

PRESERVATION PROGRESS

FALL 2017

PRESERVATION
ESTD SOCIETY 1920
of CHARLESTON

VOL. 61 NO. 2



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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 one-year subscription to *Preservation Progress*. 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.
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ON THE COVER

A bird's-eye view of the historic Charleston skyline by Vanessa Kauffmann.

Interior: Historic American Building Survey photograph of 8 Court House Square.

FROM THE EXECUTIVE DIRECTOR



KRISTOPHER B. KING
Executive Director

In the aftermath of the serious flooding caused by Hurricane Irma – flooding that is becoming an annual rite of autumn for residents – the discussion of resiliency has taken on a new note of urgency. Despite the fact that flood prevention and mitigation have been established City priorities for 30 years, there is still no clear path forward. Many ideas have been put forward about funding sources, alterations to the built environment by raising houses downtown, and other strategies to strengthen the resiliency of our city. What is needed is a comprehensive action plan which fortifies our defenses, improves drainage from Colonial Lake to Church Creek, and studies alterations that could be made to the built environment to help protect property and lessen the impact of new development on the landscape.

Charleston is changing before our eyes, with issues both old and new affecting every aspect of our community. To address these concerns, the Preservation Society is adapting as well. With a new focus on the need to Keep Charleston REAL, we are working hard to address such critical quality of life issues as short term rentals, tourism management, and growth management.

The City of Charleston is 112 square miles and comprised of 12 districts, each with its own distinct character and distinct neighborhood issues. More than ever before, the Preservation Society is embracing a Citywide approach to preservation. We are reaching out to elected officials and community leaders throughout the entire City, hoping to build on a shared vision of the best possible future for Charleston. We are forging stronger alliances with our traditional partners as well as developing new ones.

We launched our new website this spring, reinforcing our leading edge approach to preservation. The site has been reimagined as a dynamic community resource. Whether staying current on community news to exploring our advocacy toolkit with its many resources, the website reflects our revised approach. We want to inform, educate, and empower people to speak up, and we strive to promote transparency in decision-making.

Thanks to the generous and increased support of our members and donors, we are now able to strengthen our bench by adding a number of critical staff positions, bringing more expertise and resources to our work.

Irma's storm surge seems to have signaled a potential inflection point for the city, with ramifications more far-reaching than just flooding. Charleston as a whole should be asking itself how it intends to grow and who will have a voice in that discussion. With additional resources and renewed focus, The Preservation Society will continue to advance the conversation.

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

1



1. The Charleston peninsula was affected by a major flooding incident for the third year in a row.
2. Many large projects are underway on the upper King and Meeting Street Corridors. Rendering Submitted to BAR by McMillan Pazden Smith Architecture.
3. The August 21st solar eclipse was the biggest night ever for short-term rentals in the state of South Carolina - with over 10,600 guests staying in Airbnb properties. Photo by Grace Beahm Alford, Post and Courier.
4. Explore the many great tools and features available on our new and improved website: www.preservationsociety.org

2



3



4

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NEWS

A BOLD NEW VISION FOR WEST ASHLEY
NEWS : SEPTEMBER 17, 2017

Charleston's suburbs haven't gotten nearly as much attention from city officials and planners over the years as the peninsula. That is changing.

CHUGGING ALONG: SOUTH CAROLINA
COMMERCIAL REAL ESTATE MARKET HUMMING
IN ECONOMIC BOOM
NEWS : SEPTEMBER 17, 2017

Construction cranes dot the skyline. The stock market is on a tear. And the economy is on more solid footing

LET BEACH, NEW TAX STOP THE DELUGE
NEWS : SEPTEMBER 16, 2017

Dana Beach sounds like a man who is about give us the no-holds-barred debate Charleston has needed for far too long. What to do about the rising seas?



HOW MUCH IS TOO MUCH?

Tourism, Livability, and the Future of Charleston

by Elizabeth Kirkland Cahill, Chair of the Board

Every Monday, I open the Inside Business section of *The Post and Courier* with a sense of foreboding. How many new hotels were approved last week? What new magazine ranking are tourism officials celebrating now? Which festival or event has just set a new attendance record?

The march of tourism at times seems relentless and inexorable. Its growth has been so explosive in recent years that it is like a reworks show — each new effusion larger and more spectacular than the last. As has been amply attested elsewhere, this growth has affected the quality of life for residents throughout the city (although its effects are particularly acute on the tourist-heavy peninsula). Hospitality industry workers who cannot afford to live

close to where they work must contend with the high costs of transportation and parking. Commuters from Mt. Pleasant and West Ashley battle soul-killing congestion every day, especially when a cruise ship is in town. As more and more properties on the Peninsula are

“Rather than being primarily defined as a place for families to live and raise their children, the Peninsula now seems to exist as a money machine...”

converted to accommodations uses — from boutique hotels to illegal short-term rentals — the residential housing stock shrinks at a terrifyingly rapid clip. Everywhere one looks, the neighborhood fabric that rendered Charleston such a vibrant, human place is fraying.

We used to worry about killing the “goose that laid the golden egg.” Well, that poor fowl is now on life support, replaced by another barnyard animal, the “cash cow.” Rather than being primarily defined as a place for families to live and raise their children, the Peninsula now seems to exist as a money machine to churn out Accommodations Tax dollars and to generate tourist-based revenue. The folks who have a real stake in Charleston — those who work here, send their kids to school here, shop, eat out, go to the dentist, and buy groceries and hardware supplies here year-round — are being pushed to the margins by what one tourism writer has termed “floating residents.” Everywhere you go, you hear the same cry from residents: “Too much, too much, too much!”

For forty years Charleston is said to have led the country in managing tourism. Most recently, the 2014-2015 Tourism

Management Advisory Committee (TMAC), convened by then-Mayor Joseph P. Riley and composed of a cross-section of industry representatives, civic leaders, and residents, generated a set of 72 recommendations that won unanimous passage at City Council.

Two and a half years later, based on a detailed analysis of this plan, we can report that fewer than 15% of those 72 recommendations have been completed (several of these, mostly restroom-related, were finished before the plan even came to Council — thanks to the Charleston Area Convention and Visitors Bureau (CACVB). Another 26% are “in progress” or “partially completed,” and a whopping 59% have not even been taken up. There has been no Citywide traffic study (that money was re-allocated to the West Ashley Revitalization Plan; a parking study for the peninsula is forthcoming soon). No annual public review of tourism management. No attention paid to the cruise ship recommendations. Complete cold-shouldering of the suggestion that “we continue an annual report on the hotel industry and provide that report to Council and aggressively continue to manage and monitor the growth in the hotel industry” [from former Planning Director Tim Keane’s presentation to City Council]. Given what has been happening with hotel approvals, that sounds quaint.

It is our belief at the Preservation Society that the residents who anchor this city deserve a more prominent voice in the discussion about livability and the future of tourism. We are not opposed to tourist activity, nor to the industry itself. But it is time for us all to step back, take stock of where we are, and chart a sustainable path forward, considering sea level rise, neighborhood health, and economic diversity. We need to talk, seriously, about capacity, attitudes, and community integrity. We need to ask of our city leaders and tourism officials:

- How much is too much? How do we know when we have reached our limit?
- What tools are available for us to assess the impact of tourism growth and to plan strategically for the future of tourism in our city?
- What level and types of tourist activity can we tolerate if we want to ensure that Charleston maintains a diverse economy and an environment that is as hospitable to residents as it is to tourists?

Restarting the civic conversation about tourism will be a focus for the Preservation Society in the coming year. It will take a lot of people pulling together to restore true livability to Charleston. We need data. We need focus. We need to seek partners in perhaps unexpected places. And we invite our members to join the conversation as it unfolds in the year ahead.

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SHORT-TERM RENTALS

by Mike Seekings, District Eight City Councilmember

While there is much to debate in and about modern-day Charleston, it is hard to discount the far-reaching effect and power of the brand that has been born of our singular and unique community. History, architecture, arts, adventure, entertainment, and the allure of that hard-to-grasp mystique have rendered our community one of the most recognized on the planet. A trip away from town confirms that there are two distinct groups living in the world that surrounds us: those who have been here and are assuredly returning soon, with as many friends as they can muster; and those who have not but are assembling a small battalion of history- and fun-loving weekenders, defined now as any day of the calendar year, to descend upon our small town at a moment's notice.

The numbers and the ratios are staggering, particularly to those of us who live on the four square miles of the Peninsula. With a downtown population that struggles to reach the 30,000 mark (and, parenthetically exceeded 75,000 50 years ago), six million visitors arrive annually. With 16,438 guests a day, and a need to balance livability with the core industry in our economy, where and how do we accommodate those who are here for 72 hours so that they do not further burden an already stressed community for those of us who are here for 72 years and beyond? Nowhere is the stress on what I call the “72/72 conundrum” more pronounced than in the arena of short-term rental (STR) of homes in the Old and Historic District.

First, some inventory and perspective. Of the three categories of lodging recognized under our zoning code – Hotel Accommodation, Bed & Breakfast, and STR – the

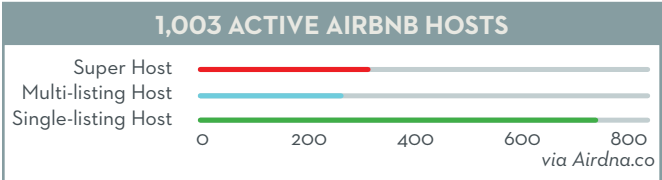
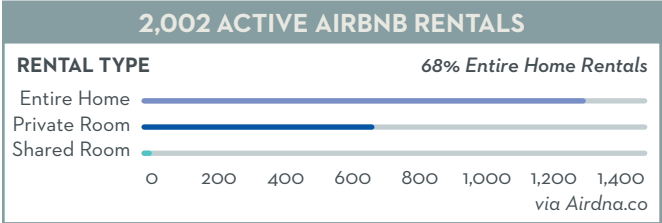
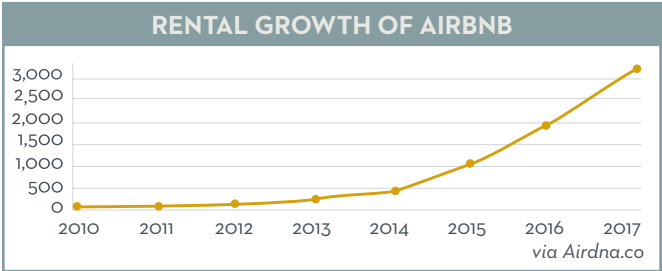
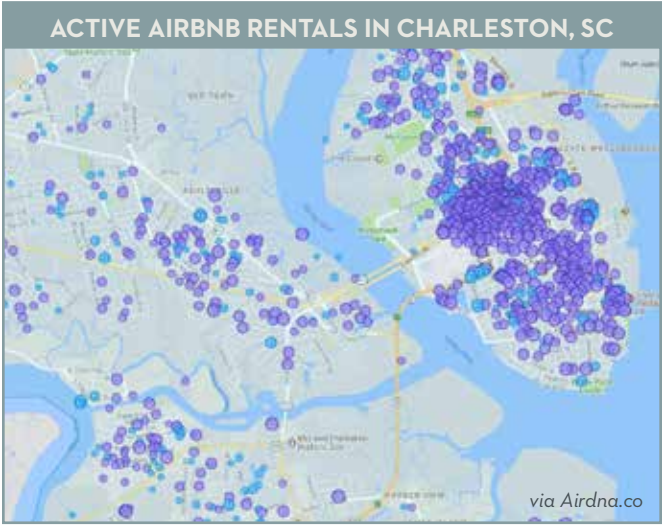
easiest to recognize, monitor, and regulate is a hotel. For our many visitors, we currently have 5,000 rooms on the Peninsula, another 750 or so on the way. And while the debate continues over the propriety of expanding our inventory, clearly there are not enough rooms to absorb our daily dose of visitors. Moreover, as a core principle, hotels strive for many of the same conditions around their property as do owners of historic homes: clean, quiet, and safe conditions. The next category, somewhat more elusive, is Bed & Breakfast, a use permitted in the Old and Historic District and so limited in application that since 1991, a mere 37 permits have been issued by the City, representing a small fraction of the rooms available for visitors. For those who own historic homes that meet the B&B criteria and that are willing to take in boarders, the experience is surely as gratifying for owner as it is for visitor.



The last, and by far most troublesome, is short-term rentals, a distinct type of accommodations use comprising a limited number of fully-functioning private dwelling units that are rented to families or other groups of visitors for periods between one (1) and 29 days. To be legal, the dwelling unit must be within the Short-term Rental Overlay Zone and be zoned commercial or mixed-use. A City of Charleston Business License is required. Currently, there are, get this, 46 licensed and legally operating short-term rentals in Charleston. But of course, that is just the beginning of a complicated story. In 2014, when the city had only three approved STRs, the number of listings that could be found for houses, condos, and apartments for rent on a short-term basis topped 140. In May of 2017, with 40 licensed short-term rentals, the number available through online sites was 969 and expanding. Today, upwards of 1,200 individual listings can be found by anyone with a laptop or smart phone, all but 46 of which are in complete violation of our zoning codes and pose a major threat to the core fabric of our city. A business that is illegal has seen a 256% increase in the number of listings in the past two years alone.

How can that be and what does it mean? The latter first. What it means is an assault on the very concept of neighborhood and a crushing burden on public safety, parking, affordable housing, and stability of our economy. Perhaps nothing illustrates this point better than a recent Harleston Village illegal rental that resulted in 20 revelers on the street-side piazza, some knife-wielding interloper, and full police and public safety intervention, with arrests, all at 4 o'clock on a Monday morning! A one-off? Hardly. As days pass, complaints of behavior inconsistent with a sustainable, livable neighborhood mount. Resident dissatisfaction grows, confirmed by recent homegrown polls that point to the expanding illegal short-term rental market as the biggest threat to Charleston's long-term livability. And those who join in that sentiment are correct.

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SHORT-TERM RENTALS

continued from page 7

So, how can this be? First, let's look at the economics of the issue from the perspective of the host sites and renters. Airbnb, just one of many host platforms, is perhaps the largest real estate company in the world, taking a cut of every one of the three million rentals it hosts a day. Owners of properties on the Peninsula see rates as high as \$500 a night with no regulation, fees, or taxes to pay. Even the most mortgage-heavy property can quickly see handsome profits. Beyond the issues of livability and quality of life, the one-sided economics are staggering. In 2016, illegal short-term rentals avoided over \$400,000 in city municipal accommodations taxes, not to mention local option sales and county accommodations taxes. Many homes on the rental program have property taxes set at the 4% owner-occupied rate rather than the higher and proper 6% rate. There are no fees for parking, no limits on occupancy, and in fact no economic burdens to offset the benefits whatsoever. For this community, it is an unsustainable social and economic model.

It was recently observed, and correctly so, that no city in the world has yet to come to terms with short-term rentals as an assault on the very core issues of livability and quality of life. And that, in large part, is because governments have focused on regulation rather than enforcement. San Francisco, New Orleans, and New York are all examples of cities that got mired in complicated regulations that did not work, rather than focusing on enforcement of preventative zoning codes designed to protect the fabric of the neighborhoods that make each of those cities desirable to residents. The good news is that Charleston has the regulations in place to deal with this issue. There is no need to follow a long and ultimately unsatisfying path of increased regulation.

It was recently observed, and correctly so, that no city in the world has yet to come to terms with short-term rentals as an assault on the very core issues of livability and quality of life.

In sum, short-term rentals (with very few exceptions) are illegal. Our challenge, to date, has been enforcement. We have had little of it and the time is now to step up our game. Support for such an approach comes from all sides. Just this month, the Charleston Area Convention and Visitors Bureau called on the City to step up enforcement of the short-term rental ban and to issue an executive order making it illegal to list and/or advertise short-term rentals in areas where such a use is not allowable under our existing codes. The Short-term Rental Task Force, organized by the mayor, recently adopted a resolution that states, in part, "We recommend that the City undertake emergency enforcement and allocate the necessary resources to address this issue."

Exactly. The very fabric of our city is at risk. There is no other extant business that would be allowed to continue in our city unabated and in violation of the laws adopted for the purpose of protecting that which makes Charleston great - our neighborhoods. Zoning is forever. We have adopted zoning codes to ensure that our peninsula, our neighborhoods, and our streets do not become enclaves for the short term-rental markets. We have the means to reverse the trend. We now need the will. Failure to act is not an option. The future of an old and historic city that we call home depends on it.



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 Ms. Sheila Wertimer & Mr. Gary Gruca
 Mr. and Mrs. Preston Wilson
 Mr. and Mrs. Ronald Wyman
 Mr. and Mrs. Stephen Ziff
 Mr. and Mrs. Robert Zimmer

HISTORIC PROPERTIES ON TOUR

Catholic Diocese of South Carolina
 First Baptist Church
 First Scots Presbyterian Church
 Governor's House Inn
 John Rutledge House Inn
 Luxury Simplified
 South Carolina Society Hall
 St. Johannes Lutheran Church
 St. John's Reformed Episcopal Church and
 Philip Simmons Garden
 Two Meeting Street Inn



The front facade of 288 King Street

288 KING STREET

by Robert Gurley

How do you save a building whose interior structural systems have been so compromised and manipulated that the front facade wants to collapse onto King Street in two directions at once? That was the dilemma the owners of 288 King Street, Susan and Bob Milani, would face after Bob noticed a shift in the building's King Street facade in November of 2016. Alarmed by what he had discovered, Bob called Mark Regalbuto, owner of Renew Urban, who with the assistance of structural engineer Russell Rosen, conducted an assessment of the building's structural components.

They determined that the building's problems had begun years earlier when a previous owner decided to raise the first floor ceiling by four feet to allow for a more generous storefront display. A wooden I-beam that bifurcated the building had been installed to support the raised second floor. But there was just one problem: they had neglected to tie the raised floor system into the wall of the west (front) facade (photo 1). As a result of this disastrous oversight, the unsupported west facade had begun to slowly slide into King Street. Unfortunately, the newly installed I-beam was only supported by a narrow masonry column and the resulting pressure had created a disconcerting degree of deflection.

(continued on page 19)

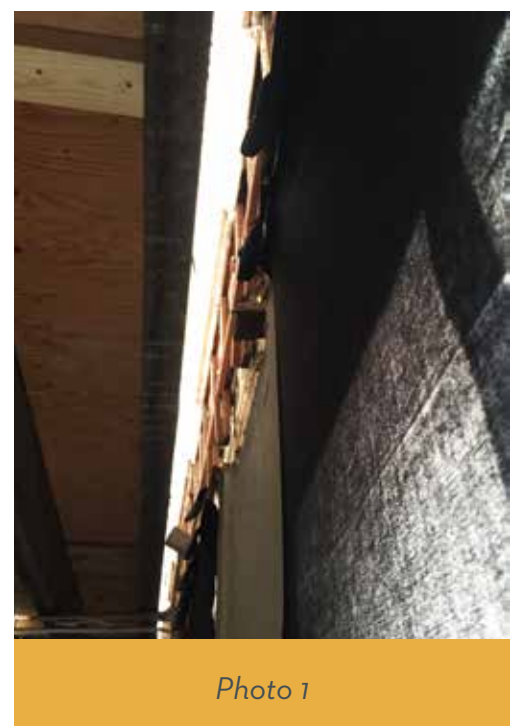


Photo 1

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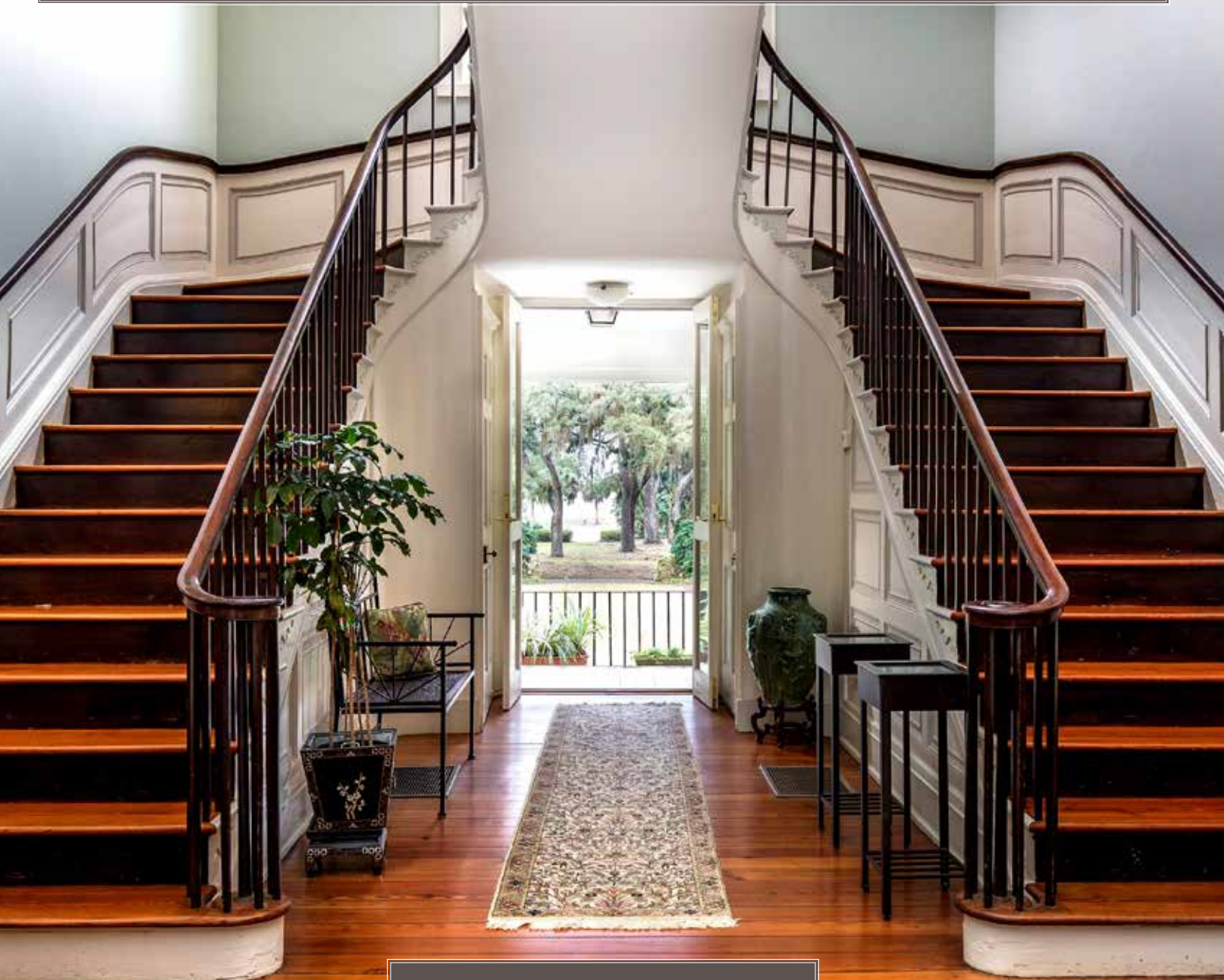
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288 KING STREET

(continued from page 16)

To make matters worse, a previous owner had also made the puzzling decision to clip the floor joists on the third floor at the north and south walls, causing the essentially unattached third floor to begin bulging out toward King Street (photo 2). And just to make it more interesting, 288 King Street doesn't have a north wall; it shares a wall with 290 King Street, but that is a puzzle for another day.

To buy time until a permanent solution could be found, a plan was devised to construct a K-brace and whaler (photo 3) that would connect to an existing second floor web truss that was supported by cast iron columns on the first floor. It was hoped that this bracing system would hold the facade in place for at least a year until a permanent solution could be found. But after only four months the whaler was under such pressure that it too began to exhibit a pronounced deflection.

With the unacceptable degree of deflection of the K-brace system and the I-beam, it became evident that the facade of 288 King Street was in danger of imminent collapse and had become a public safety issue. The owner of the building met with City officials along with Mark Regalbuto, Renew Urban business partner Andy Meihaus, Russell Rosen, architect Bill Huey, structural engineer Mark Dillon, and PSC Staff to try and answer two very difficult questions: How do you shore up the west facade and how do you accomplish this difficult feat while protecting the lives of the hundreds of people who walk by the building each day?

After much anguished discussion, it was initially decided that in the interest of public safety the facade should be measured and photographed and then dismantled. But the owners were not ready to give up without a fight. The building had been purchased in 1974 by Susan Milani's parents, Harry and Erika Blas, who operated Patrick's Deli on the first floor. Mr. Blas, a Holocaust survivor, and his wife had become emotionally attached to the building and had wanted it to be passed down to future generations of the Milani family.

It was at this point that the group hit upon an innovative concept. Why not let the container that was designed to protect the public also be part of the bracing solution? Through a collaborative effort involving the contractor, architect, and structural engineers, they designed a 53-ton concrete container that would not only protect the public but would also serve as an anchor to secure a bracing system with steel beams on the interior and exterior of the building. In other words, the west facade would become the masonry meat in a steel sandwich (photo 4).

This ingenious anchor and brace system is working just as intended and the immediate crisis has passed. There is now time to develop a long-range plan for the restoration of one of King Street's iconic historic buildings. So the next time you walk by 288 King Street you will know that the container you are walking through is not only protecting the public, but also protecting an irreplaceable part of Charleston's history.



Photo 2



Photo 3



Photo 4

In Memoriam

Carlton “Carl” Theodore Boone

March 31, 1918 – July 4, 2017

The Charleston community lost a longtime figure in historic preservation with the passing of Carlton “Carl” T. Boone. Carl attended Immaculate Conception Catholic School and graduated from the historic Avery Institute in Charleston, SC. At a young age, he began learning woodworking skills from his father and uncles.

Carl was a veteran of the Navy, where he served as an officer during WWII repairing and designing wooden boats. Following his time in the Navy, he put his skills and experience to use working at the Charleston Naval Shipyard. He did not stay long, however, as he decided to embark on one of the greatest achievements of his life, launching the C.T. Boone Construction Company. Capable of creating millwork that “danced and told stories,” Carl and his teams restored, preserved, and rehabilitated more than 129 residences and countless commercial buildings throughout the historic districts of peninsular Charleston, as well as many in Atlanta, GA.

In 2013, the Society awarded Carl with the Thomas Mayhem Pinckney Craftsmanship Award for his life’s work as a master carpenter. A year later, Historic Charleston Foundation’s Board of Trustees recognized his distinguished achievement in craftsmanship essential to historic preservation in Charleston. Carl was also the recipient of an award from the MOJA Arts Festival in 2009 and he was involved with the American College of the Building Arts, where the C.T. Boone Construction Scholarship awaits a student-artisan each year. *The Post and Courier* lovingly referred to Carl as “The Patriarch of Charleston” for his “integrity, self-respect, discipline, creativity, perseverance, and passion.”

Some of his finest work, a true labor of love, came in the multi-year restoration of the Calhoun Mansion at 16 Meeting Street, on which the Preservation Society holds both an interior and exterior easement. The Society is proud to be able to share in the co-stewardship of the property and a piece of Carl’s legacy.



Carl Boone meticulously worked to restore the interior of the Calhoun Mansion.

In Memoriam

Stephen F. Gates

May 20, 1946 – July 7, 2017

The Preservation Society of Charleston lost a valued member and friend with the passing of Steve Gates on July 7, 2017. Steve and his wife Laura were generous supporters and had hosted Society events on several occasions. In 2004 Steve and Laura granted the Preservation Society an exterior and interior conservation easement on their Meeting Street home. His committed stewardship of his property and his willingness to give generously of his time were much appreciated by all who knew him.

A native of Clearwater, FL, Steve graduated from Yale College in 1968. He went on to earn degrees from the Harvard Law School and the Harvard Business School in 1972. Awarded a Knox Fellowship from Harvard University in 1972, he and Laura spent the next academic year in London. Steve read at the School for Advanced Legal Studies and attended classes at the London School of Economics. He had a career as a lawyer, first in private practice and eventually as General Counsel at Amoco Corporation, FMC Corporation, and ConocoPhillips.

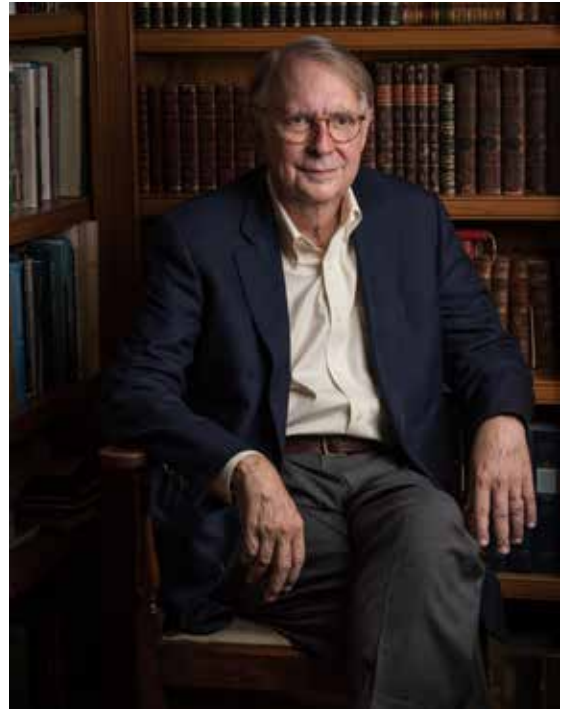
Upon moving to Charleston Steve immediately became immersed in the cultural and civic life of the city.

He made substantial contributions to Drayton Hall from establishing the Drayton Hall Preservation Trust to creating a governance model and leading efforts to fundraise, design, and construct the Sally Reahard Visitor Center. Steve served as the Chair of the Drayton Hall Preservation Trust Board of Trustees from 2014 to 2017.

He supported the Friends of the Library at the College of Charleston and served as president of the Charleston Library Society from 2010 to 2016. He also recently chaired the board of the Lowcountry Open Land Trust.

Betsy Cahill, current Board Chair of the Society, served with Steve on the Tourism Management Advisory Committee, which was appointed in 2013 by then-Mayor Joseph P. Riley to update Charleston's tourism management plan. She recalls, "The committee numbered nearly 30 members, but from the start, Steve established himself as a leading voice in our discussions. He had the rare ability to be both impassioned and rational at the same time, arguing forcefully for his position while grounding his arguments in facts and logic."

Steve had a great interest in history. His interest extended to his own family and led to an exploration of his family history that lasted over 30 years, culminating in a book entitled *Southern Planters* completed in December of 2016. This research provided the documentation required to support his membership in The Huguenot Society of South Carolina, The Sons of the American Revolution, and the General Society of the War of 1812.



In Memoriam



William "Bo" McGillivray Morrison Jr. *October 11, 1927 – August 14, 2017*

A past president of the Preservation Society, William "Bo" Morrison Jr. led a life of service to his friends, family, community, and country. After graduating from the High School of Charleston in 1944, Bo attended The Citadel as a cadet and later as a veteran student. He enlisted in the Navy at the age of 18 and served in the Amphibious Forces, and during the Korean War he was recalled to active duty where he served as an intelligence officer on the aircraft carrier *Boxer*.

In civilian life, Bo also attended the University of South Carolina and graduated from Stetson University School of Law in 1950, after which he practiced law in Charleston for 38 years. Bo specialized in personal injury, criminal work, and general practice and was involved in a number of high-profile cases.

Additionally, Bo was very active in political matters and in civic and fraternal organizations. From 1964-1965, he served as president of the Preservation Society. Under his leadership, the Society was successful in saving numerous properties from demolition. As the City of Charleston was considering amending the BAR ordinance in 1965, the Society issued a comprehensive set of suggestions to the city council that led to the more modern BAR we know today. These included: further preventing demolition of old structures, enlarging the Old and Historic District, and prohibiting the construction of new billboards.

Another former president of the Society stated that Bo "really loved and appreciated his Charleston." Likewise, the Society appreciates Bo's lasting contributions to Charleston, and he will be missed by all who knew him.

In Memoriam

Walter H. Smalls Jr.

January 30, 1927 – June 5, 2017

The Preservation Society staff and board were saddened by the passing of Walter H. Smalls Jr. on June 5, 2017. Walter served on the Board of Zoning Appeals – Zoning for many years and his thoughtful deliberations had won him the respect of the Preservation Society staff as well as the larger Charleston community. His long career as a Charleston realtor had given him a perspective that was invaluable in guiding the city through many important zoning and land use issues. He was often called upon as a resource for research projects and was always generous with his time in sharing his profound knowledge of Charleston.



Walter also served on the board of the Magnolia Umbra Cemetery Task Force, an outgrowth of a Seven to Save initiative of the Society. Walter was a longtime steward of the Unity and Friendship Society. His leadership and encouragement were instrumental in this collection of cemeteries and burial grounds being listed on the National Register of Historic Places on July 24, 2017 as the Charleston Cemeteries Historic District.

Walter was a lifelong member of Calvary Episcopal Church and served as a member on the Community Housing Development Organization with the Episcopal Diocese of South Carolina, as well as the Friends of DeReef Park.



Unity and Friendship Society. Charleston Cemeteries Historic District.



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DOCUMENTING WEST ASHLEY HISTORY

by Donna Jacobs

Preservation has several definitions. These definitions range from: to keep alive, make lasting; to preserve historical monuments; to protect; to prepare fruits and vegetables in a canning or pickling process. During the process of West Ashley revitalization and gaining perspective on the historical resources in West Ashley, there may be the opportunity to reference all of these definitions and maybe more. The Charleston County Wholesale Vegetable Market building that once stood along the Seaboard Air Line railroad tracks at Dupont Crossing has a story that embraces all these definitions.

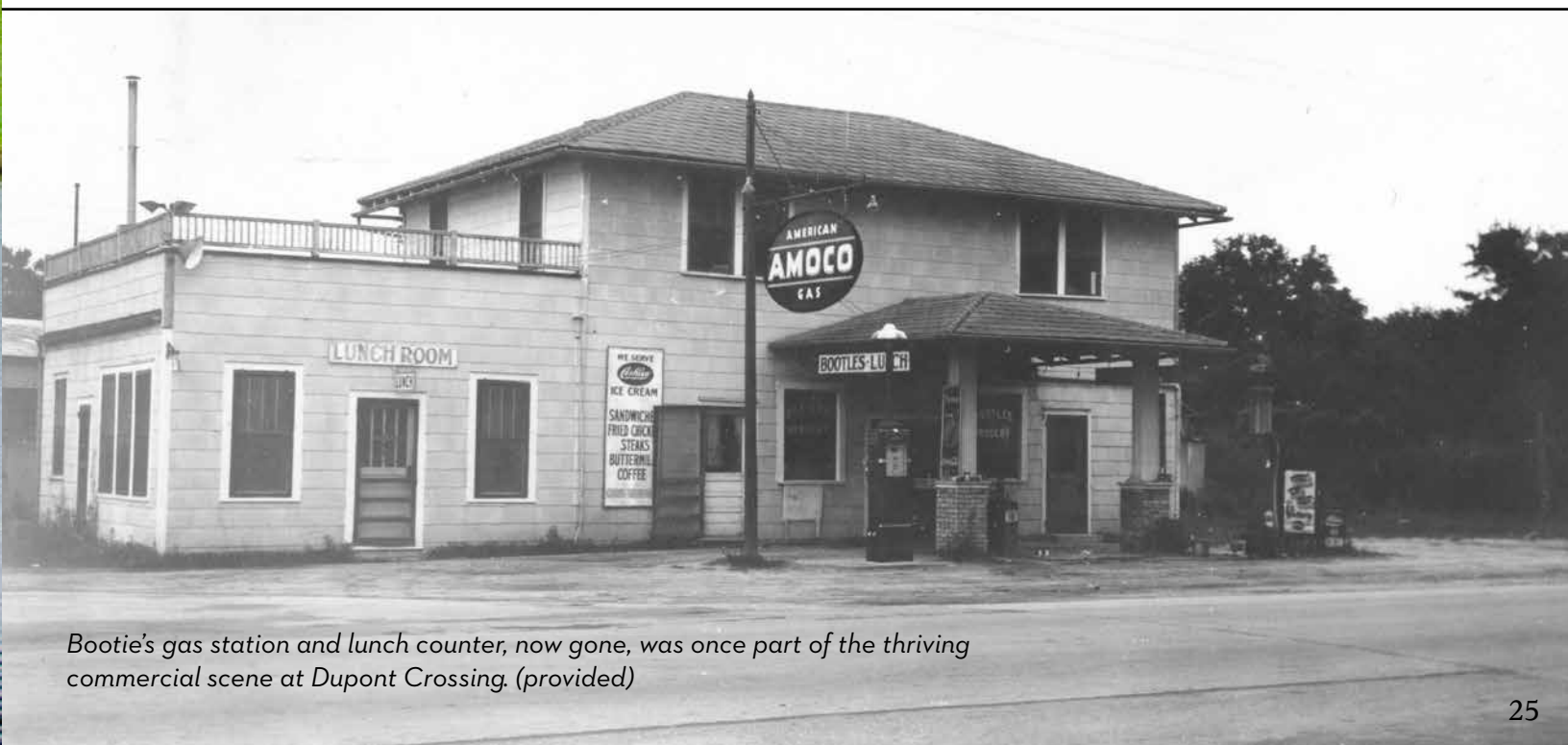
The agricultural history of St. Andrew's Parish is an interesting thread to follow and a challenge to reduce into a few words. According to H.A.M. Smith in his 1915 piece, "Old Charles Town and Its Vicinity, Accabee and Wappoo where Indigo was First Cultivated, with Some Adjoining Places in Old St. Andrews Parish," the Lords Proprietors took land "for a farm or plantation to be cultivated at their expense, and for their own personal profit, or loss, as the case might be. Their first agent for that purpose was Joseph West afterwards Governor and Landgrave." This experimental farm was designed to learn what would grow in this new land for this new colony. Quickly the colonists branched

out from Old Towne and acquired land, much of which was developed into the plantation system. The Civil War destroyed the plantation system but the Lowcountry was left with its fertile soil.

In March of 1879, an article ran in *The New York Times* entitled, "Early Southern Produce - Truck Farms near Charleston." It describes how quickly truck farming sprang up after the Civil War and how almost every piece of acreage on the Charleston Neck, St. Andrew's Parish, James Island, Wadmalaw Island, Edisto, and Christ Church embraced this industry "which enters more largely into the solution of the low-country [sic] problem..." - the problem of post-war economic recovery.

"A Little History of St. Andrew's Parish and its Adaptability to Early Truck Farming, Dairy Farming, Stock Raising, and Other Purposes," was published by the Charleston Bridge Company in 1889. The pamphlet reads like a marketing brochure for the area. "The completion by the Charleston Bridge Company of the bridge across the Ashley River connecting St. Andrew's Parish with the City of Charleston has reopened and again placed in early communication with the city, a very valuable section of country specially adapted

(continued on page 26)



Bootie's gas station and lunch counter, now gone, was once part of the thriving commercial scene at Dupont Crossing. (provided)



The Charleston County Wholesale Vegetable Market building, formally located on the northwest corner of Wappoo Road and Savannah Highway. (provided)

DOCUMENTING WEST ASHLEY HISTORY *(continued from page 25)*

to early market gardening.” The marketing campaign continues with the Bridge Company offering low toll rates to farmers and permanent settlers. In addition there is discussion of how “the breaking up of the old system of plantations growing staple crops” allowed for the rise in truck or market farming, and how the port of Charleston provided ease of access to northern markets.

This labor-intensive, difficult solution took hold in St. Andrew’s Parish. It was soon realized that the economic recovery provided by this industry could be expanded upon if marketing, shipping, and pricing were optimized to the farmer’s advantage. William H. Mixson recognized this need. He initially established the Southern Fruit Company in 1889. This company grew to prominence along the Atlantic Coast. In 1910, he incorporated his successful seed business. By 1915, Mixson and his brother, J. S. Mixson, established Atlantic Coast Distributors, which focused on the distribution of perishable foods. In Mixson’s obituary it was stated that the distribution business grew beyond the local Charleston community and was doing an annual business of close to a million dollars.

Other local activities were converging on the truck farming business and the local economy. The discovery of phosphate deposits in the Lowcountry combined with Dr. St. Julien Ravenel’s pioneering work on the use of phosphate for fertilizer contributed not only to general economic expansion after the war, but also the continued success of the farming effort. In addition, the Agricultural Society of South Carolina was involved.

This Our Land. The Story of the Agricultural Society of South Carolina, authored by Chalmers S. Murray and beautifully illustrated by Anna Heyward Taylor, chronicles the history of one of the oldest agricultural societies in the nation. In 1785, it was important to organize to stimulate agricultural development. Murray’s description is as rich as the soil of the Lowcountry: “If the 24th of August, 1785, was not a hot humid day it was passing strange. Charleston’s climate in late summer is far from invigorating. Nothing usually happens now in August but political fracas, service club luncheons, yacht races and parties held in cool, walled gardens. August is considered a poor time to start a movement which requires intense concentration and sustained effort. The men who answered Thomas Heyward’s call that day must have been uncomfortably warm when they took their places in the Assembly Hall...” But they did. In 1939, when it was important to research the value of opening a wholesale vegetable market, a delegation from the society went on a field trip to Maryland and New Jersey. They returned convinced that one should be established in Charleston. On October 1, 1939, the Charleston County Vegetable Market opened at Dupont Crossing under the management of L. Harry Mixson, W.H. Mixson’s son, and S. Stiles Bee. It was initially located in the Corbett Package Company building conveniently located at the convergence of the Atlantic Coast Line and Seaboard Air Line railroads.

(continued on page 27)

DOCUMENTING WEST ASHLEY HISTORY

(continued from page 26)

By 1940, two wholesale markets were functioning in St. Andrew's Parish, Charleston County Motor Truck Vegetable Market and Charleston County Wholesale Vegetable Market. It was the latter market that pursued the construction of a new facility.

The Charleston County Wholesale Vegetable Market building was this new facility located adjacent to the Seaboard Airline Railroad at the corner of Wappoo Road and Savannah Highway. According to a March 9, 1941 article that ran in *The News and Courier*, "The new building to be used by the Charleston County Wholesale Vegetable Market which is being put up by the Seaboard Air Line Railway Company will be ready for occupancy within three weeks it was announced yesterday." The article went on to describe the features of the building: a scale with a capacity of 60,000 pounds, a large packing room, and future plans for a refrigerated storage room.

As the times changed, the building fell out of use and sat unused for many years, but the community viewed it with a similar reverence as the Coburg cow. The building stood as a symbol of a time when this intersection known as Dupont Crossing was a hub of activity, St. Andrew's Parish was a truck farming community, and agrarian ventures provided jobs and money for the area from the turn of the century to the mid-1900s. Almost everyone had a story about the building. Then one day a backhoe was in front, turning it from a memory-filled community symbol into a pile of rubble. Efforts by several were unsuccessful in stopping the backhoe's mission. It was not on anyone's list as being historically significant.

As a result, Charleston County initiated an effort to update the 1992 "list" of historic sites. A grant awarded allowed for a survey of the unincorporated areas of the county. The resulting report gave us valuable information about almost forgotten African-American communities. However, the many gems - large and small - of St. Andrew's Parish west of the Ashley River were left off this list, as most of the area was incorporated into the City of Charleston in the late-1950s and early-1960s.

Today, as we think about the revitalization of West Ashley, we should make a list - not just of properties, physical structures, and architectural features - but of the stories to place all of these things in context. Because in 1670, a small boat threw an anchor in a small creek along the west bank of the Ashley River, and the rest is history. A history that still needs documentation.



The Charleston County Motor Truck Vegetable Market operated from the Corbett Package Company building (pictured), conveniently located at the convergence of the Atlantic Coast Line and Seaboard Air Line railroads. (provided)



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photos by Michael Parks Photography

THE FALL TOURS

HOMES, HISTORY & ARCHITECTURE

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This year marked a notable shift in the Society's approach to the Fall Tours. While our focus for the tours remained on offering the highest quality educational experience possible, we were mindful of the impacts that tourism has on the very resources we aim to protect.

This past fall we reduced the number of large tours, as well as the number of people allowed on each tour. Our focus was to shift to smaller offerings designed to interest local patrons as well as heritage tourists.

This allowed us to offer a higher quality experience while significantly reducing the number of houses, volunteers, and most importantly patrons. Simultaneously we invested further in our volunteer enrichment series, enhancing the educational offerings by bringing in a range of local experts. This was such a success that we filled every tour and lecture with hundreds of locals coming out to learn and volunteer.

We were thrilled to enhance the educational content, offer something for everyone, while reducing our footprint. Our creative new approach illustrates that we can do more with less.

We would like to thank the team of staff and volunteers that support this important fundraising effort.

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Joan Berry Warder
Julia Fox
John Burkel
Carol Poloski
Melanie Zimmerman

Ticket Office Volunteers

Lisa Elliott
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Stephanie Wilson

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Lindsey Collier Vaughn (1 Tour)
Eric Sukkert (2 Tours)
Tony Putnam (2 Tours)
Carol Polaski (2 Tours)
Paul & Karen Gilson (2 Tours)
Julia Fox (1 Tour)
Anne Shaver (1 Tour)
Rebecca Crichton (1 Tour)
Ty Bulkley (1 Tour)

*Thank you to our dedicated volunteers without whom
The Fall Tours would not be the success that it is!*

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Sylvia Adam	Christine Cronin	Lillian Keevin	Julianna Ridenhour
Angela Allard	Renee DeFore	Annette Kibler	Kathleen Rodgers
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Dona Corcoran	Dottie Karst	Ellen Reid	
Shawna Courter	Bob Kaufman	Helen Reid	
Valerie Craun	Jo Anne Kauffman	Emily Reyna	

This list was populated October 12, 2017. Please forgive any omissions.



PRESERVATION SOCIETY of CHARLESTON SHOP

“All of the basket-makers are artists. No matter how they work on their baskets, they all are considered artists.”

—Henrietta Snype



Local and regional traditions in part make up a place’s identity. When a place remains true to its identity, it is authentic. The local traditions of Charleston, particularly the craft traditions, help maintain the city’s authenticity and, therefore, its distinctive character.

One such craft tradition is the sweetgrass basket. It is an icon of Lowcountry heritage, an innovation of captive peoples from West and Central Africa. In bondage on a foreign continent, they met practical needs by combining their basket-making traditions with local materials. Using long sweetgrasses, bulrushes, long-leaf pine needles, and palmetto leaves, and with only the sharpened rib bone of a cow for a tool, basket-makers turned otherwise utilitarian objects into works of art.

To the Gullah Geechee people, descendants of those African slaves, passing down the art of basket-making has always been vitally important to transmit their cultural heritage to successive generations. Thanks to this practice and the diligence of their ancestors, the craft is alive and well today, even if a sharpened spoon handle and scissors have replaced the cow's rib.

Henrietta Snype, a Charleston Maker, is the third generation of her family to create sweetgrass baskets. She learned from her mother who learned from her mother; now, Henrietta has passed on the tradition to her daughter and granddaughters. A tireless advocate for the craft, Henrietta teaches 3rd graders in South Carolina how to make their own baskets as a part of their broader study of the unique Gullah Geechee culture. She has also collaborated with the Smithsonian Institute to produce lectures about basket-making, including one which compared the Gullah Geechee basket-making tradition to that of the Catawba people. The Society is proud to have partnered with Henrietta for over 20 years.



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Huzzah to the General and President: Dining with George Washington

John Stuart Gordon, Benjamin Attmore Hewitt Associate Curator of American Decorative Arts, Yale University Art Gallery
The Design of Drinking, From the Jazz Age to the Space Age

Harlan M. Greene, Director of Archival and Reference Services at the College of Charleston
Saints and Sinners and Three o'Clock Dinners: Some Episodes in Charleston's Entertainment History

William Hosley, Cultural Resource Marketing & Development Consultant, Terra Firma Northeast
It's All Greek to Me: An Entertaining Look at Greek Revival Architecture

Philip Zea, President, Historic Deerfield
Asleep at the Switch: Repose and Room Use in Early America

Robert A. Leath
Chief Curator and Vice President of Collections and Research, MESDA
Moderator and Curator-in-Residence, Charleston Heritage Symposium

Tickets available November 8, 2017

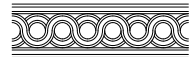




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MEMBERSHIP SPOTLIGHT



1. Members of the Magnolia Umbra Task force gather at the Preservation Society to celebrate the Charleston Cemeteries Historic District being listed on the National Register of Historic Places.
2. Tour Guide Carol Ezell-Gilson speaks to Fall Tours volunteers during a training session.
3. Greg Kidwell and Ginger Scully listen as architect Glenn Keyes recounts the adventure of moving and restoring the Alston House to Cedar Hill during the 2017 Preservation Picnic at Cedar Hill Plantation.
4. Tim Condo and Susan Epstein lead guests on a tour of the remnants of the historic rice mill at Cedar Hill Plantation.
5. Thomas and Patricia Kirkland, Betsy Cahill, and Vereen Coen enjoy a lovely spring day at the 2017 Preservation Picnic.
6. Geoffrey Carpenter, Jessica Cutler, and John Massalon visit during the Fall Membership Meeting at Redeemer Presbyterian Church.



Amid unprecedented growth and the fundamental changes it is bringing to Charleston, the Preservation Society has focused its efforts on educating and informing the community, empowering people to speak up, and promoting transparency in decision-making. From individual projects to larger discussions about affordability, hotels, and short-term rentals, decisions that will determine the future character and shape the quality of life of Charleston are occurring almost daily. The Society is present and advocating on these important issues, but we must strengthen our voice.

HOW CAN YOU HELP?

- Invest in the Annual Fund to support our advocacy efforts and mission
- Invite family and friends to join the Preservation Society as a member
- Stay informed and play an active role in shaping the future of the city and region. Visit our revamped website and Advocacy Toolkit for more resources!

WHY GIVE?

The Society relies heavily on the support of our community members, which enables us to stand up for the quality of life of those living and working in our city. Charleston needs YOU to stand up and speak out as we work with our city government and all citizens to chart a responsible and sustainable course for the future.

The Preservation Society is leading the way – please join us!

Give your tax-deductible donation online by December 31st at www.preservationsociety.org or in the enclosed envelope.



PRESERVATION ESTD SOCIETY 1920 of CHARLESTON

MEMBERSHIP MATTERS

*Because when you can't be there,
we are....*

Recognizing, protecting, and advocating for the Lowcountry's historic places has always been the core mission of the Preservation Society of Charleston. Your support as a member sustains this mission and shows appreciation for Charleston's rich architectural and cultural heritage.

As a member you will receive:

- Our signature publication, *Preservation Progress*
- e-Progress, our electronic newsletter
- Invitations to quarterly membership meetings and other special events plus educational trips to historic sites
- Updates on urgent planning and preservation issues as they arise
- 10% discount on Fall Tour tickets and items in our gift shop

Membership Levels:

Student	\$25
Individual	\$50
Family	\$75

Membership gifts to PSC are tax deductible

**Join or renew your
membership today by visiting
www.preservationsociety.org**



LOST CHARLESTON

by Anna-Catherine Carroll

Recently, the northwest corner of King and Spring Streets has been a frequent topic of conversation in Charleston. Late in 2015, plans were officially set in motion for the construction of a seven-story, 74-unit student-housing complex on the property. For nearly thirty years, the corner has existed as an empty lot, but before Hurricane Hugo struck Charleston in 1989, the parcel of land was occupied by a series of mixed-use, 20th-century buildings. Among the storefronts stood the Lincoln Theater at 601 King Street, a two-story brick building that was long recognized as a cornerstone of African American community life in 20th-century Charleston.

In November of 1919, the Lincoln Theater opened its doors under the management of the Bijou Amusement Company, one of the first African American theater chains in the South. During a time when African Americans were restricted from “white only” seating in theaters, or barred from entrance altogether, the Lincoln Theater symbolized the collective ambition and efforts of the African American community in Charleston. In the months before the theater’s opening, a call for African American investment in the Lincoln Theater was published in the *Evening Post*, reading, “Let the Lincoln Theater be for the Colored People and by the Colored People.” When the remodeling of the former storefront was complete, the new Lincoln Theater was marketed proudly as “The Colored People’s Own Theater.”

Upon the theater’s anticipated opening, the Bijou Amusement Company appointed a New Orleans native, Damon Ireland Thomas, as manager of the Lincoln. Mr. Thomas took pride in his theater’s location on Charleston’s “main street,” and for over twenty years, worked tirelessly to make Charleston’s first African American theater a world-class stage for entertainment. With valuable connections throughout the national entertainment circuit, Mr. Thomas ensured that the Lincoln consistently featured the best of live vaudeville shows and motion pictures.

After fifty years of business, the Lincoln Theater closed its doors in the early 1970s, along with a string of other locally owned and operated theaters in the city. Just three years before Hurricane Hugo irreparably damaged the Lincoln Theater, a *Post & Courier* article entitled, “Remembering Charleston’s Old Theaters,” lamented the closure of the Peninsula’s theaters, adding that their return to downtown was not probable — an accurate prediction. At the time, members of the community envisioned potential use of the vacant Lincoln Theater as low-income housing. Unfortunately, this vision never came to fruition.



The Lincoln Theater as it appeared in 1985, from the architectural survey of the Peninsula by Geier, Brown, and Renfrow Architects.



(L) The Lincoln's concession stand (R) Damon Ireland Thomas, the theater's first manager, resided at 323 Ashley Avenue.
via www.scmovietheatres.com



The multi-family residential building approved for the northwest corner of King and Spring Streets.

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

EVENTS CALENDAR

- | | |
|---------------------------|---|
| OCTOBER 5-29, 2017 | The Fall Tours of Homes, History & Architecture
www.thefalltours.org |
| NOVEMBER 3, 2017 | Evening reception with the Duke of Devonshire at the historic Miles Brewton House. <i>Sold Out.</i> |
| NOVEMBER 4, 2017 | Presentation with the Duke of Devonshire, followed by lunch at the Old Federal Courtroom of the Confederate Home. <i>Sold Out.</i> |
| NOVEMBER 8, 2017 | Tickets for the March 2018 Charleston Heritage Symposium available by visiting www.charlestonheritagesymposium.org |
| NOVEMBER 8, 2017 | Annual Meeting, 6:00 pm at Dock Street Theatre |
| DECEMBER 2, 2017 | Holiday Member Shopping Event, 10:00 am until 5:00 pm at 147 King Street |
| JANUARY 25, 2018 | The 64 th Annual Carolopolis Awards, 6:00 pm
presented by Belmond Charleston Place and Carriage Properties
The historic Riviera Theatre, 225 King Street, Charleston |
| MARCH 16-18, 2018 | The 5th Annual Charleston Heritage Symposium
www.charlestonheritagesymposium.org |