



# CITY OF CHARLESTON BOARD OF ARCHITECTURAL REVIEW – LARGE

---

## MEETING RESULTS

**JUNE 28, 2023**

**4:30 P.M.**

**2 GEORGE STREET**

---

BOARD MEMBERS PRESENT: Seaton Brown, James Meadors, Luda Sobchuk, Jay White (Chair)

STAFF MEMBERS PRESENT: Lawrence Courtney, Travis Galli

---

### A. Minutes

#### 1. Review of Minutes from the June 14, 2023 Meeting

DECISION: APPROVED

MOTION: to Approve

MADE BY: Sobchuk SECOND: Brown

VOTE: FOR: 4 AGAINST: 0

---

### B. Applications

#### 1. 578 MEETING STREET

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

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

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

Owner: Flourney Development Group

Applicant: Ross Kirby / Dynamik Design & Dylan Towe / LS3P

DECISION: APPROVED

MOTION: Preliminary Approval with Board and Staff comments

MADE BY: Sobchuk SECOND: White

VOTE: FOR: 4 AGAINST: 0

#### STAFF NOTE:

This Preliminary proposal follows closely along the path of the Conceptual submittal, which after two Deferrals, was greatly appreciated by Board and Staff. Most concerns have been addressed.

1. While the applicant was asked to restudy the Fifth Floor as it appeared too dark and heavy, the cladding has become a “vertical wood-like fiber cement” (BAR-24). This

- material also appears to be proposed at balcony and entry door heads and surrounds and occasionally at walls in certain areas. While generally opposed to this on the grounds that this is not “an authentic material”, Staff wants to see the material at this presentation before weighing in on it.
2. The East facades are only shown in the streetscape comparisons (BAR-24) which are just marginally large enough to, when zoomed in, give a good indication of what is happening here.
  3. The Board should be seeing all essential exterior materials and as well as a complete signage package at this point. If not present or complete, these should be pinned down for review at the Board Final Review.
  4. The landscaping/hardscaping continues to develop well with the interior site pathways and larger exterior gathering places being better articulated.
  5. The specialty pavers need to be placed in all areas between the property line and buildings to help “ground” them. Specialty pavers should wrap into the drives and into and out of the parking area.
  6. Note that any “fiber cement” material is to be a minimum of 5/8” in thickness.
  7. “Illuminated bollards” which are more like landscape pathway lighting are acceptable. Illuminated bollards within the parking area and generally not visible are acceptable as well.
  8. Aluminum guard rails and windscreens are to not have any exposed fasteners.
  9. Staff is not concerned about the intentional strong juxtaposition of a more contemporary skeletal language of the central mass behind the remnant building.
  10. Stair riser lighting shown on drawings would not be acceptable in some parts of the city. Staff would like the Board to address whether it might be acceptable here in this location with this building and in this area with its increasing contemporary language.

**STAFF RECOMMENDATION:**

Preliminary Approval with Board and Staff conditions.

**BOARD COMMENTS:**

- Board questions related to thickness, joint details, and color application on fiber cement and FRP products. Applicant describes as veneer as smooth textures with factory-applied color and prefabricated corner pieces.
- Project makes use of composite materials more than any other in a long time. Reminiscent of Nichiha installations which depicted tight surgical smooth facades but were not possible on large walls.
- Regarding colors, materials, and intersections of material, will need to see more in final review and on the mock-up. Agree with staff comments and would support preliminary approval.
- Appreciate changes made to Nassau and Stuart corner. Does appear that the extension of windows and garage doors is impressive, not in the best way. Inconsistency between the planters and windows is overpowering. Do not see enough change in the fifth-floor overhang to mitigate the heaviness at this floor. Noticed removal of or repositioning of some rooms which gives a flat plane appearance at Johnson and Meeting Streets (BAR-19).
- Not concerned about color palette but would be good to include some sort of pop to give some vibrancy. Further details and sample panels will flush out sense of composite materials. Change at corner of Stuart and Nassau including removing a stoop and resulted in a six-foot-tall wall. This is helped by the planters but needs to be restudied.

- This first floor needs to interact with pedestrians, and now is a solid wall. Study how to engage the base.
- A few comments about tone and color palette have been heard. Hard to review where the outside lighting changes from one proposal to the next. Wood paneling is lit in some images and not others – false coloration of what visible at day. Looking for consistency.
- Appreciate context of building as a whole but omitting context of building in the community, it is also difficult to review. Previous showed more from up and down Meeting Street, and need to see this.

---

\* Board voted to approve on July 12, 2023

---

Jay White, Acting Chairman

date

---

Lawrence Courtney, acting for Tory Parish

date