



HISTORIC CHARLESTON FOUNDATION

51 MEETING STREET

CHARLESTON, SOUTH CAROLINA 29401

Historic Charleston Foundation has absolutely no objection to the moving of 40 Calhoun Street to 315 East Bay which was approved at the last meeting. We think it an excellent solution for the house, that it will be an asset to the street scape and we will be glad to work with Mrs. Mulholland and Mr. Rivers on the project.

We do, however, object to the removal of 38 Calhoun Street to the rear of 317-315 East Bay and its placement on the South Side of George Street for three reasons. First; we think the cramming of the house into the small property area available will create entirely too much density for the complex. It will require variances on all property lines, will require parking variances, and will not conform with the zoning ordinance.

Second; we object to the siting of the house - slipped in behind the significant and exceedingly handsome early 1800 single house which has just been so successfully renovated by the Mulhollands. The insertion of two dwellings into the lot space, even with an additional small piece of land from the auditorium, will detract from the main house, from #40 Calhoun, from the auditorium area itself, and from the Calhoun street scape. Such dense placement of old dwelling houses is not desirable and we object on this ground.

Third; we object to the adjusted property lines as requested, when title to this property has not been transferred, and it involves the public lands of the auditorium area being sold to a private individual for private benefit. We question that title to this parcel of land can be cleared. The City of Charleston under the Charleston Housing Authority purchased the auditorium property under condemnation or threat of condemnation and received Federal assistance through an Urban Renewal Grant at the time. The City made a

commitment in the grant application and subsequent agreement with the Federal government which agreement became a part of the deed that the entire area would be used for public use. There is an Escape Clause after 1990 which would permit the removal of some restrictions under special conditions, but this is 1985.

The landscape edges of the auditorium area are themselves important to the overall aspect of the City, the planted green edges, and garden along Calhoun Street add distinction to the area. To provide landscape areas dwellings were bought and removed from the auditorium area.

Primarily, however, we ask how you can approve this application with immediate removal of the house to the lot, when the transfer of title is questionable.

January 8, 1985