MEMBERS PRESENT: BILL MARSHALL, KRISTEN KRAUSE, DAVID THOMPSON, ERICA CHASE
STAFF PRESENT: DENNIS DOWD, BILL TURNER, PEGGY JORDAN

AGENDA
DESIGN REVIEW BOARD
SEPTEMBER 19, 2016 5:00 P.M. 2 GEORGE STREET

1. 1411 Folly Road – TMS# 334-00-00-075 and 085 App. No. 169-19-1

Request Preliminary approval for new construction of a retail center as per documentation submitted.
Owner: Berle Properties, LLC
Applicant: Belk Lucy
Neighborhood/Area: Signal Point/James Island

MOTION: Conceptual approval – address staff comments 2-6 and 9-12, further study overall pavement layout, add paving samples to sample panel; add understory trees in tree wells in front of grocery store, and place emphasis on the detailing of the canopies.

MADE BY: D.Thompson SECOND: E.Chase VOTE: FOR 4 AGAINST 0

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2. 43 Sumar Street – TMS# 352-08-00-006 App. No. 169-19-2

Request Conceptual approval for new construction of a convenience store/service station as per documentation submitted.
Owner: Faison and Associates, LLC
Applicant: Coast Architects, Inc.
Neighborhood/Area: West Ashley

MOTION: Denial based on inappropriate size, mass and need for a unique site and architectural design.

MADE BY: K.Krause SECOND: D.Thompson VOTE: FOR 4 AGAINST 0

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3. 145 River Landing Drive – TMS# 275-00-00-227 App. No. 169-19-3

Request Preliminary approval for new construction of mixed-use building as per documentation submitted.
Owner: SL Shaw and Associates.
Applicant: Architecture Plus SC, LLC
Neighborhood/Area: Daniel Island

MOTION: Preliminary approval – restudy windows on south elevation (consider mirrored recesses in the brick on each side of entry), continue refinement of exterior stair, study/refine canopy design on north elevation and eliminate dormers.

MADE BY: D.Thompson SECOND: E.Chase VOTE: FOR 4 AGAINST 0

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4. Main Road at Brownswood Road – TMS# 279-00-00-237 App. No. 169-19-4

Request Conceptual approval for new construction of a multi-family development as per documentation submitted.
Owner: Fast Asleep, LLC
Applicant: Oakside Apartments SC, LLC
Neighborhood/Area: Johns Island

MOTION: Deferral – radically new architectural direction for the building envelope with some refinements to the site plan.

MADE BY: D.Thompson SECOND: K.Krause VOTE: FOR 4 AGAINST 0

Staff Comments
For
DESIGN REVIEW BOARD
September 19, 2016

1411 Folly Road

Prior Motion:

Deferral – address prior Board conditions/comments; address staff comments 5&6 (brick extension and buffering of building), 7,8,9,10,11,12&13; provide building elevations at a maximum of 3/32" readable scale; provide a roof plan; provide readable landscape plans; show buildings on adjacent parcels on site plan; provide a photometric plan and relocate rear dumpster.

5. Continue to refine the main roof element (entry/exit) as conditioned by the board. Staff still feels the design would be more successful and less complicated if the entry and exit of the building were combined into as singular element.
6. There are still areas of the building shown as painted CMU which are highly visible from Grimball Road across the neighboring property to the rear. Address Board condition #1 of the Conceptual approval.
7. As conditioned by the board, eliminate the use of pre-fabricated canopies.
8. As conditioned by the board, provide a screen wall along Grimball Road to help shield the loading areas and street edge parking lot.
9. Identify the crosswalk materials as concrete pavers as conditioned by the board.
10. Eliminate the U shaped guard rails at the building entry and exit as conditioned by the board.
11. To the left of the grocery exit, there are several room functions which would allow for the introduction of window glazing. Provide so in these areas.
12. Although improved from the previous submittal, the building continues to struggle with scale and proportion issues as evident in both the elevations and some of the wall sections.
13. As previously conditioned by the board, locate the ATM machine in a less conspicuous area.

Staff Comments:

1. This project has made substantial improvements since last before the board.
2. The areas depicted as scored concrete in front of the buildings should be integral colored concrete. Expand the concrete pattern to include the area in front of the grocery store entrance. Reference sheet DRB-1.0.
3. Expand the field of concrete pavers in front of the grocery store to encompass its entire frontage.
4. Add tree wells in front of the grocery store as done so with the remainder of the building.
5. Add brick piers to the opposite sides of the Grimball Road drive and the two Folly Road drives.
6. Restudy the bollards in front of the grocery store. Either reduce their number or find an alternate solution.
7. As previously conditioned by the board, combine the entrance and exit into one single element.
8. As previously conditioned by the board, locate the ATM machine in a less conspicuous area.
9. Use a standing seam metal roof on the drive through canopy instead of the proposed 5V roof.
10. Eliminate the use of standing seam for the coping.
11. Raise all of the canopies to the height of the grocery store.
12. Provide a comprehensive sign package.

Staff Recommendation: Preliminary approval with conditions with particular attention placed on the entry/exit building element and FRBS of complete construction documents.

43 Sumar Street

Prior Motion:
Denial

Staff Recommendation: Denial

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145 Riverlanding Drive

Prior Motion:
Conceptual approval – address staff comments 1-8; restudy an alternate design for the first floor canopies; reconsider the use of shutters.

1. Provide dense vegetation along the northwest property line between the parking lot and lake to screen the parking from view.
2. Slightly lower the flat canopies above the doors on the first floor of the north elevation.
3. Eliminate the flat canopy above the first floor single window on the west elevation.
4. Eliminate the canopies above the first floor windows on the south elevation and slightly lower the one above the building entrance.
5. Eliminate the faux shutters on either side of the south building entrance. Ideally, the floor plan should be adjusted to allow for windows in this location.
6. Restudy the proportions of the gable vents on the north and south elevations by enlarging them.
7. Increase the massing of the first floor brick columns.
8. Incorporate the external stairs on the south elevation into the porch.

Staff Comments:

1. This is a good project with positive changes. However, the application does not meet the submittal requirements for a preliminary review.
2. Add brick recesses to the south elevation on both sides of the door in lieu of the blank wall and faux window.
3. Are the chimneys functional? If not, eliminate the outer two.
4. Provide wall sections necessary to explain all building conditions and provide the required building samples. A sample of the NuCedar is especially needed.

Staff Recommendation: Deferral with the above referenced conditions.

Main Road at Brownswood Road

Prior Motion:
Deferral – address Board and staff comments.

1. Coordinate the sidewalk terminus with the property to the west.
2. Continue the brick into the porches.
3. Eliminate the small runs of siding between the porch windows and doors.
4. Some of the trim elements seem under scaled such as the fascia.
5. Eliminate the box eaves.
6. Restudy the design of the south elevation of building 100 with the introduction of additional windows, restudy of the proportions of the gable and restudy of the proportions of the porch.
7. A hipped roof form would be more successful for the south elevation porch of building 100.

Staff Comments:

1. The small scale of the building elevations along with the shadowing and color make them difficult to read. Provide 1/8 inch scaled drawings after reduction.
2. Eliminate the boxed eave returns.
3. Use board and batten siding above the brick line. Carry the material into the gables by eliminating the band board between.
4. Simplify the breezeway entries by return to the design previously presented.
5. Eliminate the use of vinyl railings.
6. The trim continues to be under scaled for the size of the buildings.
7. Eliminate the gable from the clubhouse entrance and narrow the roof.

8. Add windows to the laundry rooms above the clubhouse entrance.
9. Simplify the porch columns.
10. Restudy the triangular gable vents.
11. Eliminate the pilasters from the building corners.
12. Restudy the composition of the north elevation of building 100.
13. Landscaping will be key to the success of this project partly due to the lack of existing vegetation.

Staff Recommendation: Conceptual approval with the above referenced conditions.

Files containing information pertinent to the above applications are available for public review at the Department of Planning, Preservation and Sustainability, 2 George Street, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except Saturdays, Sundays, and holidays.

In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.

43 Sumar Street – Sunoco Gas Station/Convenience Store
Staff Comments and Recommendation
091916

Staff Comments:

Staff needs to reiterate to the Board the importance of the Board adhering to its purview for this project. The use is allowed by Zoning. The site layout and architecture are the only issues for the Board to consider.

The City has met with the developers and the architect several times and has been very clear about the special "Gateway" nature of this site to the City and W. Ashley. It demands much more than a typical branded interstate approach to the design of a gas station.

The design needs to be much more architecturally significant, and should establish a presence on the site that is seen as iconic. If this is accomplished the need for another building on the point is precluded. There is no guarantee that a building will ever be built there in any case.

This architect is capable of achieving this and needs to be allowed to explore a more creative and interesting architectural solution.

I've included some slides of other gas stations that clearly go beyond the branded norm and create special buildings for their sites.

Staff Recommendation: We recommend Denial for scale, mass and especially general architectural direction.