



CITY OF CHARLESTON

BOARD OF ARCHITECTURAL REVIEW – LARGE

MEETING RESULTS

AUGUST 23, 2023

4:30 P.M.

2 GEORGE STREET

BOARD MEMBERS PRESENT: John Robinson (Chair), Seaton Brown, James Meadors,
Steve Ramos (Alternate), Jay White

STAFF MEMBERS PRESENT: Lawrence Courtney, Travis Galli

A. Minutes

1. APPROVAL OF MINUTES FROM AUGUST 9, 2023 MEETING

DECISION: APPROVED

MOTION: Approval as submitted.

MADE BY: White SECOND: Brown VOTE: FOR: 5 AGAINST: 0

B. Applications

1. 143 CALHOUN STREET

TMS #457-04-02-060 | BAR2023-001168

Category 3 | Height District 5 | c. 1907 | Old and Historic District

Requesting conceptual approval for new accessible front entry at street level,
reopening/restoring windows in existing masonry openings, and new rear service stair
addition.

Owner: The Columbus Building Company

Applicant: AJ Architects

Withdrawn By Applicant

2. 176 CONCORD STREET

TMS #459-00-00-276 | BAR2022-000956

New Construction | Height District 56/30V | Old City District

Requesting final approval of exterior design refinements to include expanded glazing
and revisions at 6th floor penthouse, a resubmittal for a deferred motion.

Owner: Leaucadia Coast Properties

Applicant: Nathan J Schutte, AIA

DECISION: APPROVED

MOTION: Final Approval with Board and Staff comments regarding column number and spacing with Final Review by Staff.

MADE BY: White **SECOND:** Brown **VOTE: FOR:** 4 **AGAINST:** 1

STAFF CONTEXT / ANALYSIS:

The project was previously heard by the Board in July with the Board making little comment on anything but the elimination of the colonnade at the east 6th floor portico and an adjustment of an upper belt course on the building's main body.

STAFF CONDITIONS:

1. The span at the portico is excessively long to be supported at the ends by single columns. This visually unsettling condition is compounded by the addition of double pilasters just outside the portico to the north and south, begging the question about the possible use of double columns at the portico.
2. Staff finds the design of the original portico language much more successful and would ask the Applicant to explore a fully covered balcony which also would allow for better functionality as well as preserving the portico's colonnade.
3. The bottom of the belt course on the upper main body of the building at the north and south elevations is best aligned with the bottom of the adjacent fascia at the portico upper frieze wrapping these revised areas at the east and west.
4. Staff recommends further study of this area and column spacing or the possible elimination of the portico entirely, simply resulting in an open balcony.

STAFF RECOMMENDATION:

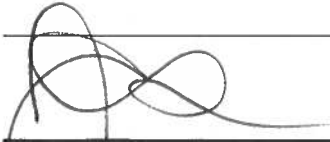
Deferral for restudy of the 6th Floor portico element, the associated revisions on the north, south and west, with an adjustment of the building main body uppermost belt course and with Board comments and Staff conditions.

BOARD COMMENTS:

- Confirmation that original included four additional columns between the corners. Previous version removed these and kept the corner columns to open the view and make more useful space on the terrace.
- Change to reduce the obstructions in view from interior.
- Portico somewhat visible from Cumberland Street.
- Agree with Staff position but challenged by suggestions for open porch with no cover at the doors. Should be restudied but maybe not eliminated.
- Must zoom into the large project to see this one small portion which is river-facing and has limited visibility. While it should, the public right-of-way does not include the Cooper River, according to City Legal. Design is more comfortable with six columns, but the change is not such a negative impact that it should be tangled in repeated deferrals. Inclined to approve.
- Agree on observation about the Cooper River as important view. And with observation of Parkinson's Law.
- Agree that design could be improved but is minimally visible.
- Changes to cornice are very visible.
- Looks much more finished. Was not a fan of extended glazing at 6th floor at penthouse. Agree with comments about the portico; looks heavy on just two columns. Inclusion of four would not disrupt view from interior. Appreciate muted

elaboration at top, similar to People's Building. More finished and thought-out.
Would support option to move forward with Board and Staff comments with Final
Approval to Staff.

- Good job of finishing the cap.; more subtle on the building and less heavy, particularly with the entablature. A double column treatment on each end might satisfy Staff concern and be prudent way to resolve. Hearing push to make the lid less heavy on its supports.
- Grateful that applicant shares change is driven from the interior but this shouldn't be a consideration.



John E. Robinson, Chairperson

9/27/23

Date



Tory J. Parish, BAR-L Administrator

Sept. 27, 2023

Date

