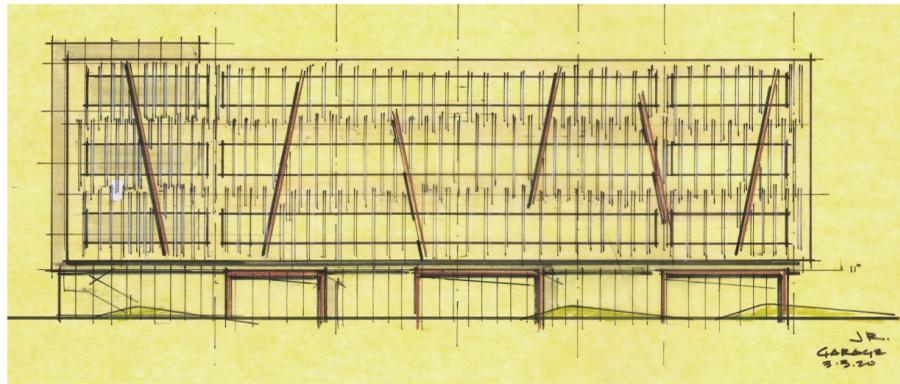
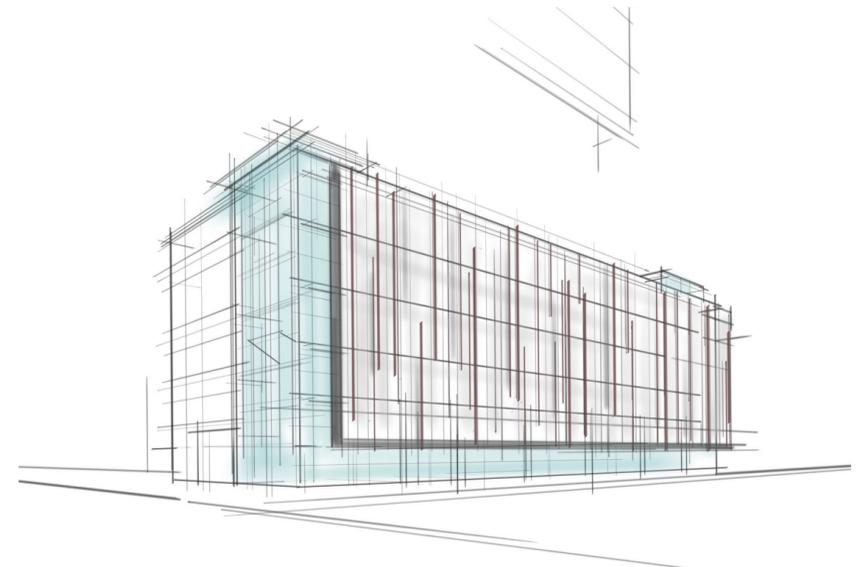
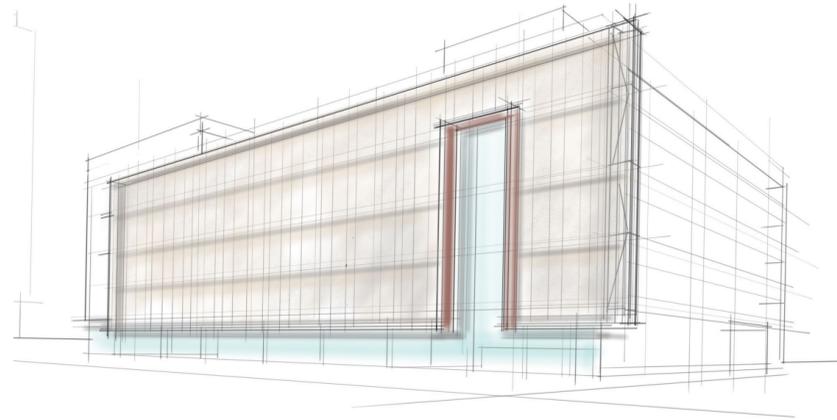
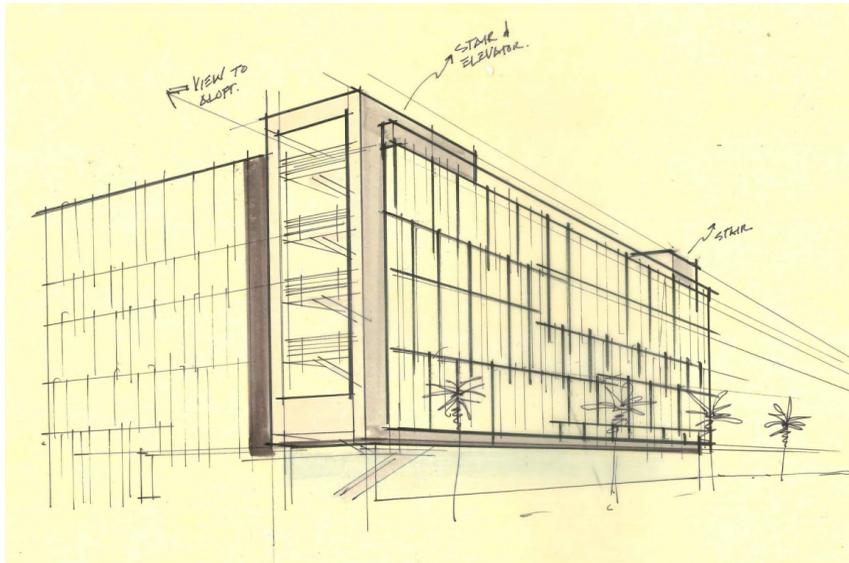


GRASS MIX

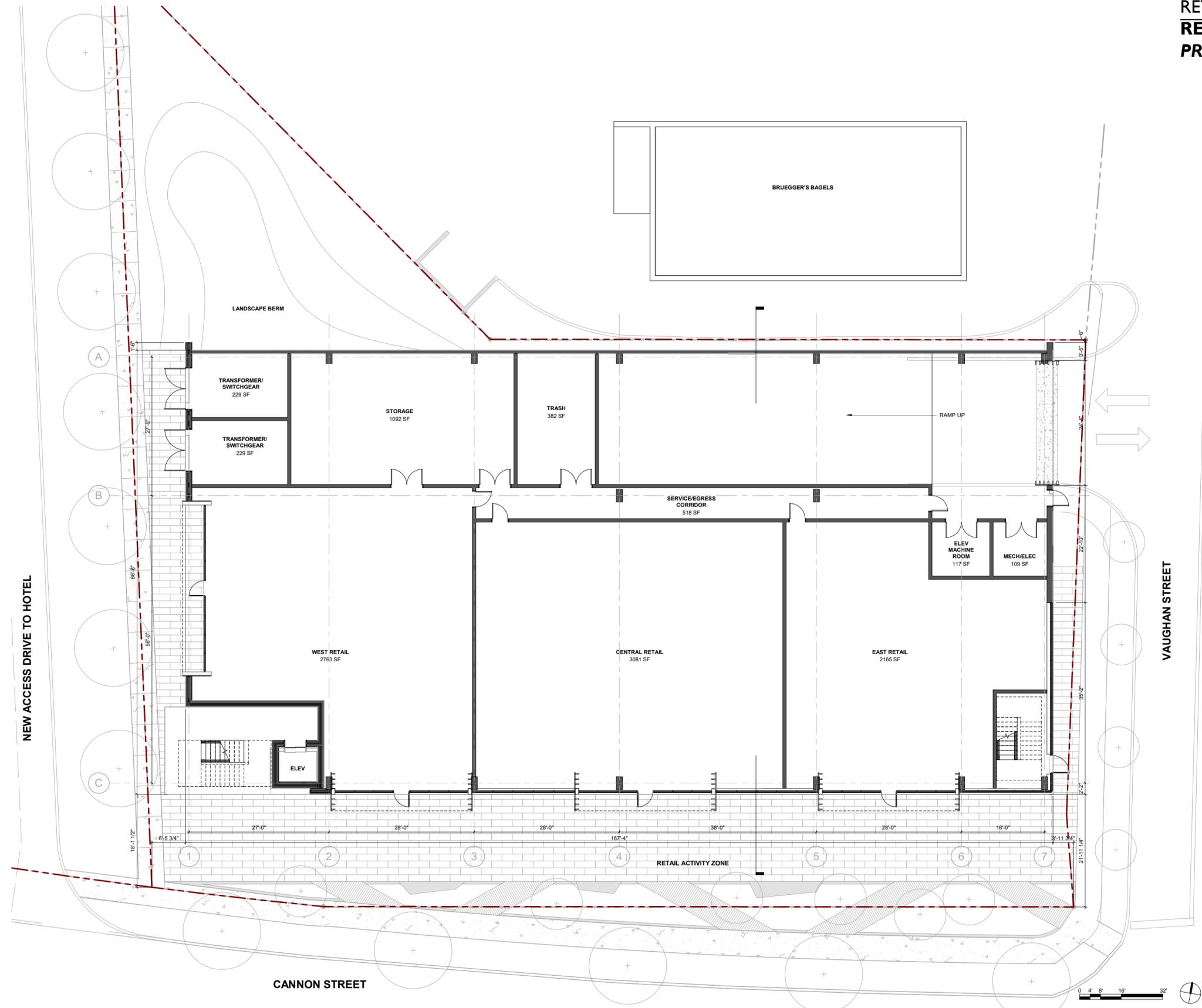


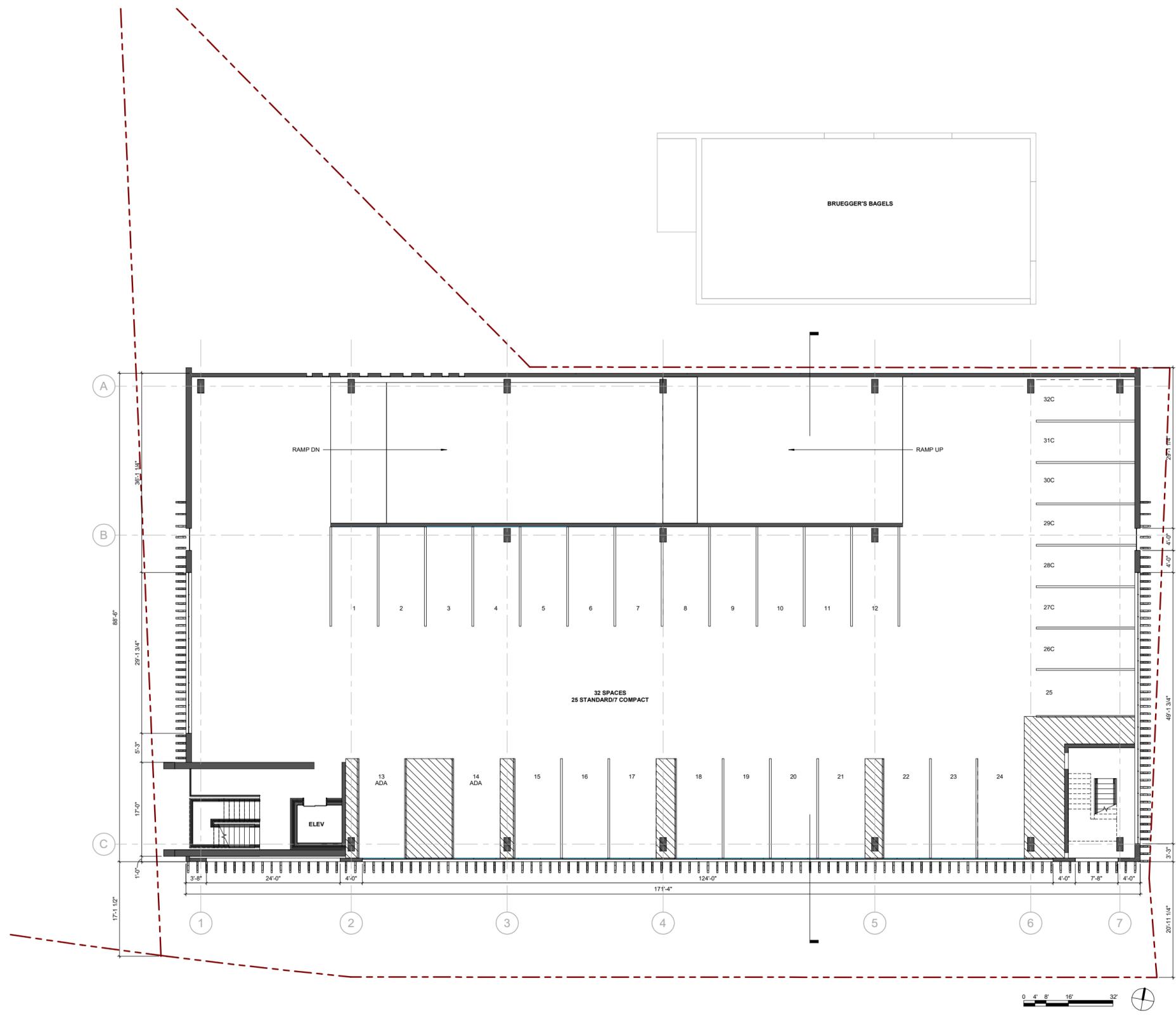
RAIN GARDEN

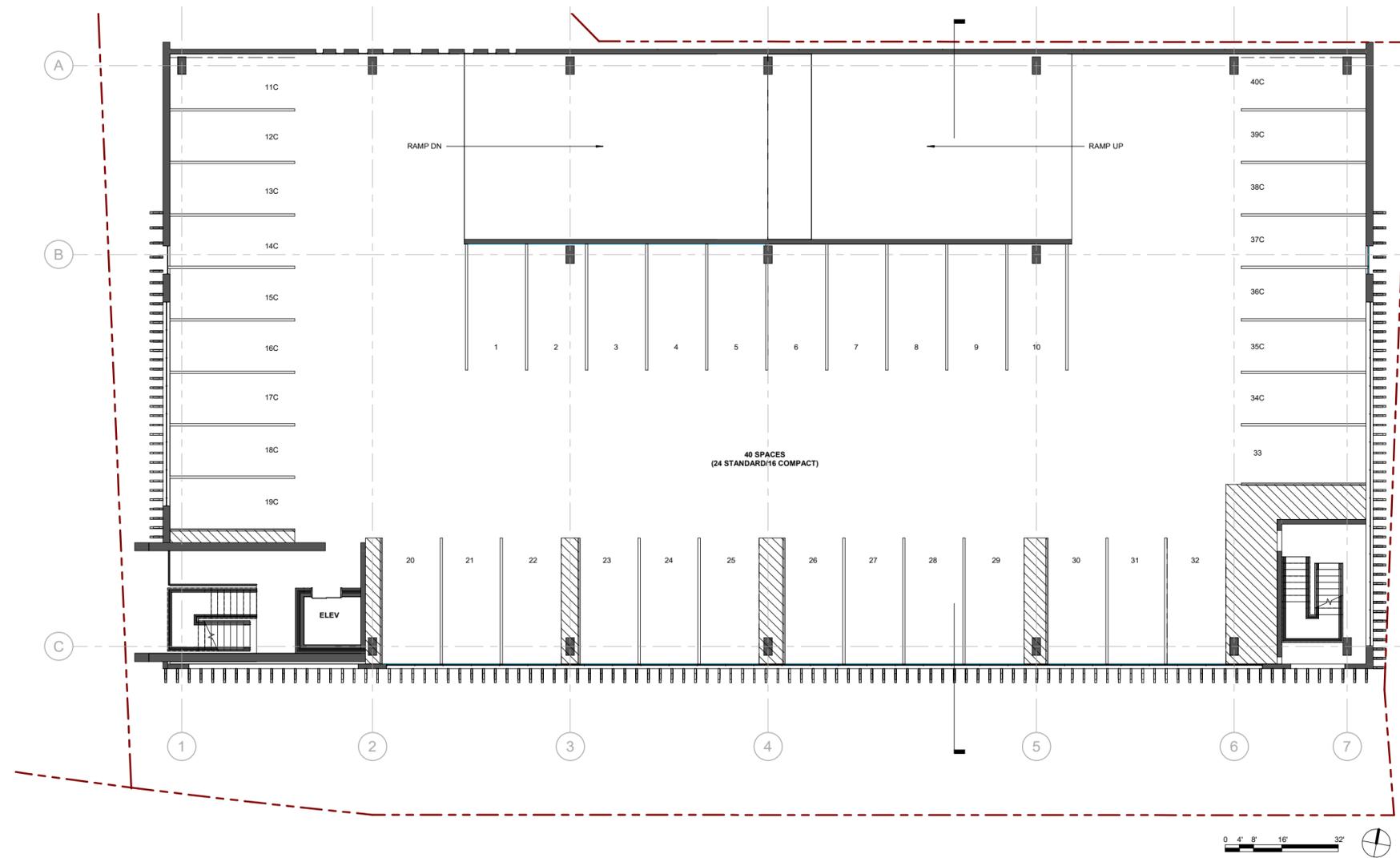


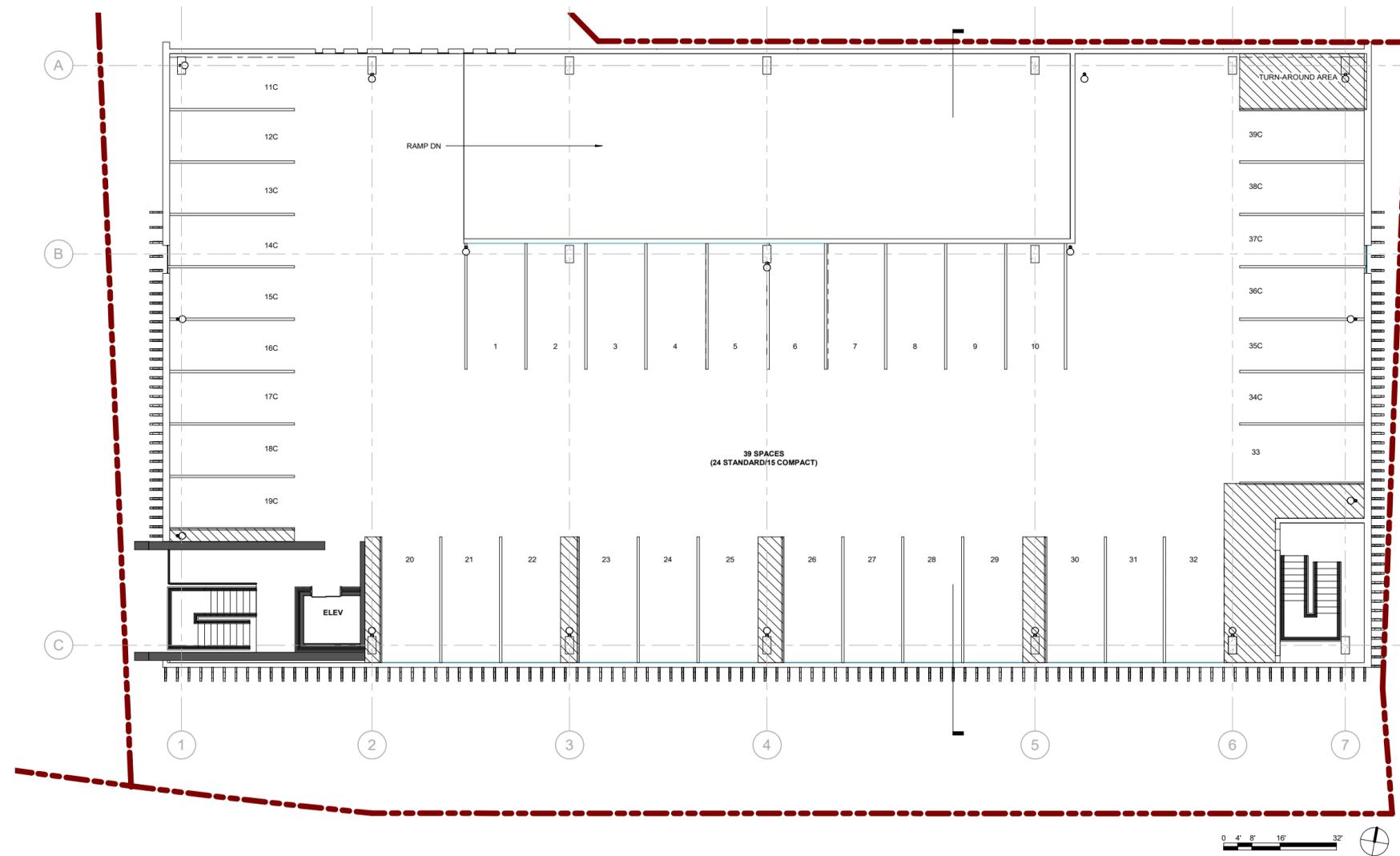


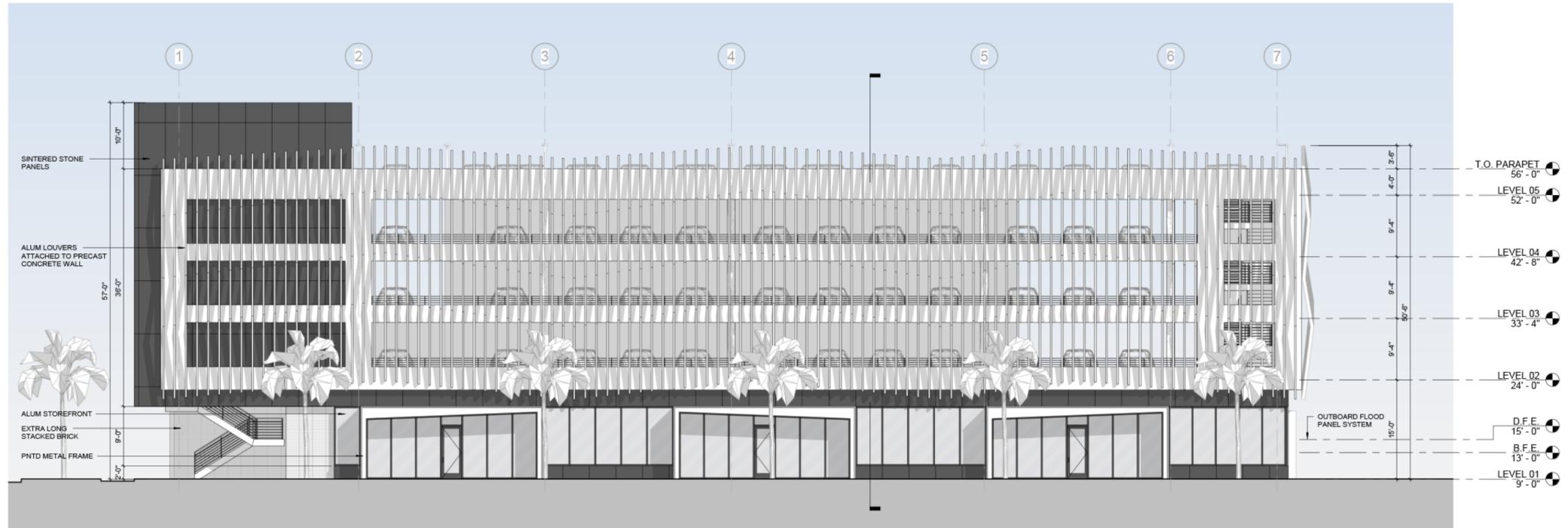
HOTEL	117
RETAIL	21
REQ'D:	138 spaces
PROVIDED:	151 spaces







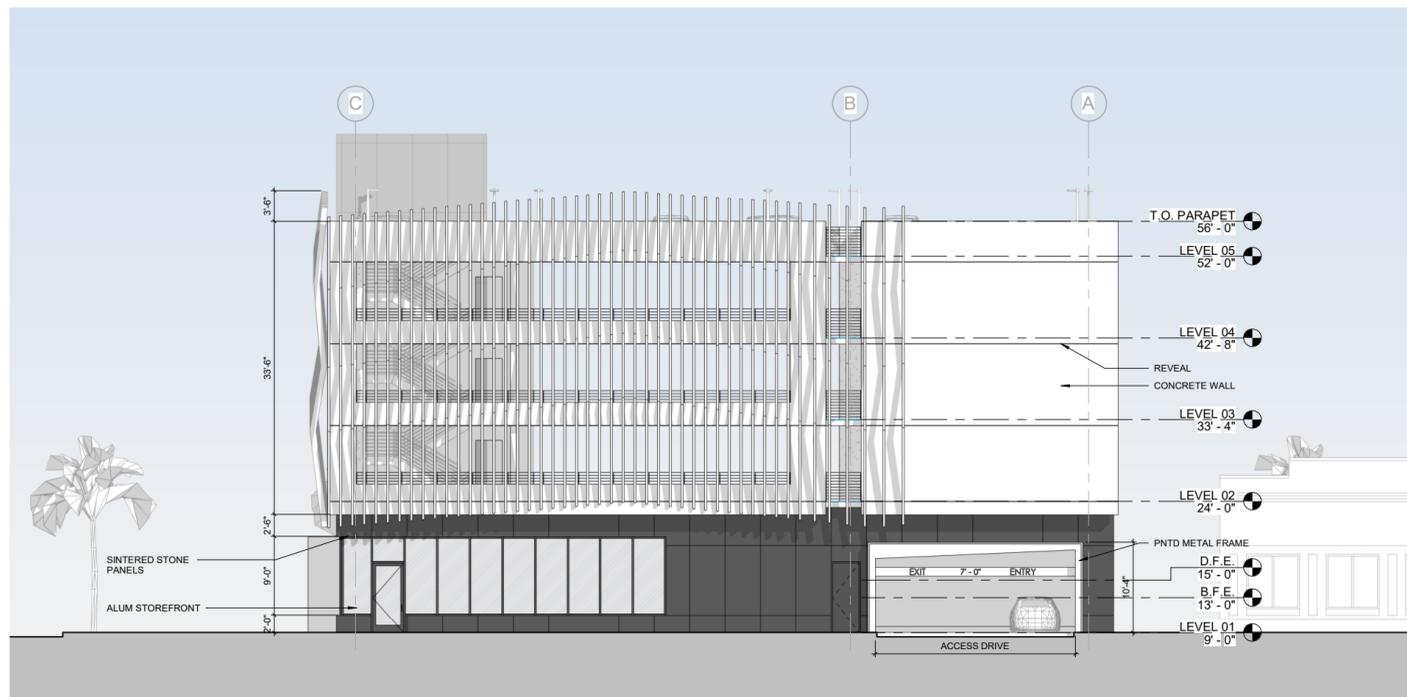




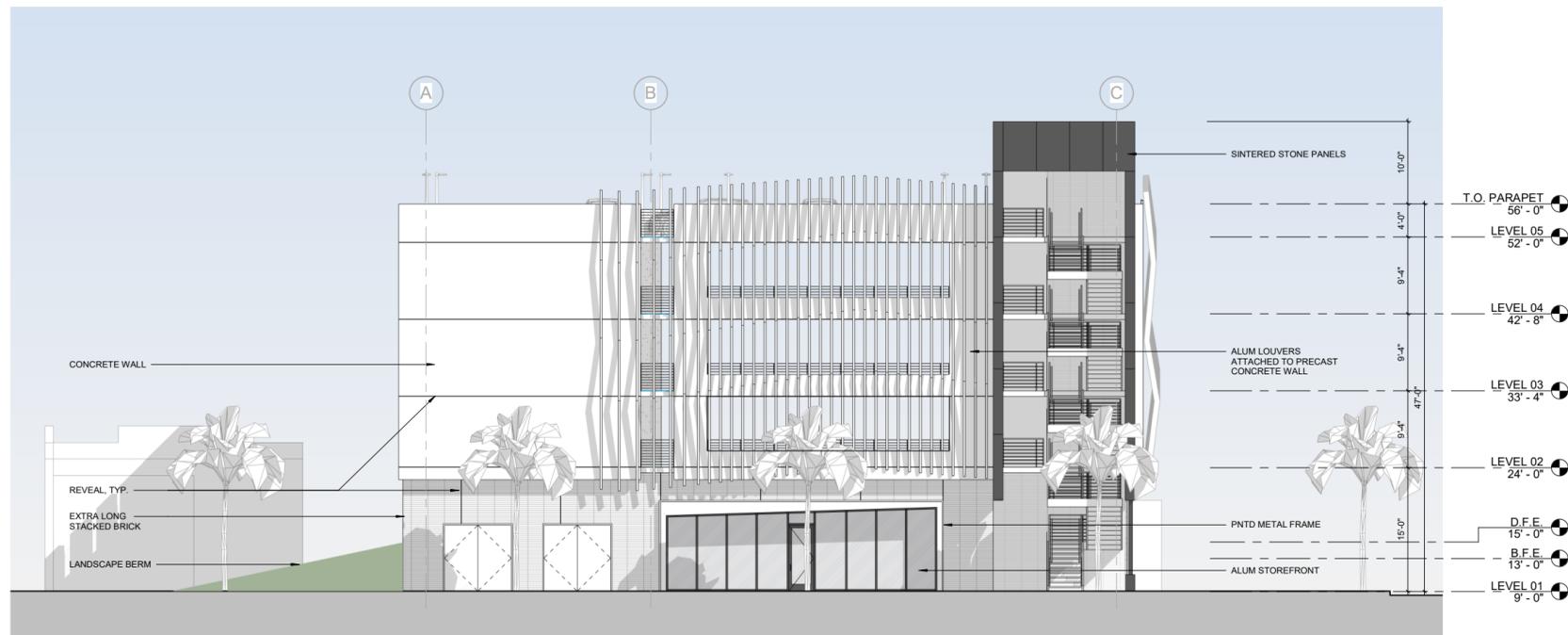
SOUTH ELEVATION
 1/16" = 1'-0"



NORTH ELEVATION
 1/16" = 1'-0"



EAST ELEVATION
 1/16" = 1'-0"



WEST ELEVATION
 1/16" = 1'-0"



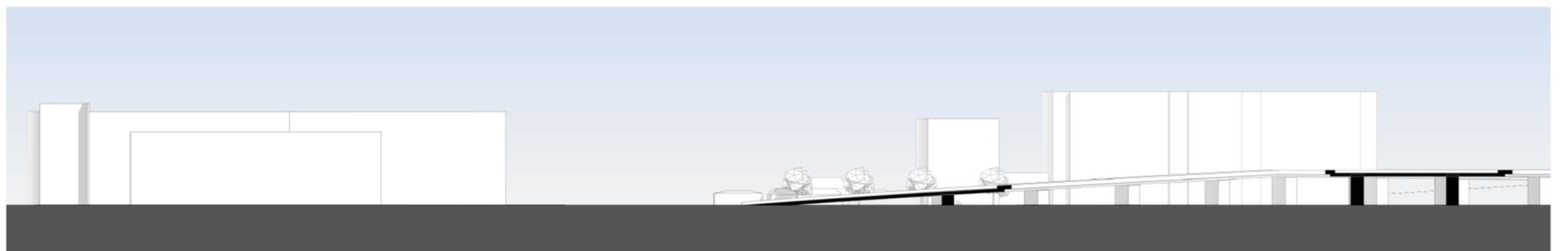
01.VIEW NORTH ON SPRING STREET



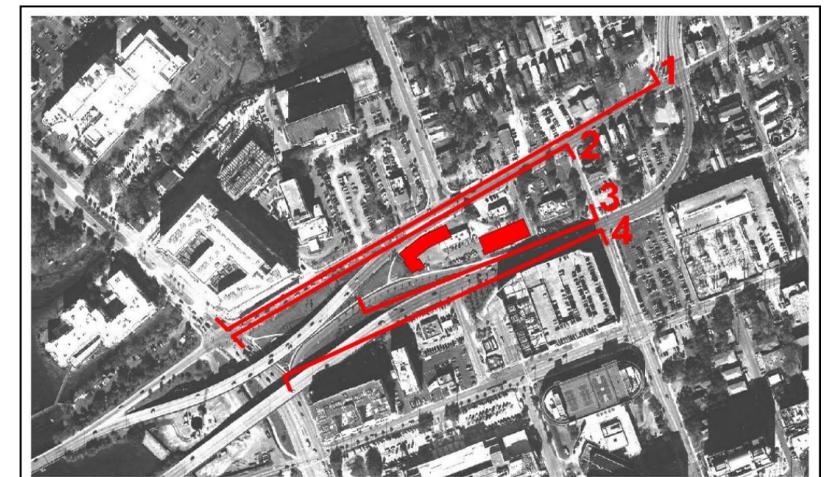
02.VIEW SOUTH ON SPRING STREET



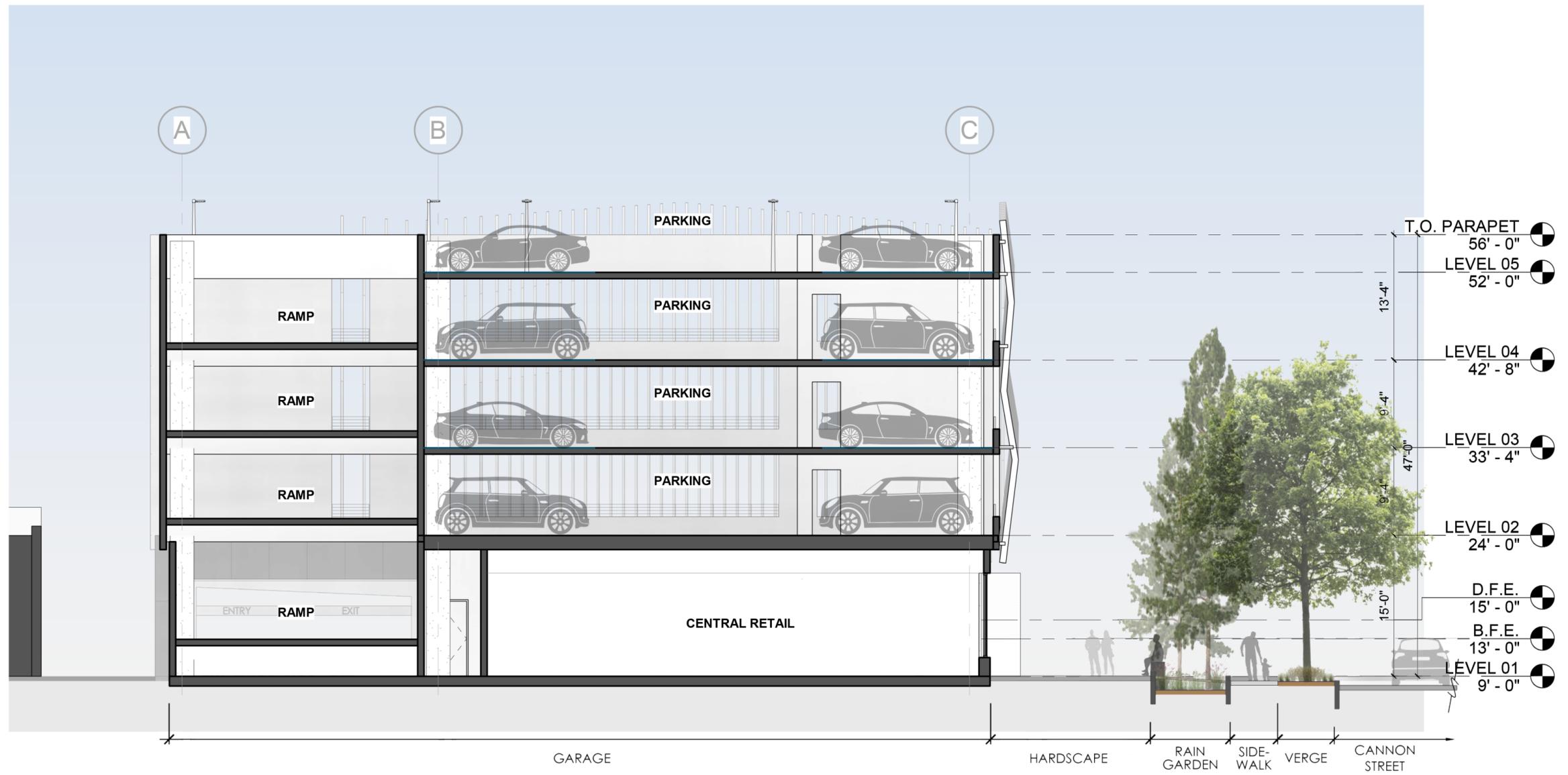
03.VIEW NORTH ON CANNON STREET



04.VIEW SOUTH ON CANNON STREET



KEY PLAN



N/S BUILDING SECTION
1" = 10'



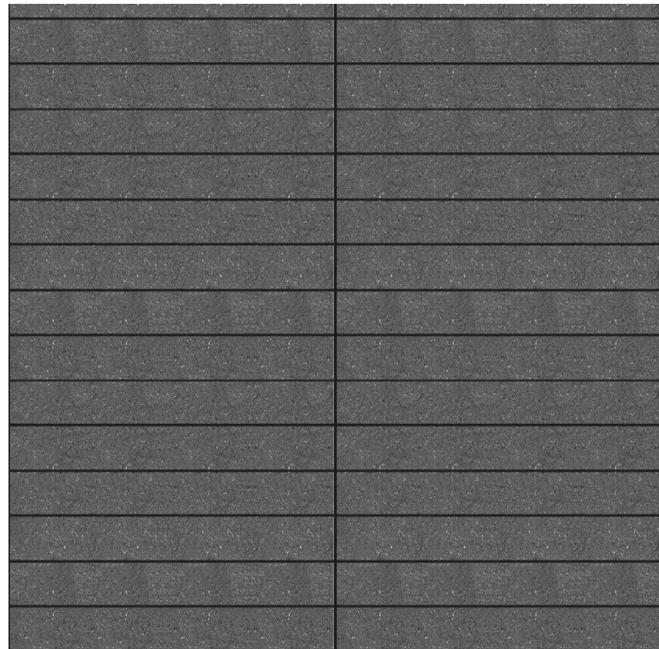
VIEW EAST FROM CANNON ST. CONNECTOR



VIEW FROM VAUGHAN STREET



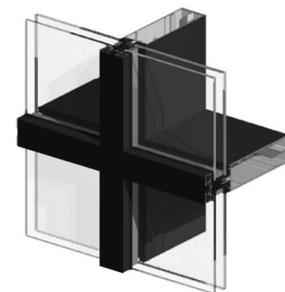
SINTERED STONE



EXTRA LONG STACKED BRICK



ALUM LOUVERS



ALUM STOREFRONT



PNTD METAL FRAME



CONCRETE

