



CITY OF CHARLESTON BOARD OF ARCHITECTURAL REVIEW – LARGE

MEETING RESULTS

MAY 24, 2023

4:30 P.M.

2 GEORGE STREET

BOARD MEMBERS PRESENT: John Robinson (Chair), Eddie Bello (Alternate), Steve Ramos (Alternate), Luda Sobchuk, Jay White

STAFF MEMBERS PRESENT: Tory Parish, Lawrence Courtney Linda Bennett

A. Minutes

1. Review of Minutes from the May 10, 2023 Meeting

DECISION: APPROVED

MOTION: to Approve

MADE BY: Sobchuk SECOND: Bello VOTE: FOR: 5 AGAINST: 0

B. Applications

1. 122 BEAUFAIN / 4 GADSDEN STREET TMS # 457-03-03-001/211/212/213 | BAR2020-000123

New Construction | Harleston Village | Height District 3 | Old and Historic District

Request final approval of mockup panel.

Owner: Accord Development Group

Applicant: Joe Schmidt / Evans & Schmidt

NOTE: The Board convened at this address on Tuesday, May 23, 2023 at 4:30 p.m. for a site visit.

DECISION: APPROVED

MOTION: to Approve incorporating Staff comments

MADE BY: Bello SECOND: Ramos VOTE: FOR: 5 AGAINST: 0

STAFF OBSERVATIONS:

1. The primary issue of the alignment of the perimeter beam outside face and the top of column shaft has been corrected.

STAFF CONDITIONS FOR APPROVAL:

1. The copper flashing sitting on top of the cast stone band should be painted to match it.
2. There is a gap at some of the column capitals on the building itself which needs to be sealed.

STAFF RECOMMENDATION:

Approval of Mockup Sample Panel incorporating Board and Staff comments.

BOARD COMMENTS:

- Appears to have addressed Board and Staff comments; would support approval

2. 74 PRESIDENT STREET (MUSC)

TMS # 460-15-01-043 | BAR2022-000908

New Construction | Height District 85/125 | Old City District

Request preliminary approval for new construction of 6-story 89,189sf classroom building for the MUSC College of Health Professions.

Owner: Medical University of South Carolina

Applicant: Margie Longshore / SMHa, Inc.

DECISION: APPROVED

MOTION: Preliminary Approval with Board and Staff comments.

MADE BY: Bello SECOND: Sobchuk

VOTE: FOR: 4 AGAINST: 0
Jay White recuses.

STAFF ANALYSIS AND CONTEXT:

With the exception of lowering the penthouse, due to functional constraints, the submittal has addressed the Staff and Board direction from the conceptual review. At preliminary, we are reviewing materials, finishes, and details.

STAFF COMMENTS:

1. At the south elevation, there is a jog in the canopy over the (B202 and B251). It is preferential to be continuous as this appeared previously.
2. The columns at the west elevation grade level are thinner than previous and should be thickened.
3. Bollards, lit or unlit, are not typically approved by BAR. However, the proposed bollards appear to be more for pathway lighting rather than as a protective barrier. Applicant to confirm if these are used elsewhere on MUSC campus and if these are proposed as a structural protective barrier or just for path lighting. It is Staff's assumption that these are for path lighting. Board to weigh in on use of bollards as well as lit bollards. (B101.2 and B202)
4. The two-tone color palette in conjunction with the two-tier detail at the underside of the canopy at the sixth floor makes for strong contrast at what seemed more seamless and lighter previously. Study the color and transition at this location.

5. Signage is typically handled separately. However, Staff is appreciative of the applicant team's consideration of how signage would be incorporated at this stage. Sign type and size seem appropriate and consistent with other MUSC buildings.
6. Materials, physical samples, and color samples have not been previewed by Staff, and Staff would like to reserve the ability to provide feedback. Additionally, the Board should express any specific condition desired to be incorporated into the mockup.
7. Regarding the historic wall, Staff wasn't fully aware of what was happening to it but would like to know history of the jog and when it was added to the wall.

STAFF RECOMMENDATION:

Preliminary Approval incorporating Board comments and Staff conditions and Final Review by Staff of For-Permit drawings.

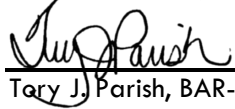
BOARD COMMENTS:

- No problem with approving as aesthetic and working through TRC.
- Bulk of revisions are improvements. West side fenestration more vertical now; east elevation is improved. Brick mass at north facade gives some solid balance to all the glass. Struggling with mechanical penthouse; 20' tall, visible, and like another level of building - should be treated with similar care as west facade and be more than a metal box. Also, lid at top seems too heavy – possibly because of flat 2' tall fascia. Cantilever needs to be lighter – taper edge? One color? Treatment to underside?
- Agree with previous board member. Strong design and like most changes. Overall building still needs more cohesion, specifically floors at top and bottom with the overall design. Rhythm at these floors needs rationale. Should be their own rhythm or tie into the rest of the building. Agree with city's comments about the top – a crispness to the design that is missing here. Also, at the bottom, the canopy is disruptive and should be lighter and more elegant – seems a missed opportunity. Concern of size of visible penthouse. More design might draw more attention. Suggest a lighter color. Needs study. Design is good; changes are positive.
- Mezzanine floor is recessed, so may never see alignment with rest. Mechanical box is definitely an issue for all Board as it is so big and looks to not belong; needs to be continuation of design. Agree with other comments. North elevation is sculptural and a nice balance of solid and glass. Still curious about shifting the windows there. Like previous east elevation better. Agree with staff comments and consider the bollards to be light fixtures rather than bollards.
- One of previous comments was the heaviness and that the bottom seemed compressed and still does. While canopy is studied, might make sense to move it up a little for more space under brick overhang; could feel more comfortable.
- Fenestration at top and bottom should be a clearly contrasting or clearly complimentary but not a compromise. Agree with conundrum of mechanical box at top – maybe doing more to it will draw more attention, but the easiest step might be a color study to make it less conspicuous.
- Will take more than color at mechanical penthouse - still a box – so much detail on the building that it needs more attention at the top.
- No issue with lighted bollards. Not fronting a street and on campus.

- Study the top penthouse, including the color – could be as simple as adding reveals to the panels.
- Study canopy at bottom.

John E. Robinson, Chairperson

date



June 14, 2023

Tary J. Parish, BAR-L Administrator

date

(Approved by Board June 14, 2023)