

PRESERVATION
PROGRESS

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**PRESERVATION
SOCIETY OF
CHARLESTON**
Established 1920

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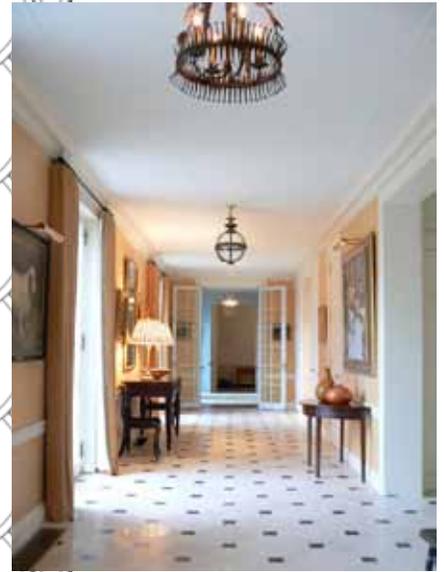
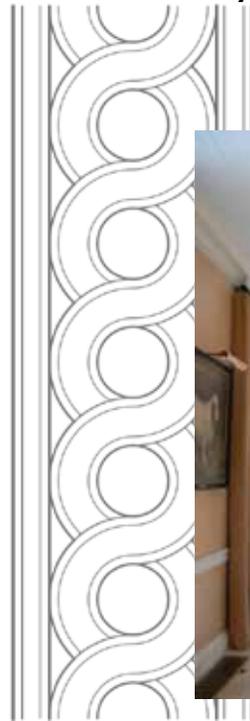
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Coming Soon: King Street Market

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Preservation Progress is published by the Preservation Society of Charleston to educate and inform its membership and the public about historic preservation. Founded in 1920, the purpose of the Preservation Society of Charleston is to cultivate and encourage interest in the preservation of buildings, sites and structures of historical or aesthetic significance and to take whatever steps may be necessary and feasible to prevent the destruction or defacement of any such building, site or structure such purposes being solely eleemosynary and not for profit. Basic membership in the Society is \$35 per year and includes a one-year subscription to *Preservation Progress*. Published continuously since 1956, *Preservation Progress* (ISSN 0478-1392) is published at a minimum four times per year. For advertising inquiries or article submission, mail to P.O. Box 521, Charleston, SC 29402 or e-mail preserve@preservationsociety.org. (C) 2013 Preservation Society of Charleston.

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FROM THE DIRECTOR'S DESK

The minutes of the Preservation Society of Charleston from May 5, 1920 envisioned an organization with a scope that "should be very far reaching, ramifying into all parts of the city and all branches of the work of preservation." We work each day to ensure that we are meeting that standard of what a preservation organization should be. Through our Seven to Save program we have been reaching new audiences and delivering results that are essential to protecting our region's heritage. Our focus on delivering solutions and sustaining a principled advocacy program is reflected in the new look of *Preservation Progress*. Our work is bold and progressive and we think this newsletter reflects that spirit. But how we look is less important than what we do. We are making investments in saving buildings through the launch of our Charleston Vernacular Revolving Fund and the purchase of the Henry Small Cottage at 227 Nassau Street. It is not enough to talk about saving buildings; a preservation organization must act. We hope that you will enjoy learning about some of our recent activities and find new ways to get involved and support our preservation mission, so that we can do more.

SINCERELY,



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United Order of Tents Building (c. 1856), 73 Cannon Street, 1941.
Courtesy Gibbes Museum of Art.

SEVEN TO SAVE UPDATE

2011

MAGNOLIA CEMETERY RECEIVING TOMB

A \$118,000 stabilization effort will begin this spring with the support of a grant from the South Carolina Department of Archives and History and a contribution from the family of the late Ted Ashton Phillips.

CIVIL RIGHTS ERA SITES

Five state historic markers will be installed at important modern Civil Rights era sites beginning in April.

QUARTERS "A" CHARLESTON NAVY YARD

Historic District signage will be installed at the Navy Yard during the Preservation Walk on Saturday, May 11th.

CHARLESTON COTTAGES AT 193-199 JACKSON STREET

Plans are underway for the first Charleston Vernacular Revolving Fund property at 227 Nassau Street. Read more on page 4.

ROSE LANE BELGIAN BLOCK PAVING

In partnership with the City of Charleston, there will be a ground-penetrating radar study of the Belgian Block beneath Rose Lane in the Cannonborough neighborhood of Charleston.

NEW TABERNACLE FOURTH BAPTIST CHURCH

Students in Professor James Ward's undergraduate class at the College of Charleston are documenting the church and performing conditions assessments.

KING STREET OFF-RAMP HOUSES - **SAVED**

Renovations by a private investor, Ecovest, are nearing completion and the Society has completed an Area Character Appraisal of the Wilson's Farm neighborhood in which they are located.



Magnolia Cemetery Receiving Tomb, Listed 2011.



Ansonborough Neighborhood, Listed 2012.



Civil Rights Era Sites, Listed 2011.



Lewis Christian Union Cemetery, Listed 2012.

2012

LEWIS CHRISTIAN UNION CEMETERY

A dramatic transformation has taken place at this private cemetery with the clearing of overgrown brush and the completion of a survey of the plots. The South Carolina Genealogical Society is documenting the inscriptions and researching biographical information of those buried in the cemetery.

MID-CENTURY MODERN ARCHITECTURE

Preservation Society's Ashton Finley will moderate a panel on mid-century modern architecture at this year's South Carolina Historic Preservation Conference in Columbia on April 16th.

UNITED ORDER OF TENTS BUILDING

A preservation plan supported by a grant from the National Trust for Historic Preservation has been completed. A business plan for restoration and use of the building that includes continued occupancy by the United Order of Tents organization will be developed.

ANSONBOROUGH NEIGHBORHOOD

The March Membership Meeting held at Redeemer Presbyterian Church (43 Wentworth Street) in the Ansonborough neighborhood focused on the past, present and future of preservation in this historically sensitive area.

HISTORIC 11TH WARD

A survey of Victory Houses will be conducted in 2013, as well as a digital mapping project of the area.

CHARLESTON SWEET SHOPS

A survey of Charleston's sweet shops is being conducted and the Summer 2013 Master Preservationist Program will focus on sweet shops as a class project.

TABBY ARCHITECTURE

A soggy but well attended Preservation Pedal was held in Rockville on Wadmalaw Island on February 23. Staff members from the Preservation Society are working with the Nemours Wildlife Foundation to document tabby architecture and other sites at Nieuport Plantation on the Combahee River.

We look forward to bringing you seven more sites in May 2013. Join us for the 3rd Annual Preservation Party at Memminger Auditorium on April 27 to get a first look at these seven extraordinary sites.

COVER STORY

SOCIETY LAUNCHES REVOLVING FUND

BY: ELIZABETH GARRETT RYAN

A dilapidated cottage at 227 Nassau Street will soon be saved thanks to the generosity of private contributions and the Charleston Housing Authority. The Preservation Society purchased this East Side home in December, using \$30,000 from its newly established Charleston Vernacular Revolving Fund. Additionally, the Charleston Housing Authority has made a loan of \$250,000 available for the cottage's restoration through an agreement with the Preservation Society that the refinished home will be sold to a first-time homebuyer with a protective easement in place.

The protection of cottages like this one has been a formal goal for the Preservation Society since 2011 when Charleston Cottages were placed on the Society's inaugural Seven to Save list. For years these cottages, which resemble one-story versions of the iconic Charleston single house, have been misleadingly referred to as "Freedmen's Cottages." In fact, these modest homes - which were built between 1870 and 1930 - served as housing for middle-class families of all ethnicities. Because many of them were built in areas that lie outside of the purview of Charleston's Board of Architectural Review, their inventory has suffered over the years, with many altered inappropriately or lost to demolition or neglect.

The Charleston Cottage at 227 Nassau Street was built circa 1885 by Henry Small, an African-American laborer who bought the land three years earlier. Mr. Small worked as a "scavenger" and "cartman," according to city directories, before becoming a truck driver for wholesale grocer I.M. Pearlstine & Sons located on East Bay Street. He and his wife rented out some of the three bedrooms in the 800-square-foot home and the cottage was inhabited as recently as 2009, when its 100-year-old owner died. Since her passing, the house had deteriorated remarkably. As the Charleston City Paper noted in some recent reports about vacant

structures in Charleston, the cottage on Nassau Street is "not much to look at, with a facade more peeled than painted and a front door that opens onto a nonexistent side porch."

Soon that description will no longer be appropriate, as the Henry Small Cottage will be given new life becoming the first of many neglected structures saved by the Charleston Vernacular Revolving Fund. According to Executive Director Evan Thompson, these buildings are critical to preserve and protect, especially as the East Side and other nearby neighborhoods experience a resurgence and new development.

"Vernacular buildings are more simple buildings that aren't necessarily architect-designed but have a form that's rooted in the local architecture and the local environment," said Thompson. "We need to make sure that these simpler houses are brought along so that we have an appropriate mix in Charleston of both the old and the new."

Clearly, there are positive community impacts that come from programs like the Charleston Vernacular Revolving Fund. The restoration of vacant properties will assist in reducing crime and improving community esteem in the architecturally and culturally rich and sensitive East Side neighborhood. In addition, there are social and economic benefits that are inherent to the preservation and reuse of historic structures and neighborhood infrastructure. 🏡





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1. The Henry Small Cottage.
2. Melissa Maddox-Barnes of the Charleston Housing Authority and Society Executive Director Evan Thompson at the December 18th press conference.
3. Rear view of Small Cottage.
4. Interior room of 227 Nassau Street.

To donate to the Charleston Vernacular Revolving Fund, visit www.PreservationSociety.org/involved_additional.

Photography: Michael Parks



2012 CAROLOPOLIS AWARDS

ON JANUARY 24, 2013, PRESERVATION SOCIETY OF CHARLESTON MEMBERS FILLED THE RIVIERA THEATER AT 225 KING STREET IN DOWNTOWN CHARLESTON FOR THE 93RD ANNUAL MEETING AND 59TH ANNUAL CAROLOPOLIS AWARDS. THE CAROLOPOLIS AWARD IS GIVEN AS AN ACKNOWLEDGEMENT OF EXEMPLARY WORK IN THE RENOVATION OR REHABILITATION OF HISTORIC PROPERTIES. THE PRO MERITO AWARD IS GIVEN TO HONOR THOSE PROPERTIES THAT HAVE RECEIVED A CAROLOPOLIS AWARD NOT LESS THAN 20 YEARS AGO AND HAVE EITHER UNDERGONE A SECOND MAJOR RENOVATION OR HAVE DISPLAYED AN ADMIRABLE LEVEL OF CONTINUOUS PRESERVATION. WITHOUT FURTHER ADO, WE PRESENT OUR 2012 CAROLOPOLIS AWARD WINNERS:



To learn more about the restorations of these properties and the Carolopolis Awards, visit www.PreservationSociety.org.

All "after photos" except McLeod Plantation - Michael Parks



PRO MERITO AWARD
290 East Bay Street
SEABOARD RAILWAY FREIGHT STATION (HARRIS TEETER)



OWNER Harris Teeter, Inc.
ARCHITECT Cummings & McCrady, Dalton/Morgan



CAROLOPOLIS AWARD
4 Amherst Street
DIEDRICH KASSENS HOUSE



OWNER Michael Wildstein
ARCHITECT Julia F. Martin, Architect, LLC
CONTRACTOR Engelke Homes, LLC



PRO MERITO AWARD
10 Judith Street
JOHN ROBINSON HOUSE



OWNER David A. Elder and Monica R. Bohlen
ARCHITECT Randolph Martz, William Bates
CONTRACTOR ReNewUrban



CAROLOPOLIS AWARD
108M Smith Street
OWNER Paul Saylor



DESIGNER Julie O'Connor, American Vernacular
CONTRACTOR Jim Rhode, Rhode Construction



PRO MERITO AWARD
39 Church Street
GEORGE EVELEIGH HOUSE



OWNER Ann and Antony Merck
ARCHITECT Christopher Liberatos, Fairfax & Sammons
CONTRACTOR Richard Marks Restoration, Inc.



PRO MERITO AWARD
James Island
MCLEOD PLANTATION



OWNER Charleston County Parks & Recreation
ARCHITECT: Glenn Keyes Architects
CONTRACTOR: Meadors Inc.



CAROLOPOLIS AWARD
304 President Street
JULIA SAUNDERS HOUSE



OWNER Stacy Rowley
ARCHITECT Timothy Maguire
CONTRACTOR Marc Engleke



PRO MERITO AWARD
94 Rutledge Avenue
ISAAC JENKINS MIKELL HOUSE



OWNER Patricia Altschul
CONTRACTOR Richard Marks Restorations, Inc.



CAROLOPOLIS AWARD
169 King Street
JOSEPH BALLARD BUILDING



OWNER Tucker Payne Antiques
ARCHITECT Maresca & Associates, Architects, Inc.
CONTRACTOR Palmetto Construction



CAROLOPOLIS AWARD
1 Magazine Street
JOHN ARTMAN HOUSE



OWNER Diane and Joe McGee
DESIGNER Byers Design Group
CONTRACTOR SL Shaw & Associates, CKC Properties



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1. Speakers Amos Bien, Martha Honey, Jonathan Tourtellot and Juan Luna-Kelser.
2. Diane De Angelis and Laura Gates discuss the issues between sessions.
3. Symposium attendees enjoyed an evening reception at the Old Exchange Building where Paola Motta of Italy served as the keynote speaker and outlined the issues of cruise tourism in Venice.
4. Speakers Dana Beach (center) and Randy Pelzer (right) speak with Bob Zimmer.
5. Panelists discuss cruise tourism in Charleston during the Friday morning Forum.

For more on Harboring Tourism: An International Symposium on Cruise Ship Tourism in Historic Port Communities, visit www.HarboringTourism.org

HARBORING TOURISM



Since 2010, the Preservation Society of Charleston has pursued a variety of initiatives as part of its advocacy efforts in support of reasonable regulations on cruise tourism. The Society nominated Charleston to both World Monuments Fund's Watch and the National Trust for Historic Preservation's 11 Most Endangered lists. As a result of these successful efforts, the three organizations partnered to host *Harboring Tourism: An International Symposium on Cruise Ship Tourism in Historic Port Communities* on February 6, 7 and 8 at the Francis Marion Hotel in Charleston. The goal of the symposium was to allow preservationists from historic port communities to discuss issues related to cruise tourism from a global preservation perspective.

Cruise tourism, an international industry, is growing and impacting port communities such as Venice, Key West and Cozumel. Heritage advocates from these port communities and others from Norway to Chile gathered to discuss challenges and opportunities, with additional insights provided by economists, lawyers and even former cruise industry executives. Attendees from near and far (Aruba) found the three-day gathering to be insightful and rewarding. The proceedings were recorded, and World Monuments Fund is developing a follow-up publication that will include a set of principles for historic port communities to consider when weighing the impacts of cruise tourism.

The opening keynote address by cruise industry veteran Craig Milan underscored the importance of the issue, in that cruise tourism was growing in popularity, resulting in the development of bigger ships. A series of six panels on the second day discussed issues related to the environment, economics, mass tourism, homeports, legal tools and heritage balance. At a dinner at the Old Exchange, Paolo Motta discussed the tragedy of Venice's cruise port and unveiled a comprehensive plan to relocate the terminal to the mainland to restore a sense of scale and to mitigate physical damage to Venice from cruise ships and mass tourism. Day three opened with a panel discussion on Charleston, which helped to bring many threads of the prior day's discussions together and afforded an opportunity for attendees to understand why Charleston was placed on watch lists by both World Monuments Fund and the National Trust. Tony Hiss concluded the day's events with an insightful and literary summary of the symposium and offered hope for future balance through discussion and active collaboration among all parties – both host communities and the cruise industry.

The success of the Symposium in building a network of heritage advocates working to preserve historic port communities will grow stronger, and it is hoped that in the future a follow-up gathering can include cruise industry executives, as preservationists have never been invited to participate in any cruise industry gatherings. Such a precedent setting event would elevate the discussion of this issue above the politics of individual communities and build greater awareness that our global heritage must be preserved for the long-term – whether in Charleston, Venice or elsewhere around the world. ❧





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— THE SOCIETY —

2013 GOT OFF TO A GREAT START WITH OUR 93RD ANNUAL MEETING & 59TH ANNUAL CAROLOPOLIS AWARDS, A SOLD-OUT 2ND ANNUAL MEMBERSHIP OYSTER ROAST, THE CIVIL RIGHTS ERA EXHIBIT OPENING AND MANY GREAT EVENTS SUCH AS OUR WALKS & PEDALS AND NEW CONVERSATIONS SERIES.



3



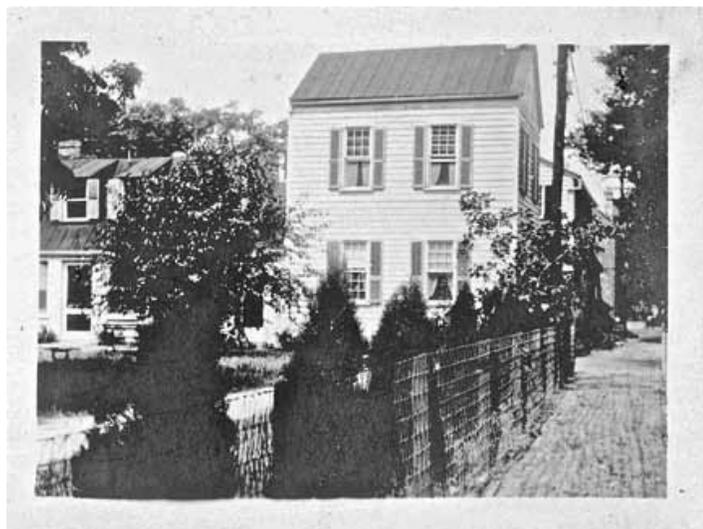
4

- 1. The Carriage Properties team (sponsors of the event) at the Carolopolis Awards reception at the Riviera Theatre on January 24th.
- 2. Adrienne Jacobsen and Josh Bagwell prepared for the rain during our Preservation Pedal in Rockville on February 23rd.
- 3. Society members shuck oysters on a picture-perfect January afternoon at our 2nd Annual Membership Oyster Roast at Fenwick Hall on Johns Island January 26th.
- 4. Photographer David Soliday and Judge Clifton Newman talk about school integration during the Civil Rights Era Exhibit Opening on February 21st at the PSoC Book & Gift Shop.

Thomas Mayhem Pinckney was born in 1877, the son of cabinetmaker Nathaniel Pinckney. He was educated in Charleston's public schools and Clark University Night School. Pinckney trained as a stairmaker with another African American, Luther Alston, before beginning an apprenticeship with Snellson Contracting Company. Pinckney became one of the earliest African American craftsmen to become involved in the preservation movement and shared his enthusiasm for the built environment with Susan Pringle Frost, a founder of the Preservation Society of Charleston.

Susan Pringle Frost was the first female real estate agent in Charleston and preserved the city's architecture by acquiring historic properties in derelict condition, making small repairs, renovating architectural details and selling the homes to preservationists. Frost had an innate sense of the aesthetics of historic preservation but her mismanagement of finances resulted in inconsistent restorations. She trusted Pinckney to recreate or restore the architectural details in the homes that she transformed.

Pinckney was one of the most prized artisans of his day, having employed and trained numerous other African American tradesmen. Specializing in historic structures, Pinckney was highly skilled in hand-carved woodwork and was particularly adept in mantelpiece sunbursts. Some of the houses Pinckney restored include 51 East Bay, 32 South Battery, 48 Tradd, The Pirate Houses at 141-143 Church, 100 Tradd, and Stoll's Alley. He also worked over a period of six years to help restore Mansfield Plantation near Georgetown.



Pinckney worked on many restoration projects in Charleston, including several on Stoll's Alley.

THOMAS MAYHEM PINCKNEY



Pinckney became Frost's right-hand man, and with Pinckney's craftsmanship and Frost's real estate expertise the pair was able to restore historically and architecturally important structures. Their partnership, however, had social impacts. Relying on African American artisans, Susan Pringle Frost gentrified what had been a racially mixed area. Frost reclaimed several Tradd Street properties from black slums as numerous white residents moved into the area in the 1930s.

Married first to Julia and later to Marion Pinckney, he had one daughter and two sons who also became skilled tradesmen in various disciplines. William Pinckney was a Spring Street auto mechanic and his brother, Warren, was one of the first African American aviators in South Carolina.

Pinckney died on December 8, 1952 in his home at 160 Spring Street and was buried in Unity and Friendship Cemetery, in the Magnolia Umbra Cemetery District. After his death, Susan Pringle Frost openly credited Pinckney for much of her preservation work. In a letter to the *News & Courier*, she wrote "I have often been given credit for the work I did in restoring the old time architecture. But more credit should be given to Thomas M. Pinckney. He was a real artist in his work of restoration of the old time wood carvings in our splendid old homes."

In 2013, the Preservation Society of Charleston reorganized its Charleston African American Preservation Alliance (CAAPA) as the Thomas Mayhem Pinckney Alliance to honor his work and to promote a more historically inclusive recognition of African American talents and contributions to the preservation movement. We are excited to explore and celebrate this tradition of African American craftsmanship as it has provided both Charleston and the Preservation Society with the skills necessary to accomplish its preservation goals. 🏡

For more information or to become part of the Thomas Mayhem Pinckney Alliance, contact Aurora Harris, Community Outreach Manager (aharris@preservationsociety.org, 843.722.4630).



The AUDITORIUM Will Raze

ANSON & CALHOUN. A large home and offices.

114 ANSON. A very old house with the usual neglected air of the area.

98 & 96 ANSON. The same type of homes now being rescued in Ansonborough.

86 ANSON. Faces George Street. A handsome severe home. Its added enclosed piazzas should be removed. A charming location, a focal point for the dead end of George Street.

PHOTOS - HART



Anson (Cor. of Calhoun)



114 Anson - "NOTABLE"



98 & 96 Anson



86 Anson (Faces George)

WALL STREET is so full of worthy small homes that we were astonished it had been so long neglected. There are enough here to start a museum of houses such as Greenfield Village in Michigan. We however hope they will be retained here for homes our people need!



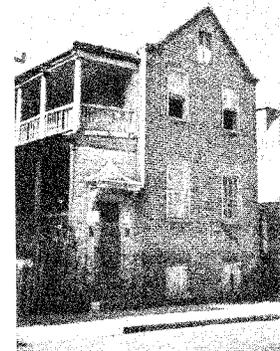
34 Wall



15 Wall



25 Wall



13 Wall



23 Wall



20 Wall



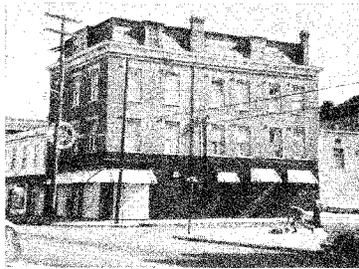
9 Wall

More of OLD CHARLESTON

These are only some of the homes the City will lose !



75 & 77 Calhoun

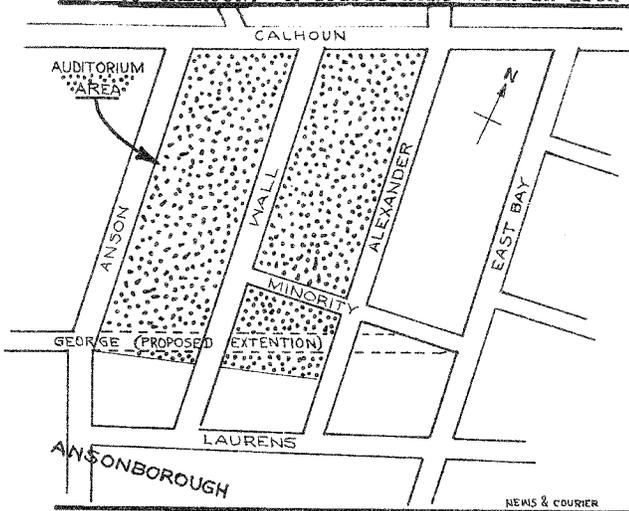


79 Calhoun

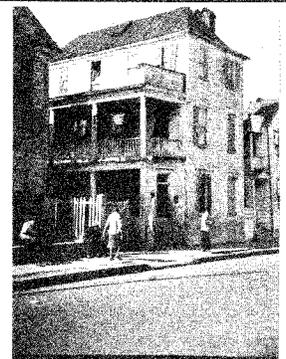


85 Calhoun - "VALUABLE"

75 & 77 CALHOUN. Two varied homes, horizontal and vertical, make an interesting contrast.
79 CALHOUN. As an apartment house this could be home for many.
85 CALHOUN. A double home with an arch to a common garden.



31 Alexander



41 Alexander

31 ALEXANDER. Does it remind you of the lovely Blake Middleton house at 44 Society Street?
41 ALEXANDER. It has the hipped roof of the late 18th Century. Again it could be magnificent!

OPPORTUNITY !

What an opportunity is here for the Merchants Housing Corporation!

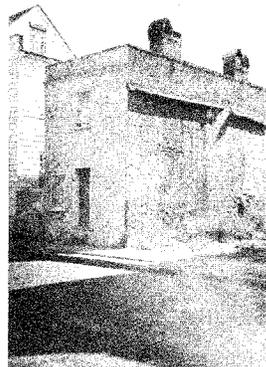
These are small houses, good homes for middle income families, whether white or colored.

The AUDITORIUM our city needs we hope still will be placed on the Ashley River. There is room for expansion in that location.

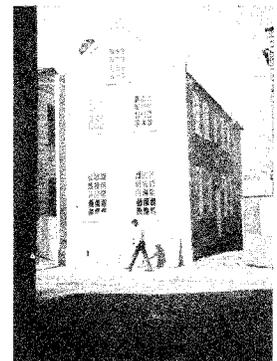
"Charm of Old Charleston"

I'll see these things! They're rare and passing curious -
 But thus 'tis ever; What's within our ken,
 Owl-like we blink at, and direct our search
 To farthest Inde in quest of novelties;
 Whilst here at home, upon our very thresholds,
 Ten thousand objects hurtle into view,
 Of interest wonderful.

- Anonymous



3 Minority



8 Minority

3 MINORITY. This should delight the soul of anyone wishing to live alone and like it, with the help of imaginative changes in the wee brick structure.

8 MINORITY. It has just been renovated. A charming house for a couple.



**PRESERVATION
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CHARLESTON**
Established 1920

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WWW.PRESERVATIONSOCIETY.ORG

TICKET SALES AVAILABLE AT LEAST 6 WEEKS
BEFORE EVENT



APRIL

27

Third Annual Preservation Party to
Benefit the Seven to Save Fund

MAY

06

Happily Ever After: Celebrating
Jane Austen's Pride and Prejudice

09

May Membership Meeting: Seven
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& Preservation Night at the
Charleston RiverDogs

JUNE

03

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Charleston In My Time

04-29

Master Preservationist Program:
Charleston Sweet Shops

08

PRESERVATION WALK:
Historic Cannon Street

FURTHER AHEAD

THIS PLATE MATTERS

July 30
August 20
September 17

FALL TOUR OF HOMES AND GARDENS

October 3-27

CHARLESTON HERITAGE SYMPOSIUM

October 11-13