



# CITY OF CHARLESTON BOARD OF ARCHITECTURAL REVIEW – LARGE

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## PUBLIC COMMENT JANUARY 11, 2023

A meeting of the Board of Architectural Review – Large (BAR-L) will be held on **Wednesday, January 11, 2023 at 4:30 p.m.** in the **Public Meeting Room, First Floor, 2 George Street.**

The following written comments will be provided to the board members 24 hours in advance of the meeting. The comments will also be acknowledged into the record and summarized. The public is encouraged to attend the meeting in person to speak in order for comments to be fully heard.

Application information will be available at [www.charleston-sc.gov/bar](http://www.charleston-sc.gov/bar) in advance of the meeting. Please check the website on the meeting date to view any withdrawn or deferred agenda items.

For additional information, please contact:

**DEPARTMENT OF PLANNING, PRESERVATION & SUSTAINABILITY**  
**2 George Street, Suite 3100 Charleston, SC 29401 | 843-724-3781**

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The following applications will be considered:

### APPLICATIONS

**2. 3380 ASHLEY RIVER ROAD (DRAYTON HALL – MISS SALLY’S COTTAGE)**

**TMS # 359-00-00-012 | BAR2023-001001**

**Not Rated | N/A | c. 1985 | Landmark Overlay District**

Request in-fill of rear porch at c. 1985 residence.

Owner: National Register for Historic Places

Applicant: Glenn Keyes Architects

**No Comments Received**

**3. 295 CALHOUN STREET**

**TMS # 457-02-02-001 | BAR2021-000480**

**Harleston Village | Height District 7 | Old City District**

Request conceptual approval for new construction of seven-story mixed-use development.

Owner: SE Calhoun, LLC

Applicant: Davis Carter Scott / DCS Design

**Twenty-two (22) Comments Received:**

- **Kathryn Cox, 59 A Barre Street, Charleston, SC:**  
**Submitted Jan 8, 2023 2:53PM**

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Project is far too big, out of proportion to residential area ...unchanged in scope..  
too much traffic, dwarfs character of neighborhood. Totally inappropriate..  
developer on interested in money!

- **Judy Bleecker, 80 Halsey Blvd., Charleston, SC:**  
***Submitted Jan 10, 2023 9:57AM***

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My Halsey Park neighborhood has watched with interest and concern since the first presentation of the 295 Calhoun project. We have met in groups and privately with Mr. Mills and his associates. We want him to be successful. He feels he has complied with all our requests, yet the apartment building is essentially the same structure presented 2 years ago. He calls the BAR, Historical Society and Preservation Society unfair and prejudiced and yet they have successfully lead the effort to preserve and develop Charleston for 100 years. Mr Mills may succeed in forcing his vision of Charleston on us. If as he says, he has complied with all the rules, the rules need to be changed and strengthened in favor of Charleston not the developers. Mr. Mills' building proposal is not appropriate for my neighborhood and not a beautiful structure to mark an entrance to the city.

- **David Wertz, 76B Halsey Blvd., Charleston, SC:**  
***Submitted Jan 10, 2023 10:53AM***

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We live in Halsey Park, directly across Halsey Blvd from the proposed project. I realize a building of some sort is inevitable, but the size and scope of the project is too large for a gateway to our city. As a neighbor, a dedicated Charleston resident, and someone who cares deeply about maintaining a high quality of life for folks that live here, I respectfully register vehement opposition to the current design. Thank you.

- **Jennifer Davis, 5 Maiden Lane, Charleston, SC:**  
***Submitted Jan 10, 2023 10:54AM***

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The barely altered design of 295 Calhoun Street that is being presented to the BAR remains entirely unsuitable for Charleston. I hope the BAR will remain firm with their denial of this design.

- **Woody Rash, 23 State St.:**  
***Submitted Jan 10, 2023 10:57AM***

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The scale and mass still seem highly inappropriate and the impact on the City and the adjoining neighborhood will be long lasting. The vernacular chosen in design is off putting and does nothing to enhance the livability of those adjacent residents. Just another blocky project with no redeeming architectural merit. Our City deserves better.

- **Craig Coit, 129 Queen St., Charleston, SC:**  
***Submitted Jan 10, 2023 11:00AM***

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To me the abuse of process is a serious issue. DMS Construction should be fined and otherwise penalized for resubmitting plans that are demonstrably out of bounds. Wasting public resources. Truly a travesty

- **Jack Handegan III, Montagu St., Harleston Village:**  
***Submitted Jan 10, 2023 11:02AM***

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New proposal is almost identical to the eye. Stil not in keeper with Harleston village, please hold strong with the vision for city and deny this design

- **Ryan Glushkoff, 127 Ashley Avenue:**  
***Submitted Jan 10, 2023 11:08AM***

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That part of Calhoun Street is the entrance to Charleston from James Island and West Ashley, and as such, buildings in that area should be of a standard commensurate with that location. This building is blockish and ugly. It looks like its been designed to optimize for one variable only and that's the applicant's bottom line. Also, as a property owner in the area, we have asked for parking plans to ensure that there is enough coverage for the proposed tenancy. We have not received these plans which implies that the applicant is using hope as a strategy. I would like to see a better design and a realistic plan for parking before endorsing the project.

- **Marie Turner, 59 Barre Street:**  
***Submitted Jan 10, 2023 11:09AM***

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My husband and I have lived in Halsey Park since 2018 when our home was constructed. We are completely against the developers current plans for 295 Calhoun. The project has been rightfully rejected in the past based on inappropriate height, scale, mass, and architectural direction, and this iteration remains the same as before. One would expect that developers should know that being denied by the BAR requires them to go back to the drawing board. But despite the developer's claim to have made "significant changes" to the plans, he is yet AGAIN submitting essentially the same design. This is irresponsible, and further demonstrates the developer's sense of entitlement. We appreciate and stand firmly behind the authority of the BAR to hold its ground and demand excellence for new buildings that will define Charleston in the manner to which it rightfully deserves. This building will define a gateway entrance to downtown Charleston; please hold fast to protecting Charleston's charm and do not approve this plan.

- **Leslie Turner, 76 Halsey Blvd.:**  
***Submitted Jan 10, 2023 11:10AM***

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The 295 Calhoun design submitted for this meeting is largely unchanged from the past designs, which have all been rejected by the BAR three times. The developer's vision lacks creativity, and he has not substantively incorporated any of the BAR Board and staff suggestions promulgated over the past two years. The design is horribly unattractive, the proposed building materials are inferior, and the entire project lacks sensitivity to the adjacent historic Harleston Village. The Governor Thomas Bennett House, listed on the National Register, is less than a block away. This location is on a gateway into the city, and as such the building should be representative of the quality and beauty showcased elsewhere in Charleston. Charleston deserves better. I would like to specifically counter a statement the developer continually makes, and that is that the adjacent neighborhood of Halsey Park is definitely NOT in favor of this project in its current iteration. A few people in Halsey Park sent a letter of support two years ago, and have been silent since then. That letter was not from all residents of Halsey Park, and was not voted nor approved by the majority of residents of Halsey Park. I am a resident of Halsey Park, and I can emphatically state that a number of Halsey Park residents are vehemently opposed to the developer's proposed design. The developer's attitude has also shifted over the past two years to be more of a "bully". He no longer is interested in working with the city or neighboring residents to produce a

magnificent building. His design team keeps re-submitting the same design, with small tweaks. It is a wasted opportunity - he has the ability to create a superb and refined building, but instead has chosen to present a substandard design with inferior quality finishes. Charleston deserves better. I urge the BAR to reject this proposal. Again.

- **Jan Roosenburg, 32 Prioleau Street, Charleston, SC:**  
***Submitted Jan 10, 2023 11:14AM***

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The latest iteration proposed still has absolutely no sense of belonging in historic Charleston. It is very disappointing how this developer obviously is not interested in fitting in but just wants to put a lower cost building down with zero character. Please reject the application and tell the team not to waste your time.

- **Harleston Village Association, 70 Bull Street:**  
***Submitted Jan 10, 2023 11:26AM***

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HARLESTON VILLAGE ASSOCIATION 10 January 2023 City of Charleston Board of Architectural Review-Large 2 George Street, Third Floor Charleston, SC 29401 RE: 295 Calhoun Street Dear Members of BAR-L, Harleston Village Association regrets that holiday travels to mark the season celebrations with our families and the holiday season itself have affected our ability to gather comments from our members on the most recent application for conceptual approval of the large apartment complex proposed for 295 Calhoun Street and summarize them in manner that would be helpful to you, the applicant, and our city. We find ourselves where we have been on four previous occasions with a large parcel in our neighborhood recently rezoned, unfortunately in our opinion, to permit a building that is height, scale, and mass is wildly out of scale with our neighborhood. We respectfully submit that we retain our faith in the Board of Architectural Review and the processes which have served Charleston well since they were instituted eight decades ago and in the wisdom of this board to achieve for the city a design for this site that is responsive to the architectural forms and expressions for which the city is respected and celebrated. In closing, we note that in an Op-Ed Commentary that appeared in this morning's Post and Courier (January 10, 2023), Mr. Victor Mills of Southeastern Real Estate Group wrote that prior submissions of his firm's proposal for 295 Calhoun Street had received "recommendations for approval" from "the two neighborhood associations most impacted by our project." In four earlier letters to this board, Harleston Village Association expressed deep concern about the height, scale and mass of all previous submissions, expressed soft preference for a plan that is not before you now, and offered recommendations on ways the building could be made more amenable to the scale and character of our neighborhood. All four of our letters expressed concern, not approval. We note, with regret, that the submission you will review on January 11 reflects none of our earlier recommendations. Sincerely, Harleston Village Zoning and Planning Committee

- **Michelle Davidson, 99 WestEdge St., 429, Charleston:**  
***Submitted Jan 10, 2023 11:27AM***

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I'm glad this is being fought against. Charleston has a deep history and people live and visit here for that reason. At some point with all of this development the city will succumb to the fate of most "growing" cities. They are over built and they all look alike. Is there a way to put quality of live a bit ahead of profit? Or at the least find a common ground. Progress is good but be careful not to let greed overshadow everything.

- **James Ewing, 75 Ashley Ave., Charleston:**  
***Submitted Jan 10, 2023 11:33AM***

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While the current proposal is a real improvement over the prior proposals with regard to massing, I am still writing against it based on its Calhoun St frontage and the continued imposing visibility of the top stories from Halsey Blvd. The Halsey facade has moved the most in the correct direction, with better massing and articulation, and if the higher stories (above 4, which is the height of surrounding Harleston Village) were fully cloaked by the smaller, more articulated facades on Halsey Blvd, I would probably drop my objection. As a Harleston Village neighbor, I would like this building not to impose on the low-rise, historic, residential district it would become a part of. The Calhoun St elevation remains the larger problem. The viewshed from the west is still heavily obstructed by the maximum height so close to the street. Both MUSC Children's Hospital and Roper Hospital's facades are set well back from the street, and the highest stories at 295 should mirror Roper's setback. I have no objections to a 1 or 2 story facade approaching the sidewalk and street, but the majority of the mass should work to preserve the viewshed and light along Calhoun St. This building would be much more reflective of and respectful to its neighbors if it took a "high spine" approach, saving the highest elevations for the center of the building - set back from Calhoun St and invisible to Halsey Blvd. This will be tough to achieve if the developer continues to insist on "Texas Donut" central parking, but other parking solutions are worthy of consideration to achieve the proper effect here. Thank you for your consideration.

- **Seamus Yarbrough, 28 Mary St.:**  
***Submitted Jan 10, 2023 11:36AM***

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The proposed development is completely inappropriate for the location and more importantly inappropriate for Charleston. Rather than contributing to our city's beauty and charm, this would be a scar on our city in one of the most visible locations. Perhaps this design would work in Atlanta, but if we want to keep Charleston special, we can't let buildings like this destroy the fabric of our downtown. Of particular concern is the developer's apparent strategy of ramming through a horrible building via a war of attrition on our city. This cannot be rewarded, or it will be repeated.

- **Amy Foxhall, PO Box 842, Folly Beach, SC:**  
***Submitted Jan 10, 2023 11:48AM***

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Dear Charleston Board of Architectural Review- Large (BAR-L): Re: 295 Calhoun Project This letter is in support of the proposed project at 295 Calhoun Street. I am writing on behalf of the Board of the Mason Prep Foundation. As you may know, Mason Preparatory School is an independent, non-profit, co-ed school for children

in kindergarten through eighth grade located at 56 Halsey Boulevard. Approximately 300 students attend Mason Prep from all over the Charleston area. The Mason Prep Foundation Board is a group of current and past parents who strive to strengthen Mason Prep's educational experience through philanthropy. The team seeking to develop 295 Calhoun recently met with members of the Mason Prep community. We appreciate their willingness to discuss their ideas and plans for the project as well as their improvements to Long Lake. We found the team to be open to suggestions from our school community, and we are excited for the type of improvements they would like to make to the area. The Mason Prep Foundation supports the proposed project for the following reasons:

- It appears they have put much thought and focus into resolving water drainage issues. Unfortunately, the area around our school is susceptible to flooding. Heavy rains and high tides can cause disruptions to our students and parents. Flooded streets have required Mason Prep to occasionally redirect student pick-up and drop-off. This can cause confusion for many of our students, teachers, and parents. We believe that the proposed drainage solutions at 295 Calhoun could help resolve these issues.
- We appreciate the beautification of the walking path around Long Lake. Mason Prep students are excited when their teachers take the opportunity to use Long Lake as an outdoor classroom of sorts. Teachers have led students to identify fish, birds, insects, plant life, and much more, all from the natural beauty on Halsey Boulevard. The development plans for improved pathways and thoughtful landscaping on Halsey Boulevard will protect this natural beauty while allowing for more of its enjoyment by our students.
- One of Mason Prep's top priorities is the safety of its students. The development team has agreed to work with Mason Prep to maximize the safety and benefit to our school. The redesign of the park, along with Mason Prep's input, will provide a safer amenity to our students.
- We believe a mixed-use development with ample on-site parking is the best use of the property. The development team has taken parking needs of the building's tenants and visitors into consideration to ensure that spillover parking does not impact our students, parents, or teachers. A mixed-use development is preferable to a stand-alone parking garage or office building. Thank you for your time and consideration. We are hopeful that you can see the benefits of the proposed development at 295 Calhoun to our school and neighborhood. Please feel free to contact me should you have any questions or concerns. Sincerely, Amy Foxhall Mason Prep Foundation Co-Chair

- **Susan Lyons, 7 Gadsden Street:**  
***Submitted Jan 10, 2023 11:53AM***

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I live nearby this proposed project in Harleston Village and I emphatically oppose this design. It overpowers the neighborhood and in no way reflects the character of our area. Its size and scale will again create more flooding challenges here — already the most vulnerable part of the Peninsula. It makes no sense to continue developing these enormous buildings here in light of sea level rise and land subsidence. Please deny the application.

- **Farley Clark, 136 Enclave Court Williamsburg VA:**  
***Submitted Jan 10, 2023 11:18AM***

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The design aspect continues to be lacking in a signature of what typifies the character of Charleston. There is nothing positive about the proposed building. As a Charlestonian and former resident, I urge you to send the developer back to the drawing board. Actually, denying the request is a better choice. It appears they are wasting everyone's time.

- **Tom Dion, 56 Halsey Blvd., Charleston, SC:**  
***Submitted Jan 10, 2023 11:04AM***

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From: Mason Preparatory School Board of Trustees To: Charleston Board of Architectural Review – Large (BAR-L) Subject: 295 Calhoun Project This letter is to inform the BAR – L of our support of the 295 Calhoun Project. I have met with the developers, reviewed their design solution, and believe their commitment to quality would be a benefit to Charleston's distinctive charm. The zoning for this site allows for a 7-story mixed-use building and meets the BAR principles guiding new construction in downtown's historic district including:

- An attractive design with private balconies, elevated pool, and penthouse units set back from the edge of the building.
- The Halsey Blvd. side is particularly appropriate for the street we share, and the 4 story elements will provide a townhome feel.

The Board is working towards making facility safety enhancements within the confines of the school, and we appreciate the development team's invitation to participate in the proposed improvements around Long Lake.

- The redesign of the park, with our input, will provide a safer amenity to our school.
- The proposed drainage improvements address our long-time flooding issues.
- The benefit of a mixed-use project provides ample on-site parking and is preferred compared to an office building or free-standing parking garage.

In summary, we are in support of this project, and appreciate the development team's agreement to maximize the safety of our community. Respectfully, Tom Dion CHAIRMAN BOARD OF TRUSTEES MASON PREPARATORY SCHOOL

- **Mason Preparatory School: From Tom Dion**  
***Submitted by email Jan 10, 2023 10:58 AM***

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See attached letter

- **Mason Prep Foundation: From Amy Foxhall**  
***Submitted by email Jan 10, 2023 11:08 AM***

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See attached letter

- **Harleston Village Association:**  
***Submitted by email Jan 10, 2023 12:04 PM***

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See attached letter

#### 4. 15 RADCLIFFE STREET

**TMS # 460-16-02-033 | BAR2022-000879**

**Category 4 | Radcliffeborough | c. 1890 - 1905 | Old and Historic District**

Request final approval for the relocation of the residence at 15 Radcliffe Street to 120 Saint Philip Street.

Owner: 15 Radcliffe Street LLC

Applicant: Joe Schmidt / Evans & Schimdt Architects

**NOTE: The Board will convene at this address on Tuesday, January 10, 2023, at 4:30 p.m. for a site visit.**

#### **Eight (8) Comments Received:**

- **Julie Skinner, 18 Radcliffe Street:  
Submitted Jan 7, 2023 3:10PM**

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I 100% oppose the relocation of 15 Radcliffe Street. This is a historic African American residence built by a religious leader, Rev. Henry Bennett, for his family. This property should be restored where it exists with proper acknowledgment of the history. The current owner has stated to me that he does not have intentions to restore the property if his request for relocation is not approved. Therefore, he implied that he will allow the structure to fall further into disrepair if he does not get his way. The owner of 15 Radcliffe Street is a developer with full intentions of building a 5 story structure that will accommodate 350 cars if he successfully relocates 15 Radcliffe. The removal of a historic home, to accommodate the owner/developers plans to build a 5 story monstrosity in its place, is the antithesis of preservation and is the ONLY reason the request for relocation has been made. I, along with many others, are counting on the members of the BAR to remain loyal to the principles the BAR was created on. The request for the relocation of 15 Radcliffe Street also sets a very bad precedent if approved. Example..if the owner is granted permission to relocate the structure for No reason whatsoever, I will expect the same permission granted to me if I were to submit such an outlandish request to relocate my c. 1830 home for the simple reason of not wanting to live next door to a 350 car parking facility. I implore all members of the BAR to fully deny the relocation of 15 Radcliffe Street. Please save the beautiful home of Rev. Henry Bennett in its original location and allow it to have the recognition it deserves. Also, please deeply consider the long term repercussions on the neighbors who will be directly impacted by the construction of a 350 car facility once 15 Radcliffe Street becomes vacant, if approved. My home and family will be directly impacted based on your decision. Sincerely, Julie Skinner

- **Samantha Morrison, 8 Perry Street:  
Submitted Jan 9, 2023 5:31PM**

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No, no, just no. Please stop removing historic buildings for more obtrusive buildings! The owner is solely interested in making money and it degrades the neighborhood. I lived in this neighborhood for years as a student and a parking garage will bring too much traffic and safety issues to what should be a quaint, family friendly neighborhood. Please take into consideration the neighbors, their safety, the overall historic aesthetic, and the principles of the BAR. The BAR is the entire reason why Charleston still looks the way it does and why tourists flock here in the millions each year. They certainly aren't taking photos of our gorgeous parking garages... If we allow Rev. Henry Bennett's home to be moved, what's next?! If the



BAR removes historic buildings, we just should remove the BAR altogether! Please save the beautiful home of Rev. Henry Bennett in its original location.

- **Randy Sitton, 209 Waterfront Park Drive, Summerville, SC:**  
***Submitted Jan 10, 2023 7:57AM***

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The house at 15 Radcliffe Street must be preserved. The plethora of new apartment buildings, hotels, new student housing, other new development, and parking garages to accommodate them has taken over midtown and the upper peninsula. Literally. Charleston is quickly becoming just another tourist stopover instead of the historic and charming city it used to be, especially north of Calhoun. If these developers (from which state, I wonder) get their way, this lovely house will be replaced by yet another parking garage! I ardently urge the BAR to please fully reject this newly-proposed blight on an historically important house in a neighborhood of equally important homes.

- **Annie Sitton, 7 Radcliffe Place, Charleston, SC:**  
***Submitted Jan 10, 2023 10:22AM***

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I am in favor of keeping the house in its present location and preserving it, and preserving the opportunity to rebuild a residential street that complements this historic Queen Ann. I have lived in Charleston going on 19 years. In that time, I have seen some great changes and some that are not. I have never seen such a great opportunity to do so many wonderful and beneficial things to improve the entire community, add to the charm and show off our rich history as preserving and keeping the Queen Ann at 15 Radcliffe Street in its present location. This location used to be a residential street, with several homes, that served an entire community of immigrants from many different counties. The Queen Ann was built during that time by Rev. Henry W.B Bennet, an African American religious leader born during the Civil War. This is just a very small part of the history we need to preserve and show off. I believe preserving this house in its present location can act as the corner stone for future development that complements the house and gives new quality life to this corner that is so close to King Street where so many tourists frequent.

- **Harford Igleheart, 4 St. Michael's Alley, Charleston, SC:**  
***Submitted Jan 10, 2023 10:29AM***

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I love that house! Shame on whoever neglected it. It should be left where it is, renovated and occupied.

- **Mason Salisbury, 98 Radcliffe Street, Charleston, SC:**  
***Submitted Jan 10, 2023 10:35AM***

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I oppose the demolition or removal of the house at 15 Radcliffe Street. The beauty and value of Charleston are its houses and their history. Radcliffe Street is a vibrant part of Charleston 's history. Removing or demolishing the house at 15 Radcliffe Street will enrich a few at the expense of our town, it's history, and the many. People do not come to Charleston to see parking garages. It's a disgrace the present owner of 15 Radcliffe Street has let it fall into disrepair. Please do further cheapen Radcliffe Street by approving demolition or removal of the house at Radcliffe Street.

- **Marsha Salisbury, 98 Radcliffe St.:**  
***Submitted Jan 10, 2023 11:55AM***

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I support saving the historic Queen Anne house at 15 Radcliffe St and restoring it at its current site. I also support restoring residential properties adjacent to it. I live at the opposite end of Radcliffe Street. My husband and I help the victims of many different vehicle accidents at the corner of Radcliffe and Rutledge for the past 30 years. This neighborhood of one-way streets and beautiful trees cannot safely accommodate this parking garage. There will be many more accidents in the neighborhood, particularly when bars close.

- **Petition**  
***Submitted by email Jan 10, 2023 11:56 AM***

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See attached

**5. 50 EAST BAY STREET (CAROLINA YACHT CLUB)**

**TMS # 458-13-02-002 | BAR2023-001005**

**Not Rated | Charlestowne | Height District 3 | c. 1992 | Old and Historic District**

Request alterations and addition to the two-story “Boathouse”, a water-side outbuilding at the Carolina Yacht Club.

Owner: Carolina Yacht Club  
Applicant: Jeff Johnston / SMHA

**No Comments Received**

**6. 161 EAST BAY STREET (THE WAGENER BUILDING)**

**TMS # 458-09-01-213 | BAR2023-001006**

**Category 3 | French Quarter | Height District 3.5 | c. 1880 | Old and Historic District**

Request conceptual approval for rehabilitation of three-story masonry structure and the addition of a rooftop amenity deck.

Owner: WSCS Owner, LLC  
Applicant: James Plunkard / HP Architecture

**No Comments Received**

**7. 609 KING STREET (LIBERTY HEALTHCARE)**

**TMS # 460-08-02-015 | BAR2021-000519**

**New Construction | Cannon-Elliottborough | Height Districts 4 & 6 | Old and Historic District**

Request preliminary approval for new construction of two secondary attached portions of the main building on Spring and St. Philip Streets and one stand-alone building on St. Philip St.

Owner: Evening Post Publishing Co.  
Applicant: Richard Gowe/ LS3P

**No Comments Received**

**8. 425 MEETING STREET (THE LIMITED)**

**TMS # 459-09-01-056 | BAR2023-001007**

**Not Rated | Elliottborough/Cannonborough | c. 2013 | Old and Historic District**

Request new sign package for The Limited.

Owner: Limited  
Applicant: Charleston Sign

**No Comments Received**

**PUBLIC MEETING ACCOMMODATIONS:**

In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation, or other accommodation, should please contact Janet Schumacher at 843-577-1389 or [schumacherj@charleston-sc.gov](mailto:schumacherj@charleston-sc.gov) three business days prior to the meeting.



From: Mason Preparatory School Board of Trustees

To: Charleston Board of Architectural Review – Large (BAR-L)

Subject: 295 Calhoun Project

This letter is to inform the BAR – L of our support of the 295 Calhoun Project. I have met with the developers, reviewed their design solution, and believe their commitment to quality would be a benefit to Charleston’s distinctive charm. The zoning for this site allows for a 7-story mixed-use building and meets the BAR principles guiding new construction in downtown’s historic district including:

- An attractive design with private balconies, elevated pool, and penthouse units set back from the edge of the building.
- The Halsey Blvd. side is particularly appropriate for the street we share, and the 4 story elements will provide a townhome feel.

The Board is working towards making facility safety enhancements within the confines of the school, and we appreciate the development team’s invitation to participate in the proposed improvements around Long Lake.

- The redesign of the park, with our input, will provide a safer amenity to our school.
- The proposed drainage improvements address our long-time flooding issues.
- The benefit of a mixed-use project provides ample on-site parking and is preferred compared to an office building or free-standing parking garage.

In summary, we are in support of this project, and appreciate the development team’s agreement to maximize the safety of our community.

**Respectfully,**

**Tom Dion**

CHAIRMAN  
BOARD OF TRUSTEES  
MASON PREPARATORY SCHOOL



January 9, 2023

Dear Charleston Board of Architectural Review- Large (BAR-L):

Re: 295 Calhoun Project

This letter is in support of the proposed project at 295 Calhoun Street. I am writing on behalf of the Board of the Mason Prep Foundation. As you may know, Mason Preparatory School is an independent, non-profit, co-ed school for children in kindergarten through eighth grade. Approximately 300 students attend Mason Prep from all over the Charleston area. The Mason Prep Foundation Board is a group of current and past parents who strive to strengthen Mason Prep's educational experience through philanthropy.

The team seeking to develop 295 Calhoun recently met with members of the Mason Prep community. We appreciate their willingness to discuss their ideas and plans for the project as well as their improvements to Long Lake. We found the team to be open to suggestions from our school community, and we are excited for the type of improvements they would like to make to the area.

The Mason Prep Foundation supports the proposed project for the following reasons:

- It appears they have put much thought and focus into resolving water drainage issues. Unfortunately, the area around our school is susceptible to flooding. Heavy rains and high tides can cause disruptions to our students and parents. Flooded streets have required Mason Prep to occasionally redirect student pick-up and drop-off. This can cause confusion for many of our students, teachers, and parents. We believe that the proposed drainage solutions at 295 Calhoun could help resolve these issues.
- We appreciate the beautification of the walking path around Long Lake. Mason Prep students are excited when their teachers take the opportunity to use Long Lake as an outdoor classroom of sorts. Teachers have led students to identify fish, birds, insects, plant life, and much more, all from the natural beauty on Halsey Boulevard. The development plans for improved pathways and thoughtful landscaping on Halsey Boulevard will protect this natural beauty while allowing for more of its enjoyment by our students.
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Thank you for your time and consideration. We are hopeful that you can see the benefits of the proposed development at 295 Calhoun to our school and neighborhood. Please feel free to contact me should you have any questions or concerns.

Sincerely,

Amy Foxhall  
Mason Prep Foundation  
Co-Chair

## HARLESTON VILLAGE ASSOCIATION

10 January 2023

City of Charleston  
Board of Architectural Review-Large  
2 George Street, Third Floor  
Charleston, SC 29401

### **RE: 295 Calhoun Street**

Dear Members of BAR-L,

Harleston Village Association regrets that holiday travels to mark the season celebrations with our families and the holiday season itself have affected our ability to gather comments from our members on the most recent application for conceptual approval of the large apartment complex proposed for 295 Calhoun Street and summarize them in manner that would be helpful to you, the applicant, and our city.

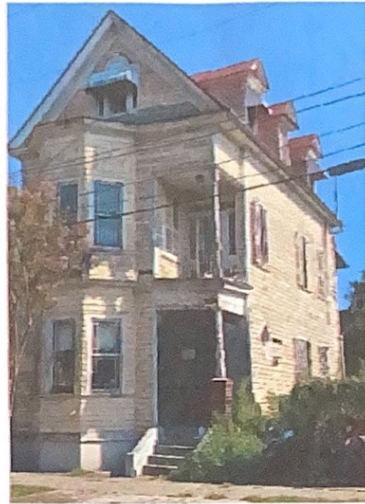
We find ourselves where we have been on four previous occasions with a large parcel in our neighborhood recently rezoned, unfortunately in our opinion, to permit a building that is height, scale, and mass is wildly out of scale with our neighborhood. We respectfully submit that we retain our faith in the Board of Architectural Review and the processes which have served Charleston well since they were instituted eight decades ago and in the wisdom of this board to achieve for the city a design for this site that is responsive to the architectural forms and expressions for which the city is respected and celebrated.

In closing, we note that in an Op-Ed Commentary that appeared in this morning's *Post and Courier* (January 10, 2023), Mr. Victor Mills of Southeastern Real Estate Group wrote that prior submissions of his firm's proposal for 295 Calhoun Street had received "recommendations for approval" from "the two neighborhood associations most impacted by our project." In four earlier letters to this board, Harleston Village Association expressed deep concern about the height, scale and mass of all previous submissions, expressed soft preference for a plan that is not before you now, and offered recommendations on ways the building could be made more amenable to the scale and character of our neighborhood. All four of our letters expressed concern, not approval. We note, with regret, that the submission you will review on January 11 reflects none of our earlier recommendations.

Sincerely,  
Harleston Village Zoning and Planning Committee



## 15 Radcliffe Street



I am in favor of keeping the house in its present location and preserving it, and preserving the opportunity to rebuild a residential street that complements this historic Queen Ann:

Name:

Address:

ANNE SUTTON	7 RADCLIFFE PL
Gloria Duncan	ST. Philip Street
Julie Skinner	18 Radcliffe St
Elouise usry	25 Radcliffe Place
Mollie Crompton	37 Radcliffe St
CHRIS CIVITELLI	49 Radcliff Apt A
Jeff Schvitz	49 Radcliffe
Tyler Anderson	49 Radcliffe
Sara Huberman	81 Morris
NICK/PAT JAMES	1755 MTH ST
Leah VanHorn	95 Morris
Harden DiBona	184 Rutledge
Tina Fuchs	72 Radcliffe St.
Marsha Salisbury	98 Radcliffe St.