



CITY OF CHARLESTON

BOARD OF ARCHITECTURAL REVIEW - LARGE

PUBLIC COMMENT

NOVEMBER 9, 2022

A meeting of the Board of Architectural Review - Large (BAR-L) will be held on **Wednesday, November 9, 2022** 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 Please check the website on the meeting date to view any withdrawn or deferred agenda items.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

The following applications will be considered:

MINUTES

1. APPROVAL OF MINUTES FROM OCTOBER 26, 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

See attached – 29 comments submitted

3. 21 MAGAZINE STREET – OLD CITY JAIL

TMS # 457-08-03-112 | BAR2022-000944

Category 2 | Robert Mills | Height District 3 | c. 1802 | Old and Historic District

Request final approval of mock up panel for exterior stucco elevator tower and steel stair.

Owner: Old City Jail, LLC

Applicant: Jay White / Liollo Architecture

4. 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 buildings.

Owner: Mike Schwarz / Woodfield Development Partners

Applicant: Eddie Bello / Bello Garris Architects

5. 176 CONCORD STREET

TMS # 457-00-00-009/091 | BAR2022-000956

New Construction | Adjacent to French Quarter | Height District 56/03V | Old City District

Request preliminary approval for proposed façade color revisions and additional guest space activation.

Owner: Leaucadia Coast Properties

Applicant: Nathan Schutte / McMillan Pazdan Smith

6. 518 EAST BAY STREET

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

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

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

Owner: 518 East Bay, LLC

Applicant: Luda Sobchuk / SGANW Design

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.

**Board of Architectural Reviews - Large (BAR-L) Public Comments
November 9, 2022 Meeting
Agenda Item #2: 295 Calhoun Street**

First Name	Last Name	Address	Submitted Comment	Date/Time Submitted
Jane	Pilarski	165 RUTLEDGE AVE	Against the build	Nov 7 2022 2:36PM
Sarah	Ferguson	3133 Bonanza Road, Charleston, SC 29414	I request that the BAR-L deny conceptual approval for the proposed construction at 295 Calhoun and deny the request for an additional story based on architectural merit and context. This building in no way reflects the vernacular architecture of the surrounding area. Another tall, blocky structure such as this has no place in this part of town and is bereft of architectural beauty especially compared to the historic architecture of Charleston. The developer's continued lack of changes when requested shows that there is no interest on their part in creating a design that is architecturally congruous with the area.	Nov 7 2022 2:40PM
Katherine	Evans	14 Savage. St. Charleston	Dear Board, I am writing to vehemently oppose 295 Calhoun St. We are not opposed to a project in this location, but we stand loudly opposed to THIS project. It is wildly out of scale and not sufficiently attractive for such an essential site. Please, show them (once again) that we have standards and that this project is not right for Charleston.	Nov 7 2022 2:45PM
Craig	Coit	129 Queen Street Charleston SC 29401	This project is completely out of character with the neighborhood. The design has been rejected I and the developers keep resubmitting the project. It is a waste.	Nov 7 2022 2:48PM
Craig	Coit	129 Queen St Charleston, SC 29401	This project is inappropriate for the neighborhood. It is wrong for all the reasons that have been articulated in the previous two hearings. This is an unvarnished attempt to circumvent the BAR process. This is simply WRONG... Stop this insanity	Nov 7 2022 2:54PM
Christy	Siegling	820 Armsway St. Raised South of Broad	Hopeful this design will get denied.	Nov 7 2022 2:58PM

Megan	Posner	1562 Hancock Street, Mt Pleasant	This building could be a building built anywhere, Cleveland, St Louis or Dallas, . What makes this city so, so special is the architecture. If we look like every other city, we will lose our unique identity that allows us to be a place people want to visit and see because they can not see it anywhere else. BAR please vote no on this mediocre project. Charleston deserves a developer that is mindful of our identity and looking to enhance it, not diminish it.	Nov 7 2022 3:01PM
Jan	Roosenburg	117 Broad Street, Charleston, SC	This is the most unimaginative and dullest design possible for that location. I suggest the developer consider getting a new architect who actually understands Charleston, and incorporates features that actually reflect the character of the historic district rather than some balconies that are in no way representative of the city or the South.	Nov 7 2022 3:04PM
James	Ewing	75 Ashley Ave. Charleston 29401	While some concessions have been made, the revised plans for 295 Calhoun St remain too massive and inarticulate for a property that abuts one of the city's most historic neighborhoods. Along the north, the Calhoun St facade still presents as commercial and not residential, despite the preponderance of the upper stories of the building being residential units. Their reference to two originally commercial buildings, the People's Building and the Mills House, shows that the architects do not actually care to articulate a residential language to the upper stories of this massive structure. The setback on Calhoun is also not nearly enough - just look at the presentation page 26, where this building juts out into the Calhoun streetscape, while Roper Hospital across the street is set far enough back to preserve the streetscape (as is the MUSC Children's Hospital, hiding behind Roper). A setback to that level would reflect the properties across the street and preserve the Calhoun St viewshed. This building also does not come close to doing enough to step into the Harleston Village neighborhood, a residential neighborhood where buildings are built to a max of four stories. This structure could easily step down, ziggurat-style, to four stories on its southern and eastern facades to better fade into the historic neighborhood it becomes a part of along Halsey Boulevard, and across Alberta Long Lake from it. If the developers would consider reworking the parking away from the "Texas Donut" style, and instead allowing the max height to follow the central spine of the building (perhaps with parking underneath), then that could work well. But as presented, this building is neither an asset to the Calhoun St corridor nor to the Harleston Village neighborhood behind it.	Nov 7 2022 3:18PM
Julie	Skinner	Radcliffe Street	Please stop allowing these monstrosities to be approved. Downtown Charleston has enough apartment complexes, hotels and parking garages. Enough is enough.	Nov 7 2022 3:26PM

Jane	Jilich	112 Bull Street, Suite B, Suite B	I can't believe that the same project continues to come to the Board again without making any significant changes. Are they simply trying to wear you down? It appears that we are selling the city out to Big Development". The number of large unattractive buildings that have gone up in recent years are taking away the soul of the city. When is the city and the board going to realize that bigger is not better? Charleston deserves a higher quality of Architecture and you are the only ones with the power to protect her. Please turn down this request.	Nov 7 2022 3:39PM
Carrie	Agnew	52 Legare Street	As a 22 year citizen of downtown Charleston, I see absolutely nothing in this presentation that shows the "architectural merit" required for an additional story of height! In fact, I find little evidence of any architectural merit in the entire design. The structure represents yet another massive building at the gateway to our historic city. The density of the surrounding structures is no reason to further exacerbate the bulky/solid architecture in this area. At a time when the medical district and other areas on the west, south and east sides of the peninsula are subject to the detrimental impacts of climate change, I wonder whether this project would even be approved by City Council in the present day, with full participation meetings. I strongly urge the BAR to withstand the pressures brought by developers and to consider the impacts to the directly affected neighborhoods as well as the City in general, and to deny approval of this massive, unimpressive and dense structure. With thanks an appreciation for your service—	Nov 7 2022 4:03PM
Robert P.	Stockton	6 Montagu Court, Charleston, SC 29401	It seems that the developer and architects have put more thought and planning into the project, and the newly proposed design is an improvement over past submissions. However, the site is zoned for seven stories and the proposed height is eight. Although improved, the new design does not rise to a level of excellence that should be considered for an additional, eighth floor.	Nov 7 2022 4:07PM
Steve	Garris	24 George St.	Not in keeping with Charleston's historic venue...I'm against it until the builders can develop something more in line with present building	Nov 7 2022 4:30PM
Stephen	McGowan	10 Murray Boulevard, Charleston, SC	The proposed design for the new building at 295 Calhoun is requesting an 8-story height based on "Architectural Merit". To truly preserve, much less enhance the historic charm and aesthetic beauty of Charleston requires an outstanding design that is not readily apparent in this proposal. Being awarded the designation of "Architectural Merit" should demand a building and site design of a truly outstanding nature; otherwise, the request for an additional story or even partial story, becomes all too commonplace when it clearly should be special. Accordingly, the height should be limited to no more than 7-stories per the Zoning Regulations.	Nov 7 2022 4:55PM

Rainey	Evans	14 Bedons Alley, Charleston, SC 29401	<p>This 295 building project is unsuitable for the Charleston peninsula for many significant reasons. I touch briefly on my chief objections, which I feel are paramount to denying a permit to build. The location is inappropriate being within blocks of a grammar school on Lockwood Drive with parents dropping off and picking up their children twice each day. Early morning when residents of 295 would be on the move and early afternoon. The structure, in close proximity to the lake, is susceptible to flooding and a major detraction from this prominent Charleston landscape. One of my leading objections is traffic flow in the morning and evening. The configuration has already claimed two lives this year. Picture this: Afternoon traffic, already unbearable, heading to James Island via the expressway. As cars approach the JI Ex entrance, Calhoun diminishes to one lane with the right lane veering off to the Ashley River Bridge leaving one lane for the expressway. Then, within several hundred feet another lane enters from the right!!! That traffic is a nightmare now. What will it be if 295 is full of people exiting their lot and adding more congestion to that intersection at Countnay and Calhoun!! A structure of this size is an insult and totally unconscionable when considering the lifestyle of the residents of Harleston Village and the entire Peninsula of Charleston. We don't need another building of this type in our city. Take it to North Charleston. Don't saddle us with such a monster on our already overcrowded streets. Let your conscious be your guide.....remember why people come here to visit. Not to see gaudy and modern looking buildings. I encourage you as responsible and reasonable citizens of our historic city to preserve our heritage and deny this permit. Thank you.</p>	Nov 7 2022 5:35PM
Penelope/ Joseph	Gnesin	18 Elliott Street Charleston SC 29401	<p>We are 100% opposed to this project!!!</p>	Nov 7 2022 5:54PM
Annie	Duryee	2 Halsey Street	<p>We live on Halsey Street, two blocks away from this proposed project. We like the boardwalk interface on Long Lake. But overall, it fails the B.A.R.'s harmony test. True, it's next to the Ashley House, not exactly anyone's idea of architectural prowess. But it also is within sight of the Gov. Thomas Bennett House, circa 1825, and one of the grandest houses on the peninsula. The proposed project should be measured against that structure, not the mistakes of the 1960s and 1970s. We encourage the B.A.R. to reject this arrogant and mundane plan because of its lack of harmony and design integrity. Or as Elizabeth Jenkins Young, one of the city's great preservationists, said in another BAR meeting about another nearby mistake: "It's ugly."</p>	Nov 7 2022 7:56PM

Belinda	Hodgson	29 1/2 state st flat b	Charleston deserves better. We all deserve better. In the 1700s without any of the technology we have today, the city of Charleston was built - beautiful well built structures that will survive another 300 years. These monstrosities built for personal greed and quick profit do absolutely nothing for future generations. Say no. Charleston deserves so much better. Thank you.	Nov 7 2022 8:51PM
Lesa	Watts	947 white point court	As currently presented, the proposal is a poor design solution that does not respond to the context or Charleston's distinct character This plan is very similar to the two plans previously denied. Please deny this proposal.	Nov 8 2022 7:06AM
Sally	Webb	48-B Gadsden St.	This design still remains very much out of scale for the Harleston Village neighborhood. There is a great opportunity by the developers to design a building that could be integrated into the existing residential neighborhood where I live, BUT THIS IS NOT AN ACCEPTABLE DESIGN. It is massive, far too close to Calhoun Street, and has no architectural interest in this 'gateway' area into Charleston.	Nov 8 2022 7:53AM
Constance and Gilbert	Baldwin	1 Bishop Gadsden Way, Apartment 211; Charleston, SC 29412	DENY: These so-called revised plans are almost identical to the earlier versions denied by the BAR. This clearly indicates that the developers are not interested in a project that respects the site, the historic neighborhood, the Board of Architectural Review, or the City of Charleston. Developers are not "owed" unfettered license to do as they please here -- work with the BAR and preservation groups or go elsewhere.	Nov 8 2022 10:00AM
Ledlie	Bell	498 Albemarle Road, Unit 101	This unfit building has twice been rejected for sound reasons. The developers, though working with the City Planning Staff, have failed to make this project compatible with its neighbors. Please insist on more improvements.	Nov 8 2022 10:15AM
Woody	Rash	23 State St	After denying this project twice, BAR-L should do so yet again. The rendering shows a building too massive that will overwhelm the neighborhood and the lake. This is not a quality project given it's height, scale, mass and uninteresting design. Charleston deserves better and since the neighborhood is against it, why doesnt the City and BAR-L listen to those most affected?	Nov 8 2022 10:20AM
Matthew	Thomas	99 Moultrie Street, Charleston, SC	I would like to speak out against this proposed project as proposed in the BAR-L Image Overview for November 9, 2022. This project lacks any architectural integrity to deserve an additional floor (7th floor). The design is very blocky and dwarfs the long established historic Harleston Village. No legitimate improvements have been made to this proposed structure since the last submission. The proposal is a poorly designed building that does not respond to the context or Charleston's district character. Please vote to deny this request.	Nov 8 2022 10:31AM

Marie	Turner	59 Barre Street, Unit D, CHS, SC	<p>We fully understand that the zoning for 295 Calhoun allows for a 7-story mixed-use building. However, the developers have clearly displayed a sense of entitlement, returning for a third time for approval of yet another similar and poorly design solution that has already been rejected twice. 295 is a gateway location that has the ability to adopt Charleston’s distinct and historic character, (but instead displays the dominating building character of the medical district.) The charm of Harleston Village would be dwarfed by another blocky addition to the Charleston skyline. We ask that the BAR send a message that Charleston won't tolerate litigation threats and investors with no interest in what they leave behind that we, who are Charleston's residents and tax payers, have to live with.</p>	Nov 8 2022 10:56AM
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Chris	McCool	Bennett Street	<p>I've been a homeowner in Harleston Village since 1997 and my wife and I support the project 100 percent. Since 2000, we have lived less than 3 blocks from the project. After studying the proposed plans, attending the last BAR meeting at which the project was discussed, and knowing that a building will be built on the site, the 8 story design is without a doubt the better and preferred design. The renderings of the 8 story building show that a beautiful, high quality, pleasant looking building will be built. While the new MUSC Children's Hospital with its size and bold glass fronts serves as the gateway to downtown Charleston from the west, the 8 story structure will reveal to visitors and residents of downtown Charleston the charm of the City. The 8 story design is a "friendlier" design than the 7 story design. The 8 story design preserves and promotes green space by having a smaller footprint with the setbacks on Halsey and Calhoun. For comparison purposes, the Walgreens building a block or two away on Calhoun has no setback on Calhoun and minimal (if any) setback on Ashley and it is noticeable (and not in a good way; it has an unfriendly look and feel). The developer of 295 Calhoun is to be applauded for incorporating the setback in the 8 story design. The 8 story design also promotes green space by having a pedestrian park on the west side. The setbacks and green space pedestrian park allow for both a "friendly" look and experience. The 8 story design also allows for a true "connection" with residents, our MUSC neighbors, and visitors to the area who will enjoy the proposed waterfront dining/retail space along the boardwalk. Win, win, win! The 8 story design is only 7 feet taller than the 7 story design but considering the size and footprint of the commercial structures in the immediate vicinity of 295 Calhoun (Roper, MUSC Children's Hospital, Ashley House), the 7 feet is a non-issue (especially considering the street level pleasantries associated with the 8 story design). Again, as long time residents of Harleston Village and 295 Calhoun, we support the 8 story design and we urge the BAR to also support it. Harleston Village is our home, we raised two children in our home a 2-3 minute walk away from 295 Calhoun, and we envision regular visits by our future grandchildren at our home. The 8 story design needs to go forward without delay.</p>	Nov 8 2022 11:08AM
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Position Statement
Board of Architectural Review – Large
November 9, 2022

Re: 295 Calhoun Street

Dear Board Members:

In Charleston, the minimum threshold for new construction should be excellence – and particularly for this site which is highly visible from all angles and is one of the first properties you experience entering the city – it deserves the highest quality architecture. The clear disagreement among Board members at the last meeting is a strong indication that this design continues to be problematic.

To clarify, we fully acknowledge that zoning for this site allows for a 7-story, large-scale, mixed-use building. We think the site can handle it and that a program like this could be executed well. However, as presented, the building has a blocky massing and generic design that makes no attempt to respond to the site, context or Charleston's unique character, and therein lies our reason for opposition.

We struggle to understand a process that allows for a developer to come back with a design that shows no meaningful change after being twice denied by the BAR. In April and August of last year, the Board was clear that this proposal needed a completely fresh approach. These 40 tweaks do not add up to a redesign. We urge you to seriously consider how entertaining this proposal would undermine the BAR process.

There are BAR Principles to guide new construction to be compatible with Charleston's architectural character, yet these were not even mentioned at the last meeting. So, we will offer a few constructive comments informed by those principles to demonstrate why the design is inappropriate:

- Charleston is characterized by narrow frontages and vertical proportions. While this site allows for a building of this size, there is no attempt to break down the building in a way that reads vertically, instead the building extrudes the footprint of the site and has a very blocky massing. There should be significant, deep breaks to create vertical masses that are reinforced with corresponding breaks in the roofline.
- A building should relate to the human scale. The sheer 8-story height of the facades, heaviness of the base, and lack of fine-grain detail at the ground level create a poor pedestrian experience. Setting back the

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upper floors would create a more relatable scale for the building, and more glazing and texture should be introduced at the base levels.

- Similarly, the top of the building is very weak, and there should be a distinctive treatment for the upper level to create a strong hierarchy from base, to middle, to top.
- Finally, our local vernacular reflects simple, repetitive elements that create harmony in building facades. The amount of fenestration types, architectural features, and movements made on this building are far too many and create a very busy design. There needs to be significant simplification and greater rationality brought to the building expression.

Due to the degree of architectural issues, we feel strongly this proposal is nowhere near the threshold deserving of an 8th floor. Additional height is something earned, and just because there are some larger buildings nearby does not warrant an extra floor for this proposal – in fact, this site is squarely within the Harleston Village neighborhood and highly visible from all angles; therefore, we feel it fails on the point of context as well.

We urge the Board to hold the line with your previous rulings on this project and send a strong message that this design should again be denied for full restudy of height, scale, mass and architectural direction.

Thank you for considering our position in this matter.

Sincerely,



Erin Minnigan
Director of Preservation & Planning

HARLESTON VILLAGE ASSOCIATION

8 November 2022

City of Charleston
Board of Architectural Review-Large
2 George Street, Third Floor
Charleston, SC 29402

RE: 295 Calhoun Street

Dear Members of BAR-L,

We write to you today for the fourth time to express on behalf of the Harleston Village Association concerns about the large apartment building proposed for 295 Calhoun Street. Our concerns today remain what they were when we first wrote to you in 2021 when we first expressed our opposition to conceptual approval for this building.

We continue to hold the opinion that this project is too large for this location. We acknowledge first that based on comments submitted for your October meeting our neighborhood at large is opposed to this project. The size and location of this proposed building is, for us, no small concern. It will be IN Harleston Village. Not distant from us, or as prior zoning allowed, separated from our neighborhood by Calhoun Street. Set on the south side of Calhoun Street, within the boundaries of Harleston Village, it is grossly out of scale.

We understand that the developer has complained that while much has been said about the failure of the proposed design to find compatibility with its context, little has been said about what might be proposed that would win community support. With that invitation, we offer the following:

First, any building proposed for this site should be not more than four stories in height.

Second, the building should be massed into articulated blocks that modulate all facades and alleviate the monotony imposed by the rhythm of apartment windows and balconies. The proposed apartment still presents itself as one massive building. At any height, its exterior should be broken into smaller modules that alleviate its visual imposition especially on Calhoun Street and Halsey Boulevard as one large building.

Third, any stories above a fourth should be pushed back from the facades line of the lower block to ensure that the building reads from street level as compatible with the other large buildings that already populate stretches of Calhoun Street.

Fourth, the Halsey Boulevard façade should, as proposed, be set back from the property line to create opportunities for plantings that will soften the lower stories of the facade of the building that faces our neighborhood.

Fifth, the building should diminish in height as it addresses Long Lake so that this façade, closest to Harleston Village, does not overwhelm the neighborhood.

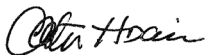
Sixth, any building proposed for this site should be set well off Calhoun Street, matching the more generous setbacks of Roper Hospital directly across Calhoun Street to the north, to soften its visual

impact on Calhoun Street and provide more generous and gracious framing of this western gateway to the historic city.

We concede, regretfully and after expressing our neighborhood's opposition to the zoning modifications to this site, that we see little hope for a remedy to our concerns as the city's current zoning ties our hands. Our only recourse is through this board, a remedy that we recognize may be ineffectual in overcoming what zoning has granted. Our options seem limited at this time to expressing our thoughts on the design presented if this project is eventually approved. Our hope is to provide comments in order to make this building as palatable to the neighborhood as possible. Our comments today express not only our concerns about the apartment complex proposed for 295 Calhoun Street but adjoining sites - - the parking lot located directly to the west, the MUSC parking lot adjacent to the historic Bennett House, the parking lot to the north of the Ronald MacDonald House, and the parking lots that surround Jeffrey Rosen's now vacant brutalist bank building. All of these lots form the northern edge of much of our neighborhood. Future development of them will affect the quality of life within Harleston Village. One of our concerns is that what is approved for 295 Calhoun will set precedent for these nearby properties.

We have reminded ourselves that our earlier comments expressed our confidence that the design principles the city adopted as part of its 2017 revision of Charleston's architectural review and permitting process have served the city well. For us the precepts that new buildings "work in harmony with surrounding buildings" and that new buildings "should not pretend to be isolated objects but rather work together with their surroundings" remain applicable for a building that for the foreseeable future will dominate one side of the Calhoun Street gateway. With those precepts in mind, we encourage Southeastern to continue to refine the design of this large building,

Yours sincerely,



For the Zoning Committee
Harleston Village Association