



CITY OF CHARLESTON

BOARD OF ARCHITECTURAL REVIEW – LARGE

MEETING RESULTS

JULY 12, 2023

4:30 P.M.

2 GEORGE STREET

BOARD MEMBERS PRESENT: Jay White (Acting Chairman), Luda Sobchuk, James Meadors, Seaton Brown, Eddie Bello (Alternate)

STAFF MEMBERS PRESENT: Lawrence Courtney, Travis Galli

A. Minutes

1. APPROVAL OF MINUTES FROM JUNE 28, 2023 MEETING

DECISION: APPROVED

MOTION: Approval as submitted.

MADE BY: Meadors SECOND: Bello

VOTE: FOR: 5 AGAINST: 0

B. Applications

1. 82 MARY STREET

TMS #460-12-02-096 | BAR2023-001167

Not Rated | Cannon-Elliottborough | c. 1888 | Height District 8 | Old and Historic District

Requesting approval to demolish all structures.

Owner: Bennett-Coleman LLC

Applicant: Tony Caraviello

Withdrawn by Applicant

2. 529 KING STREET

TMS #460-12-02-081 | BAR2022-000960

New Construction | N/A | Height District 4 | Old and Historic District

Requesting mockup sample panel Approval.

Owner: 519 King Street OZ, LLC

Applicant: Kyra Brower

Withdrawn by Applicant

3. 176 CONCORD STREET

TMS #459-00-00-276 | BAR2022-000956

New Construction | Height District 56/30V | Old City District

Requesting final approval of the following exterior design refinements: expanded glazing area at 2nd floor lobby and restaurant; expanded glazing and design refinements at 6th floor penthouse; and metal balcony rail cap enhancement.

Owner: Leaucadia Coast Properties

Applicant: Nathan J Schutte, AIA

DECISION: DEFERRED

MOTION: Deferral for restudy of 6th Floor Colonnade area.

MADE BY: Bello SECOND: Brown

VOTE: FOR: 5 AGAINST: 0

STAFF NOTES:

These alteration requests are relatively minor. While Staff prefers the repetitive and rhythmic fenestration arrangement as it currently exists on the north elevation, Staff finds that this large façade can handle this change as the larger glazing currently exists at this level on the similar east Elevation. The design refinements at the 6th floor Penthouse are a result of a very shallow balcony and results in the elimination of a colonnade here. The also shallow overhanging roof structure has always been cantilevered and will remain unchanged. Staff finds that this change, along with the larger glazing to each side will largely be lost in the expanse of the façade and sightlines from the Public Right of Way. The Julius Blum-like rail cap is a welcome addition, giving a bit of heft to an otherwise very spindly railing. Additionally, Staff almost always advocates for a slightly tighter spacing of pickets.

There are no Staff Conditions for Approval.

STAFF RECOMMENDATION:

Approval with any Board Conditions.

BOARD COMMENTS:

- Windows and railing Okay. Overhang without columns is awkward. Maybe engaged columns with the overhang pulled back could work.
 - The belt course in this area is unresolved.
 - Prefer the colonnade and previous pattern of windows on the north.
 - Agree with previous comments. Like the classical portico at the top.
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4. 122 & 124 CANNON STREET

TMS #460-11-04-160 & 161 | BAR2022-000705

Category 4 | Cannon-Elliottborough | Height District 2.5-3 | c. 1840 | Old City District

Renovation of two existing structures and the addition of two new residential structures in the rear of the property.

Owner: Cannon St Vacation Rentals, LLC

Applicant: AJ Architects

DECISION: APPROVED

MOTION: Approval with Board and staff comments and Final Review by Staff.

MADE BY: Meadors SECOND: Brown

VOTE: FOR: 4 AGAINST: 0

L. Sobchuk recuses.

STAFF NOTES:

The project has progressed nicely with the Applicant fine-tuning minimally visible minor alterations in plan at the accessory structure behind 124 Cannon St. and Board and Staff comments. The site wall at the front of 124 Cannon has been redesigned as a solid wood fence with stuccoed masonry piers and wood gates to screen parking. A reveal is now shown at the horizontal joint in the reverse board and batten siding for flashing. While this probably could be tightened up a bit, Staff does not find this necessary element visually disruptive. Gutters and downspouts appear to have been eliminated. Staff could find no response on the requested age of the Piazza stair at 122 Cannon St. to be removed. It is understood not to be original. Signage needs to be presented for approval at Board Final Review. Material approvals need to be finalized at Board Final Review.

STAFF CONDITIONS:

1. The brick coping wall and wrought iron fencing in front of 122 Cannon St. is shown to be being replaced. The existing should be retained and supplemented as necessary with like materials.
2. The spacing between the vertical fence boards at 124 Cannon St. should be adjusted down to 1/2".

STAFF RECOMMENDATIONS:

Preliminary Approval with Board and Staff conditions

BOARD COMMENTS:

- Great project. Design and site work are well done. Like Metal balcony.
 - The top piece shown on sheet A1.2 seems heavy. Otherwise really appreciate the project.
 - Comments align with others and am happy with staff recommendation.
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5. 143 CALHOUN STREET

TMS #457-04-02-060 | BAR2023-001168

Category 3 | Height District 5 | c. 1907 | Old and Historic District

Requesting conceptual approval for new accessible front entry at street level, reopening/restoring windows in existing masonry openings, and new rear service stair addition.

Owner: The Columbus Building Company

Applicant: AJ Architects

Withdrawn by Applicant

6. 657 KING STREET

TMS #460-04-04-092 | BAR2023-001165

New Construction | N/A | Height District 4 | Old and Historic District

Requesting conceptual approval for new 4-5 story mixed-use building including 18 accommodations units over ground floor retail and surface parking.

Owner: Atlantic South Development

Applicant: Bello Garris Architects (Nick Galizia)

Withdrawn by Applicant

7. 56 STATE STREET

TMS #458-05-03-108 | BAR2022-000930

New Construction | Height District 4 | Old and Historic District

Requesting preliminary approval for 50 room boutique hotel with meeting space.

Owner: Operating Ventures LLC

Applicant: Bello Garris Architects/LS3P

DECISION: DEFERRED

MOTION: Deferral for restudy of North and east walls with Board and Staff comments

MADE BY: Meadors SECOND: Brown

VOTE: FOR: 4 AGAINST: 0

E. Bello recuses

STAFF NOTES:

While Applicant has not responded to several Board and staff comments, most of these, such as radiused glazing at the corner, have been discussed and the reasoning is clear. Overall, the project has changed very little and minor changes are, for the most part, evolving in the right direction. A common board comment regarded making the radius at the Entry corner larger. While this has not been done, a thin canopy has been added to extend the covering at the corner an extra bay to each side. The board needs to decide if this satisfies the desire to see a larger radius at the corner. It is hard to determine the change in brick color and samples will need to be presented to the Board for approval.

STAFF CONDITIONS FOR APPROVAL:

1. Even though the added step in the wall helps, Staff finds the previous version at the north wall to be more successful in breaking up its large, planar mass through greater articulation. Due to its proximity to the smaller structure to the north, this wall should even be broken up a little more with further horizontal articulation.

2. Considering how tight the parking is and its potentially protracted use (with the door remaining open) at peak times during the day, both a primarily opaque door needs to be provided at the vehicular entry and exterior materials need to be brought inside the parking area a minimum of 25' or to a point which visually makes sense. A ceiling and specialty paving will also need to be provided at this area as well.
3. A comprehensive Signage package needs to be presented for approval at Board Final Review.
4. Material approvals need to be finalized at Board Final Review.

STAFF RECOMMENDATION:

Preliminary Approval with Board and Staff Conditions.

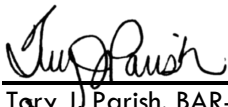
BOARD COMMENTS:

- There is a company in Anderson called “Desmond” which can make radiused glass.
- East and north walls a challenge.
- Radiused brick is being used at the corner, making the tightness work better.
- Column at corner is described as a reference point and a path for water drainage.
- What does it mean to appear traditional with a nod to modernity.
- Really like the building but think the north wall needs to be restudied.
- Tight radius not bothersome.
- Height really has not [effectively] changed.
- Really like the building but can't support it with the north wall as is being the sticking point. Would support Deferral with restudy of north wall.
- Extra height okay.

* Board voted to approve on July 26, 2023

John E. Robinson, Chairperson

Date



Tory J. Parish, BAR-L Administrator

07.26.2023

Date