



# CITY OF CHARLESTON

## BOARD OF ARCHITECTURAL REVIEW - LARGE

### PUBLIC COMMENT

#### SEPTEMBER 14, 2022

A meeting of the Board of Architectural Review - Large (BAR-L) will be held on **Wednesday, September 14, 2022 at 4:30 p.m.** in the **Public Meeting Room, 1<sup>st</sup> Floor, 2 George Street.**

The following written comments were submitted on the Mayor's Office of Innovation Public Meetings Portal and 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 Please check the website on the meeting date to view any withdrawn or deferred agenda items.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 AUGUST 24, 2022 MEETING

#### APPLICATIONS

##### 2. 678 KING AND 666 KING STREETS (LOWLINE AFFORDABLE HOUSING)

**TMS # 460-04-04-118 / 034 | BAR2021-000672**

**New Construction | Westside | Height District 5 | Historic Corridor District**

Request preliminary approval for new construction of a 55-unit Affordable House Project.

Owner: Robinson Villa / Lowline Housing Partners LLC

Applicant: Brian Fessler / McMillan Pazdan Smith

##### 3. HAMPSTEAD MALL SE PARK RENOVATION

**TMS # 459-09-02-151 | BAR2022-000897**

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

Request conceptual approval for renovation of existing park to include an outdoor classroom with landscape and hardscape improvements. Installation of new perimeter fence and pedestrian gates.

Owner: Charleston County School District

Applicant: Geoff Clever / Studio Architects

***One comment submitted to the Innovation Public Meetings Portal***

- **Steve Bailey, 38 Nassau St., Charleston, SC, 29403:**

*Submitted Sep 10 2022 1:20PM*

My name is Steve Bailey, and I live at 38 Nassau St. in the Eastside. I am the founder of the Eastside Garden Club and have spent seven years working to improve Hampstead Mall, the city's oldest public green space. In that time I have advocated for the park, helped raise money for its renewal and planted it on my hands and knees beside my neighbors. You can often find me in the park picking up litter or pulling the weeds. I love Hampstead Mall. I am writing the BAR rather than attending the hearing because I am out of town on a long-scheduled trip. But I very much want to be on the record about the school district's plans for the southeast quadrant of the park. I am an admirer of Early College High School and welcome a new support building in the old Wilmot J. Fraser Elementary. I am also happy the district plans to invest in the long-closed and neglected quadrant, but I do have some specific suggestions about how to improve the proposed design and a question. — The gates. I am not a fan of the gates because of the long, contentious history of the school district fencing the neighborhood out of one-quarter of Hampstead Mall for decades. The 6-foot chain-link fence stands like a scar on our neighborhood. This is shameful. The school district and the city have signed an agreement guaranteeing the public will have access to the park outside of school hours. I would urge that the BAR adds its voice of support to the agreement insuring public access. Public access is critical and should be non-negotiable. The current design has reduced the height of the gates by a foot from previous proposal, a good thing. There are four gates in all. My question involves their placement. Why is the grandest gate on the south end of the park, the side where there is the least activity? Why just a service gate facing the new school building, which will probably be the busiest side? There may be good answers to these questions, but they are not obvious to me. — The fence. It is understandable that in the age of Uvalde the district would prioritize security. We agree that the safety of students and staff is vital. If the fence must be 6 feet as the district's security maintains, make it compatible with those around Mary Conway and Mall Park. In both cases, the wrought-iron fences are set on a concrete base or skirt, softening the effect. This should be a simple fix that will tie the quadrants together. — The internal walkways. These should not be tabby concrete but crushed granite as they are in Philip Simmons Park next door. Again, this makes the parks compatible and the porous surface is better for the environment. (The quadrant is in a flood zone.) Done properly, the packed, crushed granite walks will provide perfectly fine access for the handicapped. They are used in parks across the city. — Landscaping. This is a park, and there is room for additional landscaping, particularly around the inside of the tall fence, to make it more inviting for all. It could be a small hedge or even seasonal plantings the students could take pride in maintaining. Again, we welcome Early College High and applaud the district's investment — these are tax dollars, by the way — and commitment to open the park to the neighborhood outside of school hours. All of this is long, long overdue. Now, let's make it a great part of our great neighborhood park. Steve Bailey 38 Nassau St., Charleston, S.C., 29403 Phone: 843-345-2568 Email: sjbailey1060@yahoo.com

**4. 860 MORRISON DRIVE**

**TMS # 459-02-00-005 | BAR2022-000899**

**Not Rated | N/A | Height District 4-12 | c. 1950 and c. 1995 | Historic Corridor District**

Request final approval for total demolition of two structures.

Owner: DSM Real Estate Partners

Applicant: Eric Garris / Bello Garris Architects

**NOTE: The Board will convene at this address on Tuesday, September 13, 2022 at 4:30 p.m. for a site visit.**

**5. 237 MEETING STREET (THE RYDER HOTEL)**

**TMS # 457-08-01-003 | BAR2022-000898**

**Not Rated | N/A | Height District 6 | c. 1964 | Old and Historic District**

Request conceptual approval for alterations of building elements beyond existing porte cochere for a new lobby entrance.

Owner: Rockbridge

Applicant: Clark Batchelder / Goff D'Antonio

**6. 900 KING STREET (HUGER PUMP STATION)**

**TMS # 463-16-01-001 | BAR2022-000765**

**New Construction | North Central | Height District 2.5 | Historic Corridor District**

Request final approval of a new stormwater pump station and community area.

Owner: City of Charleston

Applicant: Luda Sobchuk / SGA Narmour Wright Design

**7. 584 MEETING STREET**

**TMS # 459-01-03-045 | BAR2021-000581**

**New Construction | East Central | Height District 5 | Historic Corridor District**

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

Owner: Meeting Street Acquisitions LLC

Applicant: William Rodon Hornof / 2RZ Architecture

**8. 860 MORRISON DRIVE (MORRISON YARD – PHASE THREE)**

**TMS # 459-02-00-005 | BAR2022-000900**

**New Construction | N/A | Height District 4-12 | Historic Corridor District**

Request conceptual approval for new construction of a hotel building at Morrison Yard.

Owner: DSM Real Estate Partners

Applicant: Eric Garris / Bello Garris Architects

**One comment submitted to the Innovation Public Meetings Portal**

• **Jane Atkins, 40 Chapel St.:**

*Submitted Sep 13 2022 11:28AM*

I join the Preservation Society and concerned citizens in expressing my concerns regarding the Morrison Yard project and its requested addition. Like the rising waters that often threaten to engulf the borders of the city, the rising tide of large mid and high rise buildings, especially north of Calhoun, is engulfing the spirit and soul of Charleston. Growth is healthy for any city but Charleston is unique. Growth should

consistently and cohesively respect all that makes Charleston a coveted destination, for residents and tourists alike. The Morrison project is a behemoth at an important gateway to the city. It mars views of the bridge and its incompatibility with the character of the city is undeniable. I oppose the expansion of the Morrison yard project and encourage city leaders to evaluate future projects with standards that more fully acknowledge Charleston's singular nature. Thank you for the opportunity to submit this comment.

**9. 860 MORRISON DRIVE (MORRISON YARD – PHASE THREE)**

**TMS # 459-02-00-002 | BAR2022-000901**

**New Construction | N/A | Height District 4-12 | Historic Corridor District**

Request conceptual approval for new construction of a multi-family building with structured parking garage.

Owner: Mike Schwarz / Woodfield  
Applicant: Chuck Travis / Housing Studio

**10. SIGNAGE POLICY: OLD & HISTORIC AND OLD CITY DISTRICT**

**11. SIGNAGE POLICY: HISTORIC CORRIDOR DISTRICT**

**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.