



CITY OF CHARLESTON BOARD OF ARCHITECTURAL REVIEW - LARGE

MEETING RESULTS

OCTOBER 12, 2022

4:30 P.M.

2 GEORGE STREET

BOARD MEMBERS PRESENT: Seaton Brown, James Meadors, John Robinson (Chairman),
Karo Wheeler (Alternate)

STAFF MEMBERS PRESENT: Tory Parish, Lawrence Courtney, Linda Bennett, Julia Copeland,
Magalie Creech

MINUTES

1. APPROVAL OF MINUTES FROM THE SEPTEMBER 28, 2022 MEETING

APPROVED XX

WITHDRAWN

DENIED

DEFERRED

MOTION: Approve

MADE BY: Meadors / SECOND: Brown

VOTE: FOR 4 / AGAINST 0

APPLICATIONS

2. 295 CALHOUN STREET

TMS# 457-02-02-001 | BAR2021-000480

Harleston Village | Height District 7 | Old City District

Request conceptual approval for new construction of mixed-use development and requesting one additional story based on architectural merit and context.

Owner: SE Calhoun, LLC

Applicant: Davis Carter Scott / DCS Design

APPROVED

WITHDRAWN

DENIED

DEFERRED

MOTION: To table agenda item.

MADE BY: Meadors / SECOND: Wheeler

VOTE: FOR 4 / AGAINST 0

STAFF OBSERVATION:

While there are similarities in materials and perhaps even in the general perception of overall massing, Staff has worked extensively with the Applicant to adjust materials and to modulate the massing to an eight-story form along Calhoun Street transitioning down to six-story massing and lower forms along Alberta Long Lake and the edge of Harleston Village, while additionally breaking up the massing vertically with hyphens and other design elements. While still a large building, which is not inappropriate in the context of the Medical District, its massing has been adjusted with treatment vertically and horizontally.

STAFF COMMENTS:

1. At the east and west elevations, reduce the length of the units closer to the exterior at the seventh floor at the south which have been extended. The length of these as proposed weakens the transition and diminishes the articulation as a step between the six and eight-story portions. This is evident on page 13.
2. As the massing on Calhoun Street, with the exception of the chamfered corner, is symmetrical, consider adjusting the eastern third portion of the Calhoun façade so as to make the openings mirror the western third (AABBAA) allowing the chamfered corner to be what breaks the symmetry instead of a change in the pattern (AABAA).
3. Continue study of the top of the seventh floor at the chamfered corner. Because this is the entry to the lobby of the building, and it is the element that breaks the overall symmetry of the massing, consider how it might deserve and have some additional hierarchy.

STAFF RECOMMENDATION:

With the achievement of Staff Comment #1, the development team will have completed required revisions set forth in July 2021 to achieve Staff support of Conceptual Approval. Therefore, Staff recommends Conceptual Approval with Staff and Board comments.

BOARD QUESTIONS TO APPLICANT FOR CLARIFICATION:

- Confirms first floor setback at south elevation is 10' with floors immediately above set back 2' because of cantilever (page 33).
- West alley is labeled "park" on one page and "fire truck access" on another. The west alley will be designed as a park but can be the fire access if needed (page 29-30).
- Location of HVAC equipment to be on the roof but set back from the edge.
- Some floor plans and perspectives are not fully coordinated. (Referencing elements between pages 13 and 37 and pages 11/12 and 39.) Board member concern as to which drawings are to be used for review and comment as the result are legally binding documents.
- Question regarding clarity on Staff's recommendation. This relates a to letter sent to the development team in July 2021 which outlined nine items to incorporate for Staff support of conceptual approval.
- Question related to the "extensions" referenced in Staff comment #1. Staff explains the transitional element of the step-down at the seventh floor extends too much and should be pulled back to create a step between the eighth and sixth floors. Applicant confirms they have studied and believe this will work.
- Board question related to plans and perspectives not matching. Staff responds with options to take an action to delay or to be very specific about what images your comments regard.

BOARD COMMENTS:

- Appreciate setbacks which are greater than required. Don't understand proportions of balconies or porches that extend outward on the east and west. East and west elevations seem boxy and flat. Building will read as massive. Top of cast base is broken by window bay

above which breaks the continuity of the cast stone (at corners, page 10). Precedent images in the presentation show some of the finest architecture in the city but struggle to make connection between the precedents and the proposed.

- Appreciate Applicant's reaching out to the Harleston Village neighborhood and encourage continued communication. Project history includes denial in April and August of last year with some changes in between but Board determined there were not enough changes related to the massing. Should look at this application in comparison to the initial presentation. Will see changes to massing, set back of eighth floor, and incorporation of meaningful recesses at Calhoun. Massing benefits from the recessed courtyard at lake side which was maintained. Articulation on lake side is five-story glass bay stepping up to six, seven, and eight. Seventh and eighth stories need more set back. Perspectives are angles close to the building, but the building is visible from many vistas (such as from Calhoun on page 25) so need to push back eighth floor. Regarding scale, the east and west are better compositions since cleaning up the projecting balconies. Regarding architectural direction, brick cornice was simplified, and some of the unnecessary decorative cast stone bands were eliminated. Stone base is interrupted but should be continuous. General architectural direction not quite there. Awkward transitions as mentioned by prior Board member. Corner entry is better, but cornice dies into mullion of a window (page 20). These discomforting details are not in harmony with surrounding buildings or with Charleston. As project seeks architectural merit for an extra story, must look at the details to determine if this is an exemplary design. Massing almost there but eighth floor needs to be pushed back further and architectural direction needs clean-up of detailing to be in harmony with prevailing character of Charleston. Issue with submittal on which floor plans don't match elevations for what becomes legally binding documents.
- Appreciate the articulation by colleagues and the Applicant's information on the project. Board is charged with considering, among other things, the general design, character, and appropriateness of the design; height, scale, and mass of the structure; and relation to aspects and features of its surroundings. In reviewing the presentation, the submitted documents, and considering the public's input, find the project has not met the threshold for conceptual approval. Charleston Standards state that Charleston will look like Charleston with recognition that the city's areas of development each have a distinct and valuable character which represent the continuity of the city's rich history. This property serves as a gateway to the city. Can be home to a structure that is a neighbor to Harleston Village, an enrichment to its natural surroundings, and a grand example of the general character of Charleston. Can be authentically Charleston, respecting the Charleston of yesterday and complimentary of the Charleston today, with the quality to be appreciated by the Charleston of tomorrow.
- Applicant has come a long way. Agree, we do have to consider where the project started. With some very specific site constraints, the Applicant has attempted to break up the massing with some significant limitations. Wise to consider the architect's reference to adjacent buildings as we continue to hear the conflict of whether this building is in the Medical District or part of Harleston Village or both. Is in a transitional area between the two and difficult to make these congruous. Share concern of incongruity between the floor plans and images. Also second the comments related to the building's base being consistent.
- Eight stories are appropriate on Calhoun across from Medical District but needs to step down meaningfully. Adjust seventh floor per Staff comment. Need to decide if project meets the standard for architectural merit: public realm? Yes. Exceptional design? Improved but details must be addressed and eighth and seventh floors to be pushed back.
- Not prepared to give architectural merit to this iteration.
- Compared to other projects seeking merit by this Board, this one is not quite up to par. However, with the changes which have been incorporated, especially those related to

massing, could be achieved if eighth and seventh floors pushed back, and details cleaned up. Inconsistencies don't warrant architectural merit yet but could get there.

- Not enough change/improvement.

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

BOARD MOTIONS:

1. MOTION: Deferral incorporating Board and Staff comments.

MADE BY: Meadors SECOND: (none) Motion fails.

2. MOTION: Deferral incorporating Board and Staff comments and the denial/elimination of eighth floor based on architectural merit.

MADE BY: Meadors / SECOND: (none) Motion fails.

3. MOTION: Denial as submitted incorporating Board and Staff comments.

MADE BY: Brown / SECOND: (none) Motion fails.

4. MOTION: Deferral incorporating Staff comment #1, study of Staff comments #2 and #3, step back the eighth floor per Board discussion, study architectural details to achieve architectural merit, and requirement for matching floor plans and elevations.

MADE BY: Wheeler / SECOND: (none) Motion fails.

5. MOTION: Move for Executive Session for legal direction on rules and procedure for an impasse.

APPROVED XX

WITHDRAWN

DENIED

DEFERRED

MADE BY: Meadors / SECOND: Brown

VOTE: FOR 4 / AGAINST 0

6. MOTION: Leave Executive Session.

APPROVED XX

WITHDRAWN

DENIED

DEFERRED

MADE BY: Meadors/ SECOND: Brown

VOTE: FOR 4 AGAINST 0

7. MOTION: Denial of applicant's presentation incorporating Board and Staff comments.

MADE BY: Brown / SECOND: Meadors

VOTE: FOR 2 / AGAINST 2
(KW & JR – Nay)
Motion fails.

8. MOTION: Deferral incorporating Staff comment #1, study of Staff comments #2 and #3, step back the eighth floor per Board discussion, revise architectural details to achieve architectural merit, and requirement to provide matching floor plans and elevations.

MADE BY: Wheeler / SECOND: Robinson

VOTE: FOR 2 / AGAINST 2
(JM & SB - Nay)
Motion fails.

9. MOTION: Deferral incorporating Board and Staff comments and denial of eighth floor for lack of architectural merit.

MADE BY: Meadors / SECOND: Robinson

VOTE: FOR 2 / AGAINST 2
(KW & SB - Nay)
Motion fails.

10. MOTION: To table agenda item.
(Motion tabled due to an even-numbered Board voting impasse and to allow the Applicant to address the comments heard. Applicant may submit supplemental materials to be considered and presented in response to Board and Staff comments.)

APPROVED XX

WITHDRAWN

DENIED

DEFERRED

MADE BY: Meadors / SECOND: Wheeler

VOTE: FOR 4 / AGAINST 0

3. 295 CALHOUN STREET

TMS# 457-02-02-001 | BAR2021-000480

Harleston Village | Height District 7 | Old City District

Request conceptual approval for new construction of mixed-use development and requesting one additional story based on architectural merit and context.

Owner: SE Calhoun, LLC

Applicant: Davis Carter Scott/DCS Design

DEFERRED BY APPLICANT

4. FOUNDRY ALLEY / IRON FORGE

TMS # 459-05-04-224 | BAR2022-000851

New Construction | PUD | Height Districts 2.5-3 | Old City District

Request a material substitution due to the specified cladding material being unavailable.

Owner: Southwind

Applicant: Luke Jarrett / Synchronicity

APPROVED

WITHDRAWN

DENIED XX

DEFERRED

MOTION: Deny material substitution.

MADE BY: Meadors / SECOND: Wheeler

VOTE: FOR 3 / AGAINST 1

STAFF COMMENTS:

1. Staff has spoken at some length with Applicant regarding Staff's and Board's previous concerns and the resubmittal of a 5/16" product.
2. Applicant has indicated that the team may be able to obtain the Boral 5/8" shiplap siding for all but one of the remaining structures. This would need to be verified.
3. Applicant maintains that he has exhausted all options, that the structures have reached the stage where they need to be dried-in and reminds us that this is Affordable Housing, which may no longer continue to be if current conditions continue.
4. Applicant is steadfast and passionate that the 5/16" siding is an appropriate product, especially concerning the minimal visibility and believes that the Board's desire for an exploration of a different profile has been satisfied.

STAFF RECOMMENDATION:

While sympathetic to Applicant's plight, the Board has clearly expressed the 5/16" material to be inappropriate and interior, and therefore, Staff recommends denial.

BOARD COMMENTS:

- Would not use the 5/16" material on exterior.
- Agree with Staff recommendation.

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

5. 404 KING STREET / HOTEL BENNETT

TMS # 460-16-04-009 | BAR2022-000912

New Construction | Garden District | Height District 8 | Old and Historic District

Request conceptual approval for the new construction of a conservatory on south side of hotel on existing patio.

Owner: Library Associates LLC

Applicant: Glenn Keyes Architects

DEFERRED BY APPLICANT

6. 10 WHARFSIDE STREET (CHARLESTON MARITIME CENTER)

TMS # 459-00-00-169 | BAR2022-000926

New Construction | Height District 4 | c. 1997 - 1998 | Old and Historic District

Request renovation of ground floor and patio of the existing Charleston Maritime Center for educational use; and new construction of a two-story addition.

Owner: Edmund Most / City of Charleston

Applicant: Brian K. Brasher / South Carolina Aquarium

APPROVED XX

WITHDRAWN

DENIED

DEFERRED

MOTION: Conceptual Approval with Final Approval left to Staff.

MADE BY: Meadors / SECOND: Brown

VOTE: FOR 4 / AGAINST 0

STAFF COMMENTS:

1. Staff finds this renovation/adaptive-reuse project to be well conceived with interesting and compatible additions to the existing structure.

STAFF RECOMMENDATION:

Conceptual Approval with Board and Staff comments.

BOARD COMMENTS:

- Appreciate the clear presentation and attractive, sensitive addition. Creative and well done. For full Board comments, please visit the City of Charleston's YouTube Channel.

7. 214-216 SPRING STREET

TMS # 460-11-01-017 | BAR2022-000925

New Construction | Westside | Height District 6 / 3 | Old City District

Request new construction of 134 multi-family micro dwelling units, with 45 parking spaces.

Owner: MCZ Spring St. Acquisitions

Applicant: William Rodon Hornof / 2rz Architecture

DEFERRED BY APPLICANT

8. 478 MEETING STREET

TMS # 459-05-03-072 | BAR2022-000927

Not Rated | East Side | Height District 4 | c. 1996 | Old City District

Appeal of Staff Decision; request for illuminated façade signs.

Owner: Family Dollar

Applicant: Charleston Sign LLC

APPROVED (size, not illumination) XX

WITHDRAWN

DENIED

DEFERRED

MOTION: Denial any illuminated signage and approval of proposed sign as presented by the Applicant in non-illuminated form.

MADE BY: Wheeler / SECOND: Brown

VOTE: FOR 4 / AGAINST 0

STAFF COMMENTS:

1. This signage is to replace existing facade signage on the building which exists at the front and side of the building.
2. While Staff would not typically entertain the placement of two facade signs, these, in a non-illuminated form, may be thought of as a replacement in-kind if they do not exceed the area of the existing signage.

STAFF RECOMMENDATION:

Denial of any illuminated facade signage. Approval of proposed signage not to exceed the area of existing signage at the same locations.

BOARD COMMENTS:

- Agree with Staff.
- Would be in favor of denial for illumination but the size would need to be slightly larger than existing so that the composition to accommodate the new sign design.

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

John E. Robinson, Chairperson

date

Tory J. Parish, BAR-L Administrator

date