



CITY OF CHARLESTON BOARD OF ARCHITECTURAL REVIEW – LARGE

MEETING RESULTS

JANUARY 24, 2024

4:30 P.M.

2 GEORGE STREET

BOARD MEMBERS PRESENT: John Robinson (Chair), James Meadors, Luda Sobchuk, Jay White

STAFF MEMBERS PRESENT: Tory Parish, B.D. Wortham-Galvin, Lawrence Courtney, Travis Galli

A. MINUTES

1. Approval of Minutes from the January 10, 2024 Meeting

DECISION: APPROVED

MOTION: Approval

MADE BY: White SECOND: Meadors VOTE: FOR: 4 AGAINST: 0

B. APPLICATIONS

1. 214-216 SPRING STREET

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

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

Requesting final approval for new construction of multi-family building with 134 micro dwelling units and 45 parking spaces.

Owner: MCZ Spring St Acquisitions

Applicant: William Rodon Hornof / 2rz

DECISION: APPROVED

MOTION: Final Approval with Board and Staff comments with Final Review by Staff of for-permit drawings.

MADE BY: White SECOND: Sobchuk VOTE: FOR: 4 AGAINST: 0

STAFF CONTEXT & ANALYSIS:

The project has changed very little and progressed through detailing keeping the details and materials intact. Previous Board and Staff comments have been satisfactorily addressed.

STAFF CONDITIONS IF APPROVED:

1. In some of the renderings and elevations, the “new wood fence” appears to be unpainted shadowbox fencing, though this would be unexpected on this sleek and contemporary project. A wood fencing detail was not found. Also, the color, which appears to be unstained and unpainted, seems foreign to the rest of the project. Please confirm design and finish for the new wood fence. (A2.15, A2.18 etc.) Acknowledging that some portions of the wood fence are on adjacent property, because of its proximity and use on internal to the site, consider how the new fence could be better coordinated with the new building.
2. Staff appreciate the elevations that omit the balcony shields and appreciates the consistency of the balcony railings. If noise or privacy is a concern, Staff can work the Applicant on the balconies that face Spring Street, if the Board prefers.
3. Is the material proposed for the entry plaza and vehicular entry consistent with other properties on the block? Other sidewalks appear to be concrete, and Staff would suggest consistency.
4. Being outside of the property line, Staff would merely suggest that while the seamlessness is attractive, how the pattern of bricks at the sidewalk and vehicle entry are laid in addition to the lowering of the curb might suggest to pedestrians the vehicle entry.
5. Exterior building materials shall wrap into the interior of the vehicular entry a minimum of 35’ or to a point which visually makes sense with specialty pavers and a ceiling.
6. Staff would again caution that finding adequate tradesmen to install a metal panel system such as this has been difficult here and that a rigorous QA/QC program for this material will be needed.
7. The details of windowsills at floor slabs on page A9.04 appear to show no slope for drainage. Confirm or study.

STAFF RECOMMENDATION: Final Approval with Board comments and Staff conditions with approval of materials and with review by Staff of for-permit drawings.

BOARD COMMENTS:

- Appreciate continued development of project. Agree with Staff’s conditions and recommendation
- Project design is interesting and moving in the right direction.
- Compatibility of metals and how they tie together should be examined on the mockup panel. Would echo Staff comment #6.
- Project has been refined nicely with consistency and streamlining, is elegant, has not been a victim to value engineering, and is thoughtfully detailed. More glass and fenestration have been used to address concerns. Execution of the panels will be critical to the project.

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

John E. Robinson, Chairperson

Date

B.D. Wortham-Galvin, BAR-L Administrator

Date