



CITY OF CHARLESTON

BOARD OF ARCHITECTURAL REVIEW – LARGE

PUBLIC COMMENT

MARCH 8, 2023

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 Please check the website on the meeting date to view any withdrawn or deferred agenda items.

For additional information, please contact:

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

APPLICATIONS

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

Three (3) comments submitted:

- **Steve Bottcher, 74 Halsey Blvd.**

Submitted Mar. 6, 2023 7:41 p.m.

My name is Steve Bottcher. I live at 74 Halsey Blvd I strongly support the project and appreciate the many modifications that they continue to make to meet the demands of the BAR I believe the project is a significant improvement to what was previously on the lot.

- **Harleston Village Association**

Submitted Mar. 7, 2023 11:20 a.m.

See attached letter.

- **Carter Hudgins, 70 Bull Street**

Submitted Mar. 7, 2023 11:13 a.m.

HARLESTON VILLAGE ASSOCIATION 6 March 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, Again, and for the sixth time, 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 residential building proposed for 295 Calhoun Street. We preface our remarks today acknowledging that we find it interesting that this submission includes a number of height, plan, and water control studies that if submitted at the beginning of your long deliberations about this building would have given us all a better understand the height, scale, and mass of the proposed building and its visual impact on our neighborhood. We note that the comparisons drawn between the proposed building and its surroundings all face west and north. At best, we think these comparisons are misleading and submit that the better comparisons would face east and south into our neighborhood. Height comparisons to the hospital district ignore looming, visually disruptive presence the proposed building will have on our neighborhood. We have said in the past that the zoning decision that will allow the proposed building to drop into our neighborhood was, in our opinion, unfortunate. Turning now to comparisons with the hospital district and making the argument that this building is somehow part of it lead away from what for our neighborhood of having to accommodate the first of what we fear may be a line of very large buildings along Harleston Village's northern boundary, all of them, proposed or feared, too tall and too large to fit into the residential scale of our neighborhood. We not that in making comparisons to Roper Hospital, this project ignores one of that old buildings attributes, its generous setback from Calhoun. 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 the impact of the proposed building on our neighborhood. We find ourselves where we have been on six previous occasions, opposed to height, scale and mass of the proposed building and now baffled as to why the project refuses to break the massing of this building into smaller modules. This project would benefit by moving away from small incremental additions - - balconies as one example - - and from a thorough restudy that draws more on community input and recent successful example of how other large buildings have successfully solved the design challenges the current proposal fails. We respectfully submit again 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. Sincerely, Harleston Village Zoning and Planning Committee

3. 122 BEAUFAIN / 4 GADSDEN STREET

TMS # 457-03-03-001/211/212/213 | BAR2020-000123

New Construction | Harleston Village | Height District 3 | Old and Historic District

Request final approval of mockup panel.

Owner: Accord Development Group

Applicant: Joe Schmidt / Evans & Schmidt

NOTE: The Board will convene at this address on Tuesday, March 7, 2023 at 4:30 p.m. for a site visit.

No Comments Submitted

4. 205 MEETING STREET (THE CHARLESTON PLACE)

TMS # 457-08-01-086 | BAR2023-001055

Not Rated | Height District 6 | c. 1986 | Old and Historic District

Request conceptual approval for exterior alterations and modifications.

Owner: Charleston Place Acquisitions LLC

Applicant: Kurt Graham / Beemok Hospitality Collection and
Tori Joseph / Cooper Carry

NOTE: The Board will convene at this address on Tuesday, March 7, 2023 at 4:00 p.m. for a site visit.

No Comments Submitted

5. 19 HAGOOD STREET

TMS # 460-00-00-017 | BAR2023-001056

New Construction | Westside | Height District 85/125 | Old City District

Request conceptual approval for the renovation of an existing office building to a hotel.

Owner: South Park Ventures LLC

Applicant: Richard Ellison / Rabun Architects

No Comments Submitted

6. 2 ANSON STREET

TMS # 458-05-03-131 | BAR2023-001050

New Construction | Height District 3.5 | Old and Historic District

Request conceptual approval for new hotel development.

Owner: Pinnacle Hospitality Partners

Applicant: Eddie Bello / Bello Garris

No Comments Submitted

7. 40 - 46 N. MARKET STREET

TMS # 458-05-03-041 | BAR2023-001051

New Construction | Height District 3.5 | Old and Historic District

Request conceptual approval for new hotel development.

Owner: Pinnacle Hospitality Partners

Applicant: Eddie Bello / Bello Garris

No Comments Submitted

8. 200 - 210 SPRING STREET

TMS # 460-11-01-011/013 | BAR2022-000986

New Construction | Westside | Height Districts 5 & 6 | Old City District

Request conceptual approval for new construction of 152-unit hospitality project.

Owner: JJR Development, LLC

Applicant: Nathan Schutte / McMillan Pazdan Smith Architecture

No Comments Submitted

9. 518 EAST BAY STREET

TMS # 459-13-02-004/005/009/010/011 | BAR2022-000797

New Construction | Garden District | Height Districts 4 & 6 | Old and Historic District

Request final approval for new construction of multi-family mixed-use building.

Owner: 518 East Bay, LLC

Applicant: Luda Sobchuk / SGANW Design

No Comments Submitted

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.

HARLESTON VILLAGE ASSOCIATION

6 March 2023

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

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Sincerely,
Harleston Village Zoning and Planning Committee