

# PRESERVATION PROGRESS

SPRING 2017

THE 63<sup>RD</sup> CAROLOPOLIS AWARDS

LOSING PAGES FROM OUR NARRATIVE

KEEP CHARLESTON REAL

PRESERVATION  
ESTD SOCIETY 1920  
of CHARLESTON

VOL. 61 NO. 1





# — *Preservation Picnic* —

Cedar Hill Plantation on the Cooper River

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The house at Cedar Hill, the William Alston House, represents an incredible preservation success story. It was originally located on Calhoun Street overlooking Bennett's mill pond to the south. In a state of accelerated deterioration following damage from Hurricane Hugo, the house faced potential demolition, but a buyer emerged to save the house. It was thoroughly documented through photographs and drawings, then carefully dismantled with each piece of wood numbered and catalogued. The Alston House was reassembled overlooking an historic rice field where Cedar Hill's previous plantation house had once been located. It received a Carolopolis Award in 2003.



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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](mailto:preserve@preservationsociety.org).  
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# CONTENTS



VOL. 61, NO. 1

FROM THE EXECUTIVE DIRECTOR	2
KEEP CHARLESTON REAL	3
LOSING PAGES FROM OUR NARRATIVE	5
THE 63RD ANNUAL CAROLOPOLIS AWARDS	10
THE FALL TOURS	28
PRESERVATION SOCIETY SHOP	29
CHARLESTON HERITAGE SYMPOSIUM	30
MEMBER SPOTLIGHT	32
DOUBLE YOUR IMPACT	33
MEMBERSHIP MATTERS	34
LOST CHARLESTON	35

## ON THE COVER

The Eternal Father of the Sea Chapel at the Old Charleston Navy Base was one of two recipients of the premier Carolopolis Award for Interior Preservation.

*Photo by Kristopher B. King*

*Interior: April 1865. "Post Office (old Exchange and Custom House), East Bay Street, showing the only Palmetto tree there is in the city." Wet plate negative by George Barnard, from photographs of the Federal Navy and seaborne expeditions against the Atlantic Coast of the Confederacy.*

# FROM THE EXECUTIVE DIRECTOR



KRISTOPHER B. KING  
*Executive Director*

Thus far in 2017, the market has maintained its voracious appetite for growth and investment in Charleston. The frantic pace continues, and the Society is involved in innumerable projects advocating for higher quality, greater sensitivity to context, and respect for neighboring residents. In addition, we have been working on the many critical planning and zoning initiatives currently underway that will greatly inform the future development of Charleston. These efforts include:

- the West Ashley Master Plan
- the Short-Term Rental Task Force
- revisions to the hotel rules
- revisions to the Board of Architectural Review
- revisions to the Old City Height districts

The Society is engaging City staff, collaborating with our community partners, and convening the stakeholders on these important initiatives.

It is clear that the issues affecting Charleston have changed. Slightly less apparent is the transformation of the landscape and process of decision-making. The new reality is that decisions on projects and planning are inconsistent. Political positioning, exacerbated by the exploitation of Charleston's geography, has superseded community vision and planning expertise. When James Islanders protest development at City Council they are supported and moratoriums are bandied around, yet when peninsular residents ask for reasonable restrictions to buffer the proliferation of hotels, they are cast as NIMBYs (Not In My Back Yard!).

In reality, decision-making is interrelated, regardless of which side of the Ashley or Cooper River one lives. People in every part of the city desire a certain quality of life, and ignoring well-meaning pleas for livability and sane development because they live in a different district needs to stop. Charleston is one city, and our approach to planning must support that, or every part of the city will ultimately be diminished. To do this, everyone in Charleston needs to have a voice in the future of our city.

To this end, the Society has refined its approach and is constantly evaluating every aspect of the organization through the lens of how to better advance our mission. Everything from the organizational structure to programs is being refined to make the Society a stronger, more effective advocate for Charleston.

One aspect of the organization that will reflect such refocusing is this year's Fall Tours, our largest fund-raising effort. The Society's aim for the tours has been to offer the highest quality educational experience, but we are also mindful of the impacts associated with increased visitation of the very resources we work to protect. Because of this, we are crafting new programs with an eye toward minimizing the footprint of the tours without sacrificing their efficacy as an educational tool and fundraiser. As Modernist architect Ludwig Mies van der Rohe once said, "Less is more."

Preservation and its lessons are the appropriate bedrock for the current conversation. When I see the amazing work done by our Carolopolis Award winners, it reminds me that we live in a place where people care about what makes it special. When historic structures are lost, there is a genuine sense of loss in this community. Charleston's historic, built, and natural environments make it such a revered and loved place, yet we know that Charleston is so much more than just history, architecture, and experience. It is a community of people who are passionate and poised to make an impact on its future. The Society is providing the opportunity and leadership to make this happen.

A handwritten signature in black ink, reading "Kristopher B. King". The signature is fluid and cursive, with the first name being the most prominent.

Charleston is in the midst of an historic building boom. As outside investment soars, so too does the pace of ill-conceived ideas which will irreparably erode Charleston's quality of place and quality of life. Residents of every part of the city (and region) are experiencing development fatigue. The focus of preservation must be about more than architecture, and the lessons of the past must inform our future. The Preservation Society of Charleston serves as both steward of the historic city and advocate for the future city. Simply put, our focus is to...



## RESILIENT

Resiliency offers a clear lens for addressing the problems of cities. It reflects not only a city's ability to persevere in the face of emergency, but to continue its core mission despite daunting challenges. It is about the City's ability to not only survive, but also thrive. The challenges Charleston now faces are the result of success, not failure, and resilience is needed more than ever. The Preservation Society brings expertise and perspective to face the challenges to Charleston's character and quality of life.



## ENGAGED

Charleston's precipitous growth has shifted the focus from long-term value to short-term gain. People are talking about what's happening and they want to be more engaged. The Society believes that when people are empowered with information and opportunity, they can better shape the future of their city. The Preservation Society helps people pursue their commitments to the things that matter - and when there isn't room for everyone at the table, we show up, we stand up, and we speak up.



## AUTHENTIC

Charleston is the real thing: honest, durable, and classical. It is not a packaged or fabricated playground, but a vibrant built environment that up until now has been largely defined by thoughtful design, careful planning, and sound execution. The Preservation Society strives to maintain Charleston's authenticity by protecting its historic resources and advocating for timeless and rational design. Charleston's history is real, its buildings are true, and the details matter.



## LIVABLE

Livability is constructed on balance, and that balance has four pillars: 1) the beauty and harmony of the built and natural environments, 2) a diverse economy, 3) effective transportation networks and a range of options for getting around, and 4) affordability. Right now the balance is out of whack, as insufficiently managed tourism threatens the diversity of economic uses, a lack of good public transportation and accelerating sprawl are factors in congestion, and the beauty that surrounds us is being choked by poorly designed and constructed buildings that do not honor this unique place. While these impacts are most acutely felt on our roadways and sidewalks, the effects on the quality of life of the residents run much deeper. The Preservation Society is committed to restoring balance.







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# LOSING PAGES FROM OUR NARRATIVE

*By Robert Gurley*

The recent, unexpected loss of three significant historic buildings in the Old and Historic District has come as a shock to many Charlestonians. As a community, we understand that the loss of an irreplaceable historic structure erodes the sense of authenticity that has made Charleston's historic district known throughout the world. To understand the circumstances behind the loss of each of these buildings may help us be better equipped to prevent such losses in the future.

The first building to collapse was the mid-19th century, 2½-story Greek Revival single house at 102 Spring Street. It was destroyed by a fire of undetermined origins on the night of October 8, 2016, during the worst of the winds and rain brought on by Hurricane Matthew. The house, with its two-tiered piazza with Tuscan columns and turned balusters, had been a notable presence along Spring Street despite having been vacant for 20 years. According to the *Post and Courier*, the City had identified it as a demolition by neglect property but had considered it secured as it seemed to have an adequate roof, and its windows were boarded up as required by City ordinance.

Next, on January 6, 2017, the 3-story Greek Revival dwelling at 4 Gadsden Street was deemed by City officials as too dangerous to save because of serious structural problems. Sections of Gadsden and Beaufain Streets were closed out of concerns for public safety, and the structure was taken down within the week. This impressive side hall, double parlor house was constructed circa 1852 on recently reclaimed Ashley River marshland by John H. Steinmeyer, a prominent Charleston land owner and sawmill operator. It was distinguished by a rare Tower of the Winds portico on Gadsden Street and graced by a triple-tiered piazza along Beaufain Street.

The building's most recent problem occurred in May of 2014 after a fire broke out and spread to all three floors of the building. The roof suffered extensive damage, and, as a result, the building was exposed to the wind and rain, creating a further destabilizing condition. Fire department officials believe that the structure was additionally compromised as a result of the rain and flooding caused by Hurricane Matthew in October of 2016.

*(continued on page 6)*



*The grand residence at 4 Gadsden Street required structural bracing while City staff determined the best way to demolish it without causing collateral damage.*

## LOSING PAGES FROM OUR NARRATIVE

(continued from page 5)

But the problems with 4 Gadsden Street may well have started the day it was built. The American bond pattern used in laying the brick could have contributed to the building's relative inability to withstand stress. By the 1840s, the Flemish and English bond patterns popular in Charleston in the 18th century were being replaced by the less expensive American bond pattern. Flemish and English bond brick work were not only more decorative, but the bricks were laid in such a way as to provide more structural stability.

Robert Stockton wrote in his book, *The Great Shock*, that after surveying the damage caused by the 1886 earthquake, Dr. Gabriel Manigault, gentleman architect and curator of the Charleston Museum, said that American bond, while strong, provided more opportunity for shoddy work. Dr. Manigault observed that "in the Flemish and English bonds, every course has to be finished before the next is laid, and there is little opportunity for any bricks to be in a wall unless they are completely surrounded with mortar." He went on to say that "owing to the deception that can be practiced by bricklayers in laying the American bond an infinite amount of bad work has been done of late years."

Dr. Manigault also stated that the shell lime mortar used in the older buildings was of "superior hardness and tenacity" to that of the limestone mortar used since 1838. W. E. Spier, supervising architect of the U.S. Treasury Department, who headed a United States commission of engineers appointed to inspect the buildings damaged after the 1886 earthquake, also commented on the inferior mortar used in recent years, stating that, "the mortar seems to have been made with fine sand mixed with red clay" that "becomes dry and crumbling in the course of time and makes a very insecure building."

The owner of 4 Gadsden Street, despite a recent history of apartment use, was committed to improving the property through renovation. He had wanted to make 4 Gadsden Street his home and was "terribly saddened by its loss."

The fate of 11½ St. Philip Street, a building that partially collapsed in early March of 2017, has not yet been determined. After its collapse, the City hired structural engineer Craig Bennett to inspect the building to determine if it could be salvaged. Bennett's report stated that, "While we overall agree that the building in its present condition is dangerous, we are not at all comfortable with the statement that the building must be demolished. It is our belief that the walls can be braced, the roof tiles and framing removed, the damaged portions of the walls repaired or rebuilt and then the building reused in its original or a similar geometry."



*The single house at 102 Spring Street stood for years in a dilapidated state. A fire of undetermined origins the night of October 8, 2016, during the worst of the winds and rain from Hurricane Matthew, razed the dwelling.*

Constructed in 1929, the two-story Spanish Colonial Revival building was originally owned by the Charleston County School District to serve as administrative offices. It has stood vacant since the 1980s, and in recent years its staircase collapsed and several sections of interior walls have crumbled. An article in the *Post and Courier* stated that in 2011, the School District sought a federal grant to stabilize the structure, but the grant did not come through.

In the same article, Colin Colbert of CKC Properties said the building was already badly deteriorated when he purchased it in 2014. In May of 2016, he submitted a proposal to the Board of Architectural Review to connect

(continued on page 8)





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## LOSING PAGES FROM OUR NARRATIVE

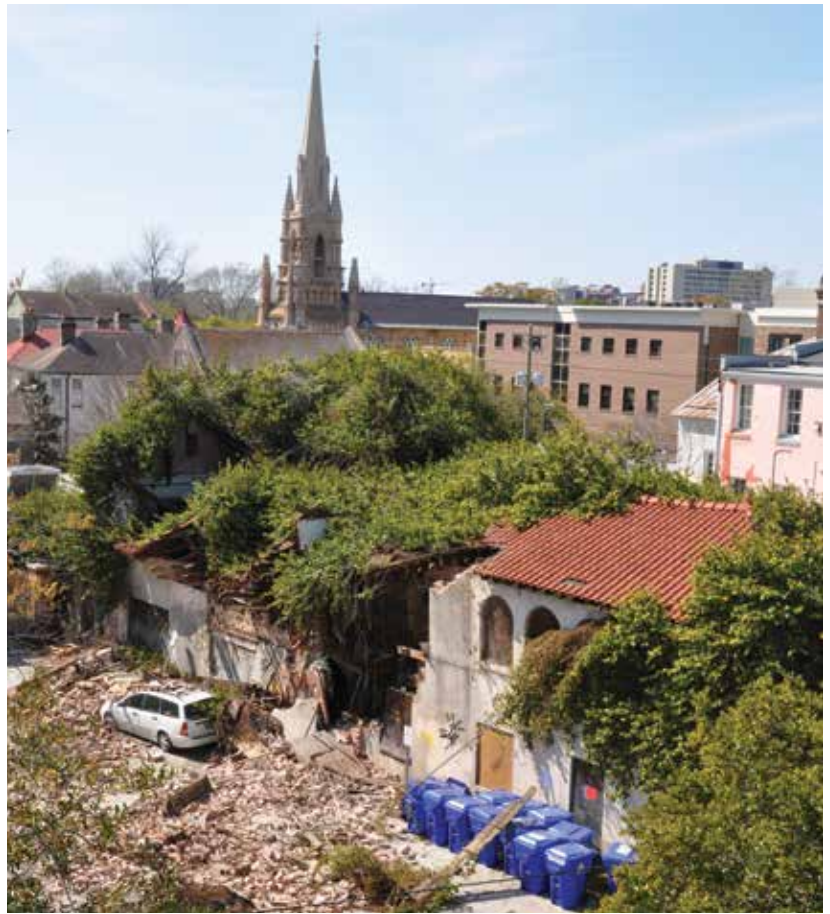
*(continued from page 6)*

the building to a property on Wentworth Street. That request was deferred because the submittal lacked enough information as well as a stabilization plan for the building. Mr. Colbert stated that he has submitted three proposals to the City for selective demolition and stabilization and was in the process of submitting a fourth proposal when the collapse occurred. According to the owner, "the building's being landlocked on three sides complicates the ability to brace it."

A common thread emerges as we examine the cause of the collapse of each of these structures. Each property had a harsher than average history of use. Although there were several factors that resulted in the collapse of the multi-unit apartment building at 4 Gadsden Street, the under lying cause for the collapse of 102 Spring Street and 11½ St. Philip Street was demolition by neglect. In 1995, the Preservation Society of Charleston compiled the first street by street survey of buildings suffering from demolition by neglect. It later became the foundation for the City's first demolition by neglect database. Twenty-two years later, demolition by neglect still results in the loss of many historic buildings each year. It is encouraging that the City has reaffirmed its interest to improve the demolition by neglect ordinance, but it will take a sustained commitment by the City to increase staffing and to more aggressively enforce the ordinance to prevent the senseless loss of Charleston's invaluable historic buildings.

It is our hope that these buildings not only be replaced with sensitive new structures, or saved in the case of 11 ½ St. Philip Street, but that, more importantly, their loss serves as a loud wake-up call to the City and the community. The historic buildings and streetscapes that create Charleston's unique sense of place not only make it one of the most beautiful places to live, but also act as a critical competitive advantage over other cities for jobs, investment, and heritage tourism.

As an update, on April 11, 2017, the Society met on-site at 288 King Street with City staff, architects, contractors, and structural engineers in an effort to save the building. Through creative thinking we are pleased that an approach to saving the building has been developed.



*The partial collapse of 11½ St. Philip Street fortunately only resulted in a damaged automobile.*

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### 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.



# 2016 CAROLOPOLIS AWARDS



Albert Simons, noted architect and part of the early local preservation movement, once said, "A city's architectural heritage is nothing less than the records of the ideals of a people." Charleston's buildings speak to people, whether visitors, who may come for the day, or residents, who have chosen to make long-term investments in the community. After all, the built environment communicates our values, and it tells our history. Part of what good historic preservation does is bring attention to the connections between our built environment, values, and quality of life.

The Carolopolis Award, at its core, seeks to promote good historic preservation; after sixty-three years and more than 1,400 awards given, it has become as much a part of the fabric of the city as the buildings it honors. Today, Charleston is a much different city than the one of 1953 when the Preservation Society awarded its first Carolopolis. The demands of preservation in Charleston have expanded, and with it, so too has the Carolopolis Award program. With the aid of a volunteer task force composed of architects, contractors, homeowners, and previous award recipients, the Society created two new award categories – new construction and interiors.

The Carolopolis for New Construction is meant to bring focus to creative design solutions for new buildings. This award is not meant for the new breed of enormous buildings Charleston is seeing; as such, it is focused on small-scale, compatible projects in an historic context.

The Carolopolis for Interiors is the first ever interior preservation award in Charleston. Many of the city's buildings have been protected on the exterior, while their interiors are gutted and irreparably damaged. This award brings attention and recognition to excellence in interior preservation of historic, publicly accessible buildings.

Additionally, the Carolopolis Award recognizes the immense investment made by the private and public sectors to preserve the city's past through its structures. As reinvestment in peninsular neighborhoods moves northward, often times, preservation work is done without the oversight of the Board of Architectural Review. Yet, place-conscious owners, architects, and contractors realize the value in striving for excellence and care about the ideals that buildings record throughout the city. The Preservation Society is grateful for their commitment to preserving the architectural heritage of Charleston and is proud to share their contributions.





## 1 WESSON AVENUE | KUHNE-DREWS HOUSE

(built in 1915 – Hampton Park Terrace)

Carolopolis Award

Owner: English Drews and Stephen Giebner

Architect: Tim Maguire

Contractor: Marc Engelke

Soon after Railway Mail Service employee Julian Henry Kuhne became assistant chief clerk in March of 1914, his wife, Henrietta, bought Lot 215 of the Allan Tract on December 14, 1914. By September of 1915, the Kuhnes were living in their new house. 1 Wesson Avenue has been in the ownership of one family since it was constructed, although it had been used as a rental property since 1991. This project returned the house to a single family use. Contractor Marc Engelke repaired wood elements with heavy termite damage when possible or replaced them in kind. An unsympathetic, non-historic rear addition was removed, with a more sensitive addition replacing it. The front porch received extensive treatment, including returning the secondary entrance from when the house was a duplex to a window, repairing the damaged, original 12-inch wide solid columns by splicing in new turned mahogany pieces, and repairing the termite-damaged porch roof structure from above to spare the original beadboard porch ceiling.





## 9 RUTLEDGE AVENUE

(built c. 1910 – Charlestowne)

Carolopolis Award

Owner: Adam and Jennifer Steen

Architect: NA

Contractor: Marc Engelke



**"JUST SAY NO! TO VINYL"**



Historically a duplex, this long-neglected building needed attention from the foundation to the roof.

It experienced significant settling, having been constructed on filled land. The decision was made to slow the progression of settling with upgraded piers in select locations, and some straightening of the dwelling had to be performed with great care,

so as not to damage original timbers or interior finishes. The most spectacular transformation with

9 Rutledge Avenue resulted from the removal of 1970s vinyl siding, revealing original German novelty siding. Additionally, all of the original doors and windows were repaired and retained, and significant rot was addressed in the second floor porch framing and decking.

**BEFORE**



**AFTER**





## 26 PARKWOOD AVENUE

(built c. 1914 – Hampton Park Terrace)

Carolopolis Award

Owner: CH2012 LLC (Jason Maxwell, managing member)

Architect: Julia F. Martin Architects

Contractor: Anthony Gentile

This project was an extensive rehabilitation of an American Foursquare and included restoring the lost front porch. The 1944 Sanborn Fire Insurance map shows a two-story porch on the principal façade, which had been lost during the previous ownership. Utilizing South Carolina's state historic rehabilitation tax credit, the owner received a credit for 25% of the qualifying expenditures. The credit helps to offset the cost of the work while also ensuring the highest level of preservation thanks to oversight from the State Historic Preservation Office.

The front porch was rebuilt, a true gift to the street. In a stroke of luck, the original upper-story porch doors were found in a trash pile in the backyard. These were reinstalled and restored. A new rear addition, differentiated with vertical board and batten siding and set off from the main house by a hyphen, housed much of the modern conveniences, allowing a more sensitive rehab of this historic structure.



BEFORE



AFTER



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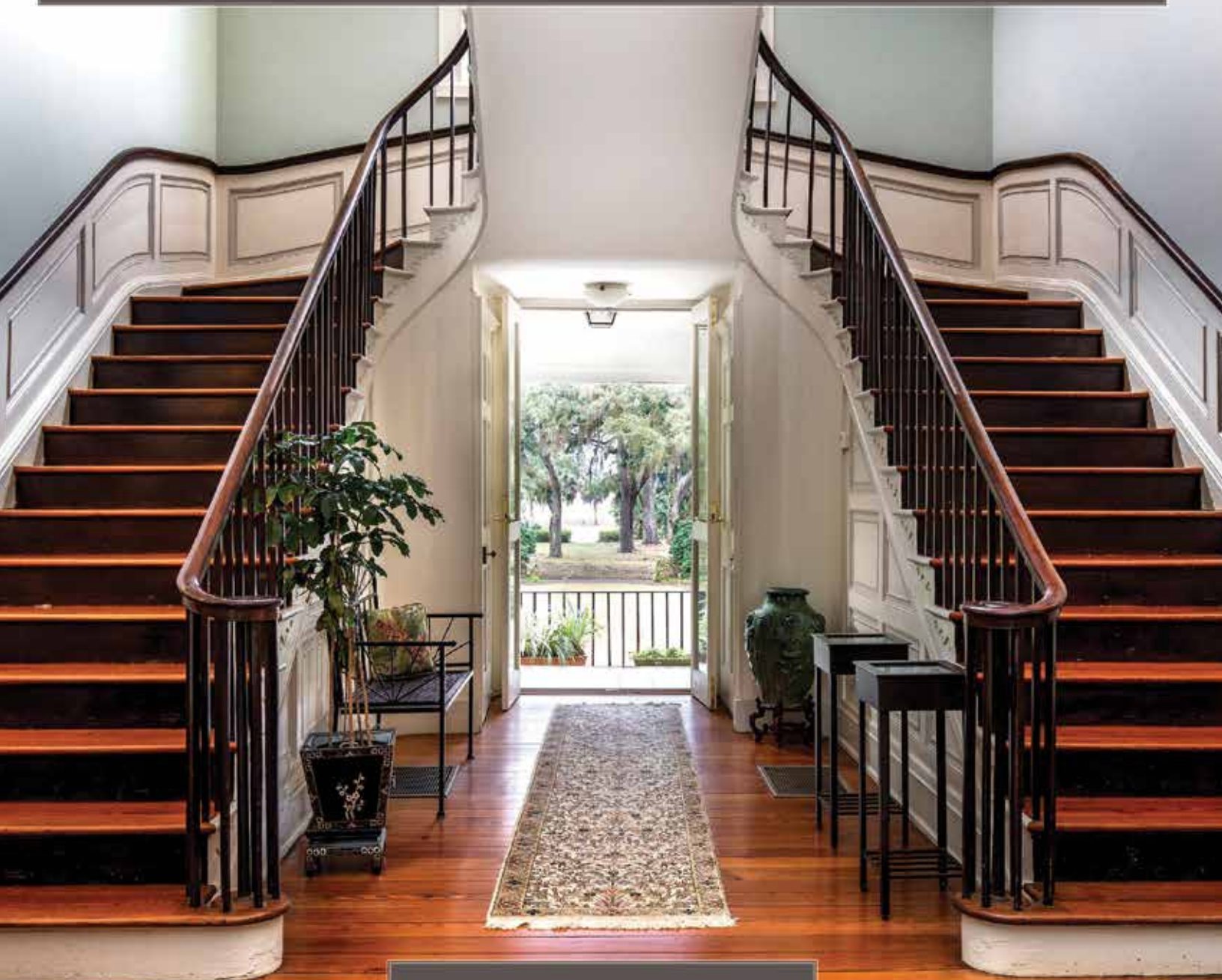






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## 47 EAST BAY STREET | ANNE BOONE HOUSE

Caropolis Award

Owner: Nathan Berry and Ceara Donnelley

Architect: Glenn Keyes Architects

Contractor: Richard Marks Restorations

The Anne Boone House is a dwelling with an interesting history, even by Charleston's standards. The interior of the house was built within the massive brick shell of a house that predated the fire of 1740, which burned from Granville's Bastion, the present-day office of Historic Charleston Foundation at 40 East Bay Street, to Church Street, wiping out a large swath of the colonial city.

Records show the damage of the house was valued at 628 pounds sterling, indicating basically a total loss. The current interior was rebuilt after the fire, and the property underwent a significant renovation around 1840.

The project's scope of work included repairing and retaining existing stucco and restoring all historic windows and the kitchen house, but the highlight was the piazza. Originally three stories and spanning the length of the house, it was reduced to two stories and cut back two bays in length by previous owners. This project returned the piazza to its original footprint at the ground floor loggia, a portion of which was enclosed adjacent to the hyphen, with windows installed on three sides to retain transparency.







## 83 MAGNOLIA AVENUE

(built in 2016 - North Central)

Caroloopolis Award for New Construction

Owner: Alex Storch, Barndog Ventures LLC

Architect: Tyler A. Smyth

Contractor: Luxury Simplified

The program for 83 Magnolia called for replacing a dilapidated garage/apartment structure from the 1970s with a functional, 2-bedroom residence. The primary challenge was the scale of the houses on Magnolia Street in the North Central neighborhood, composed of one, one-and-a-half, and two-story dwellings. The driving force behind the design was to create a residence comfortable for a family that was also a sensitive response to the scale and rhythms of the neighborhood. The project had to keep the same footprint of the demolished garage structure, and, amazingly, an eve height of only 19 feet. Creative approaches to locating the HVAC, inverting the floor plans, and the use of a low-sloped roof allowed for a maximum height of just 21 feet. While contemporary in composition, its materials and elements are traditional.





## 151 SHEPPARD STREET

(built c. 1900 - Westside)

Carolopolis Award

Owner: Julie O'Connor

Designer: Julie O'Connor, American Vernacular

Contractor: John Frick, Level Building Projects



Once known as 11 Park Street North, and later 11 Todd Street, the cottage at 151 Sheppard Street was severed from the rest of its neighborhood by the construction of the Septima Clark Expressway in the 1960s.

The main achievement of this project is in preserving the building before it succumbed to decades of neglect and abandonment. It lacked windows, doors, and had significant fire damage; what historic fabric remained was salvaged.

Several piers were added to provide structural support, and original foundation walls were kept intact. A new hand-crimped, galvanized roof replaced the existing metal roof that had been completely destroyed by fire. The fully-restored piazza screen offers a truly proper welcome to arriving visitors.



AFTER



BEFORE



## 258 KING STREET

(built in 1839 – King Street Commercial Corridor)

Caropolis Award

Owner: Jenel Management Corp.

Architect: Bill Huey + Associates

Contractor: Renew Urban

The renovation of this King Street commercial building focused on bringing back detail and proper proportions to a storefront that had gone through a number of poor redesigns. While the existing storefront brought 1980s mall architecture to the thoroughfare, the project team fortunately felt they could do better. During selective demolition, it was discovered that the storefront redesign actually structurally undermined the entire front façade. It was lucky that the wall had not fallen into the street.

Once the structure was stabilized, a new storefront consisting of a traditional stucco finish, mahogany windows and doors, cast iron columns, and a simply-proportioned wood and copper cornice was installed. The resulting street level façade restored access to the center of the first floor space while bringing a more traditional form and character back to King Street.







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## 1096 NAVY WAY | ETERNAL FATHER OF THE SEA CHAPEL

(built in 1942 - North Charleston Naval Complex)

Carolopolis Award for Interior Preservation

Owner: City of North Charleston/Charleston Naval Complex Redevelopment Authority

Architect: Glenn Keyes Architects

Contractor: Richard Marks Restorations

The non-denominational Eternal Father of the Sea Chapel has stood in the Navy Yard in North Charleston since 1942. In the chapel's early years during World War II, it was a place where Catholic, Protestant, and Jewish sailors and their families could enjoy services that respected their faith. Sailors would also often get married in the chapel before they were sent off to war.

The chapel had not been maintained since the Navy Base closed in the early 1990s and had fallen into a state of serious disrepair. When Palmetto Railways unveiled its proposed intermodal facility, it became apparent that in order to save the chapel from certain demolition, it would need to be relocated. A site was selected nearby in the Officers' Quarters Historic District on the National Register of Historic Places.

Given the condition, much of the walls and some of the floors were beyond salvaging, but the roof and doors were removed to be restored. The crew removed and stored all of the doors, windows, light fixtures, roof trusses, flooring, the cornerstone, and any other items that were salvageable. Elements not able to be salvaged, such as the plastered domed apse, were impeccably reconstructed.



AFTER



BEFORE



## 464 HUGER STREET

(built in 1923 – Hampton Park Terrace)

Carolopolis Award

Owner: Andrew and Janye Wilkins

Architect: Tim Maguire and Lindsey Stang

Contractor: Marc Engelke



This house is also outside of the BAR's purview and utilized the state historic rehabilitation tax credit program, awarding as a tax credit up to 25% of qualified expenses. Purchased in 2015, the new owners discovered years of neglect and damage. The renovation included countless hours spent stripping layers of paint. Original siding was hand-scraped for new paint, with only minimal siding and trim having to be replaced with custom-milled material to match the existing. The original terne metal roof was badly rusted and was carefully scraped, repaired as needed, and recoated to retain its look and integrity.

Of particular note was the discovery of brass identifying numbers on each window, which is typical of a Sears "catalogue" house; however, this house itself is not believed to have come from a catalogue, but the windows apparently did. Though this is an award for exterior work, the owners are most proud of the great care taken to preserve the original plaster, trim, and architectural details of the interior, while upgrading electrical, plumbing, and HVAC systems.



BEFORE



AFTER





## 649 MEETING STREET | TROLLEY BARN

(built in 1897 - East Central)

Caropolis Award

Owner: American College of the Building Arts

Architect: WGM Design Inc. and Bill Huey + Associates

Contractor: Hitt Contracting Inc.

When the American College of the Building Arts began to contemplate a new campus space, the Trolley Barn seemed like a promising fit, but not without obstacles. It required an incredible team effort to make the deal happen. Ignited by Mark Regalbuto of Renew Urban, this was all about getting the right people around the table to make the project a reality.

The end result of those early meetings is an exciting adaptive use of a building once on the Society's Seven to Save list. The extensive rehabilitation involved the construction of an interior structure to accommodate new uses within and not stress the historical masonry shell, in kind replacement of the roof cladding, restoration of the roof monitor, and extensive mortar repointing. Windows were rehabilitated where possible, and true-divided-light, wood sash windows were installed to match the original where needed for a more appropriate finish. A sympathetic window system fills in the front façade where historically only open bays existed. Now the Trolley Barn is bustling again with the activity of student artisans training to be the craftspeople of tomorrow.



BEFORE



AFTER



# THANK YOU TO OUR 2016 CAROLOPOLIS SPONSORS!

While the award recipients are the true agents of preservation,  
the Carolopolis Awards are made possible by our generous sponsors.  
Together, we celebrate the very *best* of preservation in Charleston.



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## 23 LEGARE STREET | DR. ROBERT TRAIL CHISOLM HOUSE

(built c. 1838 – Charlestowne)

Pro Merito Award

Owner: Peter and Diane Horan

Architect: Glenn Keyes Architects

Contractor: Richard Marks Restorations

This property received a Pro Merito Award, having undergone another major preservation campaign since winning a Caropolis Award in 1967. Based on Sanborn Fire Insurance Company maps, the dwelling's piazza was partially enclosed at the rear as early as 1888. This project removed a modern piazza enclosure which had further encroached into the piazza and returned it closer to its 19th century arrangement.

The original dependencies behind the house were heavily altered after 1955, presumably when the property changed hands around 1960. At the time, the historic three-story kitchen house nearest the house was removed completely. During this current rehabilitation, no changes were made to the remaining two-story dependency, except the removal of a 1960s bathroom window. New construction is differentiated in material and form from the historic structures and sensitively transitions between the house and the original two-story dependency. The new hyphen is set back from the south façade and sided with wood while the larger projecting addition is stucco to match the historic residence. Both the hyphen and addition are two stories, which maintain the hierarchy from the three-story, historic residence to the lower, two-story dependency.



BEFORE



AFTER



## 135 MEETING STREET | GIBBES MUSEUM OF ART

Carolopolis Award for Interior Preservation

Owner: Carolina Art Association and the City of Charleston

Architect: Evans and Schmidt Architects

Contractor: NBM Construction Company



Designed by renowned Southern architect, Frank P. Milburn, the James Gibbes Memorial Art Gallery, today known as the Gibbes Museum of Art, opened to the public on April 11, 1905. The first art museum constructed in the Southeast, the Gibbes is an outstanding example of Beaux Arts architecture.

Over the last 112 years, the building and its grounds have undergone necessary alterations and renovations to accommodate the Museum's expanding role in the community. In 1935, several interior changes were made to the building to accommodate the 1936 showing of the *Guggenheim Collection of Non-Objective paintings*. Solomon Guggenheim funded the updates which included painting the decorative oak woodwork throughout the Rotunda Gallery and covering the original marble tile flooring of the second floor with linoleum.

Additional interior alterations took place in 1949 and 1963, with the addition of dropped ceilings and partition walls, to establish storage space and accommodate the museum's first air conditioning system. In 1978, a major building campaign added 18,000 square feet of new gallery, storage, and office space with an addition that wrapped around the back and sides of the 1905 building.

The scope of the project included reworking the interior program. The entire first floor now serves as a pedestrian avenue from the shopping district of lower King Street to the historic sites on Meeting Street. Studios and classrooms on the first floor offer opportunities to observe artists at work. The rear reception area and the Almeida Lecture Hall open into the classically-designed Lenhardt Garden, which is part of Charleston's historic Gateway Walk, created in 1931.

This was a huge undertaking, and the result enriches Charleston both architecturally and culturally. The Preservation Society applauds the Gibbes Museum's board of directors and staff, and the City of Charleston, for making this remarkable transformation.







# THE FALL TOURS

HOMES, HISTORY & ARCHITECTURE

OCTOBER 5-29, 2017

*The Fall Tours allow guests to step inside Charleston's history as friends of the Preservation Society graciously welcome visitors to their homes and gardens.*

The Fall Tours is the Society's largest fund-raising effort and plans are well underway. The fascinating history of Charleston's culture, architecture, and hospitality comes alive through traditional tours as well as new and enriched experiences focusing on heritage tourism, exceptional educational events, and exclusive offerings. These enhanced experiences will appeal to guests as well as locals. Tours begin October 5 and run through October 29. The full schedule will be announced June 1, and tickets will be available at that time.



# PRESERVATION SOCIETY *of* CHARLESTON SHOP

In addition to our line of locally-made Charleston Makers products, the shop has added more new titles, ranging from children's books to history to architecture.

The member discount remains 10% throughout the year, and now it applies for all items storewide, including Brackish Bowties and sweetgrass baskets from Henrietta Snype.



The Shop carries a selection of locally-crafted goods including Lune Mer, Brackish, Ron Rocz Photography, Charleston Gilding, Carolina Cotton Wreaths, and addLibb bags.



Enjoy a cup of King Bean Coffee while perusing our broad selection of books.

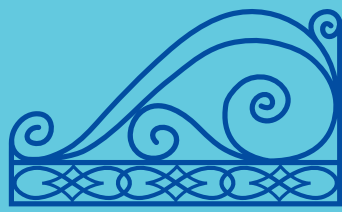


Our exclusive Carolopolis and Preservation Society bags, made in Charleston, South Carolina



Collaborative merchandise by sweetgrass basket-weaver Henrietta Snype and Hermosa jewelry make a wonderful Mother's Day gift.





# CHARLESTON HERITAGE SYMPOSIUM

The Fourth Annual Charleston Heritage Symposium (CHS) was a resounding success! CHS welcomed a sell-out crowd at the Confederate Home thanks to the extensive organization and hard work of its all-volunteer Board. Speakers presented a plethora of engaging topics ranging from the link between Jamaica and the Charleston single house, to the looting of pianos during and after the Civil War. Guests enjoyed fantastic weather and great conversation.

CHS is pleased to announce that the Fifth Annual Symposium will be held March 16-18, 2018.


Ticket sales will begin in November of 2017.

*photos by Justin Falk Photography*







  
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2016 CAROLOPOLIS AWARDS



# MEMBERSHIP SPOTLIGHT



1. The Society Volunteer Appreciation Reception was held Monday, March 6, 2017 at the American College of the Building Arts.
2. Lee Tawes, Marsha Russell, and Lt. Gen. (Ret) Colby Broadwater at the Volunteer Appreciation Reception.
3. Robert Mondavi Jr. conducts a wine tasting during "From Water to Wine," a collaborative walking tour with Charleston Wine + Food.
4. Dr. Katherine Thomson, Alice Tellis Critikos, Joe Schmidt, and James and Irene Critikos at the 63<sup>rd</sup> Annual Carolopolis Awards.
5. Councilman Mike Seekings, Betsy Cahill, Angela Mack, and Kristopher King at the 63<sup>rd</sup> Annual Carolopolis Awards.
6. Brokers from Carriage Properties, co-sponsor of the Carolopolis Awards, enjoyed a wonderful evening at Belmond Charleston Place.





## WE NEED YOU.

### Matching Gift Challenge

Thanks to the generosity of a donor, the Preservation Society has received a \$25,000 Matching Gift Challenge for Preservation Month.

Donate now and your gift will be matched dollar-for-dollar, doubling your support for preservation as we proactively work to Keep Charleston REAL.

The Preservation Society of Charleston relies heavily on the support of our community members – please don't miss this opportunity to leverage your gift and take a stand to protect our historic community.

**Double your impact TODAY at**  
[www.preservationsociety.org](http://www.preservationsociety.org)



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



On April 4, in conjunction with Croghan's Jewel Box, the Society led a day excursion to Beaufort, South Carolina for an exclusive visit of the "Castle," the exquisite home of renowned jeweler Elizabeth Locke. Along the way, guests stopped for a guided tour of Old Sheldon Church Ruin (a successful Seven to Save site) and enjoyed a champagne lunch provided by Caroline Bevon. Thank you to Jane O. Waring, Society Board Advisor, and Rhett Ramsay Outten of Croghan's Jewel Box for helping organize such a special visit to this Lowcountry gem.

7. Guests are welcomed by Locke's husband, John Staelin, to the "Castle."

8. Karla Zimmer, Leilani DeMuth, Felice Killian enjoy a special day trip during the recent outing to Beaufort.



# MEMBERSHIP MATTERS

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



Memberships to the Preservation Society of Charleston are meaningful gifts for family and friends. Give a personalized gift membership this holiday season to support our mission of recognizing, protecting, and advocating for the Lowcountry's historic places.

## MEMBERSHIP LEVELS

\$25 Student

\$50 Individual

\$75 Family

*All members of the Preservation Society of Charleston will receive our semi-annual publication of Preservation Progress and a 10 percent discount on Fall Tours tickets and in our expanded book and gift shop. In addition, members will also receive invitations to membership lectures and receptions, special events, and educational trips to various historic sites and gardens.*

Join or renew your membership with the Preservation Society today by visiting [www.preservationsociety.org](http://www.preservationsociety.org) or mail your dues to PO Box 521 Charleston, SC 29402.



# LOST CHARLESTON

*by Anna-Catherine Carroll*

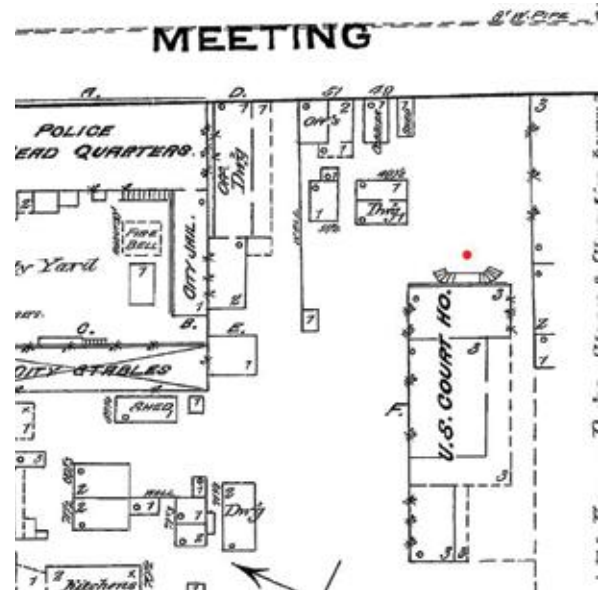
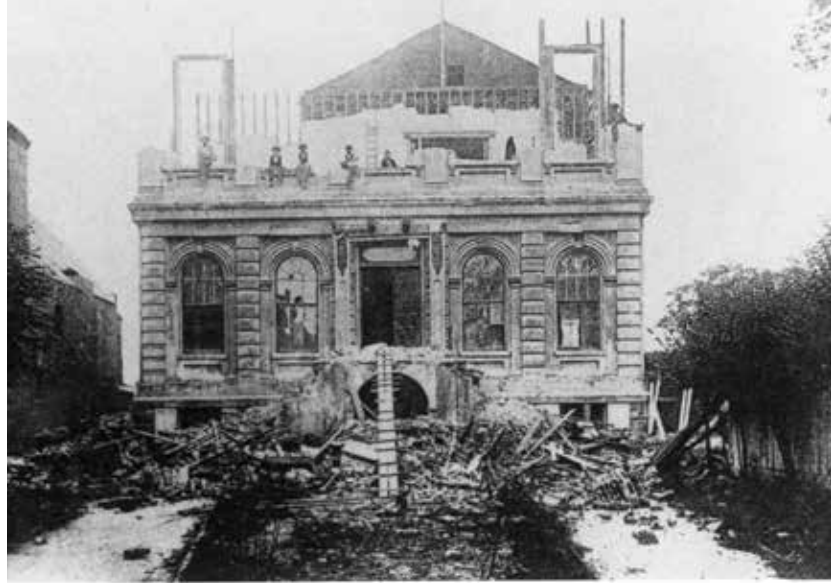
Today, the J. Waties Waring Judicial Center and historic U.S. Post Office complex, along with a small adjacent park, jointly constitute the western side of Meeting Street between Broad Street and the John Poyas House at 69 Meeting Street. Examining the same section of Meeting Street during the mid-19th century, a very different landscape emerges. Behind the lost architecture of one of Charleston's most prominent blocks lies a lesser-told story of political discourse and seeds of radical change in the aftermath of the Civil War.

The land immediately north of 69 Meeting has served as a park and a parking lot in recent decades. However, nearly 150 years ago, this site's defining moment came in the form of an unprecedented political conversation between black and white political figures under a single roof—that of the Charleston Club. At this location in 1868, delegates to the Constitutional Convention of South Carolina met to engage in conversation with the objective of passing laws “to the benefit of the whole people of South Carolina.”

During the Reconstruction Era, complicated questions pertaining to suffrage, land ownership, education, and political representation weighed heavily on the shoulders of black and white Southerners standing on newly forged common ground. From January to March of 1868, delegates, spectators, and reporters gathered at the Charleston Club to witness the shaping of the state's future. A reporter from the *New York Herald* called the convention “one of the most incredible, hopeful and unbelievable experiments in all history of mankind.” However, unfortunate turns of fate led both the “hopeful experiment” of racial cooperation and the life of the associated building to premature destruction in the late-19th century.

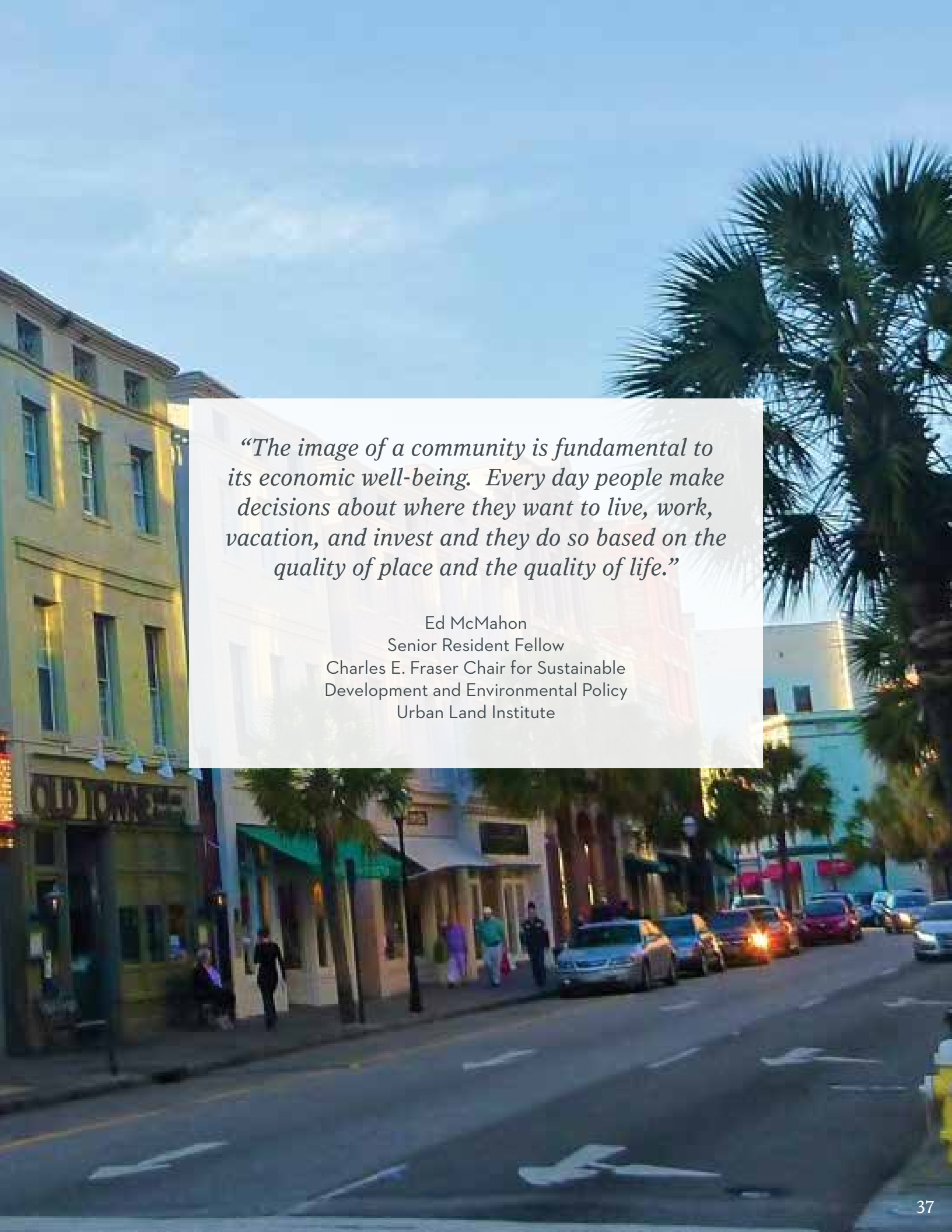
The Charleston Club, completed in 1854 by local architecture firm Barbot & Seyle, stood for a mere thirty years; the raised two-story, Italianate brick building where the groundbreaking Constitutional Convention once convened sustained irreparable damage in the earthquake of 1886. Meanwhile, the rise of Jim Crow society in the South chipped away at the achievements of earlier Reconstruction legislation. The Charleston Club's disappearance in 1886 signified the effective erasure of the physical reminder of the progress made by black and white delegates twenty years prior.

The ground lost during this period took nearly a century to regain, and progress is ongoing. Our physical environment plays a major role in the maintenance of civic memory and historical interpretation. Plans to publicly commemorate the 150-year anniversary of the 1868 Convention are currently being developed for the spring of 2018. Remembering the Charleston Club's part in the Convention is crucial to general understanding of this significant event.







A photograph of a city street at dusk. On the left, a multi-story historic building with yellowish walls and many windows is visible. A sign on the ground floor reads "OLD TOWN". To the right, a large palm tree stands prominently. The street is lined with parked cars, and a few pedestrians are walking on the sidewalk. The sky is a deep blue with some light clouds. A semi-transparent white box is overlaid in the center of the image, containing text.

*“The image of a community is fundamental to its economic well-being. Every day people make decisions about where they want to live, work, vacation, and invest and they do so based on the quality of place and the quality of life.”*

Ed McMahon  
Senior Resident Fellow  
Charles E. Fraser Chair for Sustainable  
Development and Environmental Policy  
Urban Land Institute

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

## EVENTS CALENDAR

- MAY 4** **LIVING IN HISTORY LUNCH LECTURE SERIES AT 82 QUEEN, \$35**  
*"Charleston's Resilient Future: Some Lessons from the Past"*  
*Nicholas Butler, Ph.D., Historian, Charleston County Public Library*
- MAY 4** **THE ANGEL OF TRADD STREET WALKING TOUR, \$25**  
*Hosted by Carol Ezell-Gilson, tickets must be purchased in advance on our website*
- MAY 11** **LIVING IN HISTORY LUNCH LECTURE SERIES AT 82 QUEEN, \$35**  
*"1970s: How Charleston Found its Groove"*  
*Kimber Price, Ph.D., Marketing Manager, Lois Lane Properties*
- MAY 18** **LIVING IN HISTORY LUNCH LECTURE SERIES AT 82 QUEEN, \$35**  
*"The British Occupation of Charleston During the Revolutionary War"*  
*Carl Borick, Director, Charleston Museum*
- MAY 20** **PRESERVATION PICNIC, Cedar Hill Plantation**  
*Spend a day on the Cooper with live bluegrass music by Blue Plantation and Lowcountry cuisine by Charleston Bay Gourmet, \$50 members, \$75 for non-members (includes membership)*
- MAY 27-31** **DOIN' THE CHARLESTON WALKING TOUR, in partnership with Piccolo Spoleto**  
*Hosted by Lee Ann Bain and Carol Ezell-Gilson, advance ticket purchase is recommended*
- OCT 5-29** **THE 41<sup>ST</sup> ANNUAL FALL TOURS OF HOMES, HISTORY & ARCHITECTURE**  
*Tickets will go on sale June 1, 2017*