



City of Charleston

Board of Architectural Review-LARGE

October 10, 2019

DEPARTMENT OF PLANNING, PRESERVATION & SUSTAINABILITY

Agenda Item 1:

Approval of minutes from the March 27, 2019 meeting.

Agenda Item 2:

Approval of minutes from the April 10, 2019 meeting.

Agenda Item 3:

547 Meeting Street - - TMS # 459-05-01-016

Request conceptual approval for new construction of hotel.

(none) / Height District: 5 & 8 / Historic Corridor District



CONCEPTUAL BAR

OCTOBER 10, 2019 MEETING DATE

COVER SHEET | A000

547 MEETING STREET
JULY 15, 2019

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A004 - SITE PHOTOS
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A012 - CHARLESTON PRECEDENTS
A013 - CHARLESTON PRECEDENTS
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A024 - SOUTH FACADE STUDY - 2
A025 - SOUTH FACADE SKETCHES - 1
A026 - SOUTH FACADE SKETCHES - 2
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A042 - RENDERING - MEETING ST OBLIQUE
A043 - RENDERING - MEETING ST SOUTH
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BIRD'S EYE PHOTO 1



BIRD'S EYE PHOTO 2

⊕ SCALE:

AERIAL VIEW | A002

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VIEW SOUTH ON MEETING STREET



VIEW SOUTH ON WALNUT STREET



CONTEXT VIEW SOUTH ON WALNUT STREET

ARTICULATED TOP

DIFFERENTIATED
TOP FLOOR
WINDOWS

REPETITIVE
VERTICALLY
PROPORTIONED
WINDOWS

STRONG BASE



'WALL BUILDING'

Characterized by smaller 'punch' openings in a thick wall. Emphasizes weight and strength.



'FRAME BUILDING'

Characterized by larger openings and skinny segments of wall, columns or piers. Emphasizes lightness and more contemporary building methods.



ARTICULATED TOP

DIFFERENTIATED
TOP FLOOR
WINDOWS

REPETITIVE
VERTICALLY
PROPORTIONED
WINDOWS

STRONG BASE

COMBINATION OF FRAME AND WALL BUILDINGS



CHARLESTON BUILDINGS AND STREETSAPES ARE COMBINATION OF WALL AND FRAME BUILDINGS



511 MEETING ST APARTMENTS



ONE 80 PLACE APARTMENTS



WALNUT STREET STORAGE



530 MEETING STREET STUDENT APARTMENTS



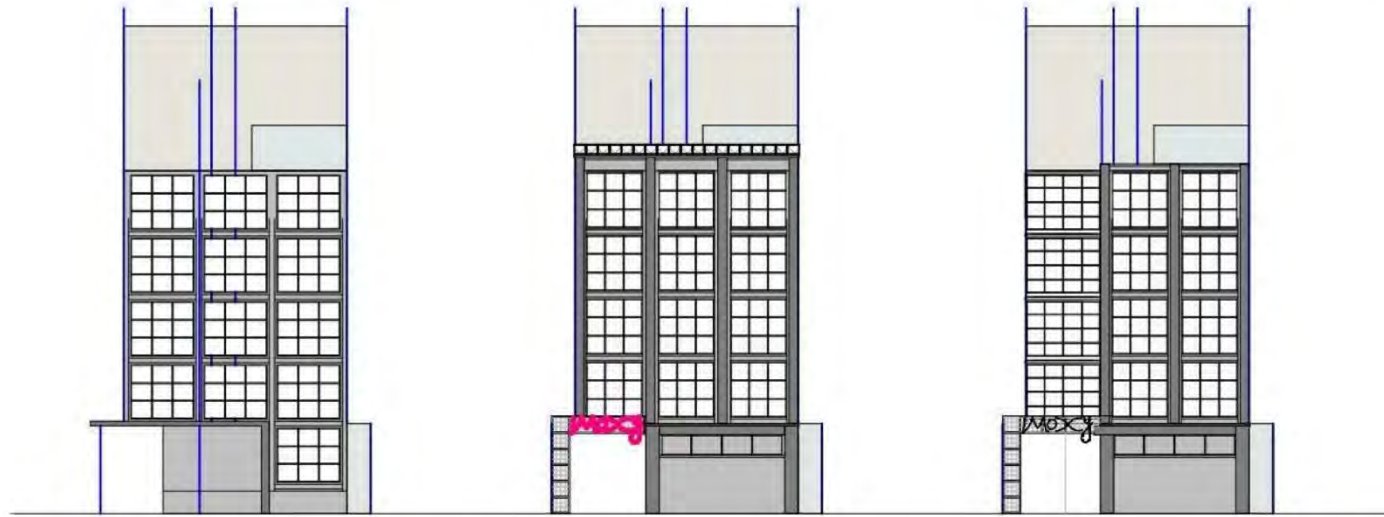
601 MEETING STREET APARTMENTS



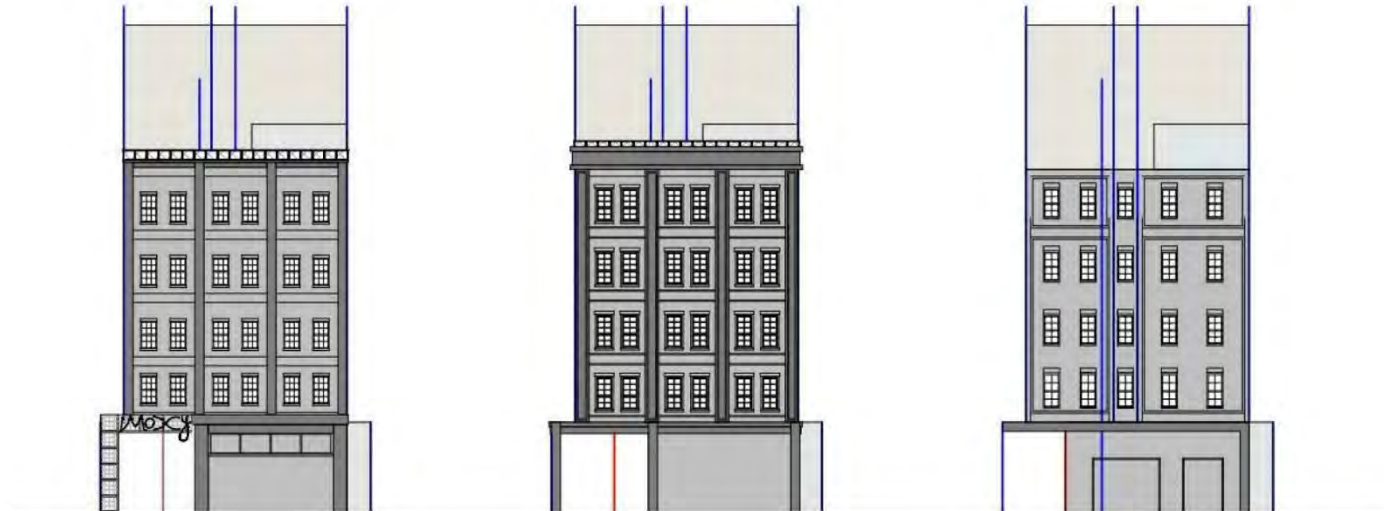
EAST CENTRAL LOFTS



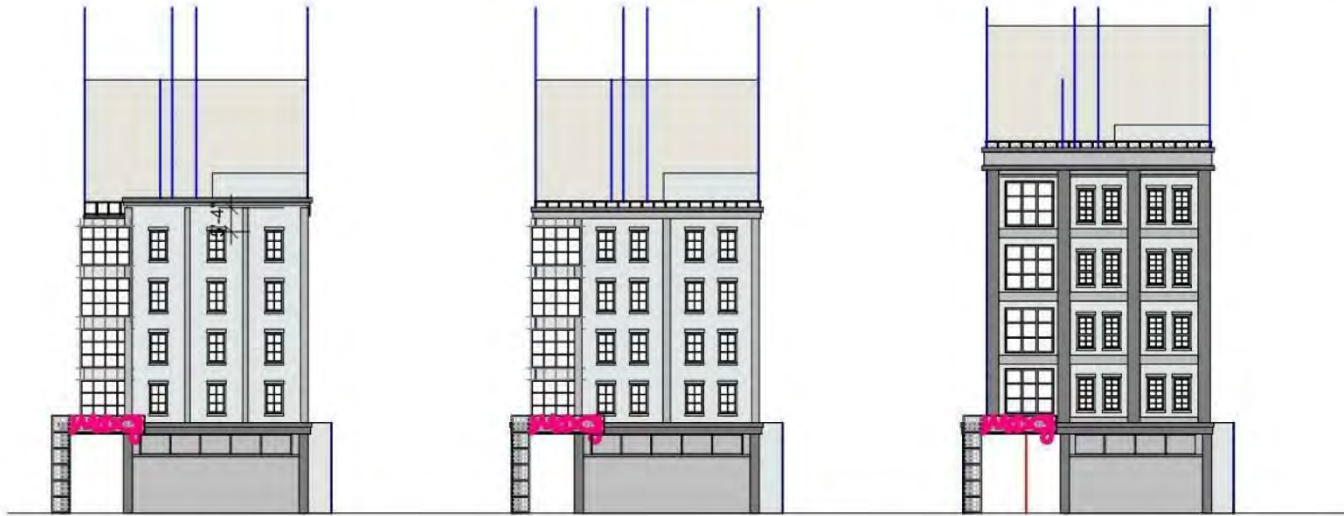
HUGER STREET OFFICE BUILDING



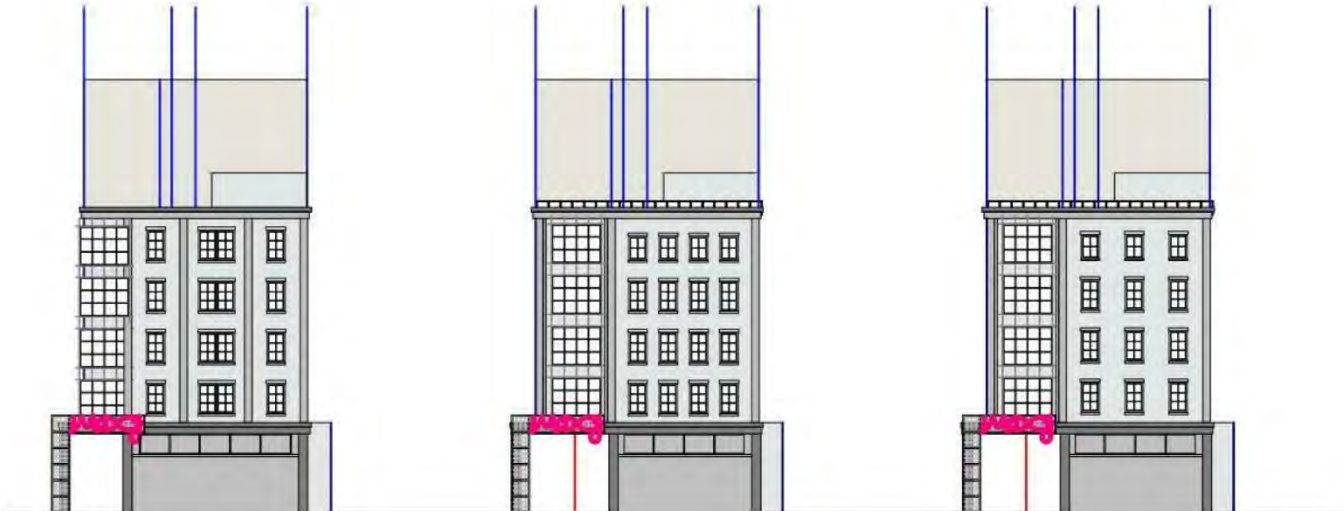
FRAME BUILDINGS [TECTONIC]



WALL BUILDINGS [STEREOTOMIC]

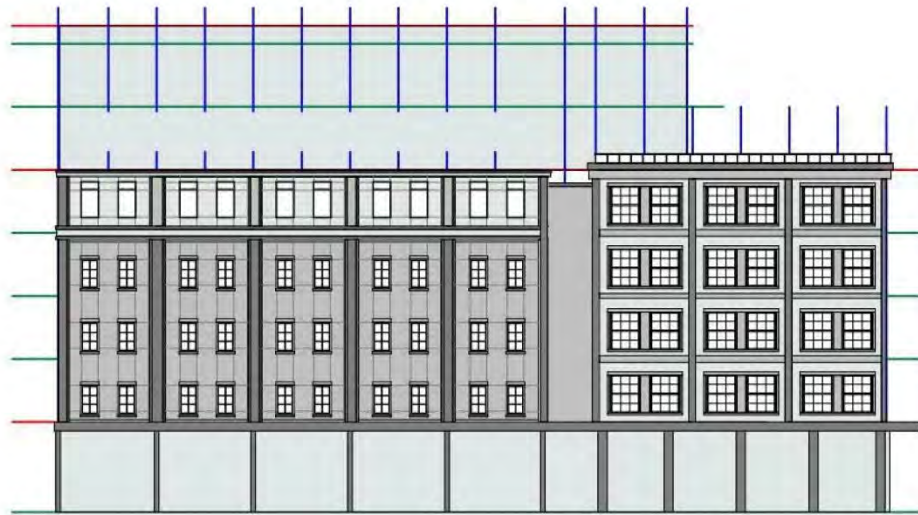
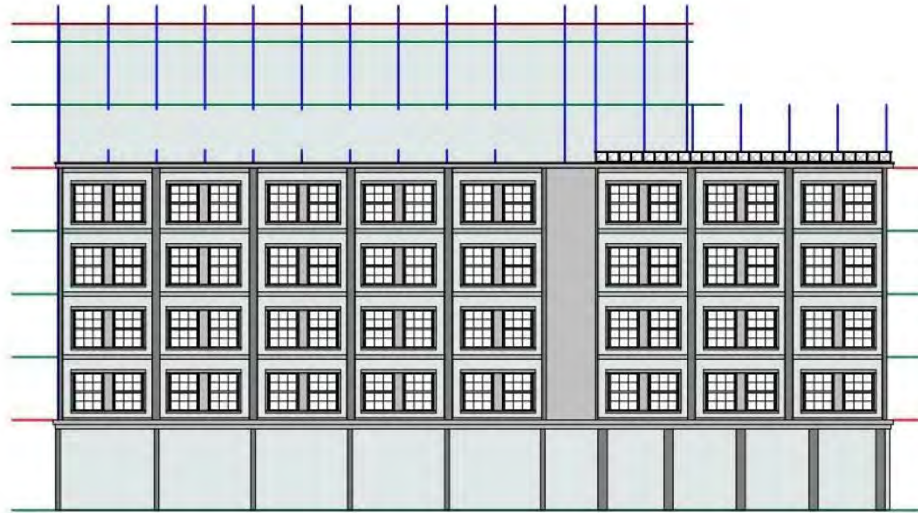


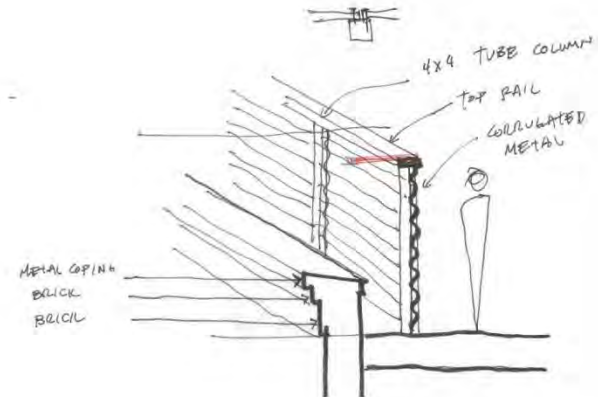
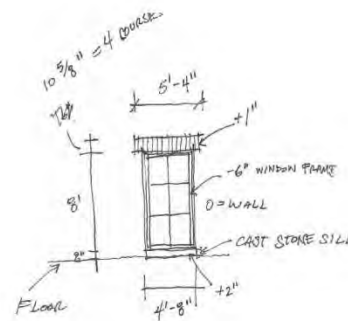
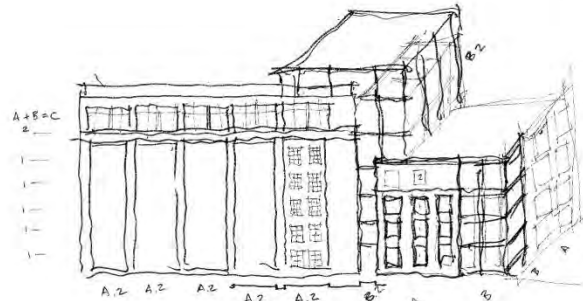
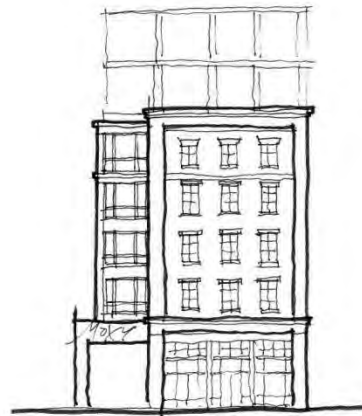
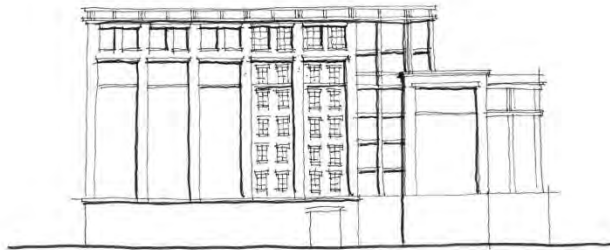
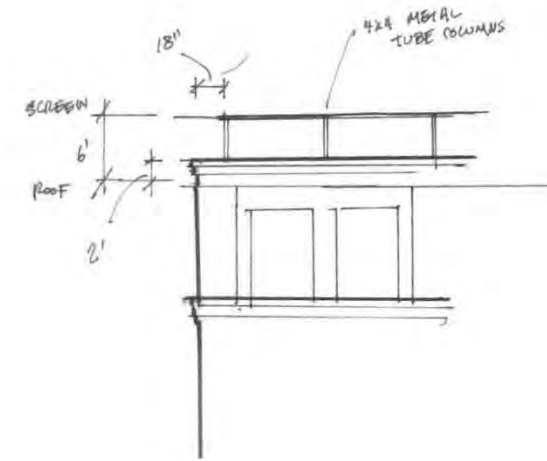
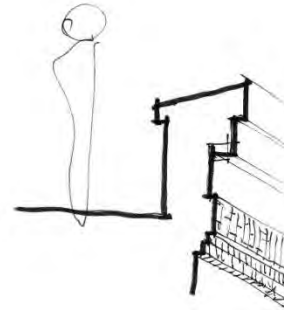
COMBINATION - WALL AND FRAME

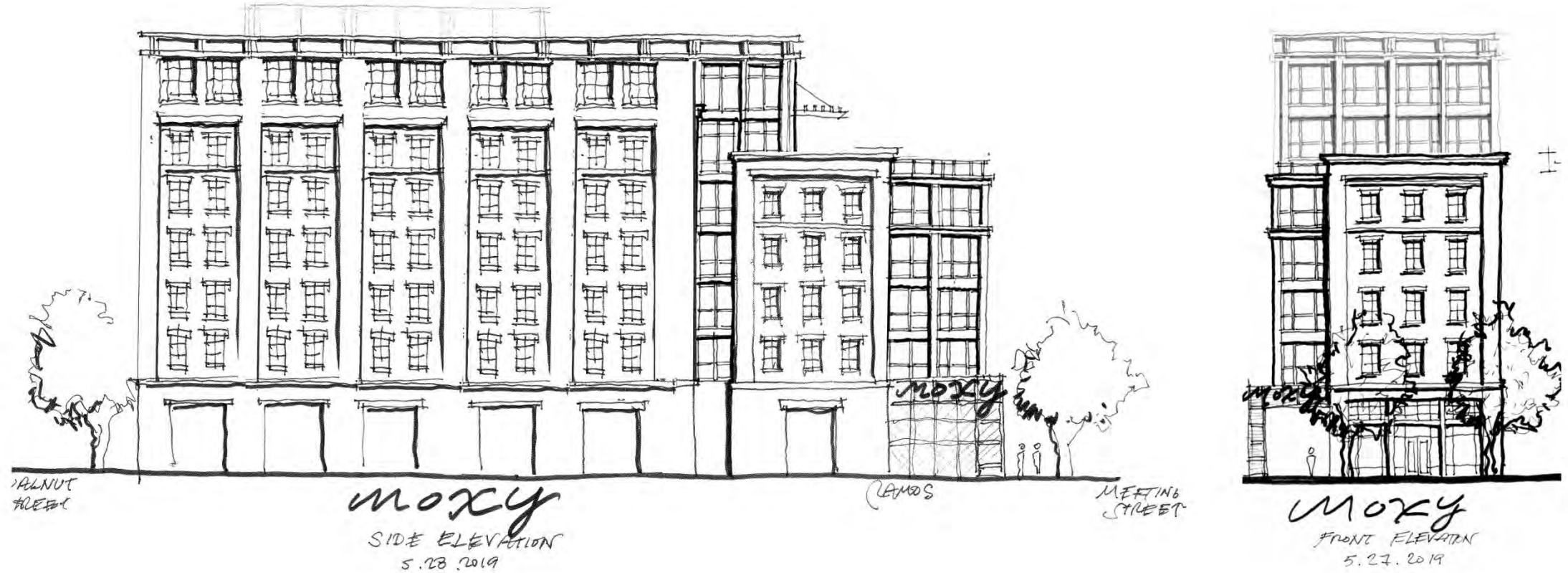


COMBINATION - WALL AND FRAME











RENDERING - MEETING ST | A041

547 MEETING STREET
JULY 15, 2019

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RENDERING - MEETING ST OBLIQUE | A042

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RENDERING - MEETING ST SOUTH | A043

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RENDERING - MEETING ST NORTH | A044

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RENDERING - DROP-OFF | A045

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RENDERING - WALNUT ST | A046

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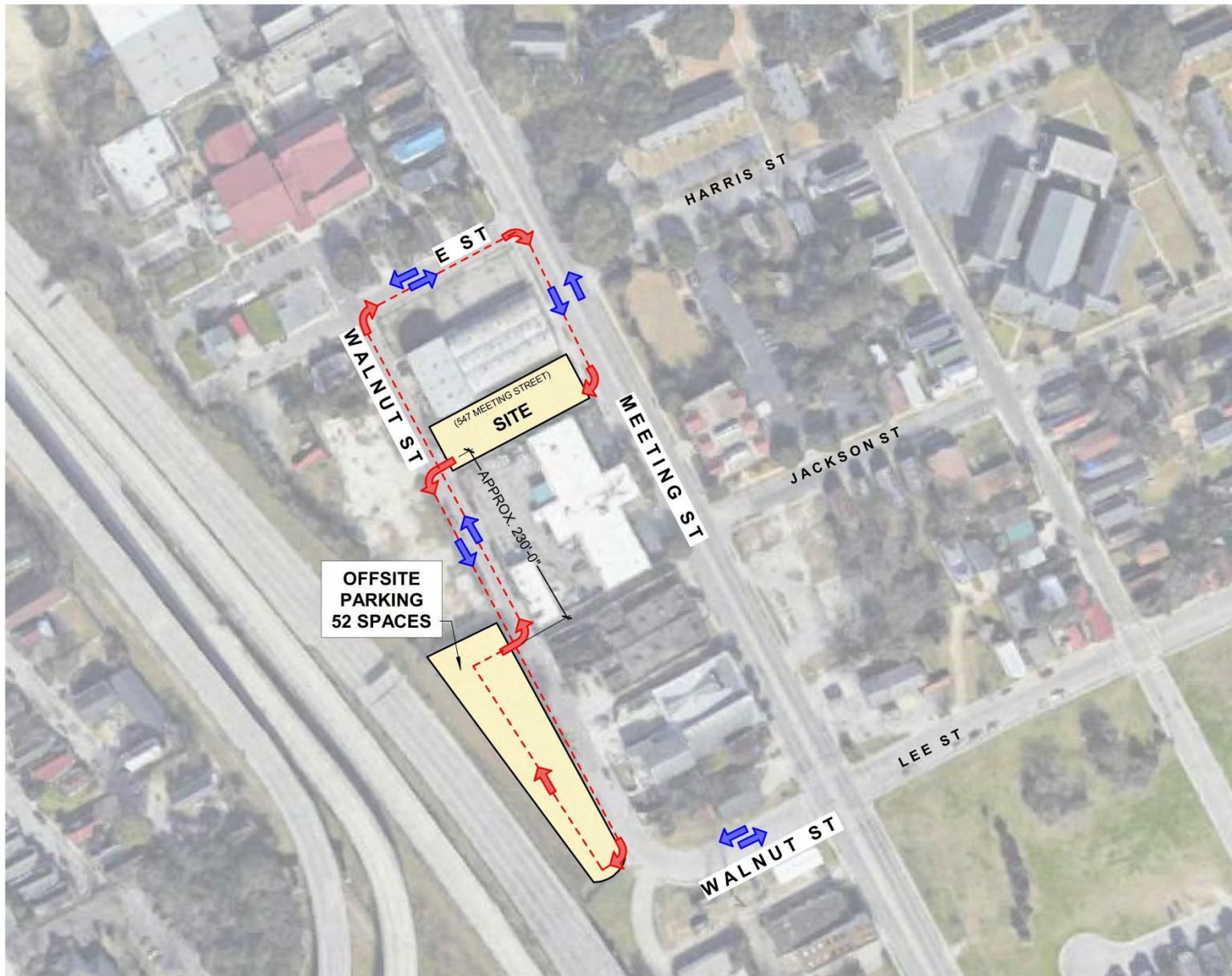
RENDERING - HIGHWAY VIEW | A047

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-  VALET ROUTE
-  TRAFFIC DIRECTION

⊕ SCALE: N.T.S.

OVERALL SITE PLAN W/ OFFSITE PARKING

SITE PLAN | A100

547 MEETING STREET
JULY 15, 2019

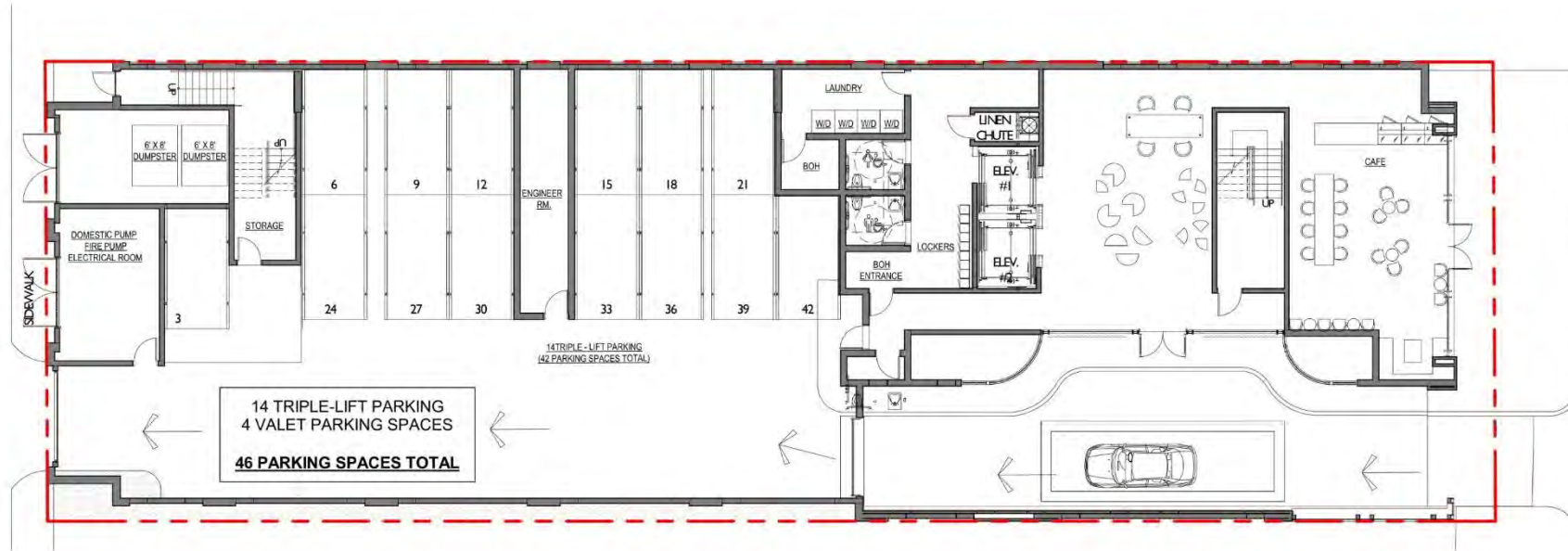
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WALNUT ST.



MEETING ST.

⊕ SCALE: 1/16" = 1'-0"

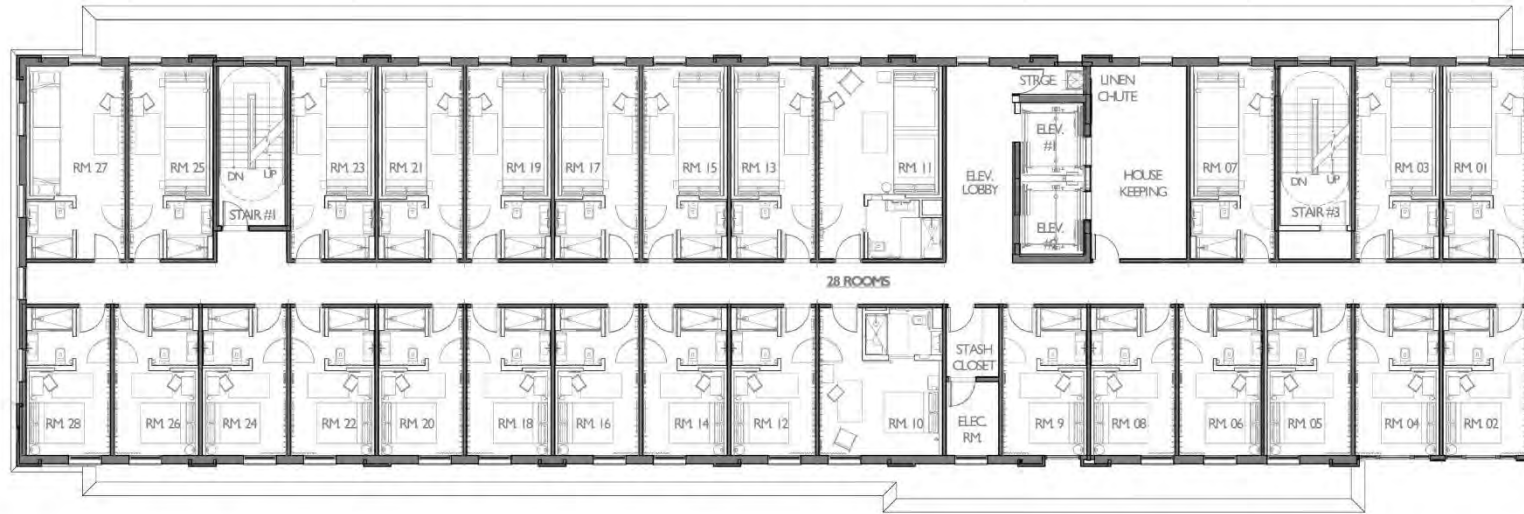
GROUND FLOOR PLAN | A101

547 MEETING STREET
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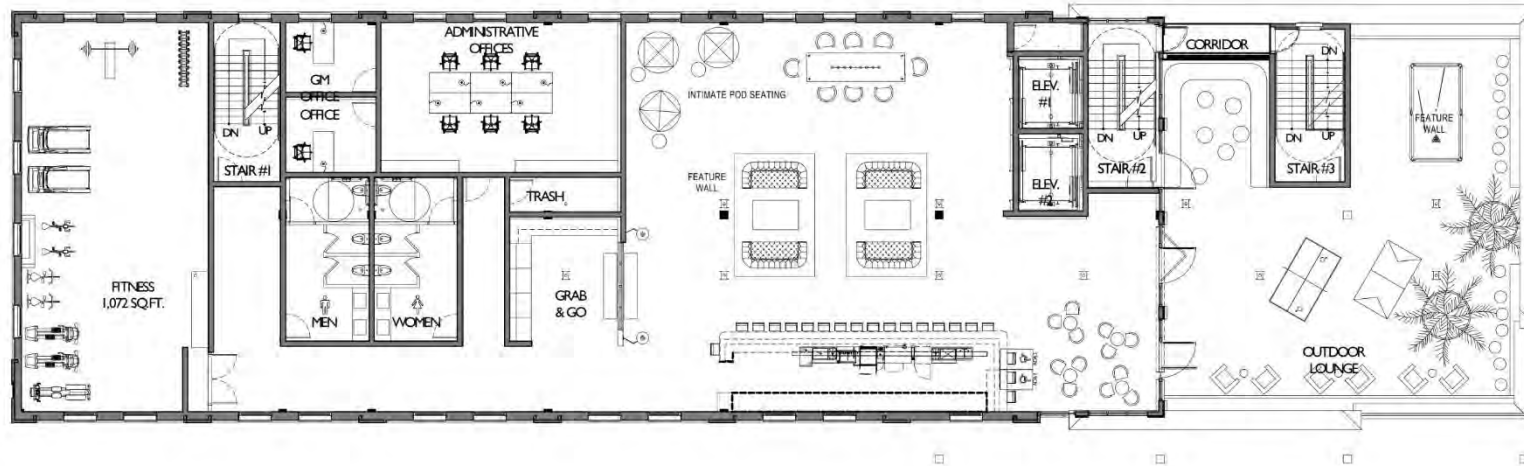
⊕ SCALE: 1/16" = 1'-0"

2ND - 5TH FLOOR PLAN | A102

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⊕ SCALE: 1/16" = 1'-0"

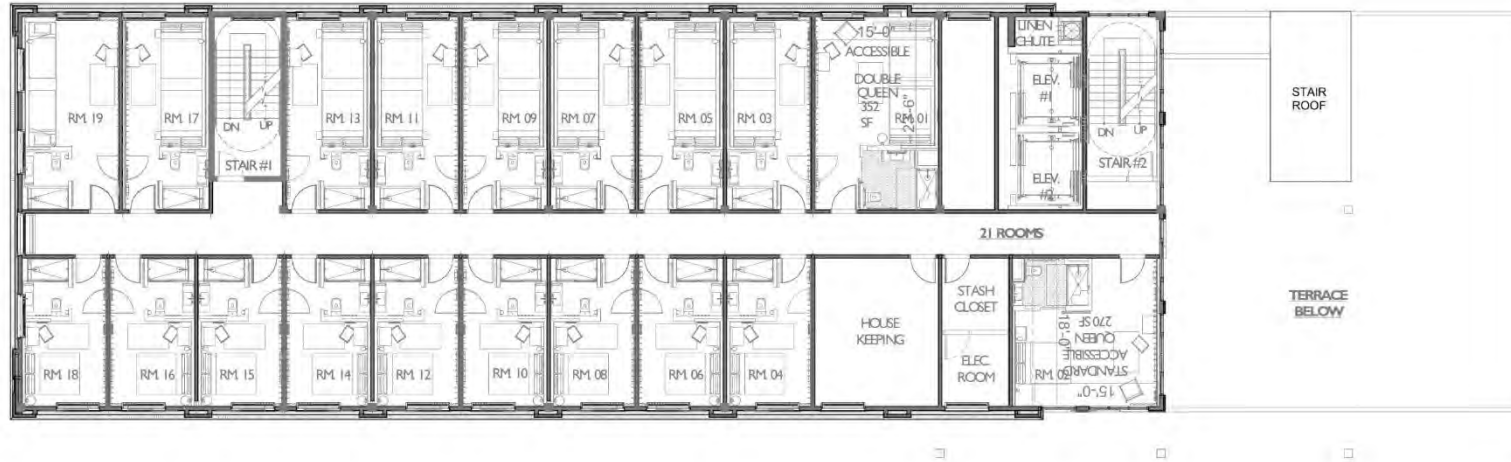
6TH FLOOR PLAN | A106

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JULY 15, 2019

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⊕ SCALE: 1/16" = 1'-0"

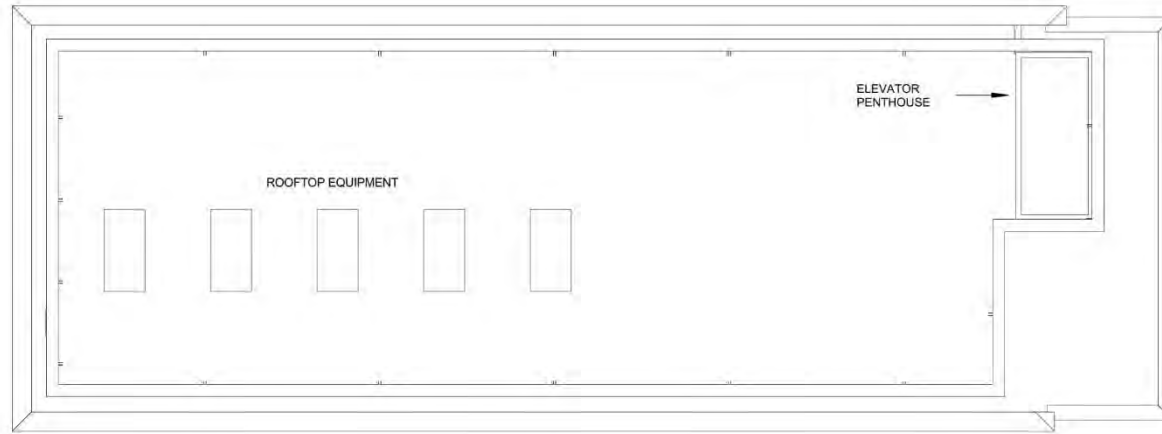
7TH FLOOR PLAN | A107

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JULY 15, 2019

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⊕ SCALE: 1/16" = 1'-0"

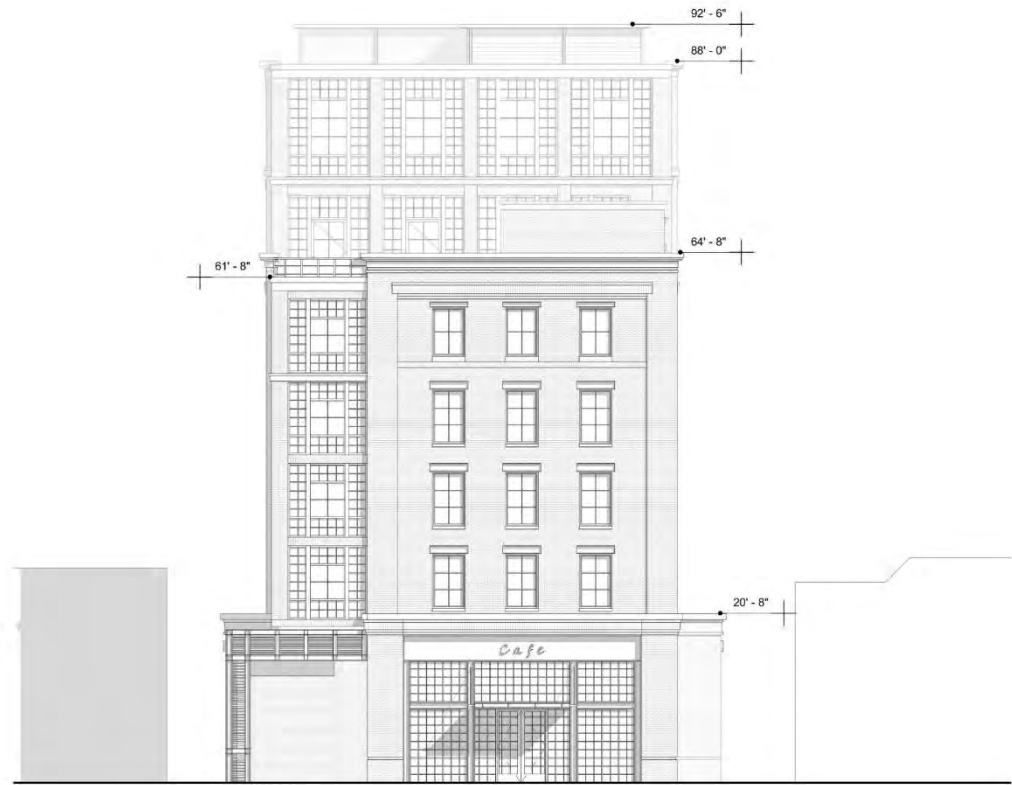
ROOF FLOOR PLAN | A108

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⊕ SCALE: 1/16" = 1'-0"

EAST ELEVATION | A202

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⊕ SCALE: 1/16" = 1'-0"

SOUTH ELEVATION | A203

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JULY 15, 2019

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⊕ SCALE: 1/16" = 1'-0"

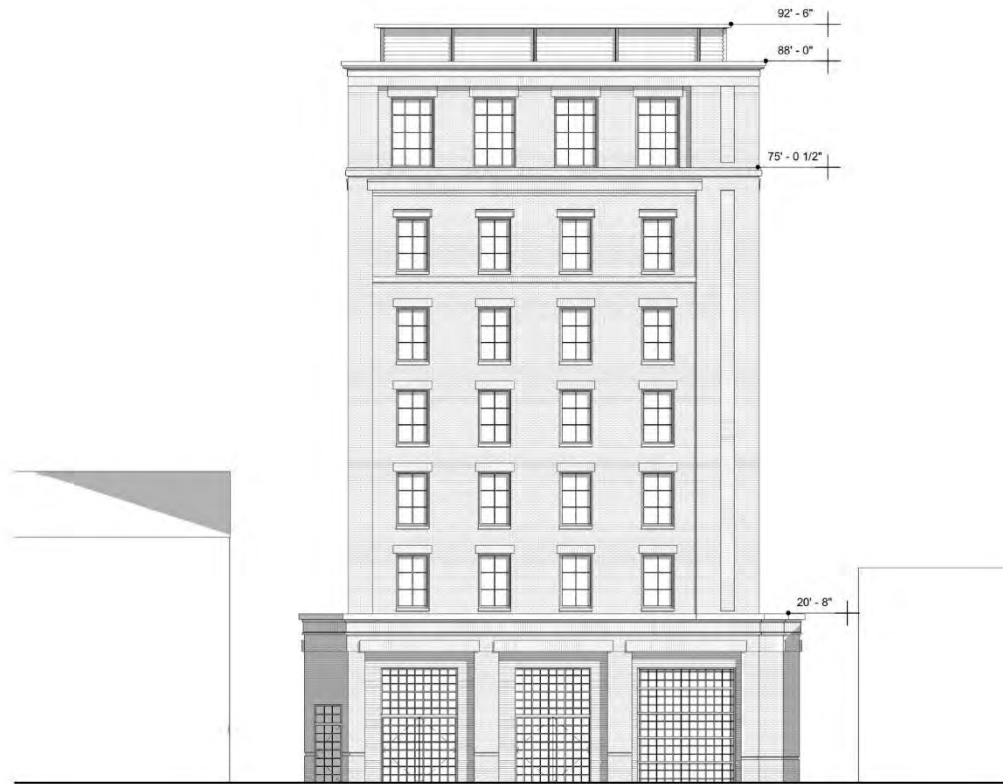
NORTH ELEVATION | A204

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JULY 15, 2019

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⊕ SCALE: 1/16" = 1'-0"

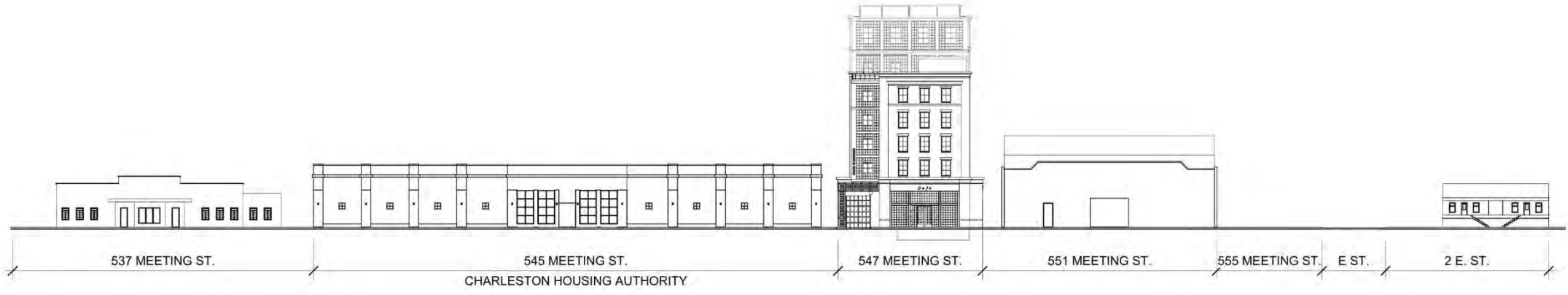
WEST ELEVATION | A205

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MEETING ST. ELEVATION LOOKING WEST



MEETING ST. ELEVATION LOOKING EAST (OPPOSITE OF SITE)

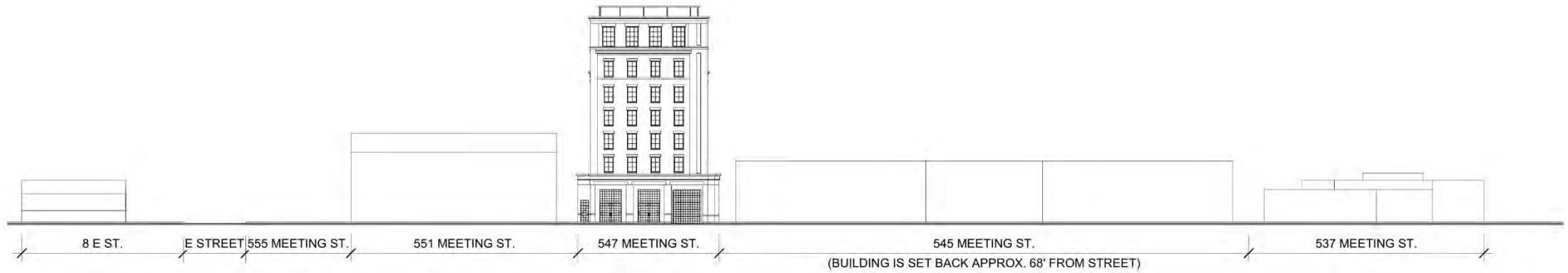
⊕ SCALE: 1" = 40'-0"

STREET ELEVATION - MEETING ST. | A206

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JULY 15, 2019

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WALNUT ST. ELEVATION LOOKING EAST



WALNUT ST. ELEVATION LOOKING WEST (OPPOSITE OF SITE)

⊕ SCALE: 1" = 40'-0"

STREET ELEVATION - WALNUT ST. | A207



Agenda Item 4:

810 Meeting Street - - TMS # 461-09-01-010

Request conceptual approval for new construction of hotel.

Not Rated / (East Central) / Height District: 6 / Historic Corridor District



BAR - CONCEPTUAL REQUEST

SUBMISSION DATE: SEPTEMBER 27, 2019
MEETING DATE: OCTOBER 10, 2019

TMS #: 4610901010
Owner: TMG 610 MEETING STREET LLC

COVER SHEET | BAR000

THE MONTFORD BUILDING
SEPTEMBER 27, 2019

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BAR007	SITE PHOTOS
BAR008	SITE PHOTOS
BAR009	CONTEXT BUILDINGS
BAR010	CONTEXT BUILDINGS

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BAR021	FLATIRON PRECEDENTS - ROTUNDA CORNER
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BAR031	THE PEOPLES BUILDING

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BAR206	MEETING STREET STREETSCAPE ELEVATIONS
BAR207	OVERALL BUILDING SECTION

7 - FINAL SLIDE

BAR290	FINAL SLIDE
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BIRD'S EYE PHOTO 1 - LOOKING NORTH



BIRD'S EYE PHOTO 2 - LOOKING SOUTH



VIEW SOUTH ON MEETING STREET



#1



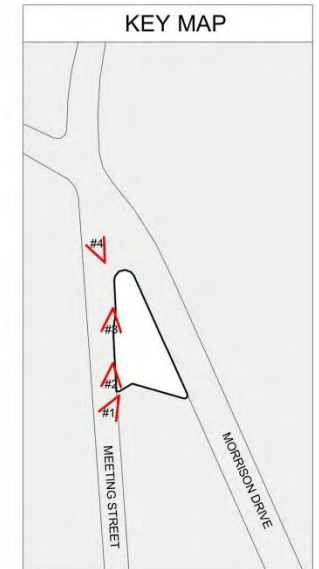
#2



#3



#4





#1



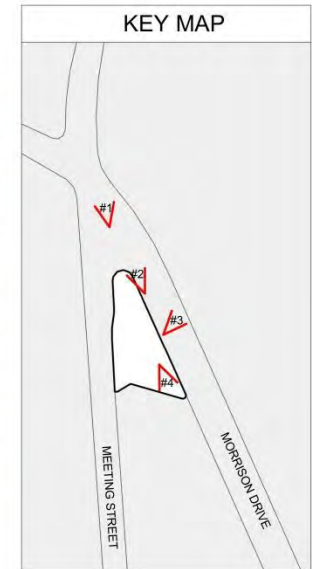
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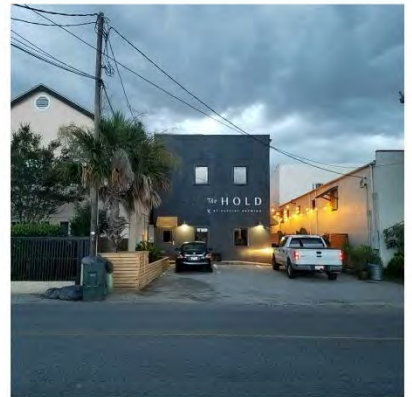
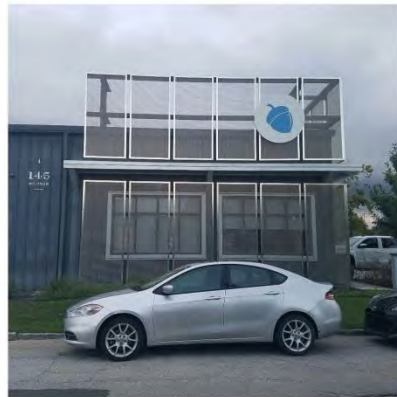


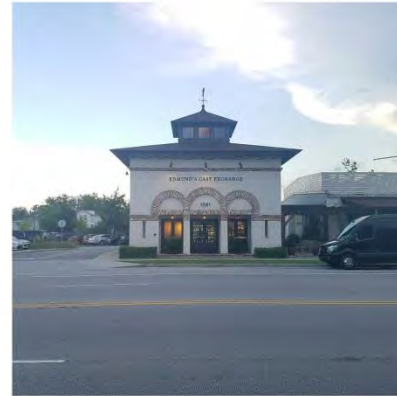
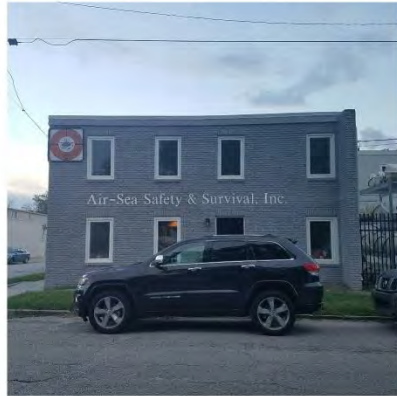
#3



#4









NEW YORK CITY



SAN FRANCISCO



VANCOUVER



SEATTLE



FLATIRON PRECEDENTS - ROUND CORNER | BAR020



CAMBRIDGE, MASS



CAMBRIDGE, MASS



SAN FRANCISCO



CLEVELAND



FLATIRON PRECEDENTS - ROTUNDA CORNER | BAR021



LYNN, MASS



BOSTON



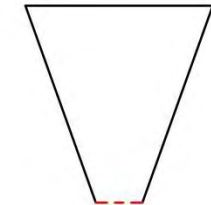
ATLANTA



ASHEVILLE



AKRON



FLATIRON PRECEDENTS - CHAMFERED CORNER | BAR022



THE PEOPLE'S BUILDING | BAR031

THE MONTFORD BUILDING
SEPTEMBER 27, 2019

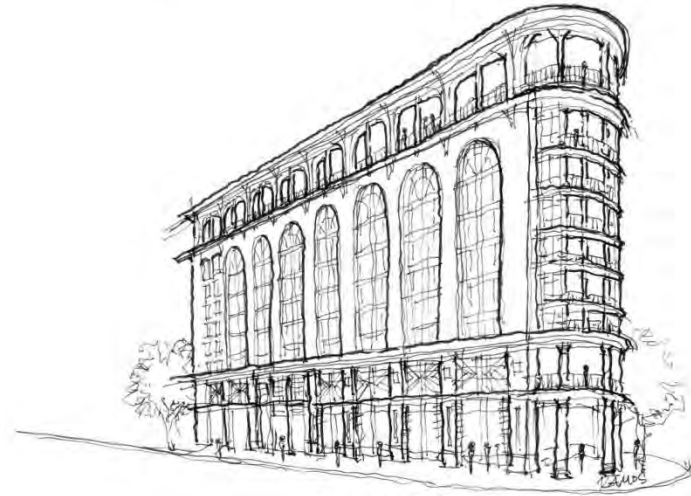
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THE FLATIRON-CHARLESTON



CHARLESTON FLATIRON
3-14-2019



CHARLESTON FLATIRON
8-14-2019

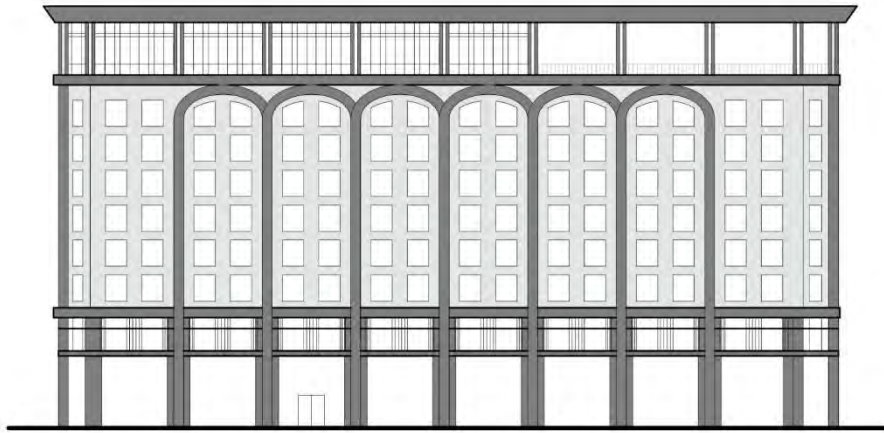
CONCEPT SKETCH | BAR041

THE MONTFORD BUILDING
SEPTEMBER 27, 2019

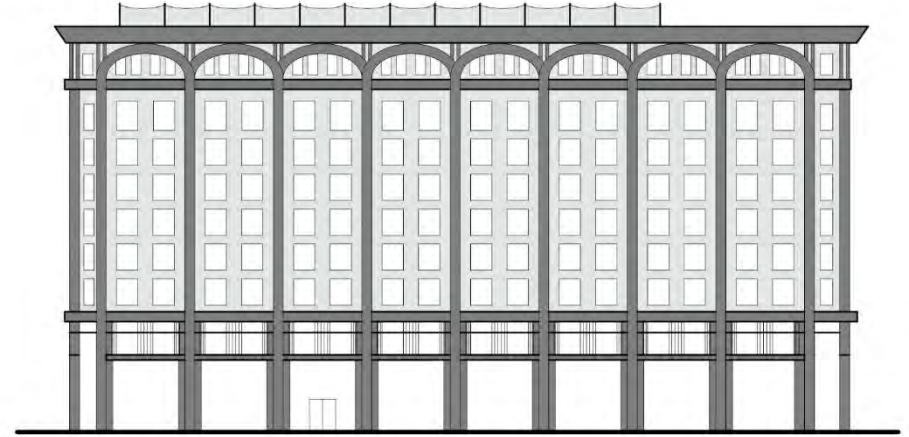
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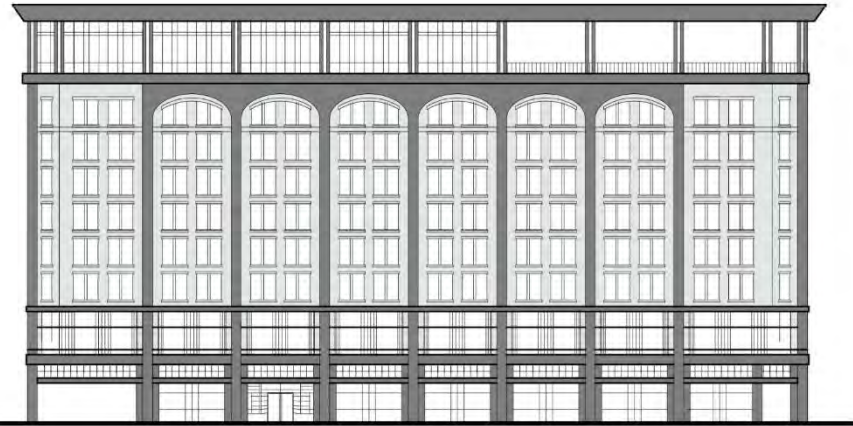
LS3P



STUDY 9 TRIPLE HEIGHT FIRST-STORY



STUDY 10 FULL-HEIGHT ARCHES



STUDY 11 FULL-HEIGHT ARCHES - ARCH WINDOW OPTION



STUDY 12 FULL-HEIGHT FACADE

⊕ SCALE: 1" = 40'-0"

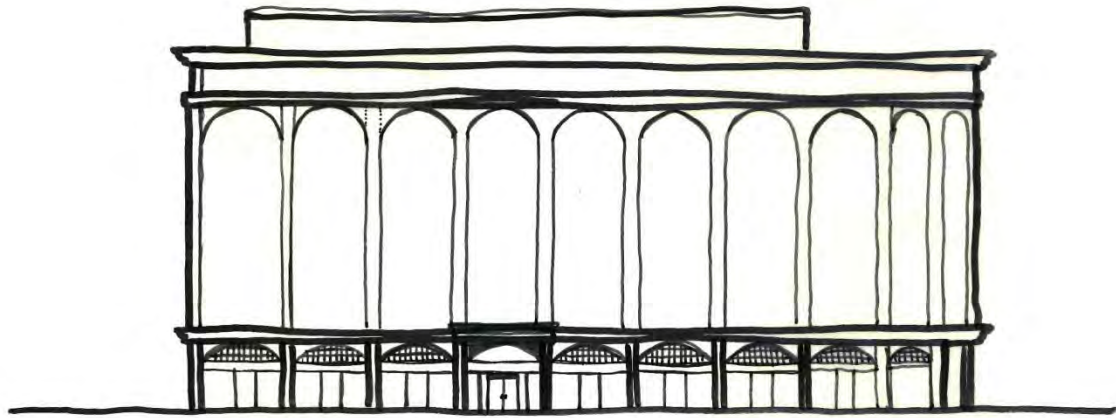
FACADE ELEVATION SKETCHES | BAR042

THE MONTFORD BUILDING
SEPTEMBER 27, 2019

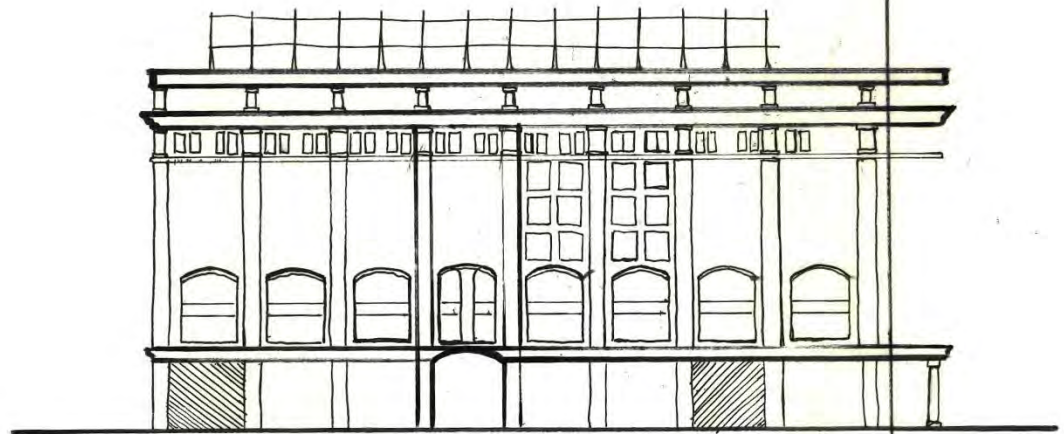
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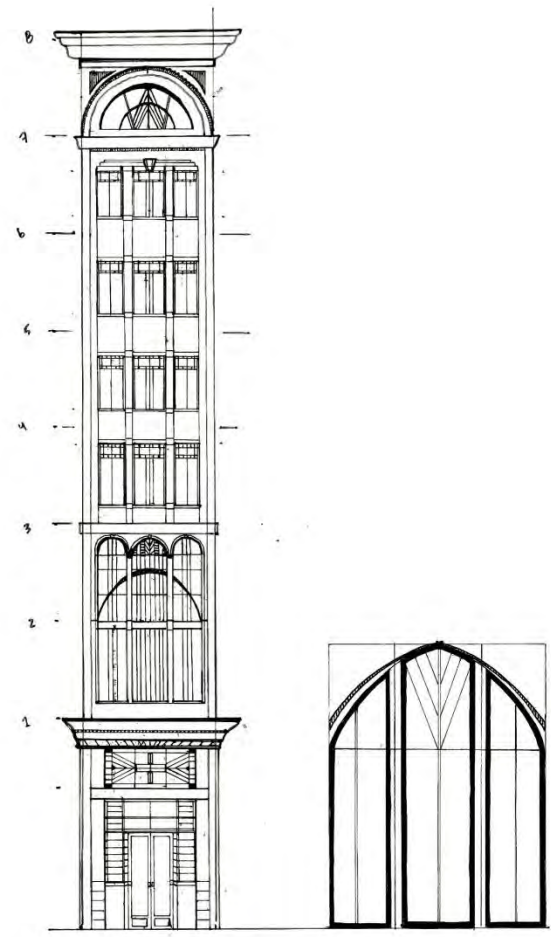
LS3P

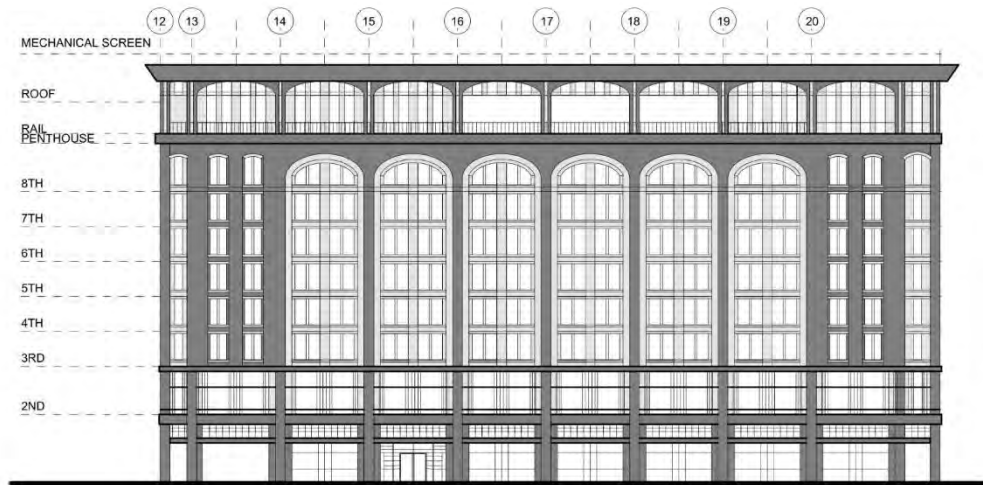


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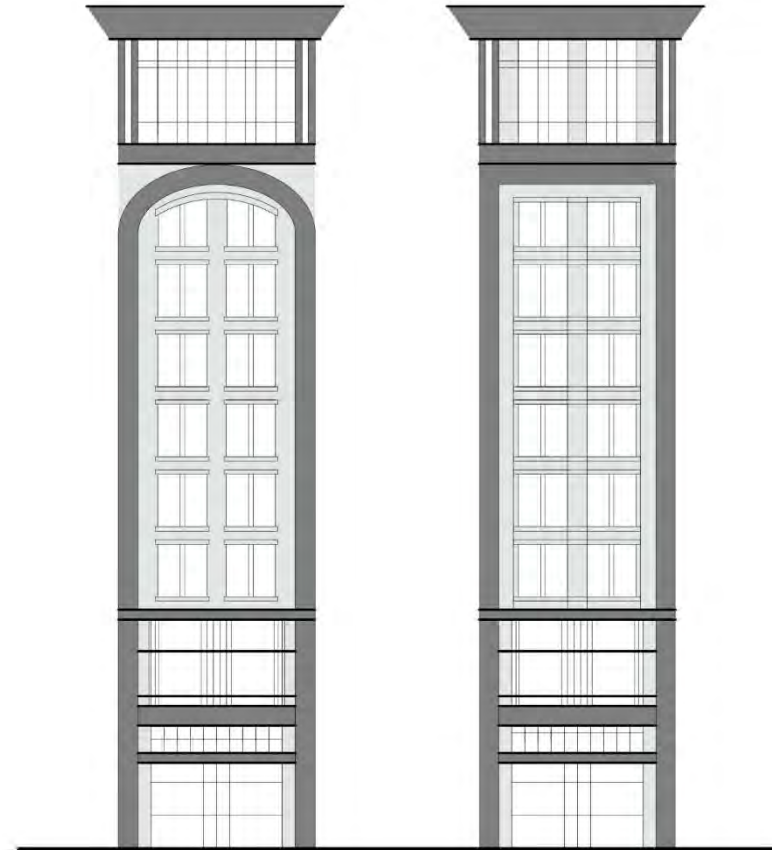


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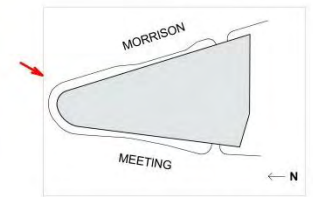




FACADE BOOKEND STUDY



BAY STUDIES



RENDERING 01 - OBLIQUE FROM MORRISON | BAR051

THE MONTFORD BUILDING
SEPTEMBER 27, 2019

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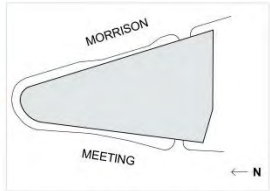
RENDERING 02 - THE NOSE | BAR052

THE MONTFORD BUILDING
SEPTEMBER 27, 2019

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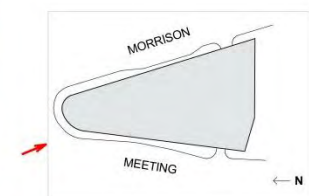
RENDERING 02A - THE NOSE AT NIGHT | BAR052A

THE MONTFORD BUILDING
SEPTEMBER 27, 2019

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LSP



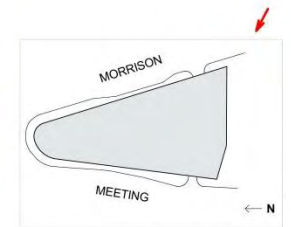
RENDERING 03 - OBLIQUE FROM MEETING | BAR053

THE MONTFORD BUILDING
SEPTEMBER 27, 2019

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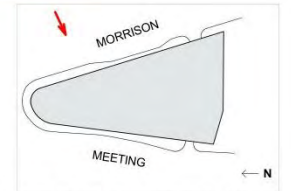
RENDERING 04 - SOUTHEAST CORNER | BAR054

THE MONTFORD BUILDING
SEPTEMBER 27, 2019

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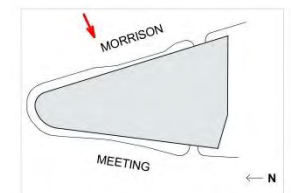
RENDERING 05 - MORRISON STREET FACADE | BAR055

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RENDERING 06 - ENTRANCE VIEW | BAR056

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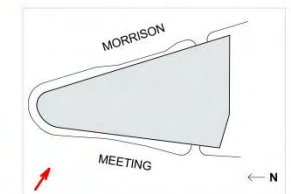
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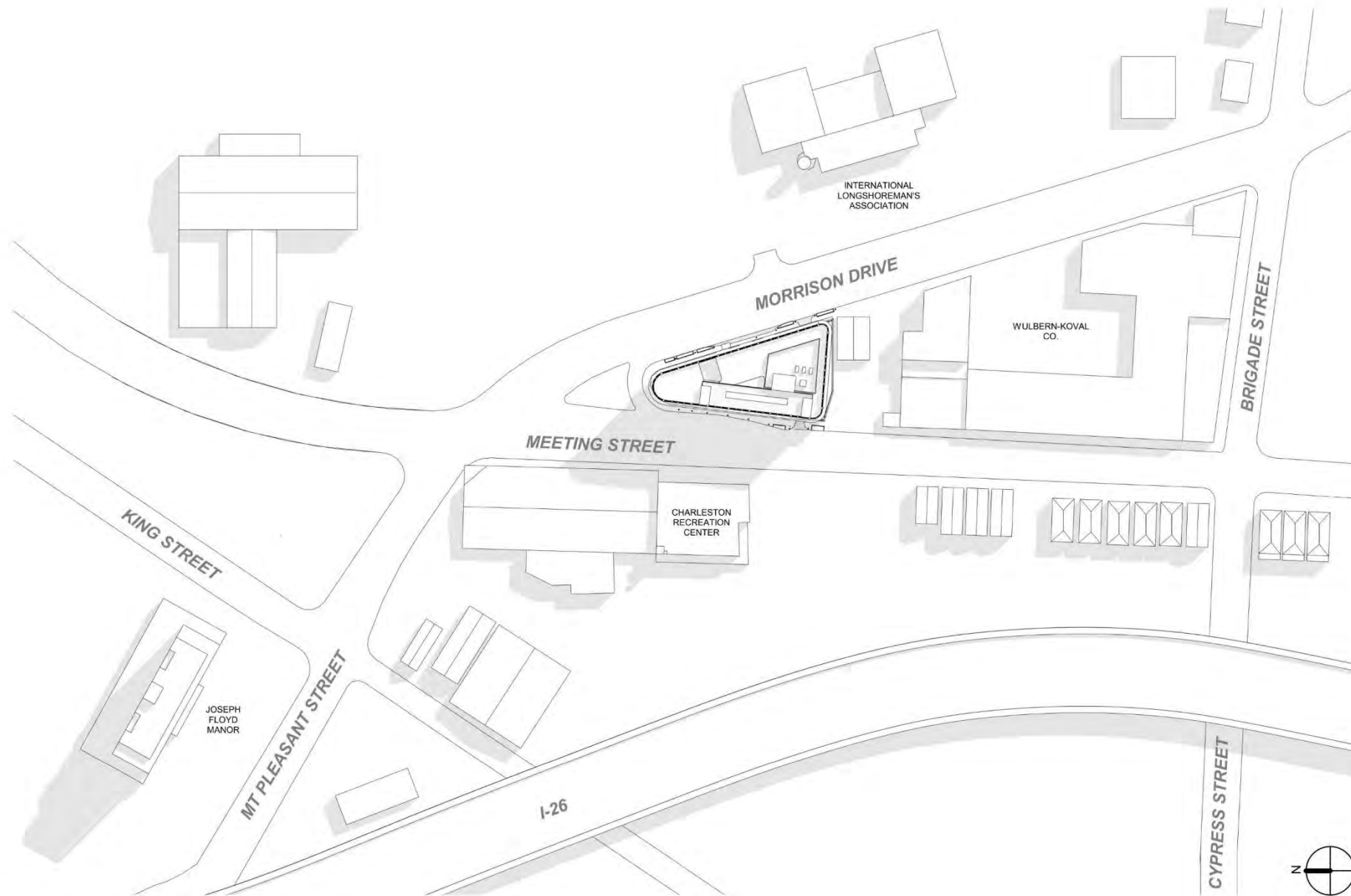
RENDERING 07 - VIEW FROM I-26 | BAR057

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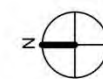
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SCALE: 1 : 1500



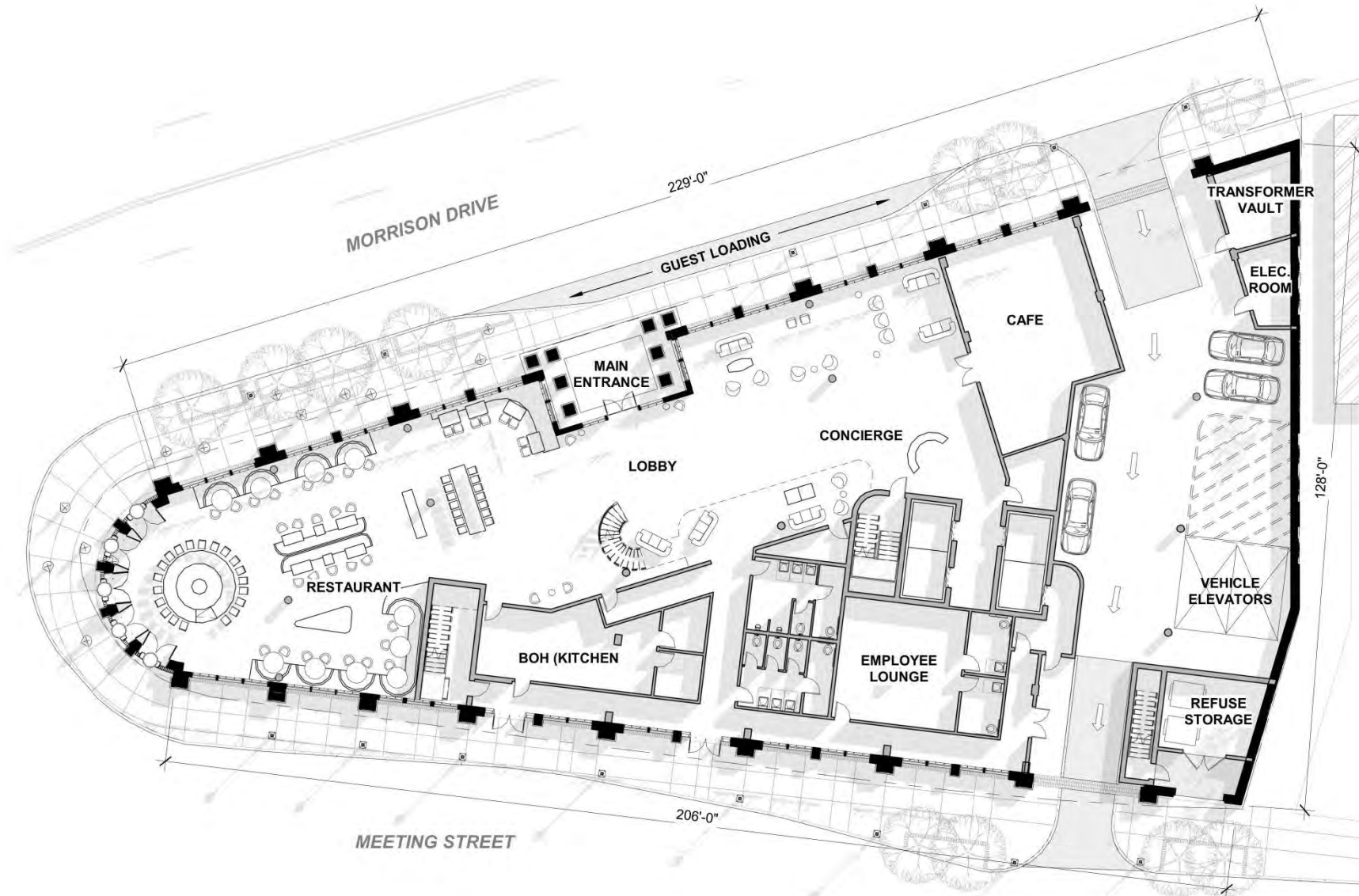
SITE PLAN | BAR100

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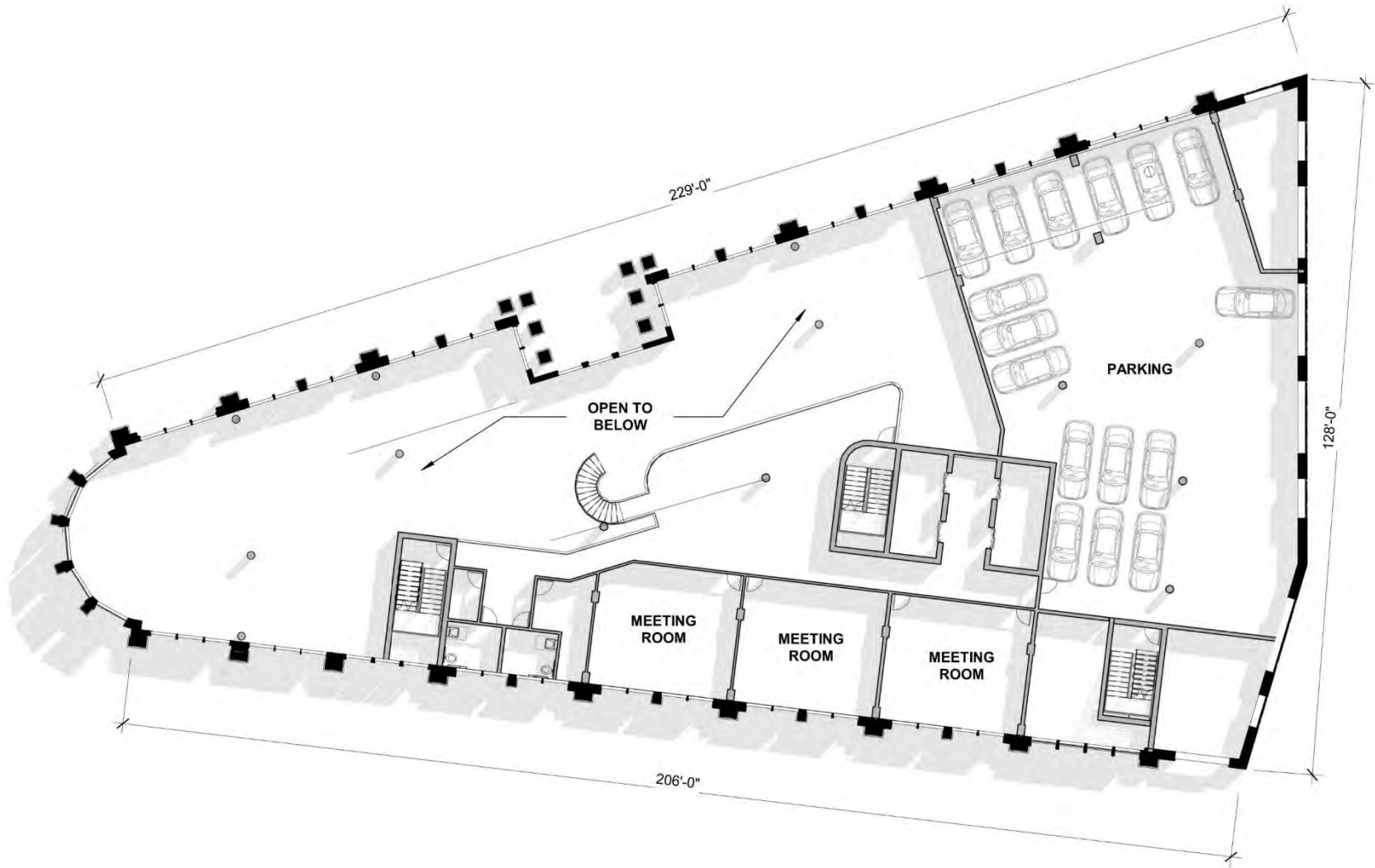
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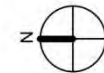


SCALE: 1" = 20'-0"

GROUND FLOOR PLAN | BAR101



SCALE: 1" = 20'-0"



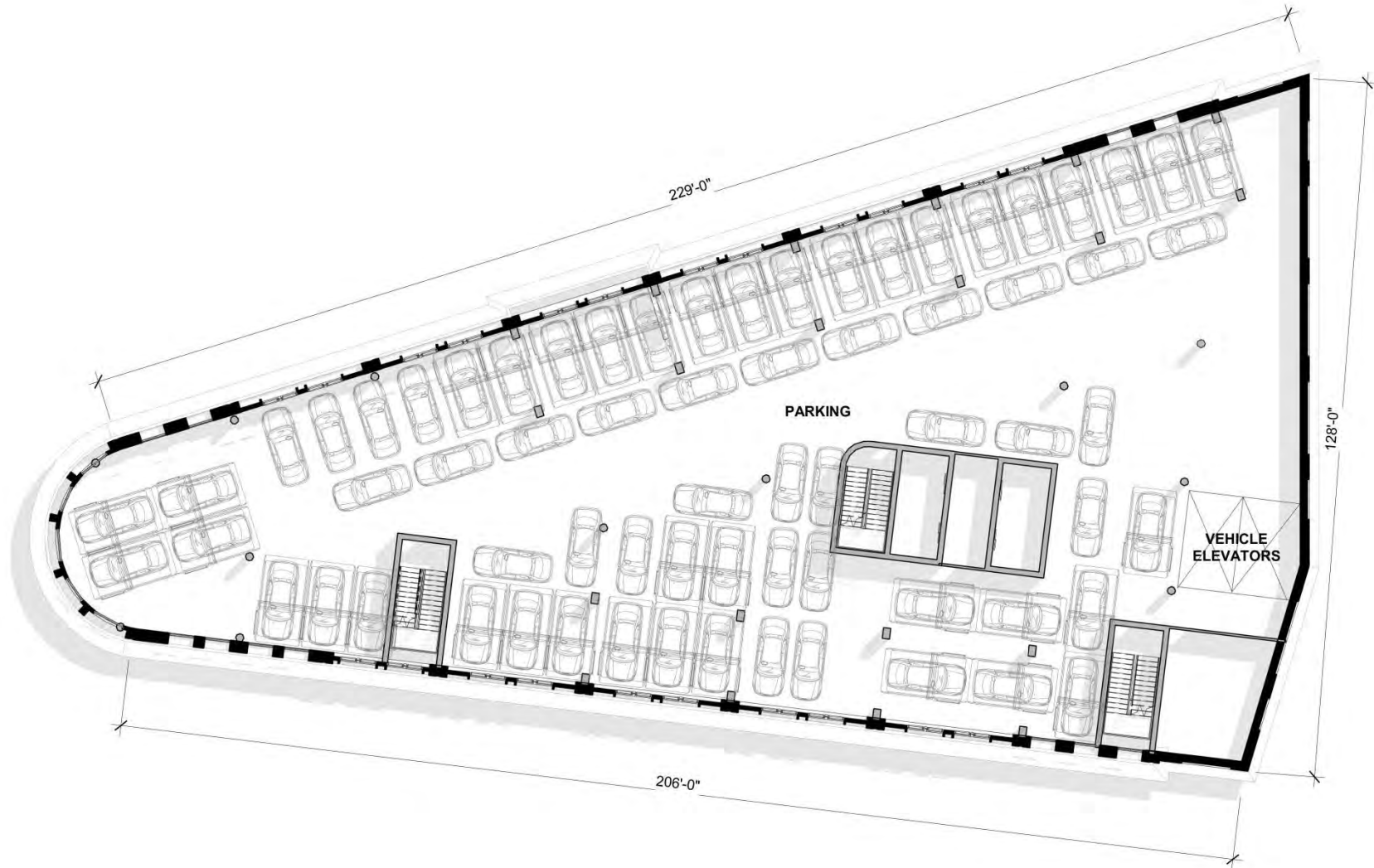
MEZZANINE FLOOR PLAN | BAR101M

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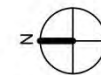
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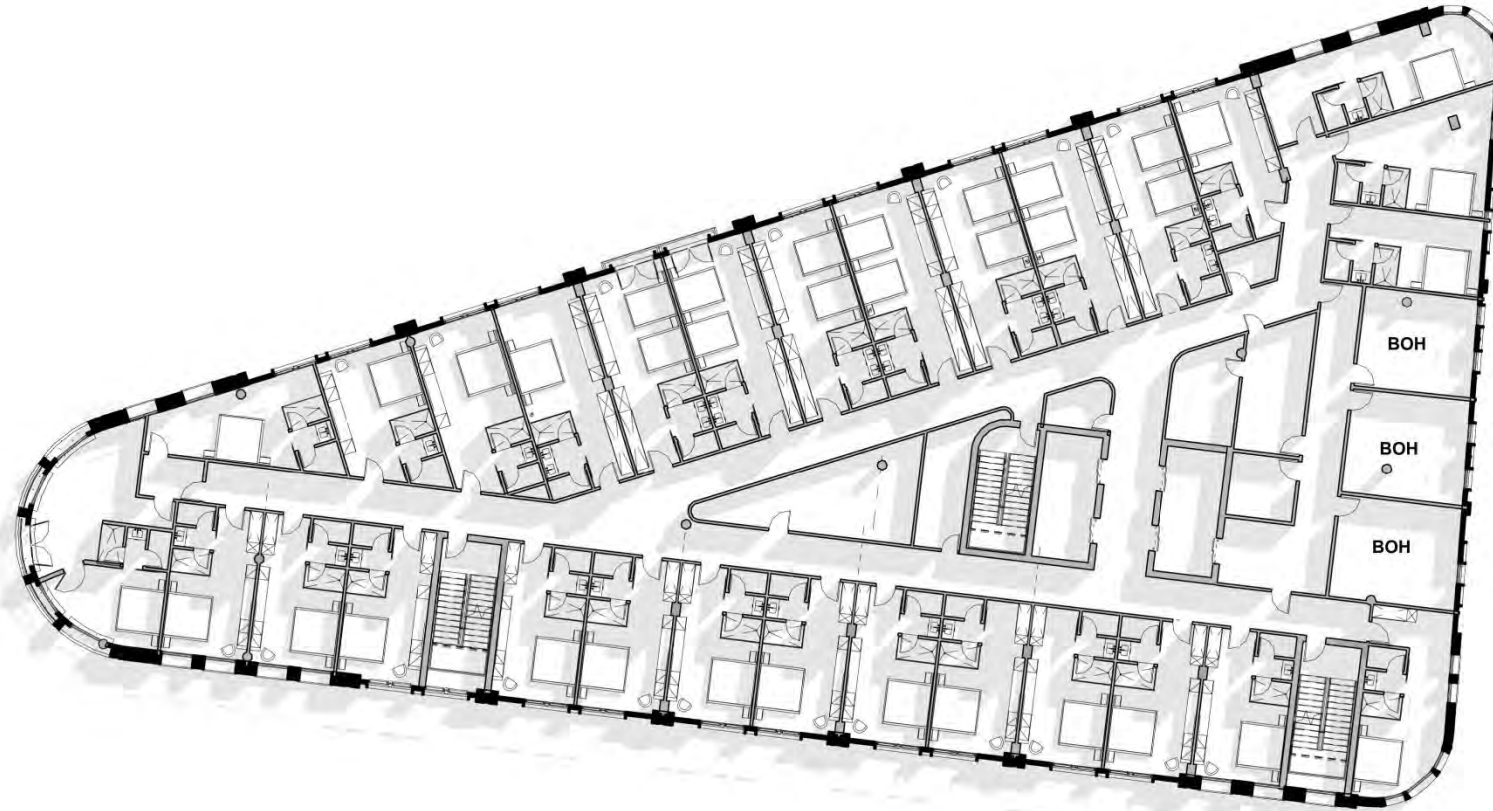
LS3P



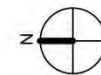
SCALE: 1" = 20'-0"



2ND FLOOR PLAN | BAR102



SCALE: 1" = 20'-0"



3RD FLOOR PLAN | BAR103

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SCALE: 1" = 20'-0"

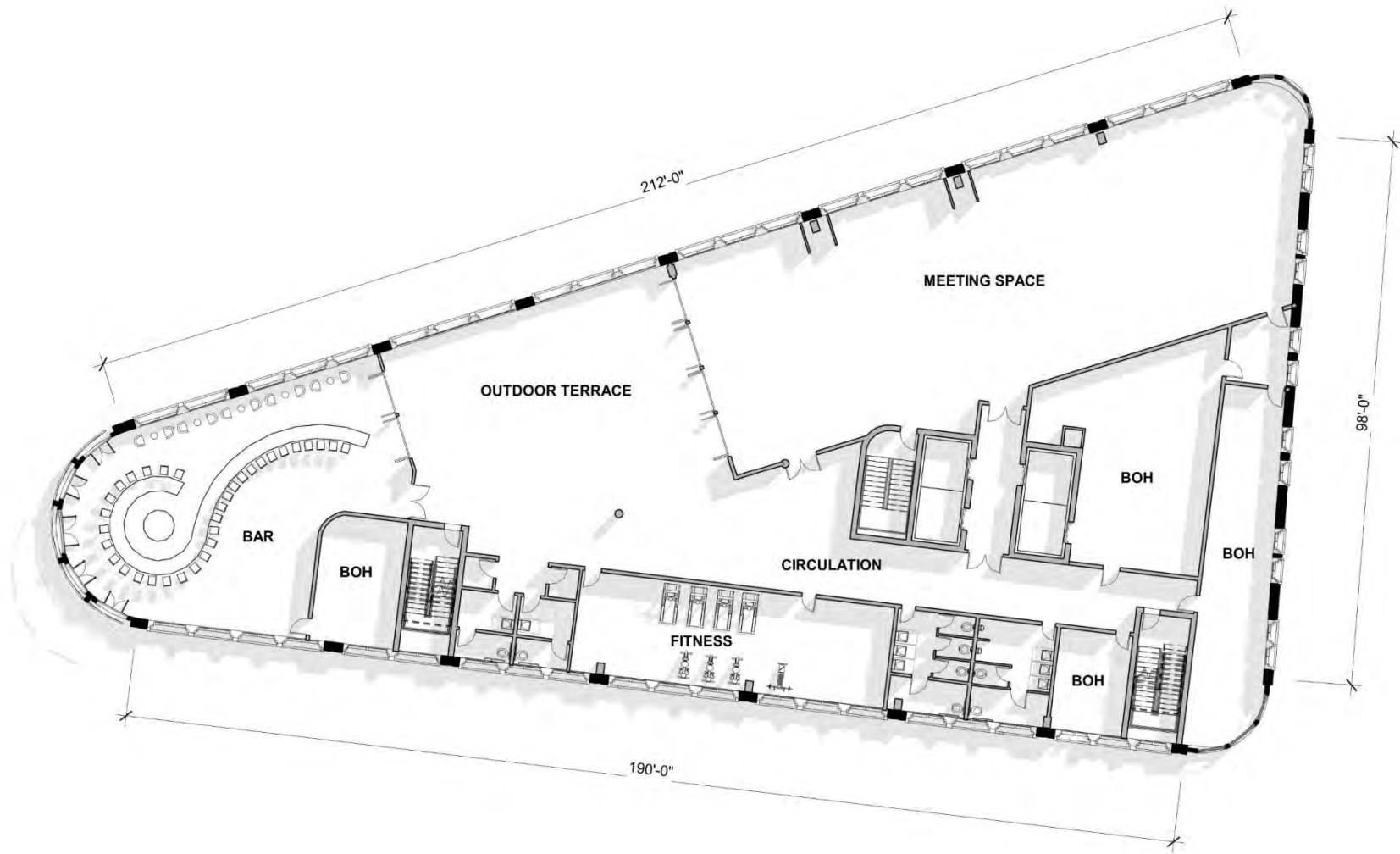
4TH - 8TH FLOOR PLAN | BAR104

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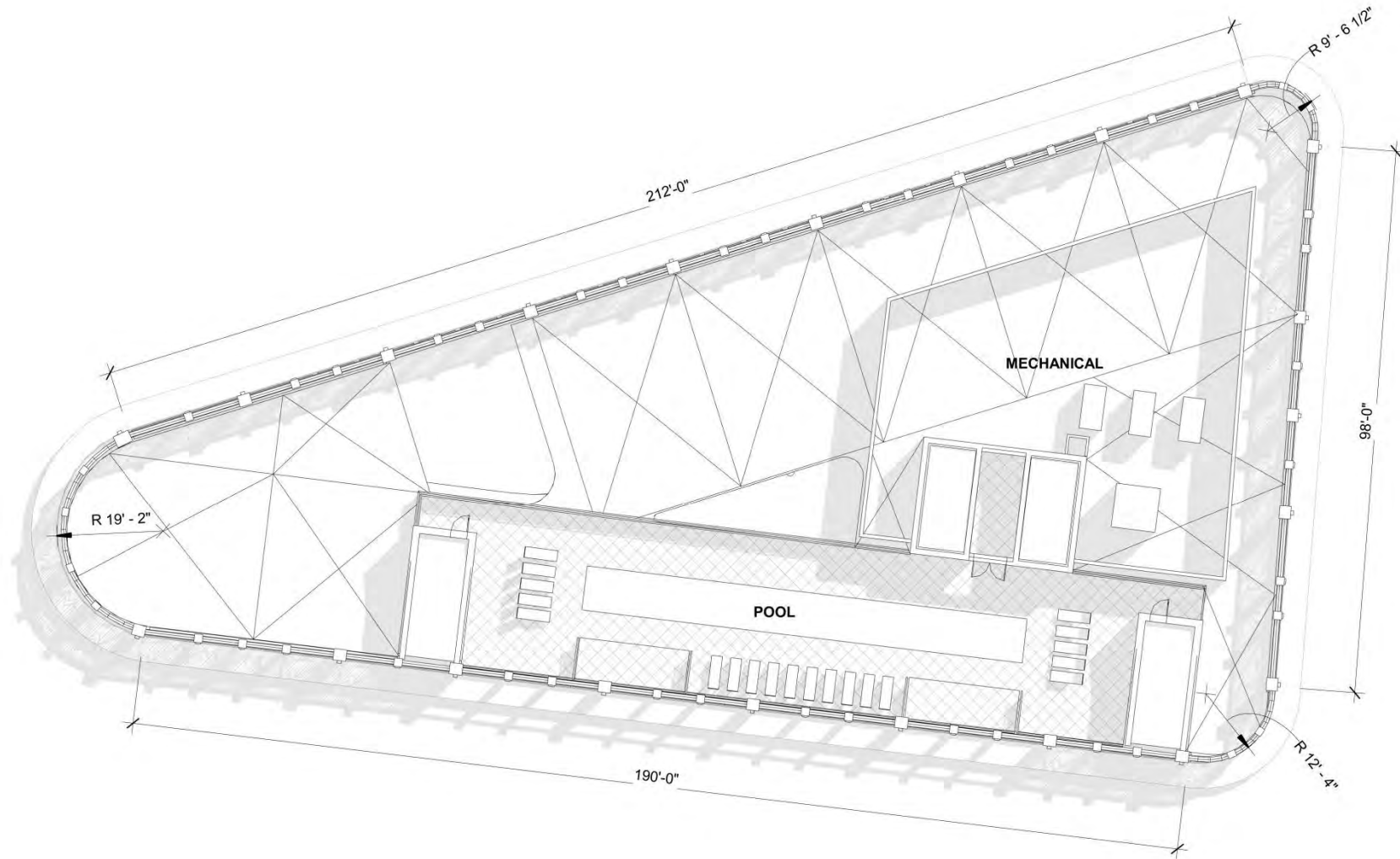
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SCALE: 1" = 20'-0"


 9TH FLOOR PLAN | BAR109



SCALE: 1" = 20'-0"

ROOF PLAN | BAR110



SCALE: 1" = 20'-0"



MORRISON DRIVE ELEVATION | BAR201

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SCALE: 1" = 20'-0"



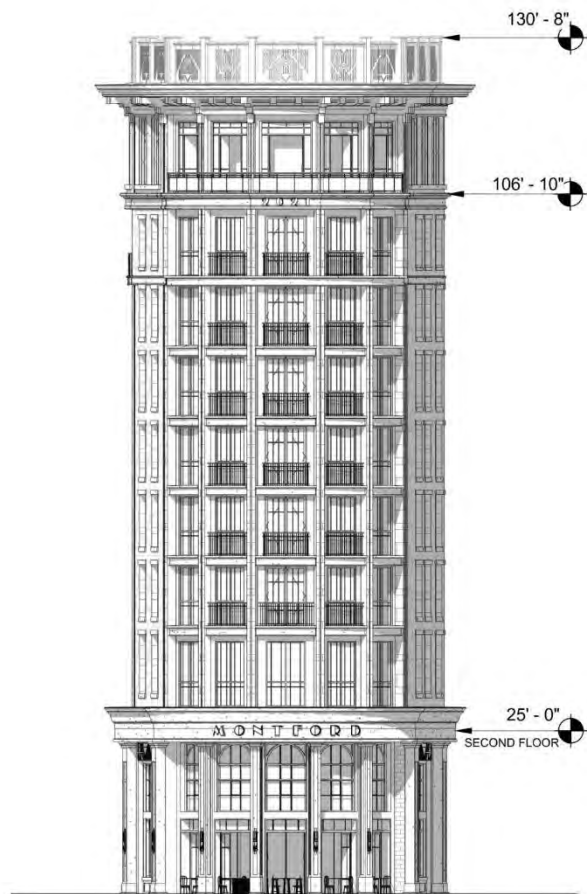
MEETING STREET ELEVATION | BAR202

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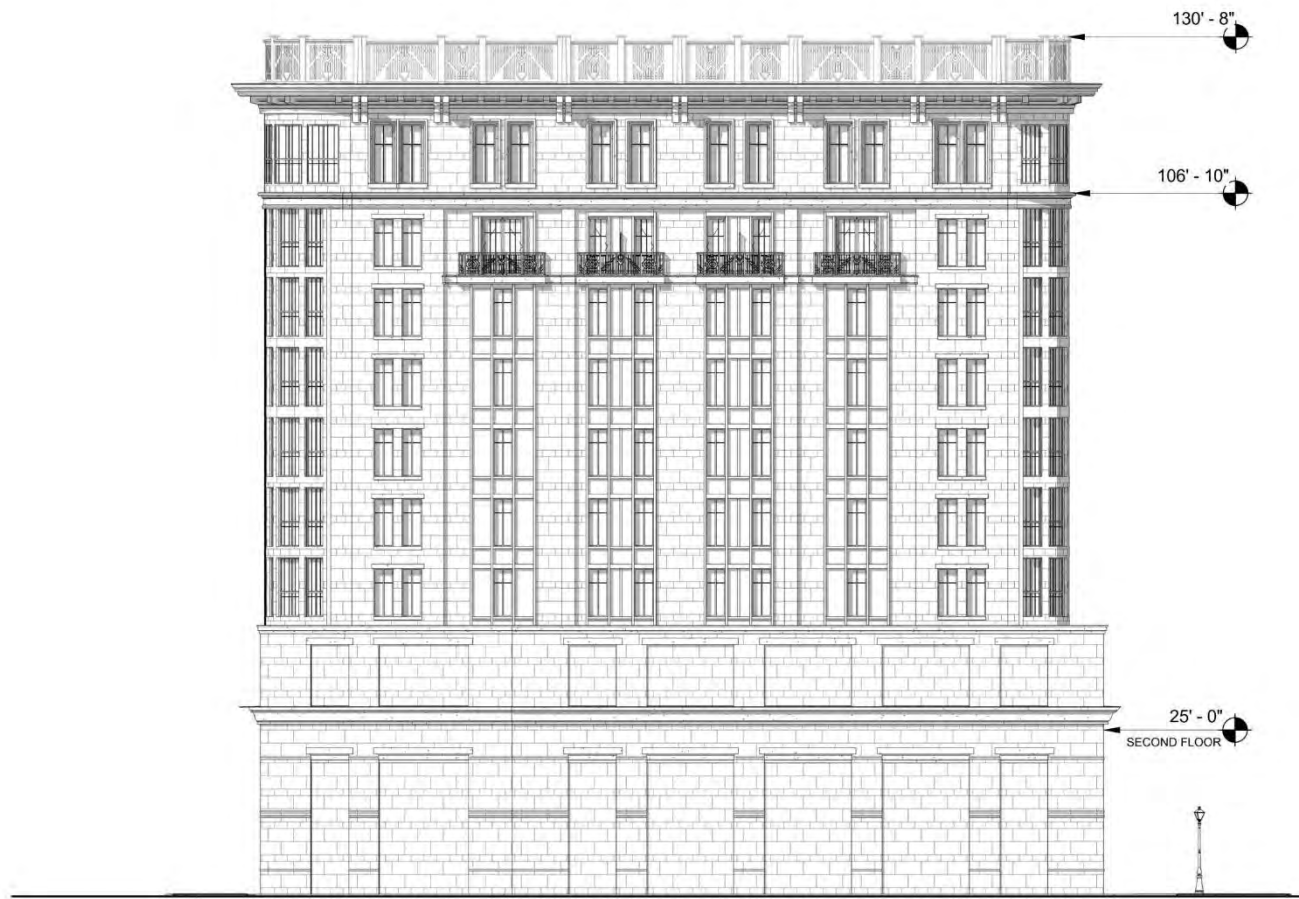


SCALE: 1" = 20'-0"



THE NOSE ELEVATION | BAR203

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SCALE: 1" = 20'-0"



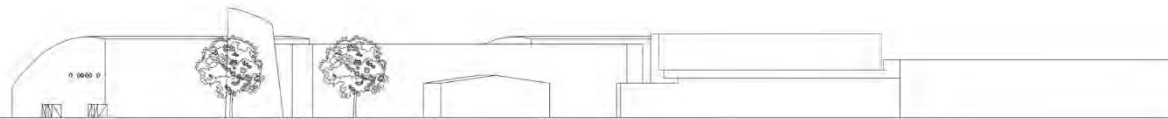
SOUTH ELEVATION | BAR204

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MORRISON DRIVE - EAST SIDE



MORRISON DRIVE - WEST SIDE

SCALE: 1" = 50'-0"

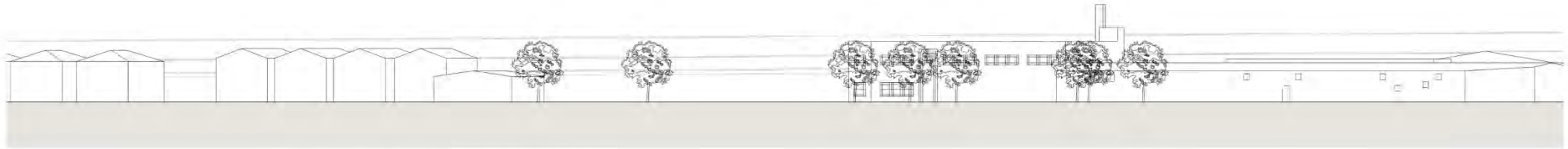
STREETSCAPE ELEVATIONS | BAR205

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MEETING STREET - WEST SIDE



MEETING STREET - EAST SIDE

SCALE: 1" = 50'-0"

STREETSCAPE ELEVATIONS | BAR206

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MORRISON DRIVE - WEST SIDE

SCALE: 1" = 100'-0"

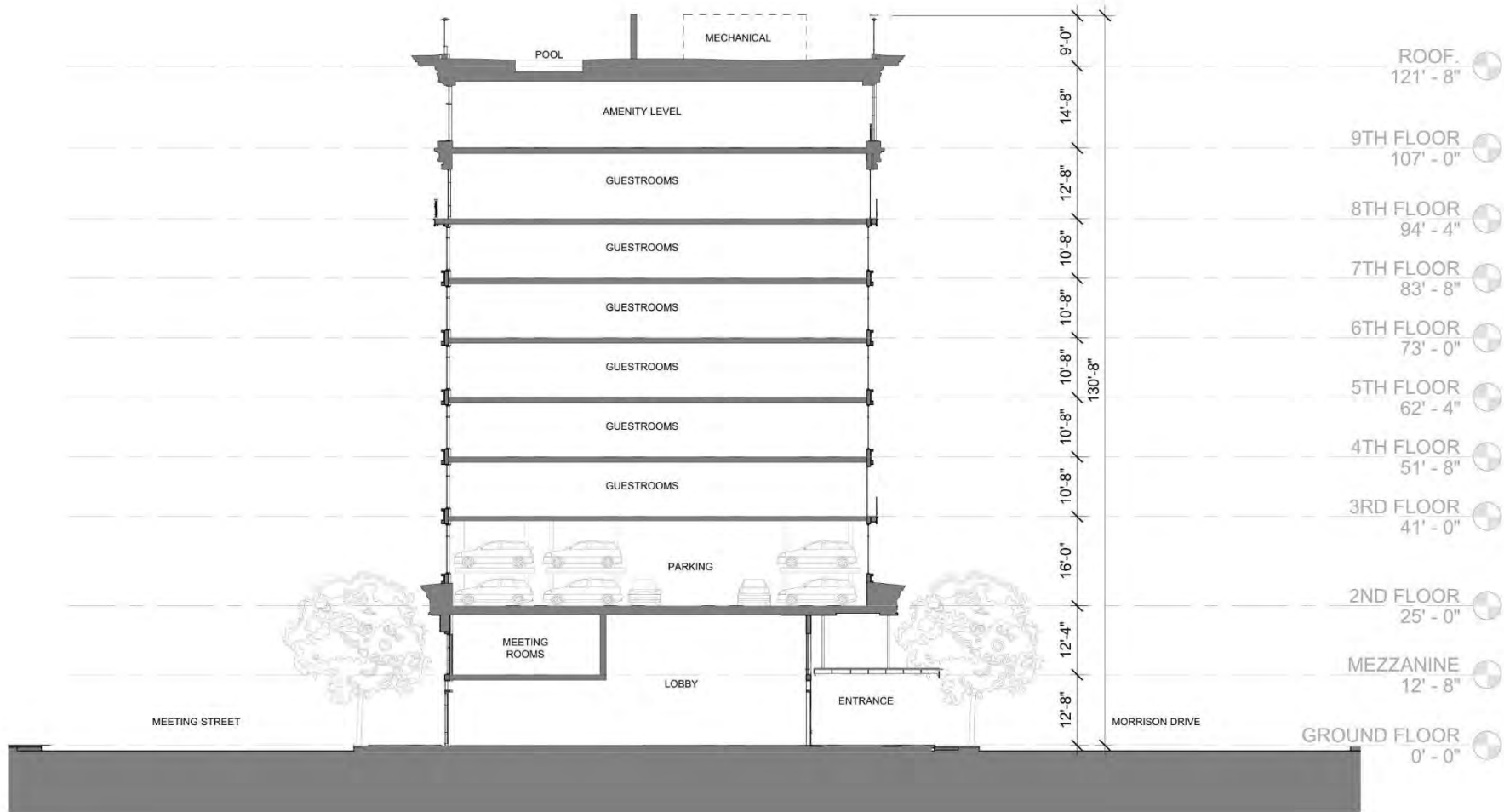
STREETSCAPE ELEVATIONS - EXTENDED | BAR207

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SCALE: 1" = 20'-0"

OVERALL BUILDING SECTION | BAR208

THE MONTFORD BUILDING
SEPTEMBER 27, 2019



A brief video animation can be viewed at: <https://vimeo.com/363316679/4f8bf8c0ab>

FINAL SLIDE | BAR290

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Agenda Item 5:

838 Morrison Drive - - TMS # 459-07-00-010

Request final approval for new construction of
mixed-use multifamily development.

(none) / Height District: 4 - 12 / Historic Corridor District

Deferred by Applicant.

