



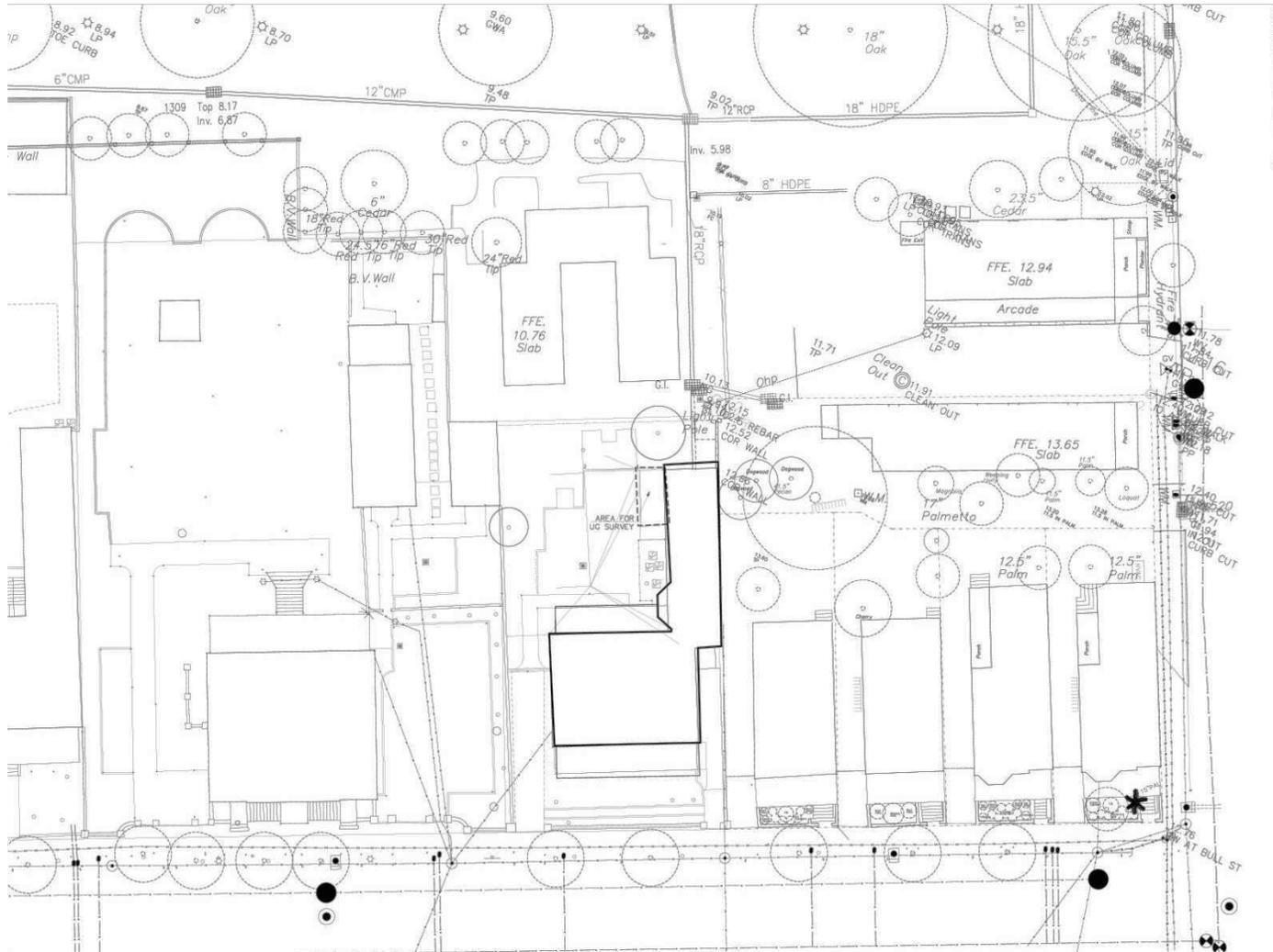
**Bull Street Campus**  
**College of Charleston**  
HPCP 375-Prof. James L. Ward  
Project #1  
Spring 2013



# INTRODUCTION

- One does not have to look far to see the splendor the College of Charleston has to offer. From great historic building such as the Cistern to the new Science Center C of C seems to have it all. School buildings often blend seamlessly with residential areas, making the College a desirable destination for any young scholar fresh out of high school. Our campus does however underutilize some hidden gems throughout the area that does belong to the school. One area in particular is the space between Coming St. at the Bull St. intersection all the way over to behind the Blacklock House. This area includes 12 Bull St, 65 Coming St, the walkway along 12 Bull St, the greenhouses, and finally the somewhat wooded area behind the Blacklock House.

# Site Survey



# The Area





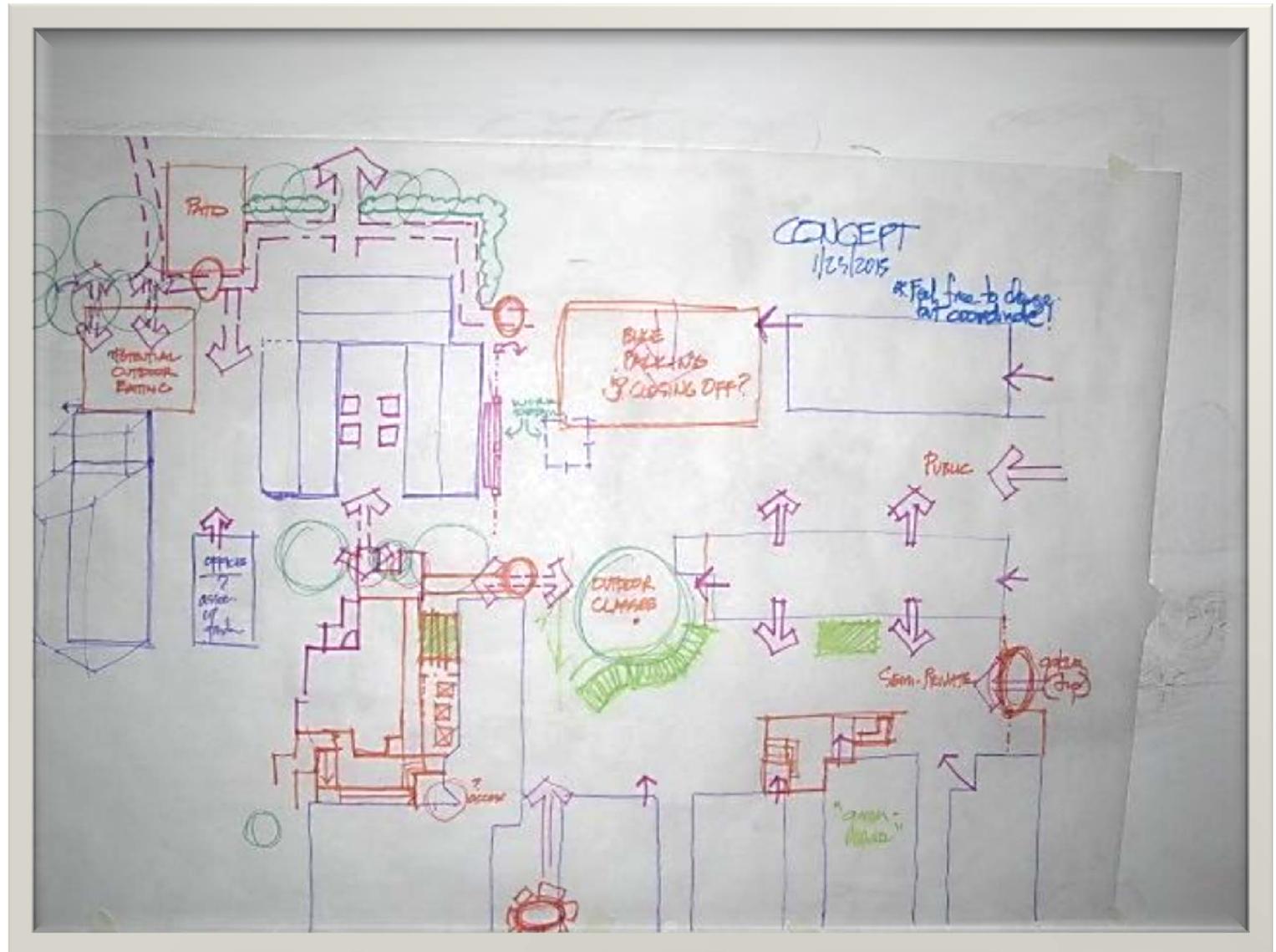


## Background

The first assignment this semester for the Landscape Design class at College of Charleston was to focus on the area inside the corner of Bull and Coming Street. Among the five people in our class, each member was given a section to come up with their own individual design. As a group through careful coordination and planning, these areas will all tie together. Currently, this space is home to the College Library, some student living spaces, several office buildings for various departments, and public space areas. However, amidst what's already there, several properties in this site have unused space, wasted areas, and a couple abandoned buildings all of which need to be taken advantage of.

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- The main goal of the overall area is to expand public spaces, increase access points between differentiating properties, implement new buildings and their uses, and overall connecting the area's together. Two very important buildings to note on the site plan for the entire project are 65 Coming Street, which is currently not in use, and 12 Bull Street, the headquarters for the Preservation Department on Campus. Eventually, the goal will be that the HPCP Department will take over the two story building on 65 Coming Street and implement it for use's into its own program allowing more office and studio space. Currently, the task at hand is not only what will be done with that building, but also what new changes can be included in our current department building at 12 Bull Street.

# Concept



# Building Program

Suggestions and necessary upgrades for 65 Coming:

better light

- clerestory?
- Pierce through window openings on southwest facing façade and add gallery doors to outdoor class space.

systems:

- bury wiring in wall and replace conduit
- remove drop ceiling and run duct work in the stud and joist bays

upgrade/remove bathrooms:

- take out gang showers, add real tankless water heaters, two bathrooms on bottom floor; convert large one upstairs into a lab?
- space use:

remove tiny offices (walls are not load bearing) top open up both floors

- redefine space into classrooms, studios, etc.
- move stairs to create actual foyer?

# Building Program 2

- wish list for 65 Coming part of campus:
  - outdoor class space (side yard and/or second floor porch)
  - open up rear façade of building to make back entry to 12 Bull more accessible
  - large two-bay class room space on each floor with sliding partitions; can function as studio space, lecture hall, and classroom
  - computer lab
  - senior 'lounge' with designated computers and drafting table space
  - storage closets
  - lunch room

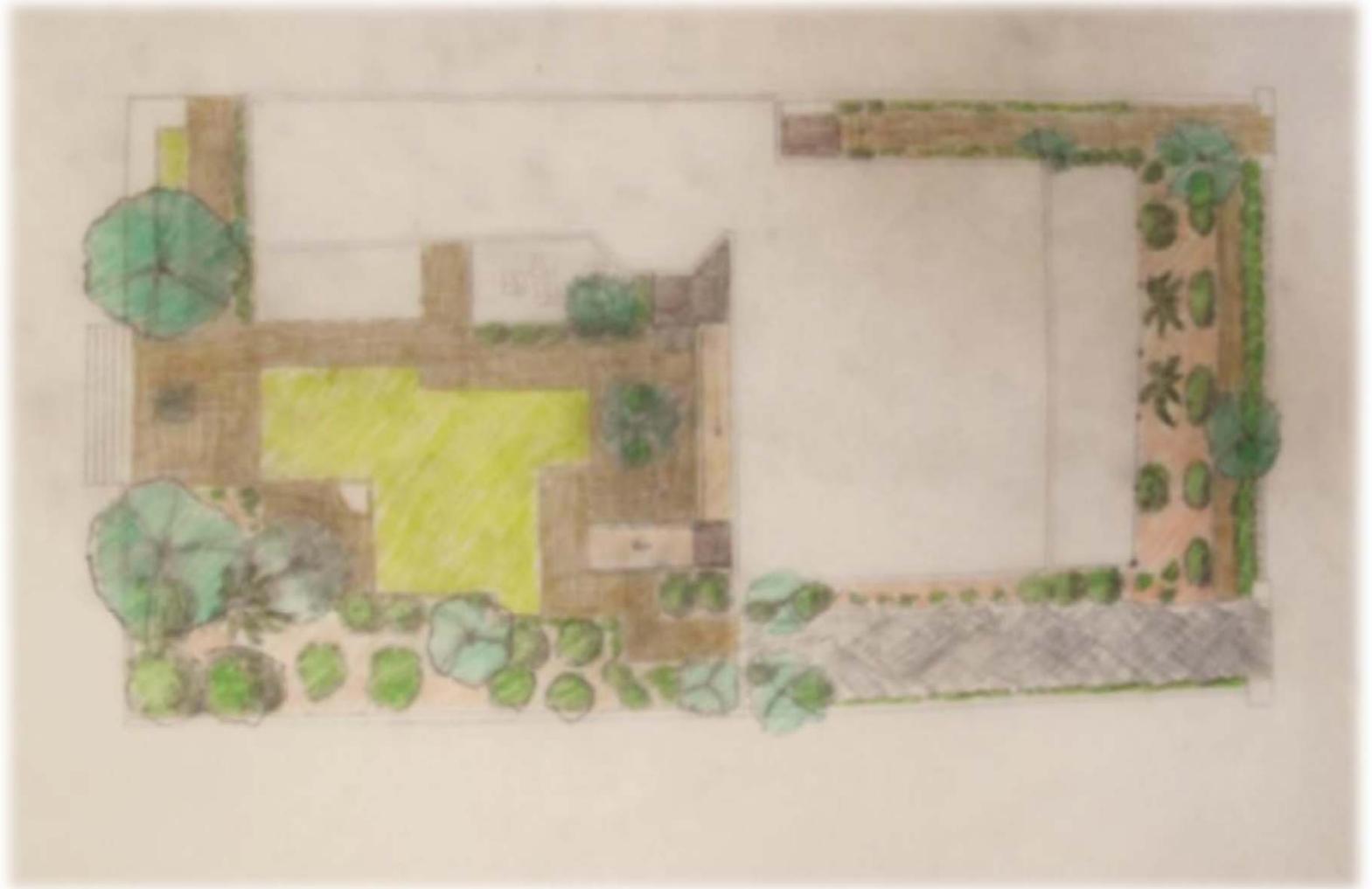
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- **other suggestions**
  - remove back exterior stairs (no longer necessary since structure is not residential)
  - create a 'bridge' from the second floor of 65 Coming to 12 Bull
  - furniture
  - collapsible drafting tables that can be stored along wall in large classroom spaces when not in use
  - oval tables and can be pulled apart and used as separate desks (like the tables in Simons 415.)



# Detail Designs

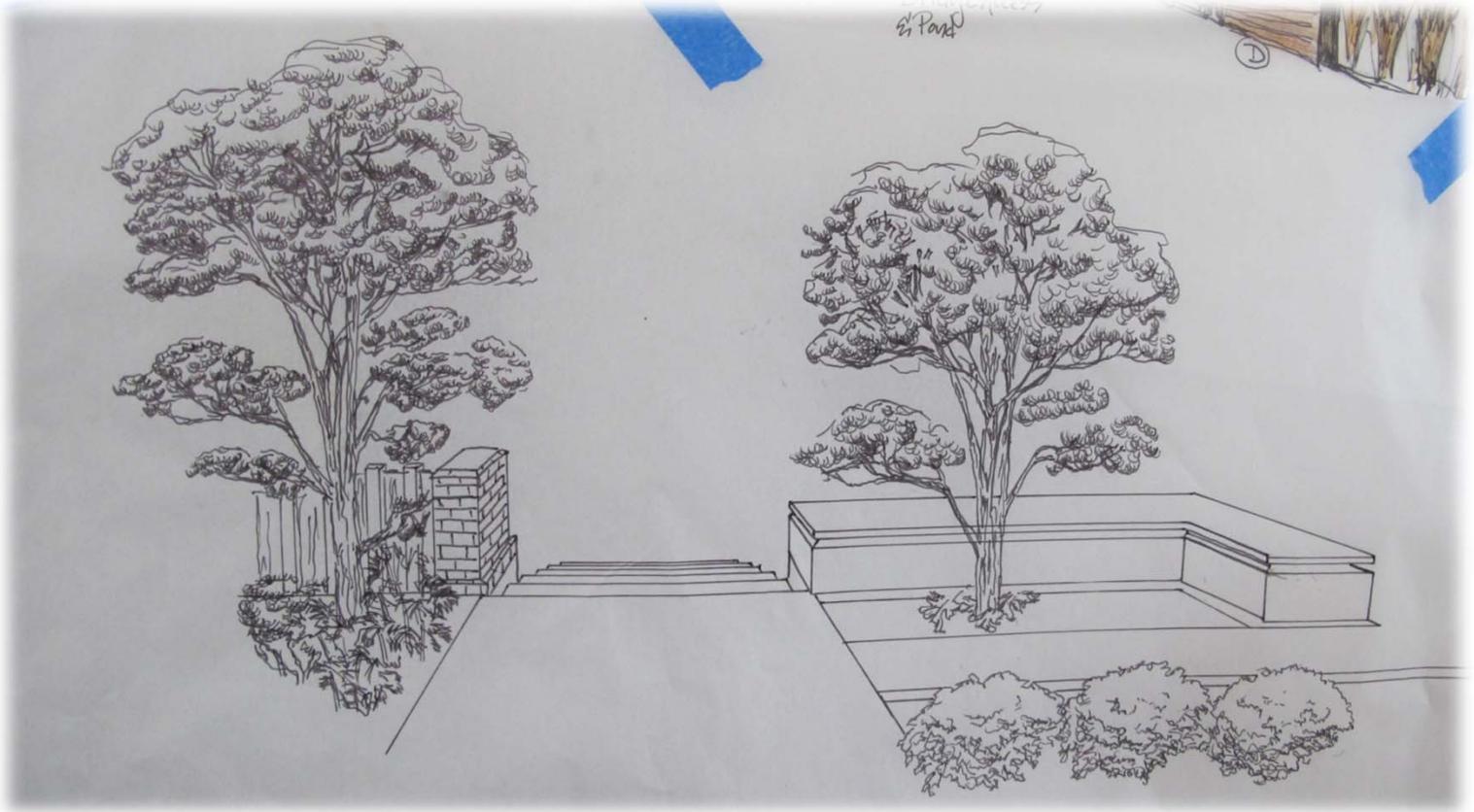
- Jase Geiger – 12 Bull Street
- Josh Spencer – New Outdoor Classroom
- Bridges Williams – Greenhouse for Urban Agriculture
- Meredith Massey – Café behind Blacklock House
- Sarah Fudge – Open Space Development on Coming Street

# Jase Geiger – 12 Bull Street



## Jase Geiger – 12 BULL STREET – Narrative

- The building at 12 Bull Street is of historical importance, and from a design and architectural standpoint, very little changes if any need be made to the structure itself. However, in my design plans I have noted the original marble stairs from the 1850's is still existent under the current handy-capped access ramp leading into the front door. Thus, to expose the grandeur of the marble material and highlight the original stair case, the location of the handy-capped access has been moved in my design. If the ramp is removed from the front, and relocated coming out of the back door emptying out into the yard, it exposes the original stairs and increase's the aesthetics to the front of the building. The wooden ramp currently in place and in use is not very aesthetically pleasing at all. In addition to changing the access points, there are some major changes that need to be made to the back fence line to help expand the area of 12 Bull Street into the adjacent areas. The back wall, currently a wooden fence with brick pillars, isn't the most attractive thing and blocks vision from 12 Bull Street to the library and the bell tower area. To fix this, my design calls for the whole entire back wall be dropped down to a three foot tall seating wall by three feet wide. Allowing people form either side to sit comfortably, but playing on the elevation change into the property directly behind Bull Street and the new seating wall, which has a three feet elevation change.





# Jase Geiger - 12 BULL STREET – Narrative

- Meaning on our side at 12 Bull it's a three foot seating wall but coming from the other end it appears as a normal three foot wall. The material should be the same or similar stucco materials of that used on the seating walls out behind the library. This way 12 Bull Street's all brick structure will implement some newer materials shared by its neighboring buildings. The seating wall will come out by the bell tower, and also outline the back of the yard until it becomes flush with the patio. Then the wall will stop short allowing room for recommended stairs, running the length of the brick patio in the back yard. The stairs will allow 12 Bull Street to just flow right into the area behind it, three feet below it, into what's currently the abandoned green houses. A three foot elevation change between properties so maybe 5 or 6 stairs at 6 inch heights. Lastly, the walkway extending from the back of the building will connect across the yard into the back patio. Thus a 5 foot wide walkway will now extend from the back patio under the porch, alongside the fence and A.C. Units, beside the Awesome Project, connecting into the patio. All the current plants and shrubs will remain as they are, with a possible addition of some fruit trees to fill in some of the large empty spaces left between the shrubs that are already there.

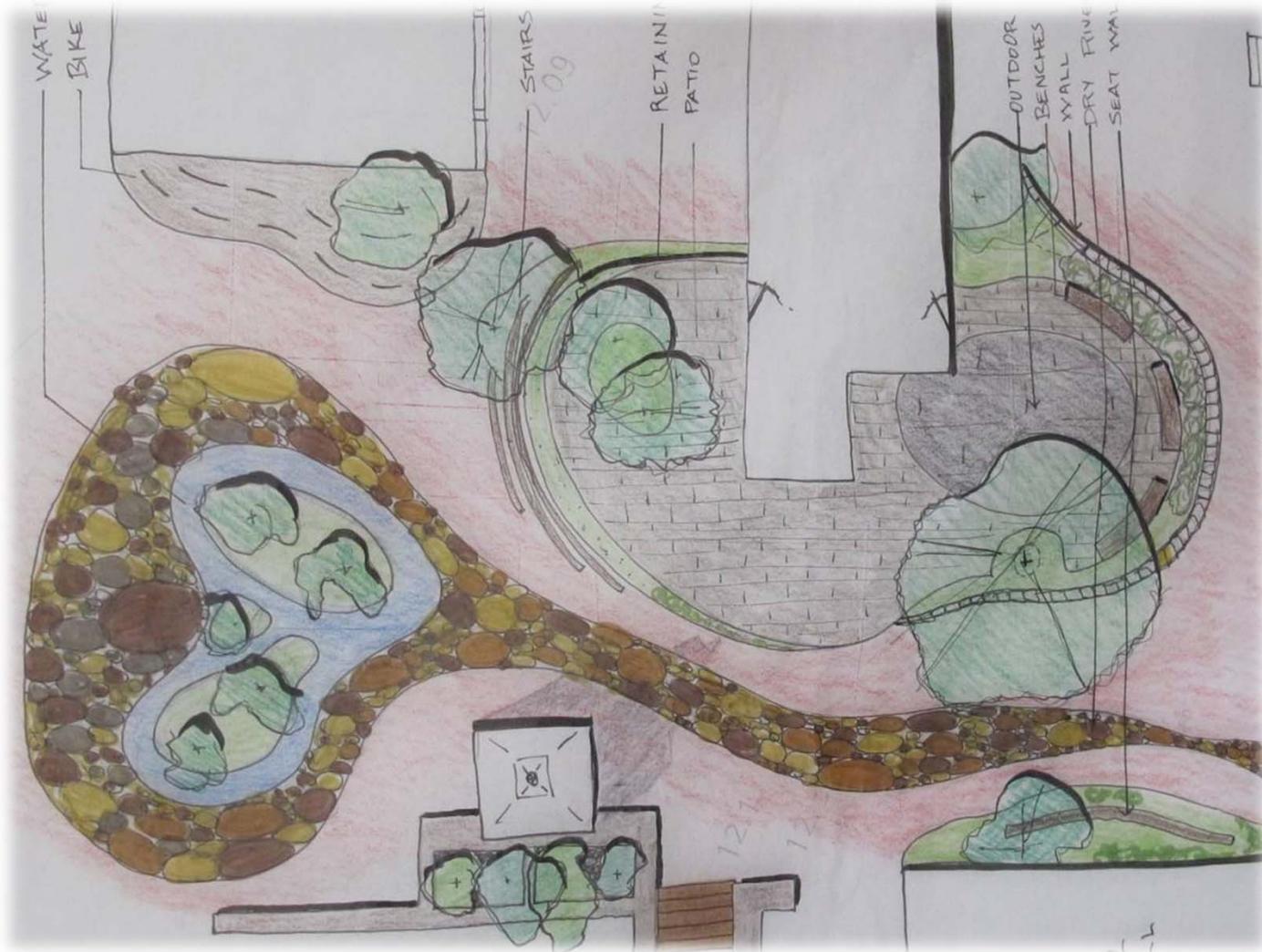




## JASE GEIGER – 12 BULL STREET – Narrative

- My design allows for versatility of movement, because all the access points would now be connected. With the addition of the seating wall and the stairs, people can choose to enter the backyard through one of two ways now, allowing access both towards the bell tower and library, and to the green house area. The seating wall seems almost obvious, because not only have we removed a crappy looking wall into one that doesn't block vision of the surrounding buildings, and we've now added a place to perch.

# Josh Spencer – New Outdoor Classroom



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- The outdoor classroom design is meant to incorporate an underutilized area of campus situated at the corner of Bull and Coming St. The overall feel of the space is meant to invite and engage students and faculty. The space is large and currently used as a walking path from Bull and Coming to the adjacent Library Square. The new design opens the space up to the Greenhouse space behind 12 Bull, the area behind the “Soon to be renovated Historic Preservation Bld.” on Coming and the Library Courtyard Square.
  - The focus of the design in this area is the multi-purpose outdoor classroom space. The classroom will be centered in an on-grade stone patio located off the rear side of the Coming St. Building. During renovation, new exit doors will need to be incorporated to access the patio from the interior of the new space. The outdoor classroom will be surrounded by a paling wall for privacy and lined with benches on the interior of the wall for student seating during lecture sessions.



The current layout of the design space has a gradual elevation change of around three feet from Bull St. to the Library. The new design will address this elevation change by bringing the entire patio up to grade and step the patio down utilizing seat walls and traditional steps on the Library side of the patio. The seat walls of the patio will face towards the library and newly designed “Mist Garden”.

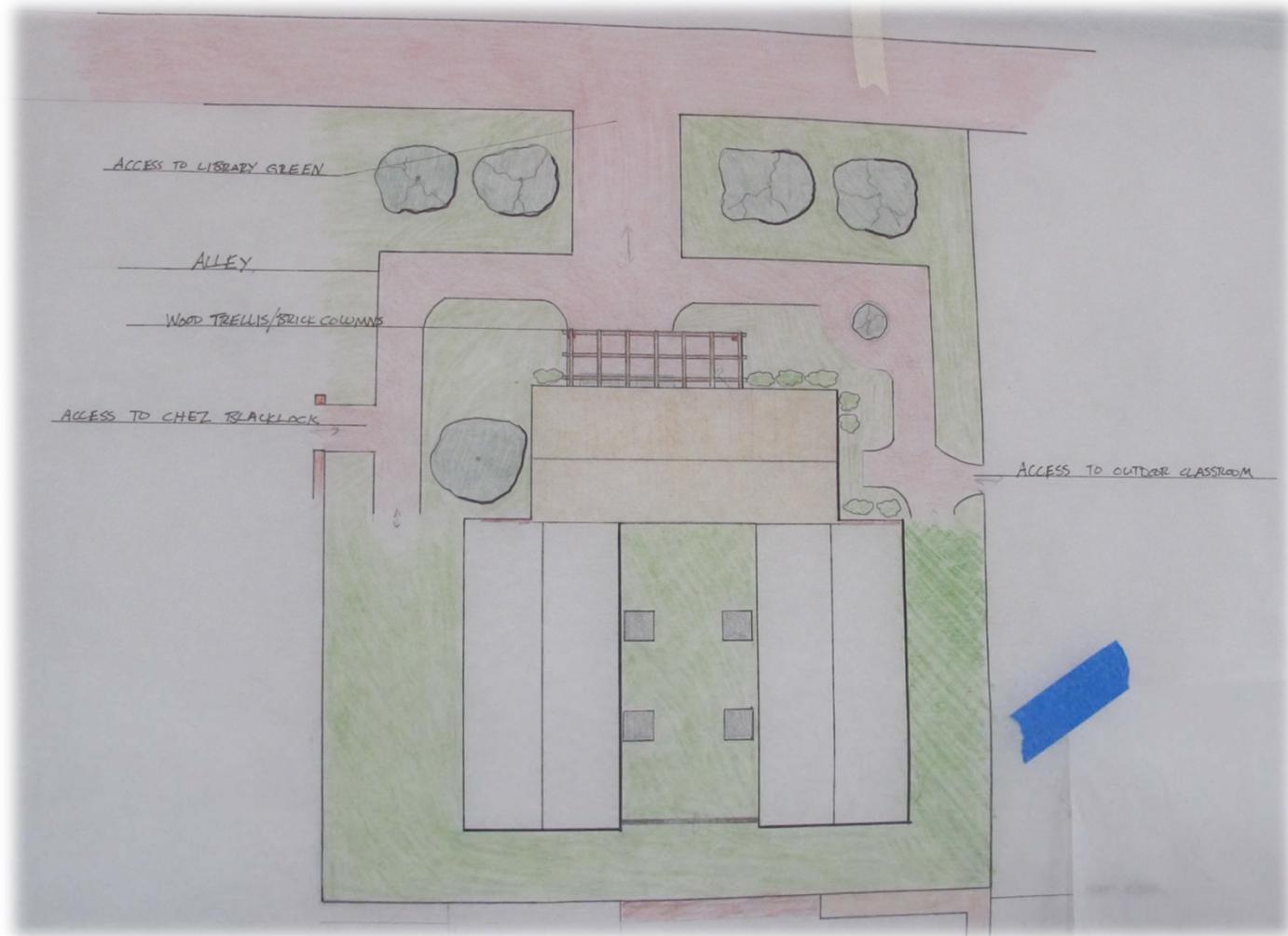
The “Mist Garden” originates from a dry riverbed flowing from Bull St. to the center of the square in front to the existing Bell Tower. The false riverbed serves two purposes. It will firstly slow the bike traffic thru the space by utilizing river rock and pebbles. The river will also be aesthetically pleasing and lead ones eyes to the Mist Garden. The Garden situated at the end of the river, will be an area where students can gather during the summer to cool off. The Garden area will be planted with tropical vegetation and utilize a misting / fog system to both water the plantings and cool off patrons.

The existing area houses multiple bike parking racks. These racks are not extremely pleasing to the eye and take up a lot of usable space. The new design will incorporate architecturally pleasing bike parking situated in a centralized location. The new racks will be polished stainless steel artist pieces. Hopefully, the improved design will encourage bike use in the area.



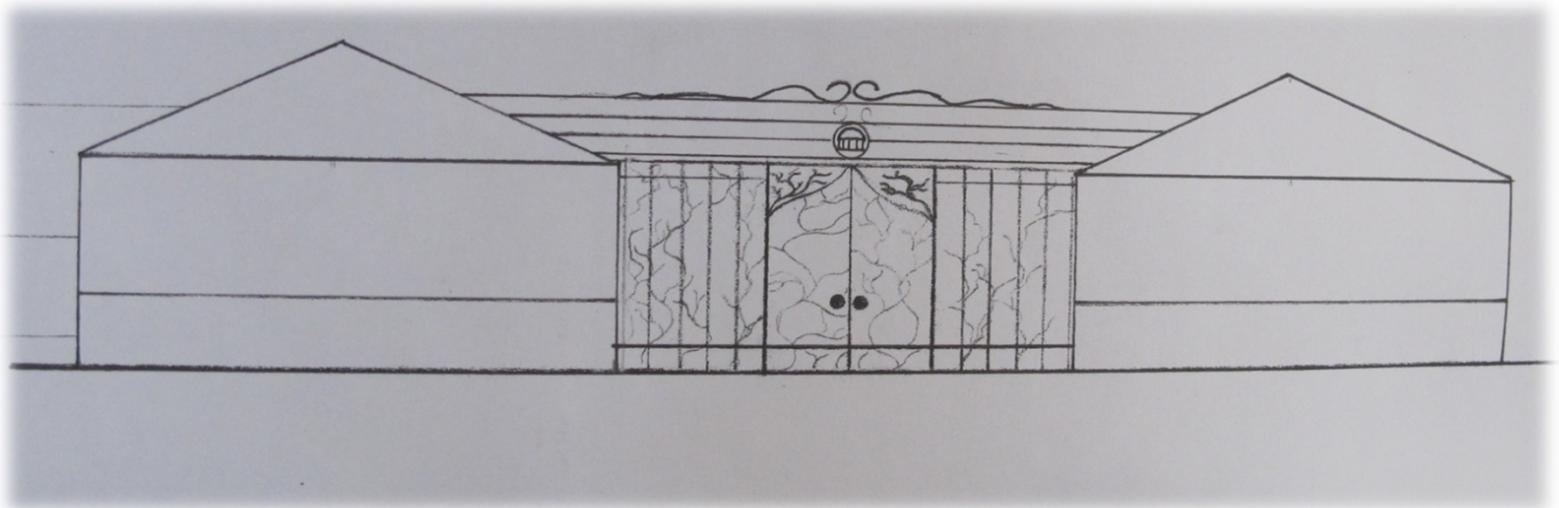
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- The planting areas scattered around the design parameters will be planted with tropical vegetation and trees. The use of palm trees, bamboo, bird of paradise and begonias will help to create an inviting tropical mood.
  - In conclusion, the space is meant to invite students to occupy this great outdoor space. The new patio will hopefully tie the new space into the existing Historic Preservation area at 12 Bull St. The new area will have ample seating areas and well as movable patio tables and chairs where students and faculty can have coffee or eat lunch. This area is meant to be exciting and new as well as a testament to the growth of the Historic Preservation Studio.

# Bridges Williams – Greenhouse for Urban Agriculture



# The Greenhouse

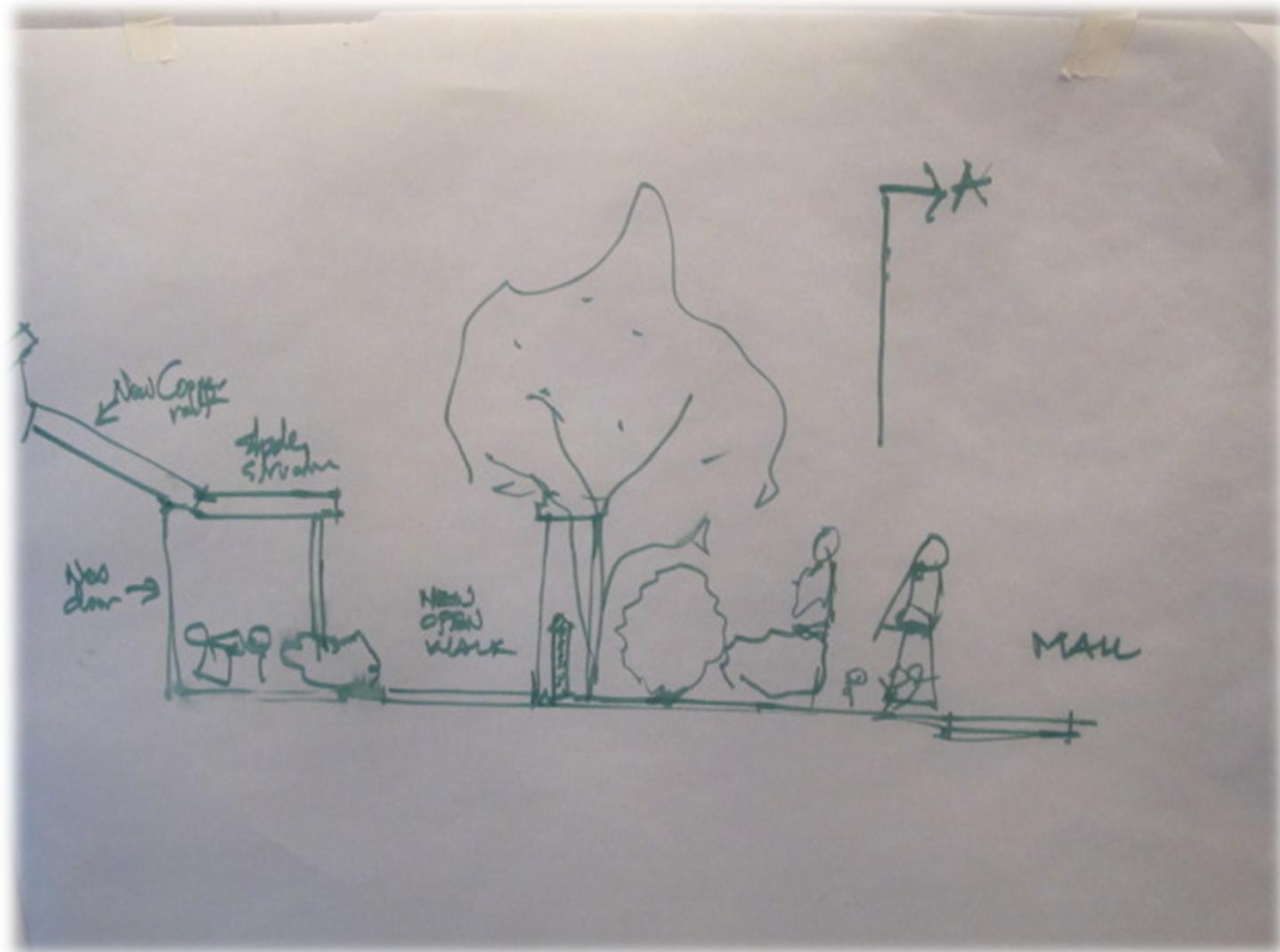
- The backyard of 12 Bull St currently features a fence that blocks access to any other part of the campus. The class is suggesting a lower wall about 3 feet high with a gate leading to the greenhouses, along with a path connecting to the already existing walkway along the right side of the building. This move alone would open up the campus for a much more welcomed feel. This proposed walkway would also serve as an easy access point to the new handicapped ramp. The gate leading to the greenhouses brings us to the next point of discussion in the revitalization of this area.
- The greenhouses lie about 2.5-3 feet below the backyard of 12 Bull. This elevation change calls for a few steps from the gate leading down from the backyard to the greenhouse area. The abandoned greenhouses and dirt pathways are a sad sight, especially for revisiting graduates and faculty.



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- Another eye sore to this property are the four AC units that are situated on the outside of the pathway. This calls for people having to walk around them while visiting the site. The HPCP class has proposed completely revitalizing this area with grassy walkways, relocation of the AC units, and a makeover to the façade. First the AC units would be moved to the inside space between the two greenhouses. This area would be shielded off by a decorative wrought iron gate with vines intertwining all the way to the top. The next step would be to lay grass along the walkways, and actually put the greenhouses to good use. This means filling it with plants, fruits, vegetables, anything to make it more appealing. The HPCP department could get help from the biology and agriculture departments, the botanists in particular. The next challenge is the façade. Currently this building looks like a storage unit, which is more or less its purpose at this time. The change proposed is to add a friendly trellis over the entry way, and change the plain existing door with one that is homier. A Dutch door would be appropriate here to let in natural air to the inside.

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- Another element to this area that could use attention is the existing fencing that closes off the greenhouses. The HPCP class proposes we completely do away with the fence, revealing the smaller ally way as a means of transportation throughout the entire site. Removing this fence would open up the area and show off the new greenhouse façade. One possible destination of this ally would be a proposed tea house/ coffee shop behind the Blacklock House. This area would feature shaded seating with a water piece in the middle. This would be a more natural alternative to studying than the outdoor table and chairs set-up behind Addlestone.
  - The other areas of improvement to this site rely on whether or not the HPCP department acquires the 65 Coming House. If this were to happen the walkways leading up to and around this building would be examined in relation to 12 Bull. An outdoor classroom along with a seating wall and benches would liven the area up and hopefully get kids excited about class with a refreshing change of pace.

# Alley section



# Meredith Massey – Café behind Blacklock House





# Chez Blacklock

- The areas that I worked on new design ideas for consisted of the back of the Blacklock House as well as the Blacklock House's carriage house and courtyard that now functions as President Benson's personal guest house. Starting with the backyard of the Blacklock house, we wanted to make it more accessible so that in the future the Alumni Association would be able to use their yard for outdoor functions and parties. There is already a preexisting gate and access into the yard from the Library Green. There just needs to be a little work done to remove the small trees and bushes that have grown up in the bedding. Once that is taken care of bricking the area from the gate and stairs through the current bedding to where the yard starts will be much more appealing. Since the stairs and gate are about nine feet wide and already separated by a handrail, it is plenty wide to add a handicap accessible ramp that will curve to the right of the gate.





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- The area behind President Benson's guest house is a little more of an undertaking. We would first like to repurpose the carriage house from guest house to a twenty-four hour study area for students. The downstairs porch area that now serves as a laundry area could be a service area for a little coffee and tea shop. Behind the carriage house, in the courtyard area, it is already very quaint and would serve perfectly as a café area with small tables and chairs. We would also like to take out the shed that is currently on the right of the exit and turn it into a small water wall. To have some extra shade, planting trees in the courtyard could serve as canopy shade. We would also like to add a seat wall around the back left corner of the courtyard to complement the curvature of a large tree. Taking the gate out and opening up the courtyard to the area behind the library would make it more accessible to students. This area leading up to the green needs a lot of work as well. Currently it is a little over grown and the winding path to the brick needs to be more defined.
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Chez BlackLock

- a) New Patio Dining Area
- b) New Alley
- c) Pond
- d) Bridge Access



Patio Area  
Bridge Access  
Pond

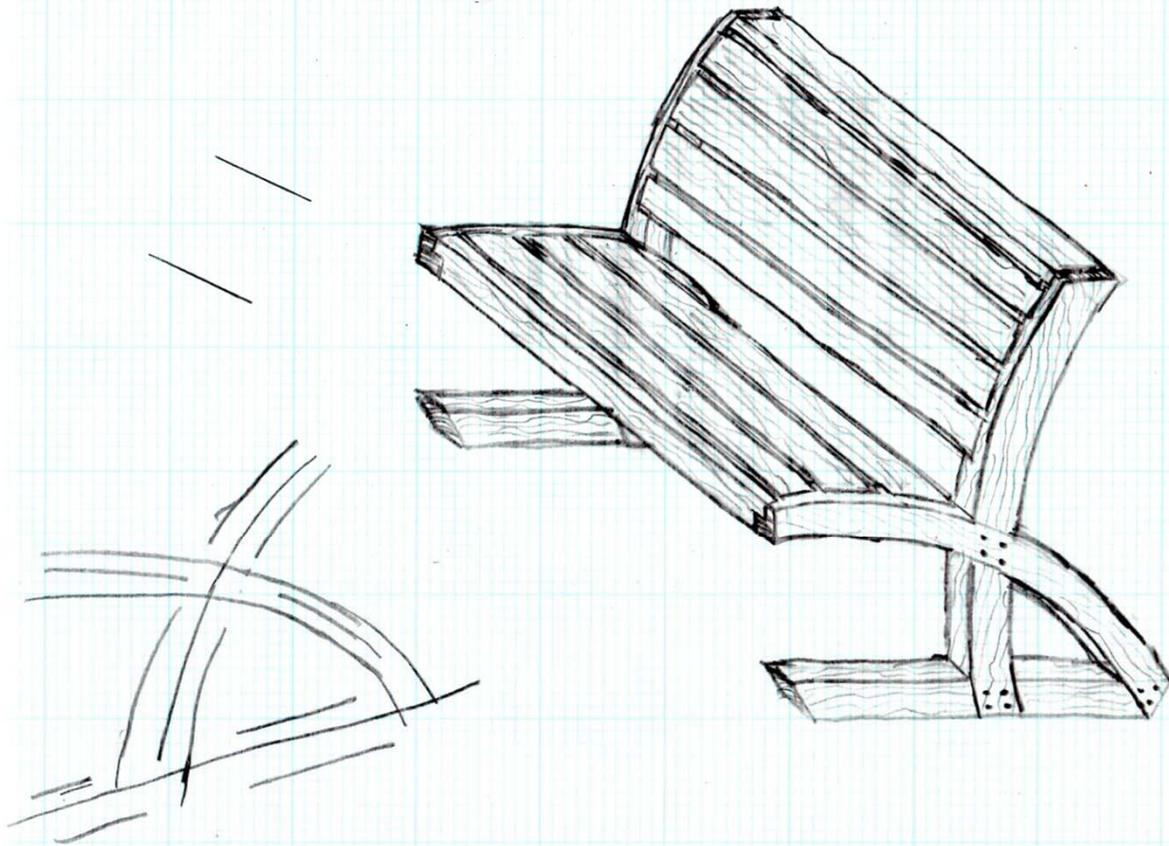
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- A lot of the plant life found on the left of the path would be found in marshy areas and to acknowledge that, we thought a small, organic pond would be appropriate here. We would make the walkway from the Library Green to the courtyard more interesting by adding a whimsical bridge to take you safely over the pond to the rest of the path. When facing the green, the one area that has not been addressed is on the right. This is the area that lies next to the greenhouse project. We would first like to have the area in front of the greenhouse to serve as a little alley to Chez Blacklock. This opening is already here however, there is an unattractive wooden fence in between the brick columns that we would like to tear down and convert to a brick seat wall. This seat wall would extend out from the fence towards the pond in an "L" shape. The area that would be defined by the seat wall would be another outdoor space for the coffee shop/café proposed for the carriage house. This area would be a small patio space that would be bricked and also have small café tables and chairs. However, instead of tree canopies for shade, we would have a couple of the tables have colorful umbrellas to provide coverage but some of the areas could also be exposed to the sun. Our overall goal for this project is for one to make the area more accessible to everyone on campus. We also want these spaces to be utilized fully, we are constantly talking about the lack of space that our campus has to grow but it is because the college is not using the spaces that it does have to the fullest potential. We want some of the newer parts of campus to still feel like the old part and creating little alley ways and making a more interesting landscape would cater to that.



# Miscellaneous Details



# Bench Concept



# The Area

