



CITY OF CHARLESTON BOARD OF ARCHITECTURAL REVIEW - LARGE

MEETING RESULTS

NOVEMBER 9, 2022

4:30 P.M.

2 GEORGE STREET

BOARD MEMBERS PRESENT: John Robinson (Chairman), Seaton Brown, James Meadors, Luda Sobchuk, Karo Wheeler (alternate for items #2 and #3), Jay White

STAFF MEMBERS PRESENT: Tory Parish, Lawrence Courtney

MINUTES

1. APPROVAL OF MINUTES FROM THE OCTOBER 26, 2022 MEETING

APPROVED XX

WITHDRAWN

DENIED

DEFERRED

MOTION: Approve.

MADE BY: Meadors / SECOND: Brown

VOTE: FOR 5 / AGAINST 0

2. 295 CALHOUN STREET

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

Harleston Village | Height District 7 | Old City District

(TABLED TO NOVEMBER 9, 2022, PER BOARD MOTION OF OCTOBER 12, 2022)

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WITHDRAWN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 XX

DEFERRED

MOTION: Deny Conceptual Approval for this application incorporating Board and Staff comments.

MADE BY: Brown / SECOND: Meadors

VOTE: FOR 3 / AGAINST 2
(Jay White recuses.)

STAFF OBSERVATIONS:

1. Related to public comment, Staff defines architectural merit and context (contributes to public realm, highest level of material quality, exemplary design, and context).
2. Applicant has responded to previous Staff comments (related to reducing length of units at seventh floor south, fenestration adjustments to reflect symmetrical design, and adjusting the entry element).
3. The level of this review is conceptual which covers height, scale, mass and general architectural direction.

STAFF COMMENT:

1. As evident on page 16, where the acid-etched cast stone base wraps the projecting balconies at the first floor, revise the exterior wall of the units behind the balconies to also be clad in the same acid-etched cast stone. Treating this wall with brick visually diminishes the substantial nature of the base.

STAFF RECOMMENDATION:

Conceptual Approval with Board and Staff comments.

BOARD COMMENTS:

- Of the precedent images provided in the presentation, what did you use from each one, and why? Applicant indicates that some are precedent, and some are for context and scale.
- Thank you for the matching plans, elevations, renderings per the submittal requirements; these are helpful. Not repeating all comments from last time. Submittal should be compared to original denied submittal. Eight stories is acceptable on Calhoun Street, a larger scale. Step-down concept is the right direction. Eighth story needs to be stepped back, which was indicated multiple times at the last meeting. No change to this from previous version. Limited views provided are close to the building, but it and its boxy nature will be highly visible. Push back and step down should be meaningful; hasn't occurred. Some improvements seen, like the stone base. Height/scale/mass is main point of conceptual review; don't see these changes in the massing so can't support Staff recommendation. If boardwalk considered part of a public contribution but is outside of property line, how can Applicant control this will be built?
- Was away for last meeting but reviewed comments and previous submittals. Some issues are resolved. Nevertheless, Calhoun Street elevation needs to be studied. Roper Hospital setbacks and previous building had more setback. There was a balance of open space between structures. Doesn't seem enough now, and presence of this mass is controversial. Precedent of Peoples Building with chamfered corner is homogenous while in this case is an application on the background rather than continuation of the facades. Glazing and balconies at east and west sides not characteristic to Charleston and not complimentary. East and west are massive and speak more to Ashley House – massing extruded, recessed balconies, not enough ins-and-outs. At Calhoun could be subdivided to create more verticality. At least changing the material at the center might help to subdivide the building, maybe cast stone.
- Applicant indicated meeting with neighborhood associations. Harleston Village is the city-recognized neighborhood for this project. Considering voice of the public, continue to be concerned with project at highest levels. Board gives ability to study items which relate to height/scale/mass. However, at its foundation, the height is not in context to its neighborhood. Scale against Calhoun is overcome by the building. Massing is irregular to Harleston Village and south side of Calhoun Street. No consistency in the design structure as it relates to the provided precedents. Board has directed this should go back to the drawing board. Find this to be the right direction for previous and current submission.

- Comments at previous meeting stands. Can be in support of seven-story building with additional floor for architectural merit, but not with this application. Contextual/precedent images used with this and previous application are exceptional structures and detailing. However, can't make the connection between those special buildings and their detailing with this. Previous comments were detail-oriented and in the record so no need to repeat. For full Board comments, please visit the City of Charleston's YouTube Channel.

3. 21 MAGAZINE STREET – OLD CITY JAIL

TMS # 457-08-03-112 | BAR2022-000944

Category 2 | Robert Mills | Height District 3 | c. 1802 | Old and Historic District

Request final approval of mock-up panel for exterior stucco elevator tower and steel stair.

Owner: Old City Jail, LLC

Applicant: Jay White / Liollo Architecture

NOTE: The Board convened at this address on Tuesday, November 8, 2022 at 4:30pm for a site visit.

APPROVED XX

WITHDRAWN

DENIED

DEFERRED

MOTION: Approval

MADE BY: Meadors / SECOND: Sobchuk

VOTE: FOR 5 / AGAINST 0

STAFF COMMENT:

1. Mock-up panel looks good.

STAFF RECOMMENDATION:

Approve as constructed.

BOARD COMMENTS:

- Applicant confirms for Board member that zinc will be eliminated on corners.
 - Really nice; no issues.
 - As discussed on site, would prefer to have no zinc as small hairline cracks will occur.
- For full Board comments, please visit the City of Charleston's YouTube Channel.

4. 860 MORRISON DRIVE (MORRISON YARD PHASE THREE – MULTI-FAMILY)

TMS # 459-02-00-002 | BAR2022-000901

New Construction | N/A | Height District 4-12 | Historic Corridor District

Request conceptual approval for new construction of a multi-family buildings.

Owner: Mike Schwarz / Woodfield Development Partners

Applicant: Eddie Bello / Bello Garris Architects

APPROVED XX

WITHDRAWN

DENIED

DEFERRED

MOTION: Conceptual Approval incorporating Board and Staff comments.

MADE BY: White / SECOND: Brown

VOTE: FOR 5 / AGAINST 0

STAFF OBSERVATIONS:

1. The project in conjunction with the recently approved hotel at this location enhances Morrison Drive, presents narrow frontage to the street, breaks the project into multiple buildings, hides utility services and much of the parking, provides a more gracious ground level to the street, uses materials in a clean and authentic manner, utilizes a repetitive rhythm in fenestration, and provides textures and depth through its facades. Each of these responds to the Board of Architectural Review Principles.
2. Height in this location is a product of the Upper Peninsula Zoning.
3. Responding to previous meeting comments, the project appears lighter and more residential.
4. The site continues to be wonderfully activated and dynamic.

STAFF COMMENTS:

1. The concept of the glass box inserted into an exterior framework is interesting. Staff finds that it provides appropriate façade depth and rhythm. For an already tall building, however, extruding this system a full floor continuously around each building top further increases the perception of height and gives a boxy, and at some locations, unfinished appearance. Furthermore, as only minor interruptions exist in the cadence of the framework, it can appear static on some facades. Restudy the exterior framework to be dynamic, concentrating at the top, but also considering how it can erode in some locations to reveal the glass box.
2. We encourage enlivening the skyline, but traditionally this has been with more punctuated elements. Study how the modulation of this massing, at the building blocks generally and at the top specifically, may make the buildings more dynamic.
3. Height, scale, and mass are appropriate. The general architectural direction, while a bit unusual for Charleston, could be acceptable with some tweaking.

STAFF RECOMMENDATION:

Conceptual Approval with Board and Staff comments.

BOARD COMMENTS:

- Successive concept for general architectural direction. Clarity of form and materials. Language is different but ok due to its location. Can support its approval.
- Understand and agree that a lightness at the top of the building is desired. Agree with concern by Staff of looking unfinished. Worth some restudy to look finished but also to not have a heavy cap or cornice. No issue with the concept; just need refinement to occur at top.
- An improvement from previous, especially at Morrison Drive, including proportions and changes in column widths. Top frame helps the proportions, though not sure about all the way around. At long elevations is monotonous; maybe breaking up may help. Otherwise, design responds to previous concerns and speaks to hotel now – different but related. Interesting and unique site approach.
- Presentation and its sequence, with importance of view corridor is great; reminds of 1 Vendue where buildings are separated by a view to the water. Exterior grid works here with concept

of floating box. Bit of a stretch, but the isolated buildings are like single houses – narrow, tall, and deep with a sense of separation – a positive. Reminds of success of Applicant’s Meeting Street project.

- Excellent work; huge upgrade from previous presentation. Only concern is at on-ramp to bridge where brick changed to paneling for exhaust which looks almost too industrial; some landscape could strengthen.

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

5. 176 CONCORD STREET

TMS # 457-00-00-009/091 | BAR2022-000956

New Construction | Adjacent to French Quarter | Height District 56/30V | Old City District

Request preliminary approval for proposed façade color revisions and additional guest space activation.

Owner: Leucadia Coast Properties

Applicant: Nathan Schutte / McMillan Pazdan Smith

APPROVED XX

WITHDRAWN

DENIED

DEFERRED

MOTION: Final Approval incorporating Board and Staff comments.

MADE BY: Meadors / SECOND: White

VOTE: FOR 5 / AGAINST 0

STAFF COMMENTS:

1. The minor changes associated with this application cause no concern. The newly proposed color palette incorporates a more neutral body color and a new hue in the accent color of the shutters. Overall, the addition of the new hue adds increased richness to this large building.
2. Revisions to the placement of horizontal control joints in the stucco are related to warranties requiring the control joints to be located at the slip track locations below post tensioned slabs. While a bit uncustomary, Staff finds these locations visually acceptable.

STAFF RECOMMENDATION:

Final Approval for revisions; Board to determine if the color revisions shall be confirmed through the existing mock-up panel.

BOARD COMMENTS:

- Board seeks clarification on new railing. Applicant indicates rail will be 1’ over parapet but set back approximately 18” from outer edge.
- No part of the request is a big ask. Related to activating the balcony, Charleston architecture is always about practicality. Being able to utilize the additional open space is a benefit to the project. The revised color palette is more favorable. And the stucco joints are a practical issues as a product of the warranty. Support the request and Staff’s comments.
- Agree with Staff recommendation.
- Agree with Staff recommendation.
- Choice of material leads to these control joints; will be visible but a reality.

- Board agrees no need to see revised paint colors on the mock-up panel.
For full Board comments, please visit the City of Charleston's YouTube Channel.
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6. 518 EAST BAY STREET

TMS # 459-13-02-004/005/009/010/011 | BAR2022-000797

New Construction | Garden District | Height District 4 & 6 | Old and Historic District

Request preliminary approval for multi-family/mixed-use building.

Owner: 518 East Bay, LLC

Applicant: Luda Sobchuk / SGANW Design

APPROVED XX

WITHDRAWN

DENIED

DEFERRED

MOTION: Preliminary Approval incorporating Board and Staff comments.

MADE BY: White / SECOND: Meadors

VOTE: FOR 4 / AGAINST 0
(Luda Sobchuk recuses – is Applicant.)

STAFF OBSERVATION:

1. This project continues to progress nicely with only relatively minor concerns remaining.

STAFF COMMENTS:

1. Exposed brick rather than painted brick is preferred.
2. The railing at the sixth floor at East Bay Street, as evident on page 39, is very prominent now, and this condition is uncharacteristic for downtown. Restudy for ways to minimize the visual presence of the railing.
3. At the top of the fifth floor, the cornice is heavier in the renderings as opposed to the elevations. The condition in the rendering is preferred.
4. At the sixth floor against the Washington Street, there has been a reduction in window count. Additionally, the window height around the sixth floor has decreased making for the appearance of a much taller parapet. These conditions decrease the "lightness" of the recessed penthouse. For these reasons, brick may be the more appropriate exterior at the sixth floor. Nevertheless, a restudy the height of the windows and parapet is worthwhile.
5. Wrap the exterior materials into the opening of the parking garage.
6. Applicant is to have all materials ready for review and approval by Final Review.

STAFF RECOMMENDATION:

Preliminary Approval with Board and Staff comments.

BOARD COMMENTS:

- Applicant response confirms railing will be studied and can be moved further back; will test. Regarding windows, will study with ceiling heights. Renderings exaggerate some of the proportions at sixth floor; see wall section. Also see wall section for proposed cornice detail.
- Deep grout line can collect dirt.
- Agree with Staff comments and recommendation.
- Same.

- Same.
 - Project continues to move in a nice and cohesive direction. East Bay elevation will be very attractive. Also agree with Staff comments. Minor detail issues can be worked out with Staff. For full Board comments, please visit the City of Charleston's YouTube Channel.
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John E. Robinson, Chairperson

date

Tory J. Parish, BAR-L Administrator

date