



CITY OF CHARLESTON BOARD OF ARCHITECTURAL REVIEW – LARGE

PUBLIC COMMENT FEBRUARY 8, 2023

A meeting of the Board of Architectural Review – Large (BAR-L) will be held on **Wednesday, February 8, 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 in advance of the meeting. Please check the website on the meeting date to view any withdrawn or deferred agenda items.

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 three business days prior to the meeting.

For additional information, please contact:

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

The following applications will be considered:

2. 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

Eight (8) Comments Submitted:

- **Stephanie Wilson Gentile, 54 Queen St, Charleston SC 29401:**
Submitted on Innovate Website Feb 4, 2023 12:21 PM

While we appreciate the new proposed 7 storied (rather than 8 story) building, the massing of the proposed building is still out of proportion. The building is still too large, too massive and simply not in keeping with the character of Charleston. Please reject this latest proposal and ask the developer go back to the drawing board. Thank you for your attention to this matter.

- **Steve Bottcher, 74 Halsey Blvd:**
Submitted on Innovate Website Feb 6, 2023 7:41 AM

I live at 74 Halsey Blvd, the neighborhood closes to the project. Although, I am greatly disappointed that the eight story building was denied, I strongly support the current design. It incorporates some of the. Important design aspects along Halsey BLVD. It will be a significant improvement over the single story office buildings that were there prior. The improvements around Long Lake will be a positive. Let's move forward. Steve Bottcher
- **Kathryn Cox, 59 A Barre Street:**
Submitted on Innovate Website Feb 6, 2023 7:13 PM

This project remains too big in size, scale and format for the residential area it proposed to fit in. Inappropriate for neighborhood, school district, and traffic density. Has never been amended properly.
- **Marie Turner, 59 Barre Street, Charleston:**
Submitted on Innovate Website Feb 7, 2023 6:45 AM

Once again we are expressing our strong disapproval with the BAR application (for the 5th time) for 295 Calhoun St. as it is being proposed. The builder continues to disregard the BAR's and the City's time submitting the same or similar plan, the design of which is monstrous and dominating for the neighborhood. It's not just the height of the project itself – it's the height as it relates to the mass of the building. It is not fitting and completely unacceptable crowded into the corner of Calhoun and Halsey - the entry gateway to downtown from West Ashley and James Island. We live in Halsey Park close to The Gov Bennett House, circa 1825, one of the grandest and most beautiful historic houses in Charleston. Charleston deserves better, Harleston Village deserves better. Please stand your ground once again and deny this request.
- **Leslie Turner, 76 Halsey Blvd:**
Submitted on Innovate Website Feb 7, 2023 9:50 AM

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 an important 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 that the adjacent neighborhood of Halsey Park is in favor of this development/building. The majority of residents of Halsey Park are definitely NOT in favor of this project in its current iteration. There were 5 Halsey Park residents who wrote public comments AGAINST this project for the Jan. 11, 2023 BAR-L meeting. 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. There is a new Board at Halsey Park, and that Board continues to be silent and not in support of this project. The developer has done nothing to improve the building design in the past years, despite

recommendations and suggestions from a variety of groups, including the BAR itself. 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.

- **James Ewing, 75 Ashley Ave, Charleston:**

Submitted on Innovate Website Feb 7, 2023 11:56 AM

As a neighbor in Harleston Village, I remain firmly opposed to the 295 Calhoun St project as currently rendered. By forcing all of its allowable height up against the street and sidewalk, the proposal continues to substantially negatively impact the Calhoun St viewshed. In addition, while the proponents have added a minimal step-down in height along Halsey Blvd, it still looms too heavily over the 2 and 3 story historic and contemporary residential buildings of Harleston Village. As I mentioned in prior comments, the proponents should start with eliminating the "Texas Donut" style of building with a central parking garage, perhaps instead opting for a "high spine" that respects and reflects the setbacks of both Roper Hospital and the MUSC Children's Hospital (each about 100 feet back from the street), while still working with their allowable seven stories of height. This is not to prevent the addition of a low profile 1-2 story commercial or retail space up to the sidewalk, which might work well. In addition, a proper step-down to Harleston Village, where the higher parts of the building (above 3-4 stories) would be fully obscured from Halsey Blvd, might work as well. Even better, the proponent could articulate townhouse-style facades that might mirror the newer, and generally well-done, townhouses at 72-76 Halsey Blvd. But the gargantuan block, with no respect for the setbacks of the hospitals across Calhoun Street, and only a minimal passing acknowledgement of the historic residential neighborhood in which it would stand, is wholly inappropriate for the site.

- **Tom Dion, Mason Preparatory School Board of Trustees, 56 Halsey Blvd.**

Submitted by Email to Staff Feb. 7, 2023 10:41 AM

See attached letter

- **Harleston Village Association**

Submitted by Email Feb. 7, 2023 11:14 AM

See attached letter

3. EHRHARDT & BEE STREET

TMS # 460-15-01-023 TO 027 | BAR2021-000651

Medical District | Height District 85/125 | Old City District

Request conceptual approval of a new heat and power cogeneration facility to serve the existing (and planned) MUSC campus with steam and electrical power.

Owner: Medical University of South Carolina

Applicant: Jake Beck / LFK Architects

DEFERRED TO 2/22/2023

No Comments Submitted

4. IRON FORGE ALLEY - LOTS 13 & 14 (Addresses: 22 & 24 Iron Forge Alley)

TMS # 459-05-04-248 / 249 | BAR2023-001003

New Construction | East Side | Height District 2.5 - 3 | Old City District

Request conceptual approval for new construction of attached single-family residences.

Owner: Southwind

Applicant: Luke Jarrett / Synchronicity

No Comments Submitted

MASON

PREPARATORY SCHOOL



From: Mason Preparatory School Board of Trustees

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

February 7, 2023

Subject: 295 Calhoun Project

This letter is to inform the BAR – L of our support of the 295 Calhoun Project. We have met with the developers and reviewed their redesign solution. Their flexibility further solidifies their commitment to quality that benefits Charleston’s distinctive charm. The zoning for this site allows for a mixed-use building, and their proposal 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 elements will provide a townhome feel.

The Mason Prep Board of Trustees is continually working towards making facility safety enhancements within the confines of the school. As previously stated, we appreciate the development team’s invitation to participate in the 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

HARLESTON VILLAGE ASSOCIATION

6 February 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,

We write to you today to express our opposition to the most recent in the series of submissions seeking conceptual approval for the very large building proposed for 295 Calhoun Street.

We find ourselves where we have been on five previous occasions with a large parcel in our neighborhood recently rezoned, unfortunately in our opinion, to permit a building that in 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.

On reviewing this most recent submission we acknowledge that although zoning allows building out to property lines that is not a code requirement. We renew our observation that setting the proposed building back from Calhoun Street and Halsey Boulevard, as both Roper Hospital and MUSC's Children's Hospital are set well back from Calhoun Street, would soften impact of the proposed building on our neighborhood in the same way that stepping the stories that face Long Lake would soften what now appears to be a seven-story wall of glass overlooking the lake.

Sincerely,
Harleston Village Zoning and Planning Committee