

# PRESERVATION PROGRESS





## ANNOUNCEMENT OF THE EXECUTIVE DIRECTOR

In early September, local preservationist, businessman and educator Kristopher B. King was named Executive Director of the Preservation Society of Charleston. He took up his duties on October 1, 2014.

Mr. King holds an M.S. in historic preservation from the University of Pennsylvania and is a principal in King Preservation Management, a residential and multi-family investment and development firm. He also teaches in the historic preservation program of the College of Charleston and Clemson.

“The search committee set out to find the impossible: someone who could serve as an advocate, leader, and fundraiser,” said Elizabeth Cahill, board member and chair of the search committee. “In Kristopher, we have found all three. He has a passion for preservation and will be a superb champion of our advocacy work at this critical time in Charleston’s history.”

“At the same time, he has demonstrated his executive and operational abilities in a myriad of ways through his work in both the private and public sectors. We are lucky to have him,” she added.

Over the past 12 years, King has had extensive experience in land use, real estate development, and historic preservation. From 2002-2006, he worked at Historic Charleston Foundation as manager of easements and technical outreach. He subsequently spent several years at WECCO of Charleston, a sustainable design and build firm, in real estate development and project management.

King has served on the PSC board since 2009, most recently as its president, a position he has since resigned. The board’s first vice president, J. Elizabeth Bradham, has assumed the president’s position.

“I am excited to have the opportunity to pursue my greatest professional passion: advocating for historic preservation and the quality of life in Charleston,” King said. “The Preservation Society has been at the forefront of the preservation movement since its inception in 1920, and I intend to use my experience, skills, and relationships in the community to ensure that the Society reaches new levels of success. I am thrilled to get started.”

**SINCERELY,**

**ELIZABETH CAHILL**  
*Board of Directors*

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*Just another day in America's #1 city.*



# CONTENTS

WINTER 2015  
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10



20



18



7

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## LEADERSHIP... MATTERS

- 4 SETTING THE STAGE:  
KRISTOPHER KING

## PRESERVATION... MATTERS

- 5 SECTION 106
- 6 BAR/CLEMSON
- 7 LIVABILITY
- 10 HURRICANE HUGO:  
25 YEARS LATER
- 12 SGT. JASPER
- 13 UPDATE ON  
FLOOD INSURANCE

## MEMBERSHIP... MATTERS

- 14 ESAU JENKINS SEND-  
OFF TO SMITHSONIAN
- 15 PRESERVATION HONORS:  
TRENHOLM WALKER
- 16 WHY MEMBERSHIP  
MATTERS
- 17 CASE STUDY:  
THE RIVIERA THEATER

## LOCAL... MATTERS

- 18 WELL PRESERVED:  
THE RETAIL SHOP

## EDUCATION... MATTERS

- 20 THE FALL TOURS

# SETTING THE STAGE

On October 1, 2014, Kristopher King assumed the leadership role of Executive Director of the Preservation Society. We thought a few questions might give our members some insight into the issues the Society may face and Kristopher's vision for the future as we look toward our 100th anniversary in 2020.



*Most of your career has been centered on preservation and historic property work. What drew you to this field?*

Growing up in Aiken, an historic town of a unique character, I was raised to appreciate it as a special place and began to recognize the characteristics that made it so. Another great benefit of having grown up in Aiken is that my family would escape as frequently as possible to Charleston. I cannot say if it was the architecture, with its now mostly lost patina, the restaurants, or Spoleto, but I have been enamored with Charleston for as long as I can remember. It was not until I took an introductory course in architectural history at Trinity College, where I began to understand why Charleston had such a powerful sense of place. This was followed by a course in historic preservation where I quickly realized where my professional passion would lie. At the time I was starting my work at the University of Pennsylvania, a professor set up for me to meet with Jonathan Poston, the Director of Preservation for HCF. The rest they say is history.

*What do you see as the biggest preservation issues facing Charleston today?*

It is not any one issue, but the confluence of many. Some of the issues are presented and discussed in this issue, but if I had to pick one, it would be that community involvement in the planning process is dwindling, and the preservation principles that have guided growth for a century no longer appear to be core considerations. As a community we must recognize the role that the historic built environment and historic preservation have had in shaping contemporary Charleston. Our historic residential neighborhoods, the vitality of our downtown, the overall economy, and especially the tourism industry all exist because of Charleston's long commitment to preservation. Now is the time that we must renew this commitment.

*In the past, the Society's mission was to save old buildings from demolition. Why is it still important today?*

The story of the Preservation Society is the story of preservation in America. While much has changed, much remains the same. We have continually evolved from the pioneering days, which mostly consisted of individual efforts, often heavily rooted in associative value, to today where we utilize 21st century technology in our conservation work and understand the vital role that preservation has on a community level. While our resources and our knowledge base have grown tremendously, our purpose remains the same, and our process remains embedded in research and best management practices. As Charleston grows, so does the need to educate the public on the value of preservation. During the 20th century, preservation was one of the most important economic development tools that Charleston possessed. Now that we enjoy a more robust and diverse economy, it appears as though preservation gets painted as anti-progress.

*As you take the helm, what are your goals for the Preservation Society?*

We must ensure that the Charleston preservation story is not just a tale of the 20th century. The city and its economy have evolved greatly. Having the opportunity to serve on various committees, as a board member, as the President of the Board and now as the Executive Director, provides me insight in the organization from a variety of perspectives.

On an organizational level, I want the Society to be more proactive, collaborative, and positive. We have 94 years of institutional memory that can provide great value to everything from broad planning processes to individual developments. With our expectation that all new developments should reinforce the quality and character of historic Charleston, we must actively engage with developers, designers, and planners. I aim to leverage the diverse perspective of our membership and our 94-year history to help ensure that new projects work in harmony with the historic built environment — every development should be seen as a legacy development.

The Society will continue to diversify and engage our membership. We will actively work with all stakeholders and will remain a constant advocate for preservation and quality of life at public meetings. Most importantly, the Society will work to ensure that the community has the opportunity to understand and weigh the impacts of all developments BEFORE they are approved.

The Society has always been more focused on our mission and advocacy than on our bottom line. We have spent much of 2014 working to develop a leaner operating model and installing a financial platform that sets us up for future growth and success. We must continue to self assess and refine our approach as needed, and we must develop a more robust program of sustained giving.

In order to continue to meet the growing challenges that Charleston faces, we must have a strengthened membership, and we must cultivate donors. Membership is what makes us who we are, but donors are what sustain us.

# SECTION 106

*by Tim Condo*

Congress passed the National Historic Preservation Act (NHPA) in 1966, instituting a comprehensive program to preserve the nation's heritage. The NHPA established the National Register of Historic Places (NRHP), the state historic preservation offices (SHPOs), and many other programs which constitute the current preservation apparatus. Section 106 is also a crucial part of the NHPA because it requires consideration of the effects of projects federal agencies carry out, approve, or fund on historic properties. In this sense, "historic properties" are those that are listed on the NRHP as individual properties or as part of a district.

In 2013, the Preservation Society and the Coastal Conservation League filed suit to challenge the permit the Army Corps had issued in 2012 to the Ports Authority for the expansion of a new cruise terminal; it was the Corps' responsibility to initiate the Section 106 process as the federal permitting agency. The first step in the Section 106 process includes the federal agency determining whether the undertaking has the potential to cause negative effects to historic resources, identifying the appropriate SHPO, developing a plan to involve the public, and identifying consulting parties. If the federal agency and advisory parties determine the undertaking is such that it might affect historic properties, the next stages of the process call for the federal agency, with the help of consulting parties, to identify historic properties, determine the scope of efforts, and evaluate the significance of those historic properties. If historic properties are affected, the federal agency must assess the adverse effects and resolve the adverse effects if they are present. In an ideal world for preservationists, a memorandum of agreement is reached between the federal agency and consulting parties that mitigates the negative impact the undertaking would have on historic and cultural resources.

In the case of the Corps in 2012, it constricted the scope of the undertaking to the driving of five piles – not the entire cruise terminal construction and the activities appurtenant to such a facility. District Judge Richard Gergel ruled that the Corps had omitted 99% of the project in its purview from the official scope of analysis, thereby denying the meaningful review intended by Section 106 of the NHPA. In effect, the Section 106 process was cut short by the Corps' erroneous presumption of the extent of the undertaking. Judge Gergel stated in his closing remarks that the Corps "did an end run...[they] gave this permit a bum's rush." He

ordered the Corps to undertake an appropriate Section 106 review as required by the NHPA after it expanded its scope of analysis to include, at a minimum, all activities concerning the expansion of the cruise passenger terminal.

Fast forward to the present, and the Corps has yet to begin the latest review of the effects of the Port Authority's new cruise terminal on the Historic Ansonborough neighborhood and other adjacent historic resources. Once the review begins, it is the hope of preservationists and environmentalists alike that the Corps will give full consideration of the ramifications of an enlarged cruise terminal. It is important to comprehend that while Section 106 review encourages preservation, it does not mandate it. Despite the Corps' delay and the inherent limitations of Section 106, however, there is reason to be optimistic going forward. The Ports Authority has written the Corps respectfully prompting them to begin the review anew, and the Corps has expressed intent to require a more rigorous permit for the proposed project, concluding that "the public interest in this case merits an expanded review process." The Preservation Society has also taken the opportunity to send a missive to the Corps outlining the necessity of a thorough review and consideration of historic resources, as intended by Congress with Section 106 of the NHPA, and as clearly articulated in Judge Gergel's ruling last fall. In addition, PSC has asked to be acknowledged as a consulting party and to be provided the opportunity to be involved in findings and determinations reached by the Corps as part of the Section 106 Process.



Union Pier Plan.

Photo Credit: State Ports Authority of South Carolina's website.  
<http://www.port-of-charleston.com/UnionPierPlan/gallery.html>



# THE B.A.R. AND CLEMSON'S SPAULDING PAOLOZZI CENTER

*by Robert Gurley*

On October 10, 2012, the Board of Architectural Review (BAR) granted conceptual approval for the design of Clemson University's Spaulding Paolozzi Center. Approval was granted despite opposition by the Preservation Society of Charleston (PSC), Historic Ansonborough Neighborhood, Charlestowne Neighborhood Association, and numerous Charleston residents. Opponents felt that the design was not in harmony with the prevailing character of Charleston, as is required by City ordinance.

The PSC stated that the building was inappropriate in its mass and scale and failed to respond to the context of the site. It is too solid and unbroken in mass and lacks the transparent quality necessary to be compatible with the scale and rhythm of the adjacent historic single houses. It lacked a clearly defined entrance along the Meeting Street façade, and the design failed to treat George Street in a sympathetic manner as shown by the 1938 Charleston Gymnasium at 24 George Street designed by Albert Simons. The long mass of the design, punctuated by eyelid windows, failed to pull the pedestrian visually down George Street toward the Middleton Pinckney House.

The BAR policy in effect at the October 10th meeting defined the conceptual approval stage as a review of the building's height, scale and mass, along with a basic indication of the project's design direction. The discussion of design direction would continue in the preliminary and final stages of the design approval process.

On June 25, 2014, the BAR granted preliminary approval for the Spaulding Paolozzi Center despite continued opposition from the Preservation Society, neighborhood groups and residents. At the

meeting the Board announced that, contrary to its long-held policy, a discussion of design direction would no longer be allowed at the preliminary approval stage. Those in attendance were outraged to learn they had lost their prior right to comment on the design's architectural direction at the preliminary and final approval stages.

Records showed that two weeks after the Spaulding Paolozzi Center was granted conceptual approval, the Board of Architectural Review, without public knowledge or input, changed its policy. The new policy restricted the discussion of design direction as well as height, scale and mass to the conceptual stage; the preliminary and final approval stages would now be restricted only to a discussion of design details and materials.

This diminution of the public's right to comment on a building's design direction during the preliminary and final approval stages prompted a public outcry. The President of the Preservation Society's Board of Directors, Kristopher King, stated in a July 2, 2014, op-ed piece in *The Post & Courier*, "The Board of Architectural Review's granting of preliminary approval for the Clemson Architecture Center on June 25 has severely undermined the original intent of Charleston City Council when it passed the ordinance establishing the nation's first historic district in 1931." He went on to say, "It is most important that we protect a process that provides time for appropriate deliberation and for a community voice in shaping the future of our historic district."

In an October 8, 2014 letter to *The Post & Courier*, Charleston native Tommy Thornhill stated that infill architecture should "be compatible to their surroundings, have a warm receptive, pedestrian feel .... this building as designed has no place as infill in the historic district of this 300 year old city."

In response to the BAR's change in policy during the review process for the Spaulding Paolozzi Center, the Preservation Society of Charleston, in conjunction with Historic Charleston Foundation, Historic Ansonborough Neighborhood, and Charlestowne Neighborhood Association, filed a Petition and Notice of Appeal with the Court of Common Pleas challenging the BAR's preliminary approval of the Spaulding Paolozzi Center. The controversy surrounding the application is not simply a question of style, it is one of law. Our goal in filing the appeal is to ensure that the public's voice is heard and the integrity of the preservation ordinance is protected.

*As a result of our efforts and community concerns, Clemson University has abandoned the proposed design. We applaud Clemson for working with the Society and the community, and we look forward to continuing to work with them as they move forward with this important project.*



Allied Works' proposed design for the Spaulding Paolozzi Center. Now Abandoned.



# LIVABILITY AND QUALITY OF LIFE IN CHARLESTON

*by Kristopher King*



The approach to preservation in Charleston has always been centered on the notion that we remain a living city and not become a theme park or anywhere USA. Charleston's pursuit of and rise to "Top City" status is making the living city part a bit more challenging for the residents. Charleston's international branding success not only has brought more visitors, but also greatly accelerated the pace of development. Growth should be a positive, but to ensure good outcomes, the community must be informed about the broad and varied types of impacts that come with large-scale growth. Moreover, it is imperative that we have an open and effective planning process that supports the community's vision for itself and provides balance between public and private interests.

For nearly 100 years, the Preservation Society of Charleston has been present whenever any significant preservation issues have been discussed. The issues that the community faces today are quite different than those we faced just a decade ago. Today we are hearing the preservation conversation turn towards livability.

But what is "livability?"

The first use of the term "livable cities" came about in the 1980s to describe quality of life and the characteristics of cities that make them livable. Today the term is most often used to describe the diverse aspects of society, surroundings, and shared experiences that ultimately shape a community. This would encompass the built and natural environments, economic prosperity, social stability and equity, educational opportunity, and cultural, entertainment, and recreational possibilities. In a compact urban space such as Charleston, managing livability requires vigilance.

The peninsula has a population of 35,000, which is expected to double within 20 years. Meanwhile, the number of visitors has increased by 70 percent over the last 20 years to 4.8 million per year. There are roughly 3,700 hotel rooms on the peninsula, with an additional 1,500 more under development. In addition, 45,000 people work downtown, 2,000 students live downtown, 414 special events occur in the city, and 88 cruise ships call on Charleston each year. All of this is expected to occur in harmony

with the residents in a land area of approximately 5,120 acres. To put that in perspective, the recently approved development of Cainhoy Plantation covers 9,000 acres.

The Preservation Society of Charleston, with our 94 years of experience advocating for preservation and for the community, understands how to be a resource and leader in effectively addressing these issues. We understand that livability issues do not show up on a weekly agenda. There is no review board for residents to turn to when their quality of life is negatively impacted. In addition to advocating at the Zoning Board, the Board of Architectural Review, Planning Commission and City Council, we are working to broaden our membership and strengthen our relationships with the neighborhoods to promote an improved dialogue. This will allow us to be a better resource and a more effective convener for the community on matters of livability.

The Society has always strived to be a community resource, and membership, as they say, has its benefits. Our members enable us to present a strong community voice during the planning process, and in turn we are able to inform and activate our members. The Society also strives to educate through offering programs discussing architecture, culture, and history. We educate and advocate for history and preservation through our Carolopolis Award and historic markers programs. We provide technical expertise on appropriate treatments for historic structures. We bring focus to a diverse range of preservation issues through our Seven to Save program. The core focus for the Society, however, is advocacy, where we educate and support preservation, effective planning and improved livability.

The Preservation Society of Charleston will continue to be present at every public meeting and will work to expand the dialogue so that we can better support the residents and ensure the preservation of our city and our quality of life. The following updates represent some of the important work we are involved with to this end.





A pedicab driver navigates through a crowded street, amid carriages and tourists.

## TOURISM

The Tourism Management Committee work on updating the city's tourism management plan is beginning to focus on developing recommendations. The Society is a participating member of the Tourism Management Committee and has representatives on many of the subcommittees. The subcommittees' areas of focus include:

- Mobility and Transportation (*Randall Goldman, Chair*)
- Special Events (*Dick Elliot, Chair*)
- Tourism Management/Enforcement (*Charlie Roden, Chair*)
- Quality of Life (*Steve Gates, Chair*)
- Visitor Orientation (*Lee Gillard, Chair*)

What has become clear during this process is that the focus must be on more than just updating the plan. The 1998 Tourism Management Plan Update was regarded as a leading national model, but due to poor execution it has not been able to fulfill its objectives. Many of the Plan's recommendations either have not been implemented or enforced. The issues fall across many city departments, and there is an absence of a comprehensive management structure.

The primary focus of the Committee appears to be creating an open dialogue. While this is a crucial element of any planning process, it should not direct focus away from the data. Not only has the number of visitors grown significantly, but also the peninsula is a vastly different landscape than it was in 1998, with a completely different residential and commercial composition.

The Society maintains that the updated plan must incorporate the carrying capacity of the historic district into the policies that manage tourism. We will continue to advocate for better management and enforcement. We are also urging that the city explore implementing new technology. If every bus, carriage, cab, and rickshaw were tied to a central GPS system, the city could utilize the data to better manage the flow and enforce the rules. In addition, apps for your phone or a traditional 311 number can provide tourists and residents quick and easy access to all city services.

We must not lose sight that the continued self-promotion of Charleston is exacerbating many of the livability issues. Instead of attracting more visitors, we should focus on attracting more residents! Let's promote our neighborhoods, safeguard their character and enhance livability.

## UPPER PENINSULA

Contemporary planning principles are shifting away from their 20th century precedents. Cities want to reduce suburban development and promote more walkable urban infill. While few can argue the merits of this approach, we must consider how this shift may impact historic cities. Cities cannot simply flip a switch and change the approach overnight. As we promote further dialogue on new approaches, we should also be working to identify existing areas of opportunity. The newly formed Design Division of the City of Charleston is working on one such opportunity with its Upper Peninsula Planning Study. The focus area spans from Huger Street to well north of Mt. Pleasant Street, between Meeting Street and Morrison Drive. The idea is to craft development guidelines for sustainable urbanism promoting high-tech businesses, eco-friendly building practices, high-density construction and alternative transportation methods.

It is encouraging to see the proactive approach of City staff. Additionally, the core principles of the plan seem well-considered and sound. The Society will focus our work with the stakeholders to ensure that the area's historic resources are considered and preserved, and that the needs and concerns of the existing residents are met. The protection of notable historic resources such as Magnolia Cemetery must be incorporated into the plan. We are actively working to ensure the best outcome.

The Upper Peninsula presents an opportunity to explore and implement some of the best practices utilized in other high-growth, historic cities such as Portland, OR and Austin, TX. If the process supports the existing community and can implement a creative vision, this area could serve as a much needed relief valve for the development and tourist pressures currently concentrated on the historic district.



Boundaries of the Upper Peninsula Initiative.  
Photo Credit: [http://charlestonup.com/wp-content/uploads/2014/05/Boundary-Map\\_Upper-Peninsula-Initiative.1.pdf](http://charlestonup.com/wp-content/uploads/2014/05/Boundary-Map_Upper-Peninsula-Initiative.1.pdf)



## TRAFFIC/MOBILITY

One aspect of livability getting more attention is traffic and mobility. The City of Charleston and Historic Charleston Foundation sponsored several visits by mobility expert and Urban Land Institute fellow, Gabe Klein, who has offered recommendations on a mobility plan for the peninsula.

Klein is known for implementing creative strategies for transportation improvement, which we will most certainly require given the unique challenges that Charleston presents. Based on his initial observations, he may be on the right path. Klein argued that Charleston's reliance on the car will become more problematic as the population on the peninsula grows. His primary recommendations are to install a trolley system running north/south along the peninsula and to connect it with improved bus service. He also called for more parking facilities on the edges of the peninsula so that people will be encouraged to park and ride. Klein correctly highlighted that our low price of parking encourages people to drive downtown.

His other major recommendation is to launch a bike share program. Many cities around the world have implemented these systems, although with varying degrees of success. In Paris the system was identified as being solely for the bo-bos, or bourgeois-bohemians, and 80% of the bikes were lost to theft or vandalism. In New York, the system experienced sizable growing pains, but Klein believes that it has now become viable. Charleston has already displayed its many unique challenges as they relate to bicycles, and a bike share will certainly be faced with many as well.

Klein's work showed us that Charleston is much closer to realizing some of the mobility solutions than previously realized. In the meantime, perhaps the single most important topic that we can advocate for is better education and enforcement to ensure that our bicyclists and drivers can safely share our historic streets.

## NEW DEVELOPMENTS

As we push to develop creative growth-management solutions, we must also remain vigilant to ensure that new development continues to consider the existing residents and meet the preservation standards. While much of this *Progress* is aimed at informing our readers on many of the individual projects, we must also speak to our concern with the cumulative effect that these projects pose to the residential quality of life.

Every neighborhood appears to have a growing number of projects either within their boundaries or nearby, and the cumulative effect is not being considered. Take for example Harleston Village. The ever-growing College of Charleston occupies the eastern portion. MUSC is proposing another massive hospital tower on Calhoun Street. Sgt. Jasper appears to be shifting to a significantly more intense commercial redevelopment, including a sizable grocery store in addition to office, residential and retail.

Just up Lockwood Boulevard the City and MUSC are close to beginning the redevelopment of the Horizon District. This 20 acre development proposed significantly greater densities and commercial uses, also to house a grocery store. This can significantly exacerbate congestion on Lockwood Boulevard and would push more traffic into the neighborhood. ([www.charlestonhorizon.com](http://www.charlestonhorizon.com))

In addition to these projects, much of the Harleston Village's zoning promotes incompatible density and use. One such example of this can be seen with the proposed Fisher House at 150 Wentworth Street. A private group from Kiawah has purchased the property and are beginning the process to rezone, design, and develop a 16-unit hotel to provide accommodations for families of patients at the VA hospital. The details have been very sparse, save for one article where Mayor Riley announced the development. Emails to the owners and the Fisher House Charleston Foundation have not been returned. We must work to ensure any development such as this engages the residents before it shows up on a city agenda.

While all of these projects may ultimately meet the standards set forth by the city, we must ask if that is enough. We must consider the cumulative effect and be able to quantify and measure their impacts.

Precipitous growth creates new challenges that we, as a community, must understand and work to manage before it is too late. Every neighborhood has its own character and its own issues. We need to ask if the current process adequately supports all of our neighborhoods.

- Any discussion regarding livability in Charleston must include cruise ships. Regardless of your view on the subject, the issue clearly highlights what should be the largest area of focus for the community:
- Do we, as a community, get too determined how we want to grow, and does the city and its review processes support this vision?
- Are the review processes and the rules fairly applied?
- Are we monitoring the results and interpreting the data to determine success or failure?

Paul Goldberger, the Pulitzer Prize-winning architectural critic and a trustee of the National Trust, says, "Perhaps the most important thing to say about preservation when it is really working as it should is that it uses the past not to make us nostalgic, but to make us feel that we live in a better present, a present that has a broad reach and a great, sweeping arc."



Conceptual rendering of the Horizon Development.  
Photo Credit: [Charlestonhorizon.com](http://Charlestonhorizon.com)

# HURRICANE HUGO: 25 YEARS LATER

*by Alex Wise*

It has been a quarter-century since Hurricane Hugo descended on our city and began its relentless battering of the homes and the streets of Charleston. When the tidal surge retreated and the 135-140 mph winds faded, the images of the devastation Hugo wrought upon Charleston were astonishing. Mayor Joe Riley commented, “We have on our hands a degree of physical destruction that is unprecedented in anyone’s living memory.” That degree of physical destruction throughout the state of South Carolina would eventually come to reach \$2.56 billion. In addition to severely battered exteriors, historic interiors were heavily damaged due to exposure after roofs were torn from buildings and five inches of rain fell immediately following the storm. With the buzzing of chainsaws going to work on fallen trees, and with still-flooded homes enduring continued water damage, the city and the people of Charleston began working to ensure the protection of Charleston’s rich physical history.

Recently, John Meffert, Executive Director of the Preservation Society from 1988-1996, recalled the atmosphere in Charleston immediately following Hurricane Hugo. When buildings sat ravaged and streets were littered with debris, Charlestonians came forth and exhibited an energetic determination that brought their fellow citizens back from the brink of despair. Charlestonian Jane Thornhill, who was a Preservation Society advisor at the time and had previously stood as President on the Board of Directors from 1970-1972, brought positivity to the situation in claiming, “We all just jumped in together and did what we could.” Meffert stated that Jane Thornhill and Liz Young brought an especially calming influence to the city, reminding others that they had been there before and that they “...believed from the heart that we must save this for the future, for our own.” Peter Manigault approached Hugo’s aftermath in a different fashion by focusing all his energies upon a single project, the complete restoration of the Miles Brewton house. He stayed with the project until the house was fully restored. As Meffert tells it, these individuals and others were

crucial in stabilizing Charleston so the city could begin working to restore itself, and he also observes that the Preservation Society kept the vision alive that we were worth it.”

Immediately following Hugo, the Preservation Society helped form the Charleston Preservation Disaster Fund in partnership with the Historic Charleston Foundation and Charleston Museum, and joined Mayor Riley’s Emergency Stabilization and Preservation Service. The Charleston Preservation Disaster Fund was created to raise emergency funds for the most vulnerable historic structures after the storm, and successfully raised over \$100,000 between October and December of 1989. Pursuing a different goal, the Emergency Stabilization and Preservation Service aimed to help and inform home and business owners in Charleston of the best and most efficient ways to temporarily protect their buildings until professional contractors were available to complete official repairs. This effort was tirelessly performed by staff that tended to the phone bank at the Frances Edmunds’ Center, answering worried owners’ questions about the proper ways to shore up their buildings and successfully organizing the difficult process of matching building owners with reliable contractors pouring into the city. Beginning January 1, 1990, the Regional Emergency Support To Owner Rehabilitation Efforts (RESTORE) was also established by the Preservation Society to temporarily assist historic property owners with stabilization and repair, and also to survey demolition by neglect in Charleston’s historic districts. RESTORE resulted in 31 of the assisted historic property owners becoming members of the Preservation Society and bringing in more than \$7,000 in donations.

Beyond providing temporary protection advice and organizing business relationships with contractors, the Emergency Stabilization and Preservation Service also succeeded in convincing Charlestonians that their roofs, 80% of which had been destroyed or damaged throughout the city, should be replaced in kind (in the same fashion and with the same materials) as they were prior



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2



to Hugo. Meffert believed the Preservation Society's refusal to give ground to the insurance companies on the roof issue for buildings throughout the entire peninsula was the Society's greatest success in the wake of Hugo. Working closely with the Historic Charleston Foundation on this issue, PSC advocated for roof replacement in kind so successfully that nearly every historic structure received a new roof and roofing maintenance that matched its pre-Hugo material state. These organizations' commitment to replacing roofs in kind was so strong that Welsh slate from the original Penrhyn quarry in Wales was shipped to Charleston, along with expert Welsh slate roofers. Meffert concluded that the Preservation Society's staunch determination regarding Charleston's roofs directly resulted in a ripple effect of home owners working harder to restore the rest of their damaged properties to their original states and with original materials.

Though Hugo was a calamitous and costly event, Charleston was able to weather the storm because of the tremendous efforts of its citizens and the immense help pouring in from communities across the country. The Hugo experience also trained the Preservation Society in the art of hurricane disaster efforts regarding preservation, something that would allow PSC to repay a previous kindness after Hurricane Katrina hit New Orleans in 2005. When Hurricane Hugo wreaked havoc on Charleston in 1989, the Preservation Resource Center of New Orleans sent \$5,000 in relief directly to the Preservation Society, which was greatly needed and graciously received. Years later, after Hurricane Katrina descended on New Orleans, the Preservation Society was able not only to repay the \$5,000 to New Orleans, but was also able to send a joint team from the Preservation Society and the Historic Charleston Foundation to help evaluate the damages sustained by New Orleans' many historic buildings. The Preservation Society's Director of Advocacy, Robert Gurley, functioned as the Society's ambassador, and worked in New Orleans for four days with the Society's now Executive Director, Kristopher King, as well as the Historic Charleston Foundation's Jonathan Poston, surveying approximately 200 buildings that had been slated for immediate demolition following the storm.

While Charleston's and the Preservation Society's reaction to Hurricane Hugo were largely successful, it must be remembered that another natural disaster will inevitably fall upon Charleston in the future. Therefore, a more proactive stance must be taken to protect Charleston's historic fabric before the next disaster occurs. To date, no official emergency management plans are in place that would serve to greatly decrease the strife following a hurricane or earthquake in the area. The current strengthening of the High and Low Battery Seawalls are a good start, but these improvements must be completed in a timely manner, and Charleston must organize itself in preparation for future natural disasters.



1. Hurricane Hugo is shown the day before landfall from the GOES-7 satellite, September 21, 1989 at 4:00 pm EST. Photo Credit: <http://www.nnvl.noaa.gov/MediaDetail.php?MediaID=308&MediaTypeId=1>.

2. Local news coverage shows motorists evacuating the Charleston area. Photo Credit: Burbage, John M., and Jason R. Lesley, eds. Hurricane Hugo: A Landmark in Time. Charleston: Evening Post Publishing, 2009.

3. Such damage was typically seen on many historic houses. Hugo exposed the need for quality craftsmen.

4. A storm surge at the Battery. Faced with similar forces of nature, could the Battery hold up today?

5. As part of the National Trust for Historic Preservation's Disaster Recovery Team, Jim Rhode, Glenn Keyes, and Robert Gurley inspect a damaged residence following Hurricane Katrina. Lessons learned during Hugo provided much needed expertise for the recovery effort in New Orleans.

# SERGEANT JASPER

*by Robert Gurley*

**UPDATE** | On December 18th, Kristopher King and Robert Gurley met with representatives of the Beach Company to discuss a proposed Planned Unit Development (PUD) for the Sgt. Jasper property. Our conversation focused on concerns described in the following article. The PUD will be presented in early January for public review and then submitted for approval at the February 18th Planning Commission meeting. The Society appreciated the opportunity to meet with the applicant, and we will continue to review the PUD as well as continue to update our membership regarding this project.

On September 10, 2014, the Board of Architectural Review (BAR) granted the Beach Company approval to demolish the 14 – story Sergeant Jasper apartment building at 181 Broad Street. The evacuation of the building is complete and the demolition has begun. The Preservation Society of Charleston (PSC) asked the BAR to defer this request until a detailed redevelopment plan is available for public review and comment. That request was denied.

The PSC is concerned that the redevelopment will greatly increase the intensity of use for the property and will exacerbate the problem of congested roadways in residential neighborhoods. The redevelopment has the potential to drastically alter the character of the Lower Peninsula by creating buildings with excessive height, scale and mass. The Harleston Village Neighborhood has been notified that a 20,000 sq.ft. upscale grocery store may occupy the first floor. A grocery store on this site would be a significant intensification of use.

The redevelopment may result in a significant reduction of genuine green space. The potential mix of uses between office, residential and retail may simply be too intense for this residential area. The PSC also believes that the developer's request for an 80 ft. maximum height for this property is inappropriate. The City's 1999 Downtown Plan called for height in this location to be reduced to 55 ft. and 35 ft. on St. Mary's field.

An editorial in the March 14, 2014, *Post & Courier* referred to this site as a gateway to the Lower Peninsula and observed that this development will be "what people see when they drive into an important residential area of historic downtown Charleston.

It warrants the best design and a scale that complements its surroundings."

The City's plan (Century V) states that "Uses that are not appropriate in a residential setting are ones... that require excessively large buildings, parking areas, and uses that generate heavy volumes of traffic. Buildings of such a scale and impact demand a higher, more rigorous level of review."

To better understand the impacts of the project and to adhere to the need for a "more rigorous level of review," the PSC has asked that a detailed traffic study be conducted to better understand the traffic and congestion impacts of the redevelopment on surrounding historic neighborhoods. The PSC also recommended that an Area Character Appraisal (ACA) be conducted of the adjacent neighborhoods. An ACA is a planning document that incorporates public meetings and historic research to determine the architectural character, development patterns, and cultural resources that define a neighborhood. An ACA can be a valuable tool in determining if a new development is appropriate for that neighborhood.

The PSC has sought to engage in a productive dialogue by meeting with the developers and working with adjacent neighborhood associations and concerned residents in asking for clarity and a detailed plan. The redevelopment of the Sgt. Jasper property is one of the most significant redevelopment projects on the peninsula in the last 25 years. The PSC will continue to advocate for a less intense, more appropriate redevelopment that will benefit the residents of Charleston's historic district.



A view of St. Mary's field from across Broad Street, looking northwest. With the site slated for a 55' tall development, how will its ingress and egress affect traffic flow on Broad Street?



Demolition has begun on the existing Sergeant Jasper building, but the community still awaits a proposal for what will take its place.



# FLOOD INSURANCE

*by Alex Wise*

Hurricane Katrina and “Superstorm” Sandy have forced the National Flood Insurance Program (NFIP) to attempt to restructure its faulted insurance system. The NFIP is currently over \$24 billion in debt to the United States Treasury, and it is searching for ways not only to repay the debt but also to balance its budget for future flooding disasters. In an attempt to restructure the current system, Congress passed the Biggert-Waters Flood Insurance Reform Act of 2012 (BW-12). The BW-12 scheduled for several changes to take effect beginning in 2013, but the act was challenged. On March 21, 2014, President Obama signed into law the Homeowner Flood Insurance Affordability act of 2014 (HFIAA), which repealed and modified certain provisions of the BW-12.

The HFIAA was passed to lessen some of the extreme policy changes the BW-12 had established, and to afford a greater span of time for certain policy holders to reach their true risk annual rates. Some of the HFIAA's current policy changes that are especially relevant to Charleston are planned to go into effect in April 2015 and include:

1. *Phasing out of subsidized rates for Pre-FIRM (Pre-Flood Insurance Rate Map) primary residences in Special Flood Hazard Areas (SFHA) up to 18% annual increases until rates reflect true risk*
2. *Up to 25% annual increases for businesses located in SPFA's, beginning 2015-2016*
3. *Grandfathering taking place if policies have been maintained continuously prior to re-zoning, or eliminated if the building undergoes substantial renovation without improving the building to post-FIRM qualifications*

While the HFIAA will substantially lower the effects of certain policies from the BW-12, countless homes and businesses in Charleston will still be burdened with tremendous rate increases. The majority of Charleston is zoned in SFHAs, thus allowing for many home and business owners to be saddled with 18% and 25% annual increases to their policy rates. Furthermore, extensive improvements to many of Charleston's buildings that would allow them to comply with new FEMA regulations would not only be astronomically expensive, but also impossible for many of the historic buildings. Due to these several issues, Charlestonians must search for alternatives to the HFIAA. While private insurance companies and becoming self-insured could be less expensive alternatives, if the HFIAA does not receive further changes, then Charlestonians inevitably will be facing immense policy rate increases in the near future.



This image illustrates the potential extent of tidal surge in Charleston.

Photo Credit: National Oceanic and Atmospheric Administration.

# ESAU JENKINS BUS SEND OFF

On June 1, 2014, the Society took part in a momentous occasion as we orchestrated the send-off of civil rights activist Esau Jenkins' iconic VW bus. The Smithsonian's National Museum of African American History and Culture will feature the bus panels in an exhibit on the Civil Rights movement, citing Esau Jenkins, the schools he started on Johns Island, his insight on voters' education, and The Progressive Club as significant parts of the local Civil Rights movement which ultimately affected the movement across the entire South. They were most intrigued by the slogan hand-painted on the back:

*"Love is Progress, Hate is Expensive."*



*by Gerald Mackey*

THE VISION WILL COME | In the Old Testament Book of Habakkuk 2:3, the prophet Habakkuk conveyed to the Judahites that timing is everything with God. He cautioned them not to become discouraged or disillusioned by their present-day circumstances because God works sovereignly and decisively through history—that God's vision, though seemingly delayed, awaits its appointed time, but the vision will be realized. When I think of Habakkuk's message to Judah, I cannot help but think of how God's vision for "Mr. Esau," as he was affectionately and respectfully called by us children on Johns Island, came to pass on Sunday, June 1, some four decades after his death.

In life, Mr. Esau never sought accolades or fanfare in his daily struggle for equal rights for "his people" on Johns Island and the surrounding communities. He heard the call and answered obediently. On June 1, however, his dedication and commitment to civil rights would be recognized and honored by many in the community when two panels from his time-worn 1956 Volkswagen bus, bearing his motto, "*Love is Progress, Hate is Expensive*," were sent-off to become a part of the Smithsonian's new National Museum of African American Art and Culture in Washington, DC.

The bus send-off ceremony, a collaborative effort of the Jenkins Family, The Thomas Mayhem Pinckney Alliance, the Preservation

Society of Charleston, and the Smithsonian Institution, held special meaning for me because I knew Mr. Esau personally, first as my Sunday school teacher and later as a mentor in my youth. I had also ridden in that little Volkswagen bus countless number of times to and from Sunday school at Wesley United Methodist Church as a little boy and later as a youth traveling with him and other youth as he engaged us in becoming active in the fight for civil rights. Never, though, in my wildest dreams did I ever think I would live to see parts of this bus become a critical entity in the study of American history. Such a fitting tribute to a man who gave so much and asked for nothing in return. Forty-one years later, Mr. Esau's time had come—God's appointed vision for the man and his life came to fruition.

I am proud and happy today because the legacy of my teacher and mentor lives on. Some are honored in their lifetime, and others after death. Regardless of the timing, however, Habakkuk reminds us that God's purpose for our lives will be fulfilled, and God's plan will surely take place and it will be on schedule.

*Mr. Mackey is a native Johns Islander who has lived and worked his entire life in the Lowcountry. He is a retired college administrator from Trident Technical College in Charleston.*

A full account of the event can be viewed here:  
<http://youtu.be/6ZpY9Q8SgMI>



Thomas Mayhem Pinckney Alliance Members L-R Corie Hipp, Ade Ofunniyun, Millicent Brown, Julia-Ellen Davis, Leila Potts-Campbell, Minerva King, Ramona LaRoche and Paul Saylor (not pictured: Alphonso Brown, Tim Condo and Ray Huff)



Esau Jenkins poses in front of the iconic VW bus. Jenkins and his wife drove Johns Island residents to and from the Peninsula, using the commute time to teach them to read the portion of the Constitution necessary to be able to vote.



Abraham B. Jenkins, Julia-Ellen Davis and Marie Jenkins Jones unveil the bus doors during the successful send-off celebration on June 1, 2014. The doors, one of two lowcountry artifacts chosen, will be featured at the Smithsonian Museum in early 2015.



# PRESERVATION HONORS

*by Sandra Clerici*

On September 29th, the Preservation Society was excited to host its first Preservation Honors event. Historic Preservation is an endeavor that weaves together many disciplines and requires expertise in matters of design, history, planning, law, and real estate to name a few.

As an advocacy-focused preservation organization, we recognize our reliance on many individual efforts within the community to sustain our mission. There are scores of people who volunteer their time and expertise to benefit preservation.

The recipient of the 2014 Preservation Honors award was G. Trenholm Walker.

Whether providing countless hours of pro bono support for the easement program or guiding us through difficult cases such as 404 King Street, Trenholm has been a tremendous resource on legal matters for the Society. Trenholm continues the Walker family's sizable contributions to preservation.

Honoring dedicated supporters such as Trenholm allows us to bring focus to the many quiet efforts that are critical to safeguarding the sense of place and quality of life that we treasure in Charleston.



Juliana Falk and Rutledge Young arrive at the reception.



Guests mingle at the home of Maureen Thompson. A special thanks for hosting the event.



Robert Gurley shares a few words about his experiences working with Trenholm Walker.



Kristopher King Presents Mr. Walker with the Society's 2014 Preservation Honors Award.



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# MEMBERSHIP MATTERS

## *“How \$1.00 Saved a City”*

*by Sandra Clerici*



If someone offered the Manigault House to you, your children, and their children for the startling sum of \$1.00, would you consider that a bargain? Or perhaps you'd prefer the Heyward Washington House for the same sum? Maybe you're feeling flush and willing to spend \$2.00 for a house on Archdale, Church, George, or Glebe.

Sound impossible? Not to the early members of the Preservation Society. Those inaugural members willing to spend \$1 per year for dues supported the Society's successful efforts to save the Manigault and Heyward-Washington houses. When dues doubled in 1956, members' \$2.00 fees saved houses and churches across the peninsula while providing a strong voice against billboards, above ground wiring, and the destruction of such iconic landmarks as the Riviera Theater.

Though the value of a single dollar has diminished, the invincible strength of membership has not. Today, we face issues of livability, driven by challenges of tourism, transportation, gentrification and urban development. Remarkably these topics have been at the forefront of the Preservation Society's work for nearly a century – supported by an informed membership that was strong in number, loud in voice, and thoughtful in considering the balance between a vibrant, modern city and responsible stewardship of a beloved historic town.

Membership in the Preservation Society has never been more important. While your dues help support our advocacy efforts, it is the strength of your voice that allows us to be heard. When we work with developers, city officials, or the BAR, a strong membership tells them that YOU are at the table with us, setting - or enforcing – standards, finding solutions, and participating in thoughtful discussions and decisions that will shape our city for the next century. Our work has never been more important.

## JOIN NOW

**STUDENT • \$20**

**INDIVIDUAL • \$50**

**FAMILY • \$75**

*All members receive Preservation Progress, invitations to special events, 10% discount on shop purchases, and program discounts.*



Members attending the annual Susan Pringle Frost Reception.



Onlookers gather at one of the Society's membership events.



# THE RIVIERA THEATER

by Tim Condo

In a city replete with 18th and 19th century architecture, the streamlined, geometricized look of the Art Deco style is a rarity. At the northwest corner of Market and King Streets, however, amidst a medley of architectural styles and eras of construction along this commercial corridor, stands the Riviera Theater in all of its opulence. When completed in 1939, the Riviera was a paragon of motion picture theaters, and it is now nationally recognized as an excellent example of the Art Deco-style. Generations of Charlestonians sought respite from the oppressive summer heat in the theater's air conditioning and kindled new romances while taking in the latest that Hollywood offered.

Like so many businesses of the time in the urban core, however, the Riviera fell into obsolescence as the number of downtown residents, and moviegoers, waned. By 1986, the owners, a family partnership known as 227 King, decided that a theater on King Street no longer suited their business interests. In the zeitgeist of urban revitalization, J. Nagel Amherst Development, working for 227 King, proposed a plan to convert the theater to office and retail use. Such actions would require the gutting of significant interior features as well as the defacing of several parts of the exterior. Not surprisingly, this came as a shock to the community: Could the Riviera not maintain its theater use and still be integral to the continued revival of King Street? What message would altering such an iconic cultural resource send to the rest of the country if Charleston, the trailblazer of municipal preservation, let such a travesty occur? After all, there were several cities that had incorporated in their revitalization schemes rehabilitated theaters whose programs retained some performance aspect.

Vexed by those questions and fearing the loss of a beloved community landmark, an ad-hoc committee consisting of the Preservation Society, Historic Charleston Foundation, and several interested individuals, many of whom were members of the Society, formed under the moniker "Friends of the Riviera" (FOR). From the outset, FOR advocated a theater use for the Riviera that retained its character-defining interior and exterior features. It questioned the need for more retail and office space on that stretch of King Street. Most importantly, FOR needed to act quickly to halt the process, which meant garnering public opposition to the project in general, but specifically imploring the Board of Adjustments (now the Board of Zoning Appeals) to defer the parking variance Amherst Development had applied for as a requisite of their plan. Such a delay would buy FOR time to come up with alternatives. Amherst Development deferred their first hearing in November 1986 and met with FOR to no avail, and they eventually got approval for the parking variance in January 1987.

FOR continued to rally public opposition to the plans for the theater. Roughly 1,500 citizens signed FOR's petition to save the Riviera, and in late January 1987, the Board of Architectural Review denied the plan. Perhaps sensing the gravity of the public outcry over the issue, Amherst Development dropped their plans and bowed out in March of 1987. FOR resolved to continue to work with the owners' agents to find a suitable tenant. Over the

next few months, the issue simmered as it made national news, appearing in a *New York Times* article, as well as a *Preservation Nation* article. The latter is a publication of the National Trust for Historic Preservation, which held its regional conference at the Riviera in 1990 to call attention to the theater's plight.

Over the next few years, the Riviera would come under new ownership more than once, a slew of new plans would be presented, and FOR would continue to work with interested parties for a proper solution, including the City of Charleston, which also wished to see a plan that would spare the theater's significant attributes. One request in July 1991, although it never materialized, even called for the total demolition of the auditorium portion, sparing only the front façade and the lobby space. In a "wonderful holiday gift," coming in December 1992, then owner Raymond Knight sold the Riviera to the City of Charleston. Finally, in 1997, in a lease agreement between the City of Charleston and the Omni Hotel at Charleston Place, the BAR approved plans for the Riviera that led to its current configuration.

While the Riviera's use today is not strictly that of a theater, FOR and the engaged citizenry that backed it advocated with enough fervor and persistence to retain the best parts of the former movie house. With its balcony seating serving as a small theater and performance space and its stunning interior preserved, the Riviera also incorporates shops along Market Street and a convention space where the first level theater seats used to be. Such a configuration is an example of the necessary compromises that, at times, must occur to come up with sympathetic adaptive use solutions to complex problems. The saga of the Riviera Theater is one of the more memorable causes célèbres in the annals of preservation in Charleston. It is a telling portrayal of the benefits of compromise, public/private partnerships, and, most importantly, a concerted grassroots effort.



A view of the Riviera's dazzling marquee, looking up King Street.



# WELL PRESERVED

by the

**PRESERVATION SOCIETY  
of CHARLESTON**

This is acclaimed Charleston Maker, Capers Cauthen of Landrum Tables, installing the Shop's new, reclaimed wood shelves. Capers' first job, when he was 14 years old, was with the Preservation Society selling tickets to the viewings of *Dear Charleston* that used to be held daily in the Verner Gallery. His father was Henry Cauthen, long-time Executive Director of the Society: old connections coming full circle.





## EXCITING CHANGES ABOUND AT PRESERVATION SOCIETY OF CHARLESTON'S SHOP!

After an event packed fall, we have had a very successful November and December holiday shopping season. Our Annual Holiday Member Drop-in happened on December 4th and was very well attended by our members and the community!

In addition to the fresh look of the shop, we also have loads of new products crafted by Charleston Makers. Jack Rudy Cocktail Tonics, Bulls Bay Salt Works, Sean Brock's new cookbook *Heritage*, Rewined Candles and Callie's Biscuits products name just a few of the new, locally based brands you'll find on our shelves.



Mrs. Sarah Jenkins is also still very hard at work making sure the shop is stocked full of everyone's favorite Charleston titles - both new and classics!

Please remember, any money you spend at the shop goes directly to support our preservation efforts. Additionally, depending on your level of membership, you receive at least 10%. That discount coupled with our tax-free status means you get an almost 20% discount on your everyday purchases!

We are also very happy to create gift baskets for weddings, corporate and family gifts.

Check our website or follow us on Facebook, Twitter and Instagram to be kept up to date on the happenings at the Preservation Society!





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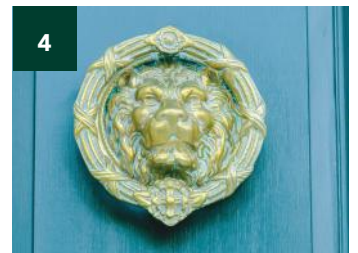
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3



4



1. 73 Rutledge Avenue.
2. Intern Lauren Morgan with the official vehicle of the Fall Tours.
3. 5 Elliott Street.
4. Detail of 51 East Bay Street.



# THE FALL TOURS:

*Homes, History + Architecture*

*by Sandra Clerici*



## *Fall Tours: “Making Friends for Preservation”*

Anticipating an influx of visitors for the occasion of Charleston’s Bi-Centennial, the Preservation Society launched its first Fall Tours season in 1976. The May edition of *Preservation Progress* that year emphasized that the Society regarded the tours as an opportunity to “demonstrate the concept on which the Society is founded – preservation- and to emphasize the effort...and the large degree of success that effort has achieved in Charleston.”

That first season was a resounding success, attracting more than 1,000 participants over the course of six days. A second season was quickly announced for the following year, led by the charge to “use the Tours to make friends for preservation.”

Over the past thirty-eight years, the Tours have evolved to extend to four weeks; they now attract nearly 5,000 visitors. So, too, has the Society’s mission evolved, including a mandate “to inspire honor and respect for the material and cultural heritage of the Lowcountry.” The Fall Tours constitute a natural and important occasion to highlight this mission for both tourists and residents alike.

The work of re-aligning our Tour format to be more in sync with the Preservation Society’s mission began with the 2013 season. As we assessed the resources committed to making our Fall Tours a success, we realized that we had an opportunity to leverage those resources and provide a more enriching, educational experience for our visitors that would engage them in the work of the Society, just as the Tours’ founders had envisioned. In fact, five years of survey data (gathered and analyzed by the College of Charleston) revealed that our highly educated guests were requesting that Tours include more history and facts that extended beyond the homeowner’s personal items. We realized that the homes were the perfect vehicle for telling the story of Charleston – the people who came,

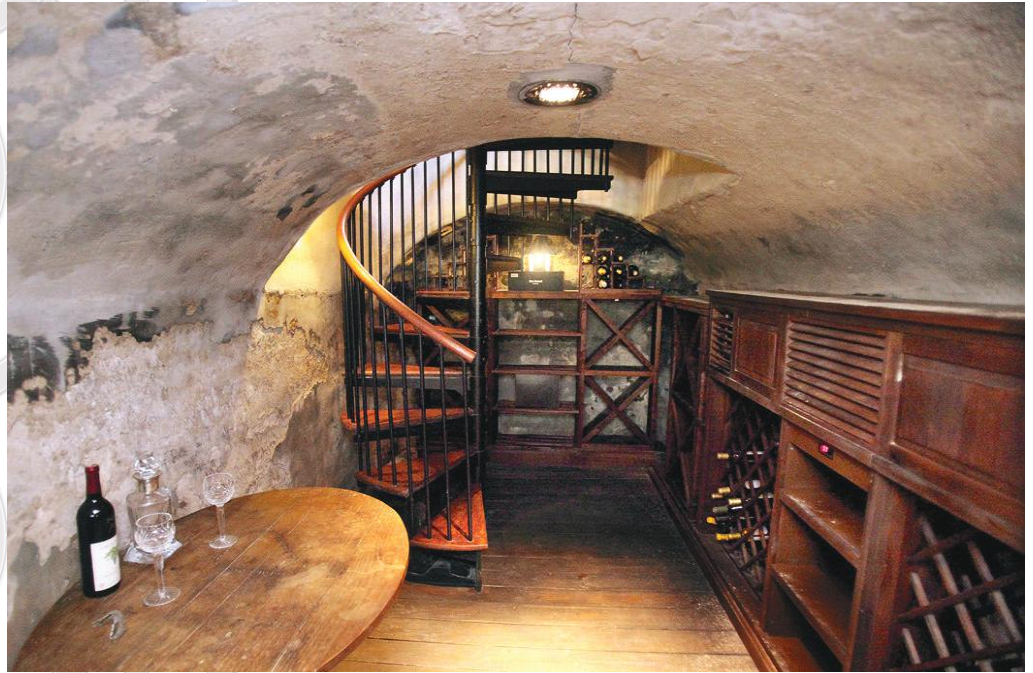
the skills they brought, and the ways in which their homes were a reflection of the traditions, styles, and practical demands of their times, as well as an opportunity to showcase the importance of informed and well executed preservation practice. In turn, our hope is that visitors will conclude their experience with a renewed respect for the city, its architectural legacy, and the important role that the Preservation Society continues to play, in protecting and advocating for Charleston’s treasures, and educating those who enjoy them.

This year’s Tours featured four themes representing important periods of our city’s development: Colonial Charleston, the American Revolution, the Civil War and the Charleston Renaissance. Additional tours offered architectural overviews of “Charleston Style” and “Town Homes” of plantation owners. Docents committed their time to training sessions, lectures, and independent study in order both to tell the story of an individual house and also to draw connections to other homes on tour. As the program evolves in the future, docents will be provided year-long education opportunities, allowing them to earn “gold-level” docent status and entitling them to special lectures, tours, or other events. Docents have already expressed interest in expanded educational opportunities and great enthusiasm for the revised Tours format. “As a newcomer to Charleston,” commented one of this year’s docents, “I love the opportunity to learn more about my new city. Ongoing education and the ability to connect with others who share my interest and passion has been a great way to feel a part of my new home and to support the work of an organization that makes Charleston a place I want to be.”

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***We have something that few cities in this . . . country have; let us safeguard it by concerted effort. Now is the time. Tomorrow will be too late!***

*Susan Pringle Frost, 1937 letter to the News & Courier*

For 94 years, the Preservation Society of Charleston has been present whenever any significant preservation issue has been discussed, bringing a vigorous and principled voice to the practice of historic preservation.

In the early years, the PSC (then known as the Society for the Preservation of Old Dwellings) confronted threats that were largely architectural in nature. Today, the PSC actively sustains its commitment to the architectural integrity of the city's various historic districts in many ways, among them by monitoring applications to the Board of Architectural Review and the Board of Zoning Appeals and showing up to every single meeting to register our support or opposition to proposals for demolition, renovation, or new construction.

But we are also training our sights on broader forces that are endangering the very character and spirit of Charleston: the triple threat of an enormous increase in tourism, unprecedented population growth, and a real estate boom.

**One hundred years ago, the danger was that Charleston would become a static museum setting, like Williamsburg. Today, the danger is that it will become a congested theme park.**

Charleston has survived for nearly 350 years as a living, breathing organism. The Preservation Society's job is to safeguard our city's vibrancy and livability by addressing issues of neighborhood character, zoning, transportation, and tourism.

We have the will, the energy, and the tenacity to take on this work. We cannot do it alone. Your membership dues provide much-needed basic support for our efforts. An **additional contribution above and beyond the dues will ensure that we have a seat at the table when these critical issues are being discussed and decided.** With a new Executive Director, a streamlined organizational structure, and a strong financial strategy, we are in a better position than ever before to be forceful advocates for the City we love. We need your support.

The courage and commitment of our founders have sustained and protected Charleston for nearly 100 years. It is now **our** turn to preserve our portion of the tapestry that numerous generations have helped to weave. **Now is the time.**

Sincerely,

Executive Director



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TO LEARN MORE ABOUT OUR EVENTS  
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[WWW.PRESERVATIONSOCIETY.ORG](http://WWW.PRESERVATIONSOCIETY.ORG)

OR

VISIT OUR FACEBOOK PAGE

### **JANUARY 15, 2015**

#### *An Evening with Capers Caughen*

A Celebration of the Charleston Maker  
Thursday, January 15, 2015 6 p.m.

### **JANUARY 29, 2015**

#### *Member Meeting and Carolopolis Awards Presentation*

Thursday, January 29 at 7 p.m.  
The Riviera Theater

### **FEBRUARY 21, 2015**

#### *Playing for Preservation Bridge Tournament*

Sold Out | Summer tournament TBD

### **FEBRUARY 26, 2015**

#### *Annual Meeting*

Thursday, February 26 at 7 p.m.  
Details to follow

### **APRIL 25, 2015**

#### *Philip Simmons Legacy Awards Hosted by the Preservation Society's Thomas Mayhem Pinckney Alliance*

April 25, 2015 at 6 p.m.  
The Adams Building – Reid House  
165 St. Philip Street, Charleston