

PRESERVATION PROGRESS

SPRING 2018



THE 64TH CAROLOPOLIS AWARDS

NATIONAL PRESERVATION MONTH

THE HUTCHINSON HOUSE

PRESERVATION
ESTD SOCIETY 1920
of CHARLESTON

VOL. 62 NO. 1

PRESERVATION MONTH 2018

Presented by



Spring Membership Meeting with Special Guest Nicholas Redding
Wednesday, April 25, 6:00 pm to 8:00 pm at City Gallery, Waterfront Park

Preservation Month Happy Hour
Wednesday, May 2, 6:00 pm to 8:00 pm at Blind Tiger Pub

Preservation Picnic
Saturday, May 5, 12:00 pm to 4:00 pm at White House Plantation

Exclusive Tour of the Hebrew Orphanage
Tuesday, May 8, 6:00 pm to 8:00 pm at 88 Broad Street

Member Appreciation Shopping Event - Members Receive an Additional 10% Off, That's 20%!
Saturday, May 12, 10:00 am to 5:00 pm at 147 King Street, online and phone orders are accepted

A Candid Conversation on Livable Charleston with Joel Kotkin Supported by John and Libby Winthrop
Wednesday, May 16, 6:00 pm at The Cedar Room, Cigar Factory

28 Pitt Street Hard Hat Tour
Tuesday, May 22, 6:00 pm to 8:00 pm at 28 Pitt Street



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LANDSCAPE ARCHITECTS

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ARCHITECTS



— *Preservation Picnic* —

White House Plantation in the ACE Basin

Saturday, May 5, 2018 • Noon until 4 PM

BBQ and Drinks by Jimmy Fitts Catering and Live Music with Blue Plantation Duo

Tickets available at www.preservationsociety.org

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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. The Preservation Society of Charleston is dedicated to recognizing, protecting and advocating for the Lowcountry's historic places. As the oldest community-based historic preservation organization in America, we are the sum total of our members and friends, a dedicated group of residents and supporters of preservation from across the country who believe that some things are worth saving. Individual membership in the Society is \$50 and includes a minimum two times per year and includes a subscription to *eProgress*. Published continuously since 1956, *Preservation Progress* (ISSN 0478-1392) is published at a minimum two times per year and includes a subscription to *eProgress*. For advertising inquiries or article submission, mail to P.O. Box 521, Charleston, SC 29402 or e-mail preserve@preservationsociety.org. © 2018 Preservation Society of Charleston



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ON THE COVER

The Hutchinson House is a late nineteenth century residence on Edisto Island to be restored by the Edisto Island Open Land Trust.

-Photo by Kristopher B. King

Interior: Hebrew Orphanage, 88 Broad Street, Charleston, SC, courtesy of Historic American Buildings Survey via www.loc.gov, circa 1933.

FROM THE EXECUTIVE DIRECTOR



KRISTOPHER B. KING
Executive Director

The Preservation Society of Charleston has been keeping it REAL since 1920. Thanks to the vision and dedication of our founding members Charleston enjoys an extraordinary historic character, an exceptional quality of life, as well as a community passionate about keeping Charleston REAL.

Resiliency, **E**ngagement, **A**uthenticity, and **L**ivability are the four pillars of the Society's work. We are creatively and collaboratively addressing new issues such as repetitive flooding resulting from sea level rise and the exploitation of our neighborhoods by short term rentals, yet the core idea is the same as it was in 1920. Sue Frost issued the call and a small band of engaged citizens gathered to fight for the protection of our historic city. Their primary instruments were advocacy and outreach. They spurred community interest in preservation and introduced a candid yet tenacious voice to the conversation. This is the DNA of the Preservation Society.

REAL provides a framework to address the preservation challenges of today.

Preservation in Charleston must be about more than old buildings, because at the end of the day if people aren't living and working in these buildings then we have failed to preserve Charleston. To remain a living city, we must protect our buildings, our neighborhoods and our quality of life.

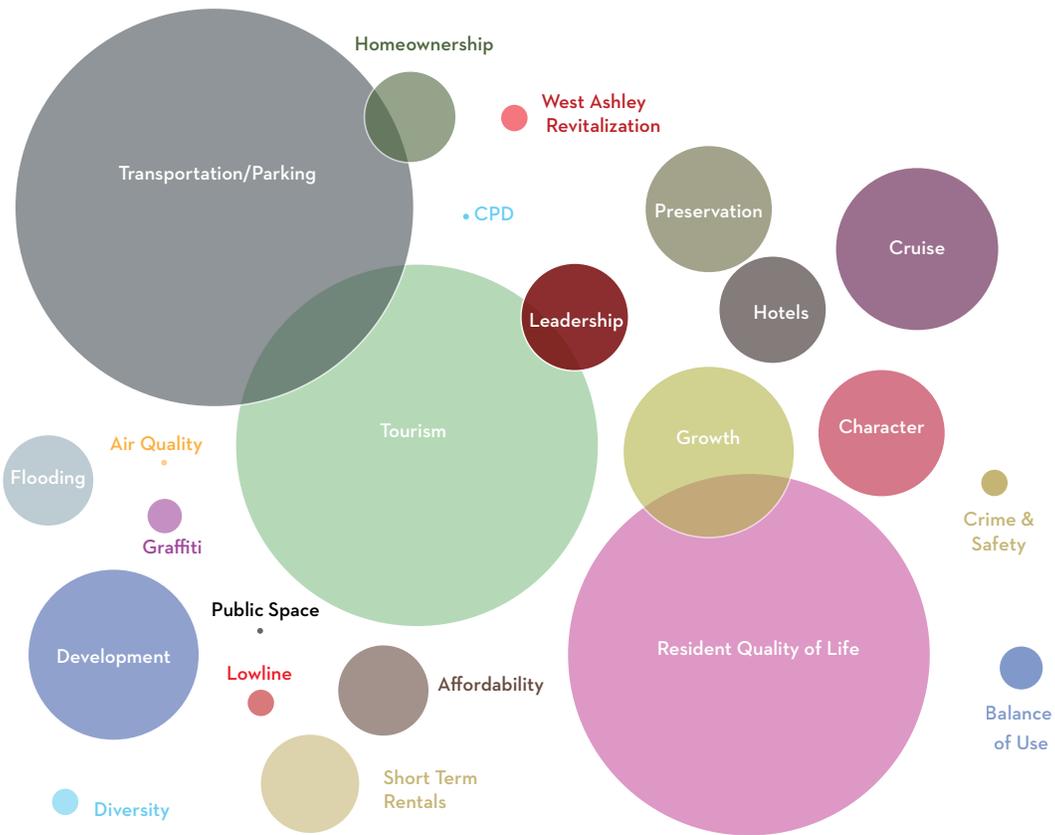
New pressures such as short term rentals (STR) require new approaches. STRs have impacted the livability of the neighborhoods but have also reduced the supply of houses for residents. On any given day we have more tourists downtown than residents. The problems of STRs will not simply go away because of a new ordinance. Residents, neighborhoods, preservationists and the City must remain focused on this issue and ensure that enforcement is thorough and effective. The Society is tackling STRs head on by serving as a leader on the task force, collaborating with countless partners, surveying the residents, educating the Planning Commission and City Council and continuously advocating for the neighborhoods.

This year we will be focusing on livability for Preservation Month. We are excited to offer hard hat tours, networking events, our third annual preservation picnic at the amazing White House Plantation, and our keynote event with noted author and urbanist Joel Kotkin to challenge current approaches to city planning and ask what livability really means to our residents.

While we advocate for Charleston's future, we also serve as a steward of its past. Collaborating on sites like the Henry Hutchinson House, and programs like Seven To Save and Carolopolis allow us to expand the reach of preservation. As Board Chair Betsy Cahill noted, the Carolopolis Awards are an antidote to all the exploitation of Charleston. It is a chance for us to show how historic preservation strengthens and reinforces what is special about Charleston.

Susan Pringle Frost defined the standard for preservation and advocacy nearly one hundred years ago. That standard has never mattered more than it does today. The Society will continue to take an active and inclusive approach to preservation by elevating the conversation, informing and engaging the community, and advocating on issues like STRs, flooding, tourism management and cruise ships because all are critical to our City's livability.

A handwritten signature in black ink that reads "Kristopher B. King". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.



This graph represents the 2016 member survey results prioritizing community issues. A lot has changed in two short years. As part of our Preservation Month focus on livability, we will be reaching out to members with an updated survey. Please stay tuned. Our work is enhanced with your engagement.



1. A typical image for springtime in Charleston.
2. Susan Pringle Frost and members, circa 1930s.

WHAT DOES LIVABILITY MEAN TO CHARLESTON?

Charleston should not only be the number one place to visit, it should be the number one place to *live*. With unprecedented regional growth and increased emphasis on cultivating tourism, often at the expense of residents, now is the time to ask the question: what makes Charleston a livable city?

In honor of *Preservation Month*, PSC will bring livability to the forefront of the conversation. Growth-related challenges including traffic, flooding, and tourism management are not distinct to any one area of Charleston. From Johns Island to Cainhoy, livability in every part of our city is threatened, demanding an actionable, inclusive approach.

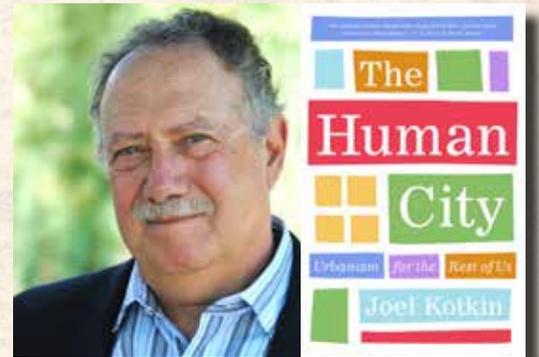
Last year the Preservation Society launched *Keep Charleston REAL* as a representation of our refined organizational focus; issues that affect resiliency, engagement, authenticity and livability in Charleston have informed our advocacy agenda and will continue to do so moving forward. With a focus on **livability**, the Preservation Society will host urbanist and author Joel Kotkin on Wednesday, May 16, to discuss what livability means for City residents in the context of his new book, *The Human City: Urbanism for the Rest of Us* (2016).

A CANDID CONVERSATION ON A LIVABLE CHARLESTON

Supported by John and Libby Winthrop

Wednesday, May 16
6:00 pm at The Cedar Room, Cigar Factory

Don't miss this premier Preservation Month event. PSC is pleased to have Joel Kotkin, noted urbanist and author of *The Human City: Urbanism for the Rest of Us*, join us to spur a conversation on livability in Charleston. Reception to follow.
Supported by John and Libby Winthrop.



Tickets available at www.preservationsociety.org

PRESERVATION MONTH 2018 *Presented by*  LOIS LANE PROPERTIES

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WE NEED YOU. Board of Directors Challenge

Thanks to the generosity of our Board of Directors, the Preservation Society has received a \$50,000 Matching Gift Challenge for Preservation Month.

Donate now and your gift will be matched dollar-for-dollar, doubling your support for our advocacy and preservation efforts as we proactively work to chart a sustainable course for the future of our historic community.

The Preservation Society of Charleston is a member-supported organization – please don't miss this opportunity to leverage your gift and take a stand to protect the quality of life of all those living and working in our city.

Double your impact TODAY at
www.preservationsociety.org



To learn more about this challenge, please contact Joy Hamilton at (843) 722-4630 or jhamilton@preservationsociety.org

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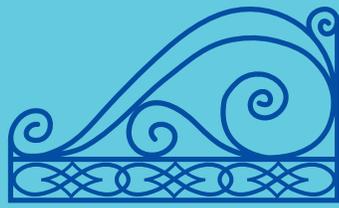


Rick McKee



Rick McKee

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CHARLESTON HERITAGE SYMPOSIUM

The Fifth Annual Charleston Heritage Symposium (CHS) was an outstanding success. CHS welcomed a sell-out crowd from 22 different states at the Old Federal Courtroom of the Confederate Home, thanks to the extensive organization and hard work of its all-volunteer Board.

Speakers presented a wealth of engaging topics ranging from the Diplomatic Reception Rooms of the U.S. Department of State, to dining and traveling with George Washington, to the origins, and some interesting stories, of the Charleston Three O'Clock Dinner.

Guests enjoyed lovely spring weather, beautiful gardens, gracious receptions, and great conversation. CHS is pleased to announce that the Sixth Annual Symposium will be held March 8 - 10, 2019. Ticket sales will begin in November of 2018.

photos by Justin Falk Photography





The Brick House ruin on Edisto Island constructed circa 1725 will undergo phase two of a stabilization plan beginning Spring 2018.

SEVEN TO SAVE UPDATE

By Robert Gurley

With all the issues we face that diminish our quality of life, it is sometimes easy to forget that there are successes to celebrate. The Society's 2017 Carolopolis Awards are one example. Another example is the ongoing success of the Society's Seven to Save program, which began in 2012. Seven to Save is an initiative designed to preserve vulnerable historic and cultural resources in the Charleston area through education and public awareness. Because each project poses unique challenges, we work toward creative solutions tailored to the specific issues at hand, often leading to collaboration with partners in the community. When a project reaches a successful outcome, it is rolled off the list and a new at-risk resource is added.

BRICK HOUSE RUIN

The Preservation Society was recently awarded a 2018 grant from the National Trust for Historic Places to assist in the stabilization of the Brick House ruin, a 2013 Seven to Save. This is the second grant awarded to the Society for this worthy effort.

Brick House was constructed circa 1725 by Edisto Island rice planter Paul Hamilton. The property was acquired in 1798 by the Jenkins family, which retains ownership today. Constructed with brick imported from Boston, Brick House stands as a symbol of the importance of the French Huguenots in colonial South Carolina. The French architectural influence is evidenced by its stucco enrichments and its high pitched roof. The four room plan with unequal division of rooms and a central stairwell, similar to Mulberry's plantation house, evolved into the Charleston double house popularized in the 1750s and 1760s. Brick House was listed on the National Register of Historic Places in 1970 as a National Historic Landmark.

Brick House burned in 1929 and only a masonry shell remains. According to a structural report prepared by Bennett Preservation Engineering PC, the ruin was left without floor diaphragms and is tied together only at the corners, making it susceptible to movement. The expansion of the corroding steel lintels and the deterioration of the mortar are also major factors contributing to the instability of the ruin.

Continued on page 8

Continued from page 7

The first National Trust grant administered by the Preservation Society funded the innovative process of using a drone for photographic mapping to produce a 3-D model of the ruin. It also provided funds for engineering designs to stabilize the structure and a website to help in fundraising for the project. This new grant will help fund work scheduled to begin in March 2018 to implement the stabilization plan by installing an exterior system of frames and tie rods to clamp the damaged wall sections together and reinforce the interior vertical and diagonal steel bracing.

CHARLESTON CEMETERIES HISTORIC DISTRICT

The Charleston Cemeteries Historic District was one of the 2012 Seven to Save projects. The Preservation Society of Charleston is pleased to announce that the Charleston Cemeteries Historic District was listed on the National Register of Historic Places on July 24, 2017.

The Charleston Cemeteries Historic District is located on land formerly belonging to the Magnolia-Umbra plantation adjacent to Magnolia Cemetery. Considered an outstanding example of the Rural Cemetery Movement of the mid-nineteenth century, the District comprises a uniquely diverse collection of 22 contributing cemeteries of different religions as well as African-American mutual-aid burial societies. The societies were founded to provide insurance against the financial cost of burying loved ones and to provide care for widows and orphans.



Main entrance and gates of Unity Friendship Society Cemetery located on Cunningham Avenue

As the first step toward nominating the District, Tim Hyder, Society 2013 Advocacy Intern, produced a history of the District area and developed a Maintenance Plan for the grounds. The Society formed a Charleston Cemeteries Historic District Task Force comprised of representatives from most of the 22 contributing cemeteries and burial societies. The Task Force approved the Maintenance Plan and worked to raise awareness of this special place and its importance in the cultural and religious history of Charleston. Rachel Parris, Task Force member and researcher, expanded on Tim's initial research and wrote the National Register nomination.

The work of the Society and the Task Force has only just begun. The Preservation Society is now actively engaged in developing a sustainable plan for future preservation of these grounds. Plans include the addition of street trees and interpretive signage that will enhance the ambiance of the area and enable the visitor to more fully understand the importance of this District to Charleston's cultural and social history.



KRESS MARKER: *Honoring a Key Moment in the Civil Rights Movement*

In November 2017 the Preservation Society unveiled a new plaque honoring 24 students from Burke High School who held a sit-in at the Kress Building at 281 King Street on April 1, 1960. Denied service at the lunch counter, these students refused to leave and were arrested for trespassing and later convicted and fined. This youth-led protest was the beginning of a broader civil rights movement in Charleston.

The new plaque commemorating this event replaced an earlier Preservation Society free-standing marker that was located along the sidewalk adjacent to a commercial loading zone. After being struck twice by delivery trucks, the marker was damaged beyond repair and removed. With the collaboration of the building's owner the new bronze plaque was installed on the building's front façade to ensure that this important event in Charleston's 20th century history will continue to be honored.

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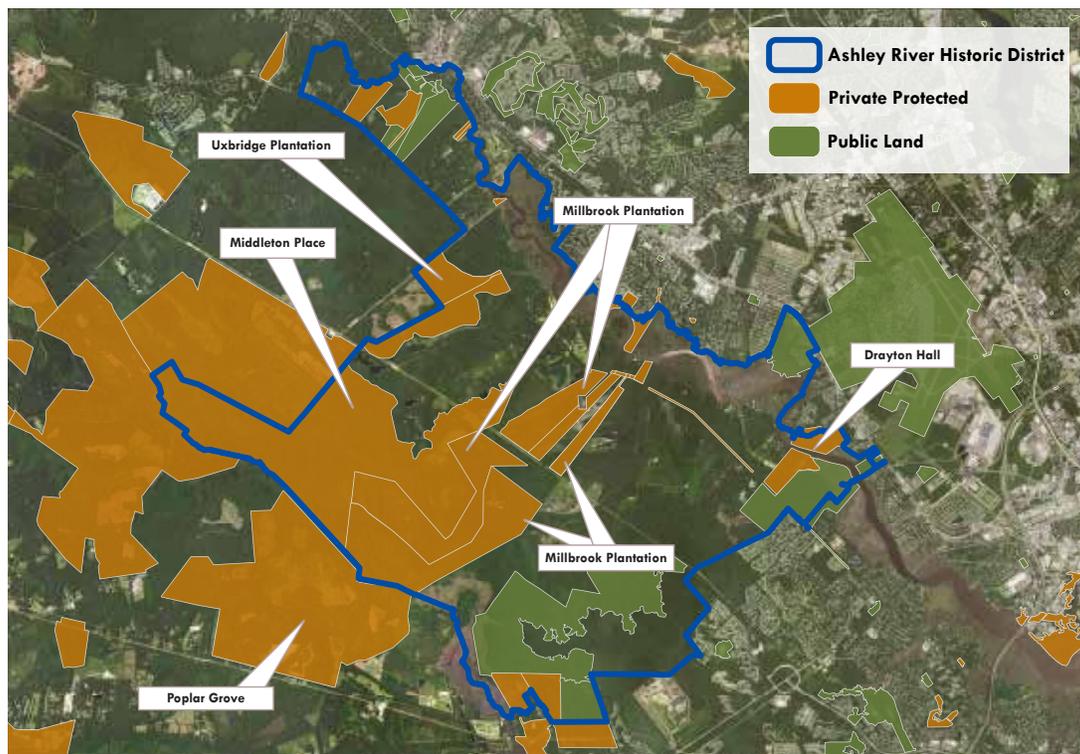
ASHLEY RIVER HISTORIC DISTRICT ANNEXATION

By Robert Gurley

The Preservation Society of Charleston appeared before Charleston City Council on January 23, 2018, to voice our strong support of a proposed ordinance that would authorize the City to annex more than 2,230 acres along the Highway 61 Ashley River Historic Corridor, one of the nation's most significant rural areas. The Society stated that it was critical that the City act immediately and proceed with the annexation before the City of North Charleston moved first and annexed the property. An annexation by the City of North Charleston would violate the urban growth boundary set by both the City of Charleston and Charleston County to protect rural lands and prevent urban sprawl. It would also open up the possibility that the land would be zoned for inappropriate business and residential development that would exacerbate the traffic and flooding issues that are already causing a serious problem in this area. This inappropriate action would cause the destruction of an important rural

corridor that serves as a critical buffer for the historically significant plantations along the Ashley River. City Council members shared our concerns and the ordinance was given first reading by a unanimous vote.

On March 20, 2018, the City of Charleston and the National Trust for Historic Preservation filed a lawsuit to challenge the City of North Charleston's annexation of property on December 21, 2017, along Highway 61. A portion of the annexed land is in fact owned by the National Trust and, according to the suit, the National Trust did not consent to the annexation. The National Trust's decision to take legal action reinforces the importance of this area and the critical need to protect our rural lands. The plantations along the Highway 61 corridor are irreplaceable. We only have one chance to get this right. Once rural character is altered, it is lost forever.



Properties in Play

Both Charleston and North Charleston are seeking to annex thousands of acres in West Ashley. The legality of North Charleston's annexation of a 1-acre parcel may be the key to the city of Charleston's success.

Image Courtesy of the Lowcountry Land Trust

Ashley River Historic District

0 1 2 Miles



Created by Lowcountry Land Trust for presentation purposes. 10/23/2017. SC Conserved Lands 2017, TNC Public Lands 2017, PAD-US 2016, and NAIP 2015 imagery shown.

In Memoriam

Sarah Moody Jenkins *February 2, 1937 – November 5, 2017*

The Preservation Society of Charleston's staff and board lost a wonderful friend and colleague with the passing of Sarah Moody Jenkins on November 5, 2017. Sarah was the manager of the Preservation Society Book Store for many years. She was beloved by all who knew her for her cheerful smile and her native Lowcountry charm. Sarah was raised on Yorges Island, SC, the daughter of Arthur Robert Moody and Shelldonia Grayson Moody. She graduated from Mount Mercy Junior College in Cedar Rapids, Iowa. Upon returning to South Carolina she married her high school sweetheart, Robert Arthur Jenkins (Bobby) and worked with him in the family business, Micah Jenkins Nursery. Sarah was a longtime member of St. Joseph Catholic Church. She was predeceased by her husband, Bobby, in 2010. Sarah is survived by her four children, Robert Jenkins Jr., Jeannean (Lee Frank) Jenkins, both of Edisto Island, Walter Jenkins, and Joey (Nancy) Jenkins, both of Charleston, and four grandchildren. Sarah will be sorely missed by all who knew her.



THE HENRY HUTCHINSON HOUSE

By Anna-Catherine Carroll

In late 2016 the Edisto Island Open Land Trust (EIOLT) purchased the historic Henry Hutchinson House and nine surrounding acres on Edisto Island with the goal of preserving and repairing the badly deteriorated 130-year-old house and protecting the rural character of the land.

Listed on the National Register of Historic Places, the one-and-one-half story weatherboard clad Hutchinson House is believed to have been constructed in 1885 by Henry Hutchinson, a successful African-American businessman of the Reconstruction Era. Although Hutchinson

was born into slavery in 1860 at the onset of the Civil War, he lived to build one of the first African-American owned and operated cotton gins on Edisto Island. He constructed the Hutchinson House as his personal residence, occupied by his family for over a century. Because the momentum gained by African-Americans during Reconstruction was smothered by subsequent Jim Crow-era legislation, the Hutchinson House is significant as the oldest intact building on Edisto Island associated with the African-American community during this tumultuous period of Southern history.



Left: First floor interior of the Hutchinson House.

Top Right: Members of PSC staff and Edisto Island Open Land Trust Executive Director John Girault on a site visit in July 2017.

Bottom right: Hutchinson House rear facade



The house originally featured a wraparound porch detailed with decorative porch frieze and matching vergeboard.



Severe exterior deterioration visible on the front facade of the Hutchinson House.

Traditionally focused on land conservation, the EIOILT has partnered with the American College of the Building Arts (ACBA) to research, document, and analyze the Hutchinson House and to plan the course of work to be done. At the beginning of 2018, ACBA students began work on-site to conduct a full conditions assessment of the building with the goal of creating a preservation plan and preliminary repair suggestions. Students specializing in a multitude of crafts are simultaneously engaged in this project, currently identifying causes of physical deterioration, creating measured drawings of the building, and conducting mortar and paint analysis. According to ACBA Professor of Historic Preservation, Christina R. Butler, there is also potential for senior-level students to be sub-contracted to conduct specialized preservation and construction work as part of future phases of the project.

Professor Butler calls the ACBA's involvement with the initial phase of the EIOILT's Hutchinson House initiative a "picture perfect documentation project" for students. The Hutchinson House is a relatively unaltered product of a nationally significant social history and features intact vernacular characteristics that Butler says make the house "important in interpreting the landscape" of Edisto Island.

The Hutchinson House represents an exciting intersection of historic preservation and land conservation efforts united to protect an important piece of the Lowcountry's history. We hope you will join the Preservation Society of Charleston in closely following the development of this significant preservation project.



“The Land Trust could not be more excited about this project. Partnering with ACBA and collaborating with the Preservation Society has not only been exceptionally rewarding, but, also offers even greater validation that saving this structure and sharing the stories tied to the property are imperative.”

*—John Girault
Edisto Island Open Land Trust, Executive Director*



Michael Parks



Richard D. Spencer



Richard D. Spencer



Richard D. Spencer



Catherine Ann Photography

THE FALL TOURS

HOMES, HISTORY & ARCHITECTURE

OCTOBER 4-28, 2018

If you haven't seen Charleston in the fall, then you haven't seen Charleston. It is our best kept secret. The air is crisper; the sun is lower in the sky, making the colors sharper and deeper; and there is relief for visitors and residents alike as the temperatures start to cool. It truly is the best time to experience Charleston.

"In walking about Charleston, I was reminded of some of the older country towns in England, the appearance of the city is highly picturesque, a word which can apply to none other of the American towns.... It is in this respect a far more aristocratic city than any I have yet seen in America, inasmuch as every house seems built to the owner's particular taste; and in one street you seem to be in an old English town, and in another in some continental city of France or Italy. This variety is extremely pleasing to the eye; not less so is the intermixture of trees with the buildings, almost every house being adorned, and gracefully screened, by the beautiful foliage of evergreen shrubs."

- Fanny Kemble's Journey from Philadelphia to Butler Island, Georgia, Dec. 21-30, 1838

2018 FALL TOURS VOLUNTEERS NEEDED!

If you are interested in volunteering for the Preservation Society's Fall Tours, please contact Julia Fox at (843) 405-1050 or jfox@preservationsociety.org.

Fanny Kemble's astute observation of Charleston still holds true today. Whether you are a resident or tourist, Preservation Society's annual Fall Tours are a great opportunity to see the beauty of Charleston up close.

Here are the highlights:

WALKING TOURS The very best of this old historic city you can only get on foot. The facts about the architecture and the craftsmanship of its natives is interesting, of course, but more than that it is the stories of Charleston's people, people who created history, that will fascinate you. Choose from Invention of Wings, Ironwork of Charleston, and ABCs of Architecture Tours.

TRADITIONAL HOME and FOUR FOR FORTY TOURS These traditional self-guided tours give you a peek inside some of the city's most unique and exquisite private houses and gardens. Four for Forty is offered as an abbreviated tour.

CURATED TOURS Unlike a self-guided tour, this specialty in-depth experience is led by licensed guides whose understanding and interpretation of the people and places on the tour enables history to come to life.

GARDENS Most people equate Charleston's beauty with the blooms of spring gardens. Fall gardens, however, showcase equally the beauty of tropical foliage. New this year is a series of Wednesday tours that take guests into private gardens rarely open to the public. A professional garden designer or landscape architect and a horticulturist lead each tour.

PHOTOGRAPHY WALKABOUT New this year is a Friday morning Photography Workshop guided walkabout. Bring your smartphone or DSLR and join photographer Richard Spencer, who has spent years studying and photographing this beautiful city, and capture your own photo experience of Charleston. All levels are welcome.

MARK YOUR CALENDARS. Fall Tours and events run from October 4 to 28, 2018, Wednesdays to Sundays. For more information on all tours, please visit www.thefalltours.org or call (843) 405-1050. The full schedule will be announced June 1.



PRESERVATION SOCIETY *of* CHARLESTON SHOP

Over the past two years, the Preservation Society Shop has supported Charleston's local makers, highlighting the products of artisans and business owners who invest their time and talents in our community. The Preservation Society's storefront on King Street has become a frequent stop for many residents and visitors wanting to take home a piece of authentic Charleston.



..... *The*

CHARLESTON MAKERS

Featuring an assortment of locally crafted specialty items from a wide collection of artisans

Brackish • Henrietta Snype Sweetgrass • J. Stark • Hermosa Jewelry
Add Libb Handbags • Smithey Ironware • Re-Wined • Elizabeth Carlton
Lune Mer • Elizabeth O'Neill Verner Print Collection • Landrum Tables



A staple in the PSC Shop, **J. Stark's** collection of locally handmade leather and canvas goods includes totes, briefcases, travel bags, wallets, and, most recently, roll-top backpacks. Every piece in J. Stark's collection is handmade in downtown Charleston.



Every unique **Add Libb** handbag is designed and handmade in Charleston by artist Libby Mitchell. Functional, durable, and available in a variety of patterns, they are exceptional in quality and style.



A Charleston based stationery design studio, **Texture Design Co.**, creates a variety of Charleston-inspired prints and greeting cards for all occasions.



For 24 years, **Elizabeth Carlton's** colorful and vibrant pottery has been handmade in Charleston. The Shop carries a variety of signature vases, bowls, plates, and other designs.



Known for their handmade signature feather bowties and cummerbunds, locally-based **Brackish** now also creates one-of-a-kind feather earrings available at the PSC shop in a variety of exclusive styles.

2017 CAROLOPOLIS AWARDS



Every January the Preservation Society of Charleston kicks off the new year with our annual Carolopolis Awards ceremony—a celebration of the community’s most exceptional efforts to preserve Charleston’s invaluable architectural heritage. As the nation’s oldest grassroots historic preservation organization, the Preservation Society has always sustained the mission through its members’ commitment to the protection of Charleston’s authenticity and historic character.

While our mission has remained constant, the challenges the community faces today are different than those faced in 1953 when the first Carolopolis plaque was awarded. Today unprecedented growth, development, and rising tides pose major threats to Charleston’s historic built environment, livability, and sense of place. This year’s Carolopolis Award-winning projects demonstrate that in the face of new challenges, dedicated members of the

community are up to the task of defending the City’s time-honored standard of design and preservation excellence. The collective vision and action of the homeowners, architects, contractors and designers behind each Carolopolis project strengthen the integrity of every neighborhood and district throughout the City.

Among the fourteen projects recognized this year, the 2017 Carolopolis Award program included an historic West Ashley schoolhouse, a Carolopolis Award for new construction, and three Pro Merito awards for continued preservation. The Preservation Society promotes a diversity of approaches to preservation, exemplified by this year’s award winners. We are proud to honor the outstanding efforts and achievements of the 2017 Carolopolis Award winning projects and thank each project team for playing an integral role in shaping Charleston’s future.



The 2017 Carolopolis Award Recipients gather at the reception presented by Belmond Charleston Place and Carriage Properties.

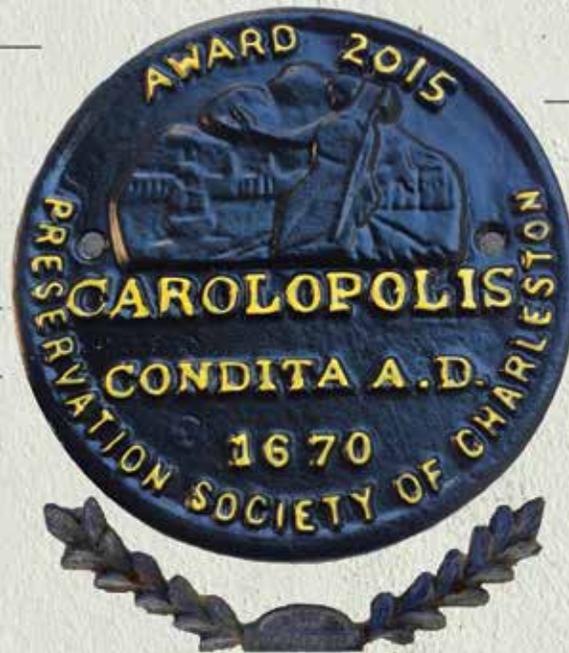


Carolopolis:

Latin for Charles: *Carolus*
+
Greek for City: *Polis*

Award 2015:

Year plaque was awarded



Condita:

Latin for "Founding"
+
1670 year of Charleston's
colonization

*Silhouette Reflecting
Charleston's
City Motto*

Aedes mores juraque curat
Latin for "She guards her
buildings, customs, and laws."

Pro Merito:

Latin phrase "For Merit"

Given to properties that received a Carolopolis not less than 20 years ago and have either undergone a second restoration or displayed an admirable level of continuous preservation.





720 MAGNOLIA ROAD | THE SCHOOLHOUSE

(built 1945-1955—Magnolia Neighborhood)

Carolopolis Award

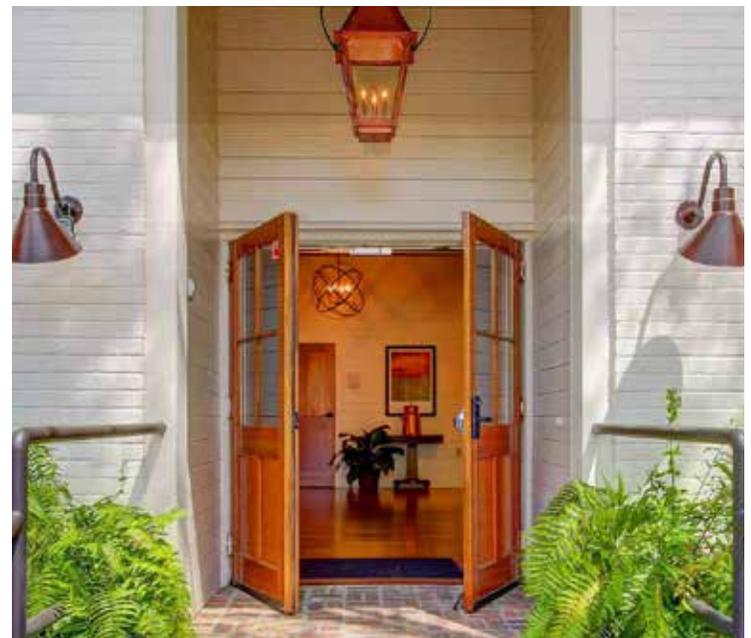
Owner: Kingfisher Investments VI, LLC (John Hagerty and Susan Simons)

Designer: Susan Simons

Contractor: Riverland Builders, LLC

The brick school building at 720 Magnolia Drive was first opened as a public elementary school in the mid-twentieth century and was historically known as Albemarle Elementary School. The school closed its doors in the early 1980s and, after abandonment in 2011, the building stood vacant until rehabilitation work commenced in 2017. The building is now an event and gathering space known as The Schoolhouse.

Preservation of the historic character and fabric of the building was integrated with the goal of retaining a traditional neighborhood gathering place. Through this project, original oak flooring was retained and dropped ceilings were removed to expose original wood trusses. Original concrete floors were maintained and windows were repaired in place where possible. Over all, historic spatial relationships were retained by preserving the dimensions of most original classrooms, hallways and communal spaces. Today the Schoolhouse takes on an adaptive use while maintaining its identity as an historic community center.



36 MEETING STREET | BRUNET-HALL HOUSE

(built in 1743, altered in the 1850s—Charlestowne)

Pro Merito Award

Owner: Mr. and Mrs. John and Charlie Barnes

Architect: Randolph Martz

Landscape Architect: Glen Gardner

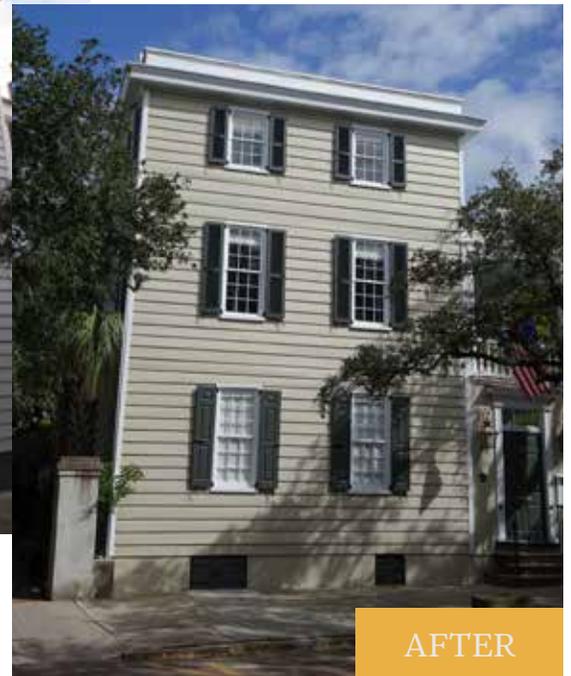
Contractor: Tupper Builders, Inc.



The three-story single house at 36 Meeting Street was constructed in 1743 and was later renovated in the Greek Revival Style in the mid-nineteenth century. Based on research conducted as part of this project, the house was renamed the Brunet-Hall House after discovery of the original owner's name, and a new historic marker was placed by the Preservation Society. The Brunet-Hall House was awarded a Carolopolis Award for exterior restoration in 1981.

A notable aspect of this project was the conversion of the house from a four-unit bed and breakfast back to a single-family residence. During the renovation, exterior brickwork was repointed, and deteriorating wood siding, columns and shutters were repaired or replaced in-kind. A modern kitchenette addition and exterior spiral staircase were removed, and the cantilevered rear piazza was restored. On the interior, original features such as cypress wainscoting and crown molding, mantelpieces, and original flooring were preserved.

BEFORE



AFTER



50 SOUTH STREET

(built c. 1880s—Eastside)

Caropolis Award

Owner/Developer: William W. Easterlin

Contractor: Rockwell Construction

Dating to the 1880s, the two-story single house at 50 South Street was originally constructed utilizing a unique combination of balloon framing and heavy timber framing techniques.

This project included the in-kind replacement of a new hand-rolled standing seam metal roof; installation of restoration-grade, operable replacement windows where original windows could not be salvaged; preservation of most of the original weatherboard siding; and reconstruction of the piazza. Due to loss of the original piazza screen, door surround, and hood and brackets prior to the beginning of the project, all were recreated referencing examples of comparably dated houses in the neighborhood.



BEFORE



AFTER

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79 SOUTH BATTERY

(built in 1929—Charlestowne)

Carolopolis Award

Owner: Shannon and Hal Ravenel

Architect: VDL Associates

Contractor: Ravenel Construction Group

The masonry house at 79 South Battery was built in 1929 as a two-story house with a rectangular footprint. By 1944, the house appears on Sanborn Maps as flanked by two one-story wings to the east and west. Through this project, a master bedroom space was sensitively added to the side and rear of the building. The addition features a simple parapet roofline and is connected to the original house with a simple, clearly delineated hyphen. The primary portion of the addition is built in white brick in keeping with the rest of the house. All work was executed in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, maintaining a "balance between differentiation and compatibility."



BEFORE



AFTER



81 LINE STREET

(built in 1874—Cannonborough/Elliotborough)

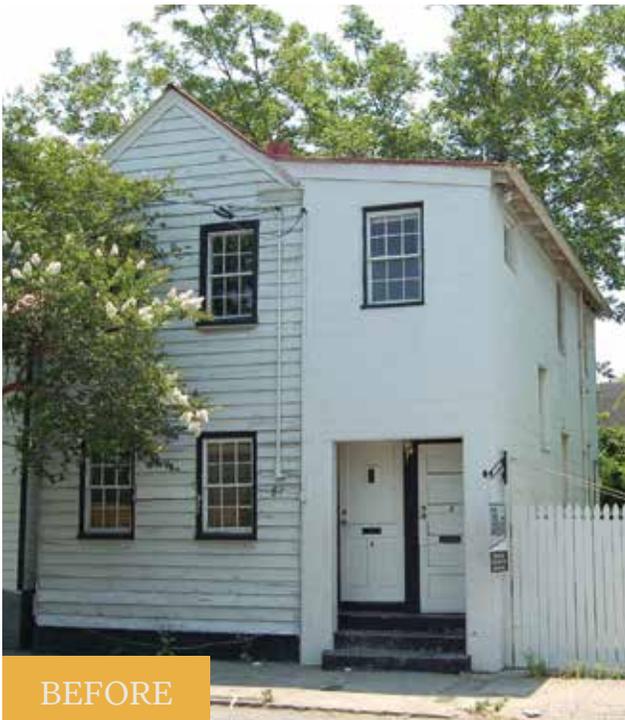
Carolopolis Award

Owner: Trey Sedalik

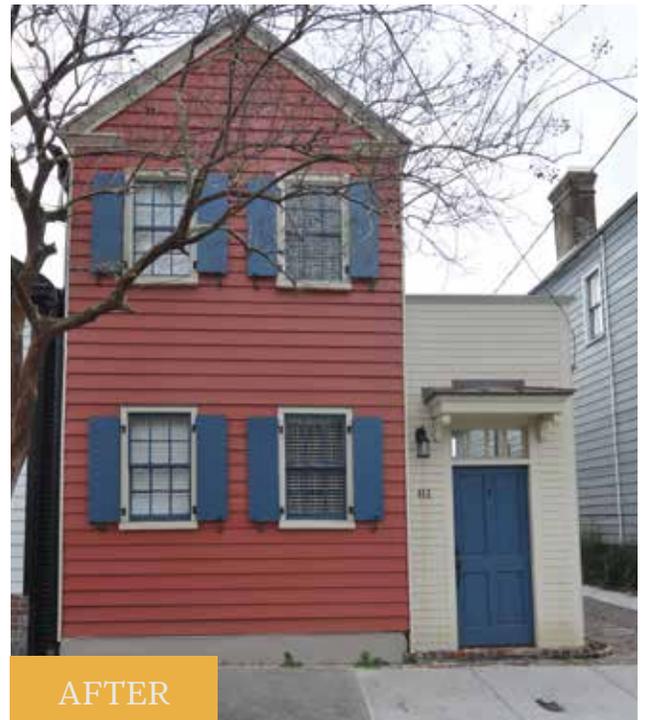
Designer: Andrew Gould/New World Byzantine

Contractor: Flyway

The two-story wood frame single house at 81 Line Street was built in 1874. As a result of neglect over the years, major structural repair was necessary. The 81 Line Street project included extensive structural stabilization due to extensive termite and rot damage, neglect, and a history of unsympathetic additions. During this project, windows and doors were carefully removed, restored and reinstalled, along with new operable shutters. Additionally, the metal roof was replaced with a new roof matching the original in composition and detail. Much of the original siding was able to be salvaged while an inappropriate, mid-twentieth century concrete block addition was removed, allowing for the restoration of the piazza. Sanborn Maps indicate a distinctive, one-story piazza, original to the two-story house, that was reconstructed during the piazza restoration.



BEFORE



AFTER

1081 MORRISON DRIVE | EDMUND'S OAST EXCHANGE

(built 2015-2017—North Central)

Carolopolis Award for New Construction

Owner: RCC Investors 1081 Morrison, LLC

Project Designer: Andrew Gould/New World Byzantine

Architect: Dan Sweeney, Stumhouse

Contractor: Linden Construction



As one of the only timber-frame, enclosed buildings constructed in Charleston in recent years, 1081 Morrison Drive is a detached addition to the Edmund's Oast restaurant. No. 1081 Morrison Drive was constructed using remnant materials from nearby Sire's Lumber Yard circa the 1930s and Langston Motors, circa the 1980s and is the first building to be built substantially from scratch by American College of the Building Arts craftsmen.

The exterior is solid masonry, consisting of 8" thick CMU with details executed in salvaged old Charleston brick. Brick arches were built adhering to traditional practices with wooden centering and string compasses. The building exemplifies the best quality of local design, craftsmanship, and materials and adds character and diversity to a largely industrial section of the City.





86 CANNON STREET

(built 1862—Cannonborough/Elliottborough)

Caropolis Award

Owner: Marion Hawkins

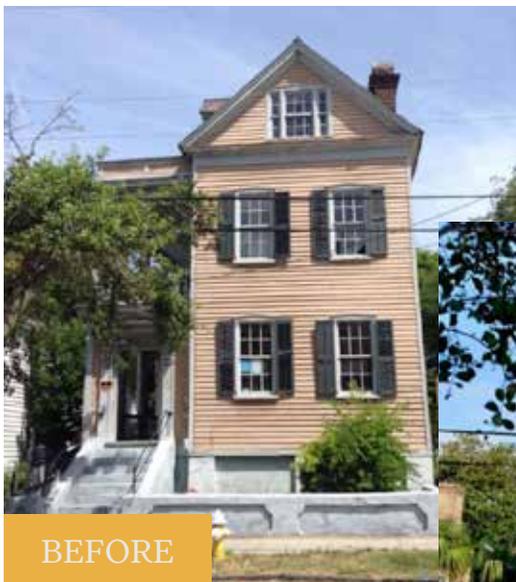
Designer: Julie O'Connor,

American Vernacular, Inc.

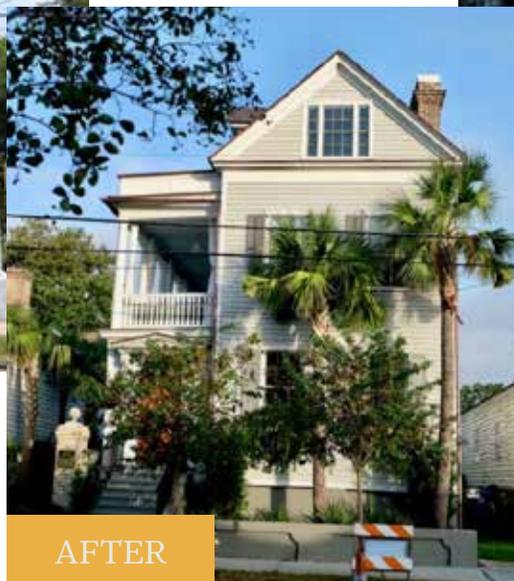
Contractor: John Frick, Level Building Projects

The two-and-one-half story wooden single house at 86 Cannon Street was constructed in 1862 and has housed several Charleston police chiefs and more recent the family of Septima Poinsette Clark, renowned Civil Rights activist. Rehabilitation and restoration work began in 2015 maintaining the property's historic character, while sensitively adapting the house for use as an inn.

The 86 Cannon Street project consisted of slate roof repair, column restoration, repointing of brick elements, repair and replacement of historic wood siding, and restoration of the character defining details. The non-historic front stairs were replaced, and an inappropriate addition that connected the main house to the rear building was removed, allowing for a more traditional relationship between the two buildings.



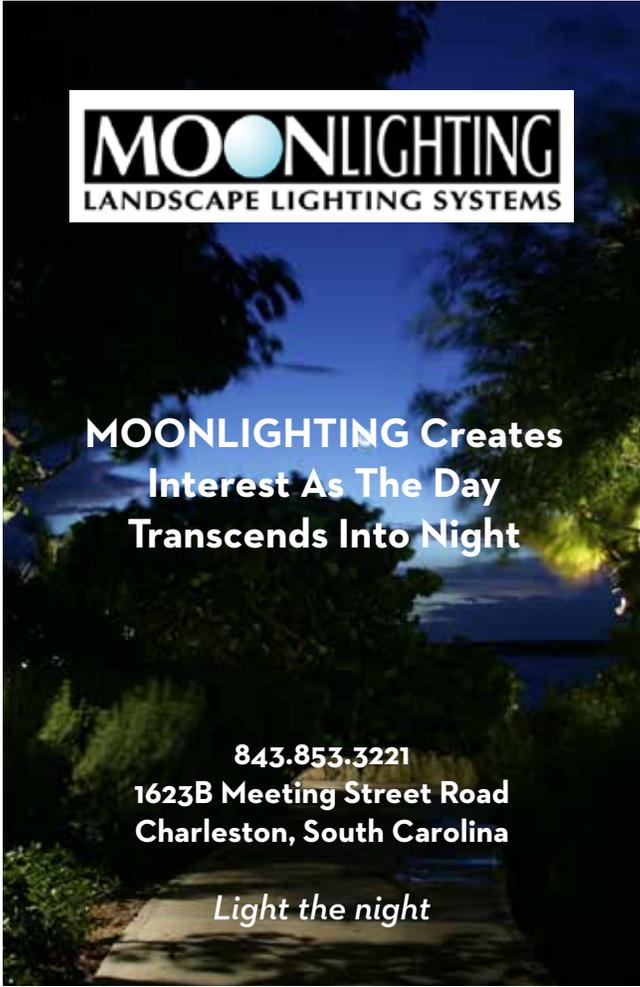
BEFORE



AFTER



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44 SOUTH BATTERY | JOHNSTON HOUSE

(built c. 1835, enlarged 1870 and 1888—Charlestowne)

Pro Merito Award

Owner: Emily and Carl Carlson

Architect: Glenn Keyes Architects

Contractors: Rhode Construction (Piazza Restoration)
and NBM Construction (Exterior and Interior Rehabilitation)

The three-story masonry house at 44 South Battery was built circa 1835 by sisters Anne and Catherine Johnston, for whom the house has been historically named. This three-story plantation style house was enlarged in 1870, and again in 1888.

The 2014-2016 rehabilitation included the restoration of the piazza, a defining element of the house. Badly deteriorated, the piazza was reinforced, and all the original materials and details were restored. Modern plumbing and electrical conduit were removed from the exterior, all doors windows were restored, and cracked stucco was repaired. The original substantial wood picket fence on masonry piers along with the carved lattice gates were preserved. Such fences tended to be more common devices for enclosure of early Charleston lots, and most have disappeared across the City.



BEFORE



AFTER

51 PITT STREET | CHIP CENTER

(built c. 1890s—Harleston Village)

Carolopolis Award

Owner: Bethel United Methodist Church

Architect: Stubbs Muldrow Herin Architects

Contractor: Palmetto Craftsmen



The two-story wood frame building at 51 Pitt Street was built in the 1890s, and was subject to several subsequent alterations prior to recent rehabilitation work. No. 51 Pitt Street is today known as the Chip Center for Bethel United Methodist Church.

Exterior rehabilitation consisted of removal of non-historic aluminum siding, repair of original Dutch lap wood siding, historic window repair, preservation of character-defining bracketed cornice work, and the addition of a new ramp and stair. The previous piazza enclosure was removed and replaced by infill more sensitive to the original piazza dimensions. A

compatible but differentiated addition was added to the rear of the building to create a community gathering space and Food Pantry pickup location.

BEFORE



AFTER





26 CHURCH STREET | JAMES WATT HOUSE

(built in 1794, altered in 1840—Charlestowne)

Pro Merito Award

Owner: Kim and Warren Jolly

Architect: E.E. Fava Architects

Contractor: Tupper Builders, Inc.

Construction of the three-story masonry single house at 26 Church Street began in 1794 under the ownership of Charlotte Fenwick Jackson, but is known today as the James Watt House after the grocer who completed the house in the early 19th century. Alterations were made to the exterior in the Greek Revival Style circa 1840, and in 1965 the house at 26 Church was awarded a Carolopolis Award for a partial exterior restoration.



Primary goals of this project were to maintain original character and patina, repoint exposed exterior masonry, restore original openings and replace deteriorated historic material in-kind. Traditional piazza elements including a piazza door and entry surround were also restored. A glazed hyphen was added to connect the main house and the kitchen house, and the rear garden was redesigned with a small iron balcony at a restored east façade opening.



BEFORE



AFTER

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247 CONGRESS STREET | HAROLD'S CABIN

(built in 1929 - Westside)

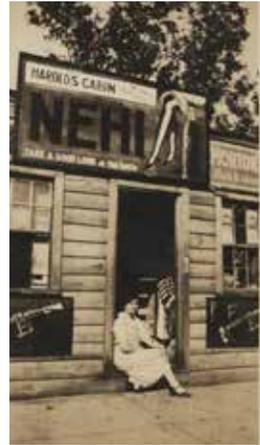
Caropolis Award

Owner: John Schumacher

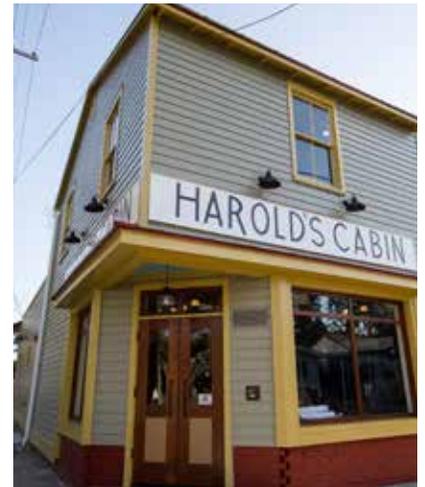
Architect: Julia F. Martin Architects

Contractor: Lennon Construction

The current two-story wood frame building at 247 Congress Street was built in 1929 on the site of a smaller commercial building historically called "Harold's Cabin." By the late 1940s a large one-story addition was added to the rear of the main building. Today, the building serves as a restaurant, bar and mercantile, also named "Harold's Cabin" in honor of the original building on the site.



Exterior restoration work included the repair of the original standing seam terne metal roof and porches and the preservation of original two-over-two double hung windows. Novelty wood siding, the original brick flue chimney, and the narrow interior stair were all repaired and preserved. The rear addition was sensitively modified to house the restaurant's kitchen and rooftop vegetable garden.



BEFORE



AFTER

40 TRADD STREET

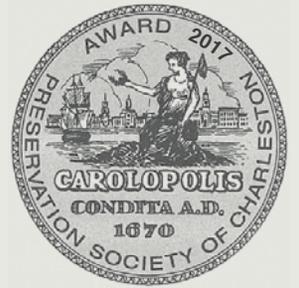
(built in 1718 - Charlestowne)

Carolopolis Award

Owner: Peter and Yvonne Weiss

Architect: Glenn Keyes Architects

Contractor: Richard Marks Restorations



Constructed in 1718, this early two-and-one-half story masonry building at 40 Tradd Street is one of the few buildings in this section of the historic district to survive the many fires of the eighteenth and nineteenth century that decimated this part of the City. Renowned author DuBose Heyward was once owner of this historic property in the early twentieth century. After purchasing the house in 1919, Heyward created the arched carriage drive through the western portion of the building to allow passage to the rear yard of a Church Street property also in his possession at the time.



Recent restoration of 40 Tradd Street included stucco repair, installation of a new hand-rolled copper roof, as well as the repair and in-kind replacement of windows. The paneled and louvered shutters were restored and made operable again. Notably, during the process of restoration, original beaded baseboard, flat panel wainscoting, and original plasterwork were uncovered. Restoration work was done with an incredibly light touch on this very early survivor.



BEFORE

AFTER



29 KENNEDY STREET

(built c. 1900 - Westside)

Caropolis Award

Owner: Steven A. Grossman

Designer: Andrew Gould/New World Byzantine

Contractor: Flyway

Built in the early twentieth century, the two-story wood frame house at 29 Kennedy Street underwent a major restoration in 2016. This project necessitated significant structural repair including raising the house on a newly installed foundation, replacement of the entire floor system, and repair of extensive termite damage. The 29 Kennedy Street project also involved the restoration of the piazza by removing of the second floor enclosure. Most of the original weatherboard siding was saved, and the windows and doors were carefully removed, repaired and replaced. This renovation ensures that this early twentieth-century single house remains viable for years to come.



129 QUEEN STREET

(built c. 1830s - Harleston Village)

Carolopolis Award

Owner: Craig and Kate Coit

Architect: David Richards

Contractor: Paul Koenig, Crest Contractors, LLC



Built in the 1830s, 129 Queen is a two-story masonry house originally owned by a Catholic Nunnery and later used as a home for orphans. Prior to its recent restoration, 129 Queen Street was involved in a fire and stood vacant for an extended period of time, exposing the exterior and interior to severe damage and rot.

This significant restoration project included installation of a new standing seam copper roof, repair or in-kind replacement of windows, repair of the chimney, and rendering of a compatible lime-based stucco on the exterior. Additionally, a non-historic rear addition was replaced, and the historic piazzas were restored through the removal of the second-floor piazza enclosure.



BEFORE



AFTER

MEMBERSHIP SPOTLIGHT



1. Cliff Roberts, Karen Ross, and Lois Lane mingle at the Annual Membership meeting at The Dock Street Theatre.
2. Frances Hanahan, Ledlie Bell, and Helga Vogel enjoy the reception following the Annual Membership Meeting.
3. Board Chair Betsy Cahill presents Tours Manager Susan McL. Epstein with a thank you bouquet for a successful Fall Tours season.
4. Guest speaker Susan Bass pauses with Tom Bradford, Councilman Mike Seekings, and Executive Director Kristopher King at the 97th Annual Meeting at the Dock Street Theatre.
5. Lee Tawes, Marsha Russell, Bob and Ornella Gebhardt gather at the reception following the 64th Annual Carolopolis Awards.
6. John Hagerty, Susan Simons, and the team from The Schoolhouse in West Ashley, a 2017 Carolopolis Award recipient.

MEMBERSHIP SPOTLIGHT



7. Presenting Sponsor Carriage Properties team at the 64th Annual Carolopolis Awards (l-r) Kaycee Houge, Barry Kalinsky, Olin Chamberlain, Lynn Hanlin, and Alton Brown
8. Brittany Lavelle-Tulla, John Rizzo, and Jennifer Santoro pose for a photo during the Carolopolis Reception.
9. Price Taylor, Geiza Vargas-Vargas, Leo Gavin, Jennifer Singleton, and Robin Gibson enjoy the 64th Annual Carolopolis Awards.
10. Director of Preservation, Robert Gurley with Ginger Scully.
11. Glenn Keyes with Jim and Deb Treyz at the Winter Membership Meeting at The Gibbes Museum.
12. Kristopher King welcomes special guest Harlan Greene at the Winter Membership Meeting.



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LOST CHARLESTON

by Anna-Catherine Carroll

This time last year, the Charleston community was still reeling from the unexpected loss of the Category 2 building at 4 Gadsden Street. In Charleston, buildings designated Category 2 are defined as buildings of architectural quality deemed by the City to be “of irreplaceable importance, to be preserved in situ at all costs.” The 165-year story of the Greek Revival residence at the northeast corner of Beaufain and Gadsden Streets drew to an unfortunate end as a result of irreparable structural failure, the magnitude of which became strikingly evident by January 2017.

Beginning in the 1840s, prosperous mill owner John Henry Steinmeyer rented several lots of then waterfront property near the intersection of Beaufain and Gadsden Streets from local merchant, Nathan Nathans. At the west end of Beaufain Street near the Ashley River, Steinmeyer and his sons established the Steinmeyer Lumber Manufacturing Company¹ that specialized in the manufacture of “plastering laths, shingles, wood kindling etc.”² By 1852, Steinmeyer completed construction of the house at 4 Gadsden Street as his personal residence in convenient proximity to his family business.³

The three-story masonry Greek Revival house built by Steinmeyer was of the side-hall, double-parlor plan and featured a Temple of the Winds entrance portico on the Gadsden Street side, as well as three levels of piazzas along Beaufain Street supported by fluted Tuscan columns and urn shaped balusters. The original interior featured detailed plasterwork and Italianate black marble mantels.⁴ After Steinmeyer’s death, Nathans’ original property was divided and local contractor and builder, George W. Egan, purchased 4 Gadsden in 1886. Egan restored the property and the house remained in his family until 1965.⁵

Over the course of its history, the house at 4 Gadsden survived damage sustained during several natural disasters including major storms in 1885 and 1911, as well as the earthquake of August 31, 1886.⁶ After the 2014 fire that damaged all three floors of the building and displaced all residents living in the later configured apartments, it was anticipated that 4 Gadsden Street would be successfully restored. However, by the time restoration efforts were fully underway, it became clear that the building was at risk of sudden collapse due to severe structural weakness likely amplified by winds and flooding associated with Hurricane Matthew in late 2016.

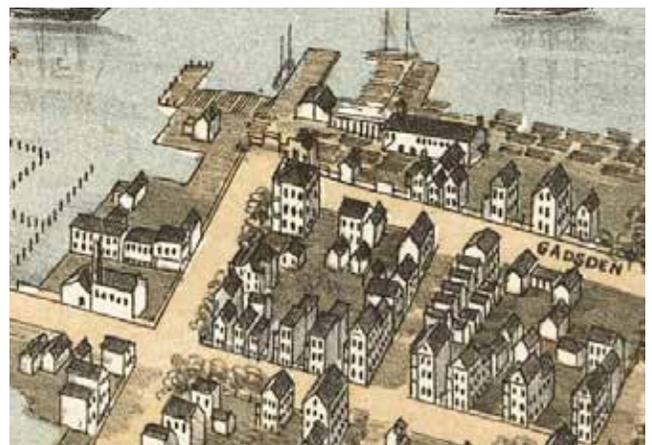
This loss of part of Charleston’s historic architectural landscape represents a subtraction from the City’s character as a whole. The unfortunate and untimely demolition of 4 Gadsden Street underscored the vulnerability of our community’s historic resources. As Charleston grows and evolves as a city, the vacant lot at the corner of Beaufain and Gadsden Streets reminds us that preservation is at its best when people are maintaining, as well as living and working, in the buildings that define our community’s unique sense of place.



4 Gadsden Street in 2016 during demolition.



Advertisement for Steinmeyer’s lumber manufacturing company. (Charleston Courier, 1866)



4 Gadsden Street as visible on C.N. Drie's 1872 Birds Eye View of Charleston map.

1. South Carolina Historical Society, J.H. Steinmeyer Company records, 1867-1896, <http://www.southcarolinahistoricalsociety.org/wp-content/uploads/2013/01/Steinmeyer-Company-records-1202.0.pdf>

2. Historic Charleston Foundation Monographs and Photographs, Margaretta Childs Archives at HCF: Pamphlets, Charleston Earthquake of 1886, p. 68 <http://lcdl.library.cofc.edu/lcdl/catalog/lcdl:26710> (Digital image copyright 2010, Historic Charleston Foundation. All rights reserved.)

3. 1852 City Directory 4. News and Courier, 7/21/1980 5. News and Courier, 4/13/1970 6. News and Courier, 4/13/1970

*The Preservation Society of Charleston is dedicated to recognizing, protecting,
and advocating for the Lowcountry's historic places.*

EVENTS CALENDAR

- APRIL 25** **SPRING MEMBERSHIP MEETING, *The City Gallery*, 6:00 until 8:00 pm**
Maryland is on the cutting edge of disaster response and flood mitigation for historic districts. PSC welcomes Nicholas Redding, Executive Director of Preservation Maryland, to join us as we continue to elevate the conversation on flooding. Presented by Lois Lane Properties. Reception to follow.
- MAY 2** **PRESERVATION MONTH HAPPY HOUR, *The Blind Tiger*, 6:00 until 8:00 pm**
Mix and mingle with preservationists within the walls of the Blind Tiger's historic courtyard dating back to 1803. Presented by Lois Lane Properties.
- MAY 5** **PRESERVATION PICNIC, *White House Plantation*, 12:00 until 4:00 pm**
Celebrate Preservation Month with a day of fun for the entire family. Experience the scenic landscape of the Ashepoo River with live bluegrass, BBQ and all of the Lowcountry fixin's. Presented by Lois Lane Properties. Ticketed event.
- MAY 8** **EXCLUSIVE TOUR OF THE HEBREW ORPHANAGE, 6:00 until 8:00 pm**
This exclusive hard hat tour of 88 Broad Street hosted by Meadors, Inc. will offer a unique view of one of Charleston's last, great, untouched buildings. Reception to follow. Presented by Lois Lane Properties. Ticketed event.
- MAY 12** **MEMBER APPRECIATION SHOPPING EVENT, 10:00 am until 5:00 pm**
Members receive an additional 10% off - that's 20% off! Online and phone orders are accepted.
- MAY 16** **A CANDID CONVERSATION ON A LIVABLE CHARLESTON, 6:00 pm**
SUPPORTED BY JOHN AND LIBBY WINTHROP, THE CEDAR ROOM, CIGAR FACTORY
*Don't miss this premier Preservation Month event. PSC is pleased to have Joel Kotkin, noted urbanist and author of *The Human City: Urbanism for the Rest of Us*, join us to spur a conversation on livability in Charleston. Reception to follow. Presented by Lois Lane Properties and supported by John and Libby Winthrop. Ticketed event.*
- MAY 22** **28 PITT STREET HARD HAT TOUR, 6:00 until 8:00 pm**
This hard hat tour hosted by Meadors, Inc. explores the interior restoration efforts ongoing at 28 Pitt Street, which is potentially one of the oldest buildings in Harleston Village. Reception to follow. Presented by Lois Lane Properties. Ticketed event.
- JUNE 1** **TICKETS ON SALE: THE 42ND ANNUAL FALL TOURS OF HOMES, HISTORY & ARCHITECTURE**