



# CITY OF CHARLESTON

## BOARD OF ARCHITECTURAL REVIEW - LARGE

### PUBLIC COMMENT

#### OCTOBER 12, 2022

A meeting of the Board of Architectural Review - Large (BAR-L) will be held on **Wednesday, October 12, 2022** at **4:30 p.m.** in the **Public Meeting Room, 1<sup>st</sup> 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 Please check the website on the meeting date to view any withdrawn or deferred agenda items.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:

#### MINUTES

##### 1. APPROVAL OF MINUTES FROM SEPTEMBER 28, 2022 MEETING

#### 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 mixed-use development and requesting one additional story based on architectural merit and context.

Owner: SE Calhoun, LLC

Applicant: Davis Carter Scott/DCS Design

#### **Eighteen (18) written comments submitted:**

- **Spencer Lynch, 72 Halsey Blvd. Charleston SC 29401:**

*Submitted on Innovation Public Meetings Portal 10/06/22 10:49:24 PM*

I am a resident on Halsey Blvd and my neighborhood (Halsey Park) will be directly impacted by the construction of the apartment building at 295 Calhoun. I understand that the ingress and egress are dictated by the Department of Transportation. I also understand that the property is zoned for a 7 story commercial or residential project. These issues are out of our control and should have been addressed years ago by the City staff and Harleston

Village neighborhood association. The most important issue to me at this stage is the design and how it impacts our neighborhood to retain the residential feel. Per the developer, if an additional floor ( total 8 floors) is added they will be able to have a significant setback of the building on Halsey Blvd. and the reduction of the # of units. If the building is approved for 7 floors they will construct the project to the property lines with additional units. I have seen the plans and the additional story is set back and hardly noticeable from the street. Do I want this project directly across the street under the present design. Absolutely not. However, if based on the current zoning, I would prefer an additional floor in order to have additional green space and fewer units.

- **Jack Handegan, Montagu street, Charleston SC 29401:**

Submitted on Innovation Public Meetings Portal 10/10/22 4:23:00 PM

The design is not well done for a development that is the entrance to the city , the scale is too large. The facade is not fitting of Harleston Village. Please deny this and require them to put in a conscientious effort and show us what they are able to do! Be proud of it!

- **Robert P. Stockton, 6 Montagu Court, Charleston, SC 29401:**

Submitted on Innovation Public Meetings Portal 10/10/22 4:25:13 PM

This is an important location for a building that will be viewed from across the Ashley River and from multiple points in the city. A building at the location must have a design, as well as height, scale and mass that compliment the architecture of our incredibly beautiful city. The two proposed designs for 295 Calhoun would not contribute to our historic cityscape. To begin with, the building is too large, and secondly, both of the proposed designs are poorly executed. This is a building being designed for an average city, not for Charleston.

- **Woody & Peggy Rash, 23 State Street Charleston, SC 29401:**

Submitted on Innovation Public Meetings Portal 10/10/22 5:02:59 PM

This is a building that's scale and mass will overpower the surrounding neighborhood and the tidal pond vista. A 7 or 8 story building is completely out of character and context for this area as it would dominate the skyline and forever alter the gateway to Charleston from the Ashley River. Regardless of how the developers have tweaked the design, it appears to be almost exactly the same as has been previously rejected by BAR-L and should be rejected once again with NO architectural merit supporting an additional floor.

- **James Ewing, 76 Ashley Ave. (Harleston Village) Charleston 29401:**

Submitted on Innovation Public Meetings Portal 10/10/22 5:23:46 PM

There is no reason why 295 Calhoun St should be back in front of the BAR-L for the third (& fourth) times with a proposal that does nothing to address the issues with the first two designs. The project has been rejected twice on grounds of scale, massing, and style, and this new proposal has the same oversized massing and scale and inferior style as the prior designs. This building is in Harleston Village, a neighborhood of 2-4 story residences and commercial buildings. There are no other buildings taller than 4 stories anywhere on the south side of Calhoun St west of the College of Charleston. All other buildings along Alberta Long Lake in Harleston Village are 4 stories or smaller, and that includes a school. As the BAR-L has made clear twice before, a project on this

scale is seriously inappropriate for Harleston Village and one of the main entrance corridors into the Historic District. That the proponents came back with a design that is no different in substance to prior proposals is an insult to the BAR and the entire proposal process. It deserves to be defeated soundly.

- **Kathryn Cox, 59 A Barre Street Charleston:**  
*Submitted on Innovation Public Meetings Portal 10/10/22 5:39:59 PM*  
Once again developers are trying to push an inappropriate set of buildings on our neighborhood. Too large, too inappropriate for our neighborhood. I loudly say No!!!
- **Katherine Evans, 14 Savage St.:**  
*Submitted on Innovation Public Meetings Portal 10/10/22 5:59:35 PM*  
Please continue to stand strong and deny this project as it is being presented (in both agenda items). 295 Calhoun is out of character and out of step with Charleston. This is a key piece of Charleston real estate and will have a major impact on the neighborhood, but also the city at large. We deserve better than the over-sized, poorly conceptualized project as it stands. Please send a strong message (for the third time) that this is not good enough.
- **Alice Wakefield, 137 Church Street, Charleston, SC 29401:**  
*Submitted on Innovation Public Meetings Portal 10/10/22 6:31:45 PM*  
I support the arguments put forth by the Preservation Society about the recent proposals from developers of 295 Calhoun. Seven floors are not appropriate for the historic area. The exterior design is not reflective of or sensitive to our distinctive city.
- **Lorraine Evans, 14 Bedons Alley, 19401:**  
*Submitted on Innovation Public Meetings Portal 10/10/22 7:05:21 PM*  
Most distressing news that this group is trying once again to destroy our beautiful city! I am a lifetime resident and this is one of the most inappropriate buildings I have ever seen and it is most out of place on Calhoun Street. It is particularly misplaced due to the traffic, school and Medical University. Both lanes merge at the foot of the expressway which can hardly handle the afternoon travel going West Ashley now,,,,,WHAT WILL IT BE WITH SO MUCH TRAFFIC FROM THAT BUILDING TRYING TO MERGE WITH OUTGOING TRAFFIC. If allowed this will be a TRAFFIC DISASTER! I strongly object to both designs!!!! To say nothing of the flooding!!!!
- **David Watt, 76 E Halsey Blvd:**  
*Submitted on Innovation Public Meetings Portal 10/10/22 8:32:42 PM*  
The developer must comply with the current city zoning laws. The building should be designed with consideration to its surroundings The design should architecturally enhance/compliment the beautiful modern Childrens hospital. The original modern design compliments the site. Enhanced plantings and shoreline grasses should be the focus of the lake additions while preserving existing trees and wildlife habitat with minimal down lighting to limit neighborhood and wildlife disturbance. Thank you.

- **Lesa Watts, 27 Broad st:**  
[Submitted on Innovation Public Meetings Portal 10/11/22 6:33:38 AM](#)  
I strongly oppose these massive and out of character building proposals. Please do not allow the developers of this project to force this monstrosity into our city.
- **Stephanie Wilson Gentile, 54 Queen St, Charleston SC 29401:**  
[Submitted on Innovation Public Meetings Portal 10/11/22 9:26:55 AM](#)  
Please stand firm against this project! The developers show no respect for the City and its occupants. We do not need more monstrosities in our fair city! What makes Charleston "Charleston" is fading away amongst all of these large and (frankly) ugly buildings...please preserve Charleston's unique character. Thank you.
- **Meredith Hofford, 2 Laurens St., 29401:**  
[Submitted on Innovation Public Meetings Portal 10/11/22 9:34:59 AM](#)  
Please DENY this application. It is too massive and unattractive. The City deserves a new concept and different developers for this property. Thank you.
- **Laura Ricciardelli , 76 E Halsey Blvd:**  
[Submitted on Innovation Public Meetings Portal 10/11/22 9:49:33 AM](#)  
The scale and design should be consistent with the western gateway to the city and should compliment the Childrens hospital. Special care should be paid to the outside building and surrounding park and light pollution from the "Walmart effect" from such a large building. We would like the Lake to retain much of its natural aesthetics with native plantings and shoreline for the benefit of the surrounding neighborhoods and wildlife. The developers exhibits recognize the rare tidal nature of the Lake which is an historic mill pond. There should be a study and consideration of the impact of using the Lake for storm water management. The disruption of the natural tidal regulation of the Lake could significantly impact nature and the surrounding neighborhoods. We preserve and protect our historic buildings. We should do the same for this historic tidal mill pond. Thank you , Laura Ricciardelli.
- **Belinda Hodgson, 29 1/2 state st:**  
[Submitted on Innovation Public Meetings Portal 10/11/22 10:20:51 AM](#)  
Please please for the sake of our beautiful historic city do not let these developers bully the board into making a decision that has such a huge negative impact on our city and also paves the way for more and more developers to push their own agendas instead of protecting what is established to save the historic integrity of Charleston.
- **Leslie Turner, Halsey Blvd:**  
[Submitted on Innovation Public Meetings Portal 10/11/22 11:42:26 AM](#)  
Developer of 295 Calhoun has completely disregarded prior BAR comments, as well as disregarded all input from neighbors, local residents, and local preservation groups such as HCF and PSC. He seemingly wants to bully his way into building what he wants - if he can't get 8 stories, then he will go ahead and build something ugly in 7 stories which are permitted under current rules. He seems to be emulating the strategy of The Jasper - and saying "screw you"

to the city and its residents to build what he wants. The "new" proposals for 295 Calhoun are not any different from previous iterations of the building design, and are insensitive to the space and much too large in terms of height, scale, and mass. The building materials are inferior. The design lacks creativity. This is an important gateway into the city and should reflect the prominence of the location. The developer's "bully tactics" should be denied and he should be sent back to the drawing board. Again.

- **Jordan Chasteen, 62 Smith Street:**

*Submitted on Innovation Public Meetings Portal 10/11/22 11:54:00 AM*

Upon thoroughly reading the documentation, I staunchly oppose this proposal for several reasons. My main concern however, is the added congestion to an already dangerous (deadly) section of road on the peninsula. If approval from the community is desired, I recommend including roadway improvements for the immediately surrounding areas to the proposal as a start.

- **Ellen Harley, 23 Wentworth St. Charleston SC 29401:**

*Submitted on Innovation Public Meetings Portal 10/11/22 12:04:24 AM*

The scale is too large and does not add to the character of Charleston. It has been denied and given valuable taxpayer time twice. That seems enough. This saga has dragged on for 18 months — the BAR needs to send another clear message that our city deserves better and won't be taken advantage of by investors with no interest in building something meaningful for Charleston. Ellen Harley 23 Wentworth St. Charleston SC29401

### 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

**Twelve (12) written comments submitted:**

- **Woody & Peggy Rash, 23 State Street Charleston, SC 29401:**

*Submitted on Innovation Public Meetings Portal 10/10/22 5:02:59 PM*

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investors with no interest in building something meaningful for Charleston. Ellen Harley 23 Wentworth St. Charleston SC29401

**4. FOUNDRY ALLEY – IRON FORGE**

**TMS # 459-05-04-224 | BAR2022-000851**

**New Construction | PUD | Height Districts 2.5-3 | Old City District**

Request a material substitution due to the specified cladding material being unavailable.

Owner: Southwind

Applicant: Luke Jarrett / Synchronicity

***No written comments submitted***

**5. 404 KING STREET (HOTEL BENNETT)**

**TMS # 460-16-04-009 | BAR2022-000912**

**New Construction | Garden District | Height District 8 | Old and Historic District**

Request conceptual approval for the new construction of a conservatory on south side of hotel on existing patio.

Owner: Library Associates LLC

Applicant: Glenn Keyes Architects

***No written comments submitted***

**6. 10 WHARFSIDE STREET (CHARLESTON MARITIME CENTER)**

**TMS # 459-00-00-169 | BAR2022-000926**

**New Construction | Height District 4 | c. 1997 - 1998 | Old and Historic District**

Request renovation of ground floor and patio of the existing Charleston Maritime Center for educational use; and new construction of a two-story addition.

Owner: Edmund Most / City of Charleston

Applicant: Brian K. Brasher / South Carolina Aquarium

***No written comments submitted***

**7. 214-216 SPRING STREET**

**TMS # 460-11-01-017 | BAR2022-000925**

**New Construction | Westside | Height District 6 / 3 | Old City District**

Request new construction of 134 multi-family micro dwelling units, with 45 parking spaces.

Owner: MCZ Spring St. Acquisitions

Applicant: William Rodon Hornof / 2rz Architecture

**One (1) written comment submitted:**

- **Preservation Society of Charleston (See attached letter)**  
*Submitted to BAR-L Staff*



**8. 478 MEETING STREET**

**TMS # 459-05-03-072 | BAR2022-000927**

**Not Rated | East Side | Height District 4 | c. 1996 | Old City District**

Appeal of Staff Decision; request for illuminated façade signs.

Owner: Family Dollar

Applicant: Charleston Sign LLC

***No written comments submitted***

**OTHER COMMENTS:**

- **Debra Wade, 2476 Kings Gate Lane Mt. Pleasant, SC:**

Submitted on Innovation Public Meetings Portal 10/10/22 6:09:54 PM

History is being erased from this country's text books. Soon our youth will have no idea of what built this amazing nation...both good and bad. Money hungry investors need to be stopped! Stop the rape of Charleston, the most beautiful of the historic cities in this nation!

**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.

PRESERVATION  
ESTD SOCIETY 1920  
of CHARLESTON

Position Statement  
Board of Architectural Review - Large  
October 12, 2022

*214-216 Spring Street*

Dear Board Members:

The Preservation Society would like to thank the applicant for reaching out and taking meaningful time to meet with us and listen to our suggestions about this project. Much of our feedback has been incorporated into the design and there has been significant improvement to the proposal since we first saw it early last month. The building is reasonably scaled in comparison to many of its contemporary neighbors, has good vertical proportions that relates to Charleston's architectural patterns, and utilizes a high-quality material palette. Therefore, we are pleased to lend our support for the project at a conceptual level.

However, we have some minor comments for consideration as the project moves forward. First, we feel the window to wall ratio of the right building mass facing Spring Street needs further study. While we do not oppose an asymmetrical design approach, there is an uncomfortable amount of blank wall space on this portion of the facade and more glazing should be incorporated.

Also, we would encourage continued study of the east facing wall at the ground level. The success of a greenwall is not guaranteed and reliant on regular maintenance. We would suggest incorporating a more permanent solution, such as articulation of the brick or public art, to provide interest to this blank wall since it faces an open site under easement and will be highly visible.

With these comments incorporated, we urge the Board to conceptually approve the project and look forward to working with the applicant on details as it moves into the next phases of design review.

Thank you for considering our position in this matter.

Sincerely,



Erin Minnigan  
Director of Preservation & Planning