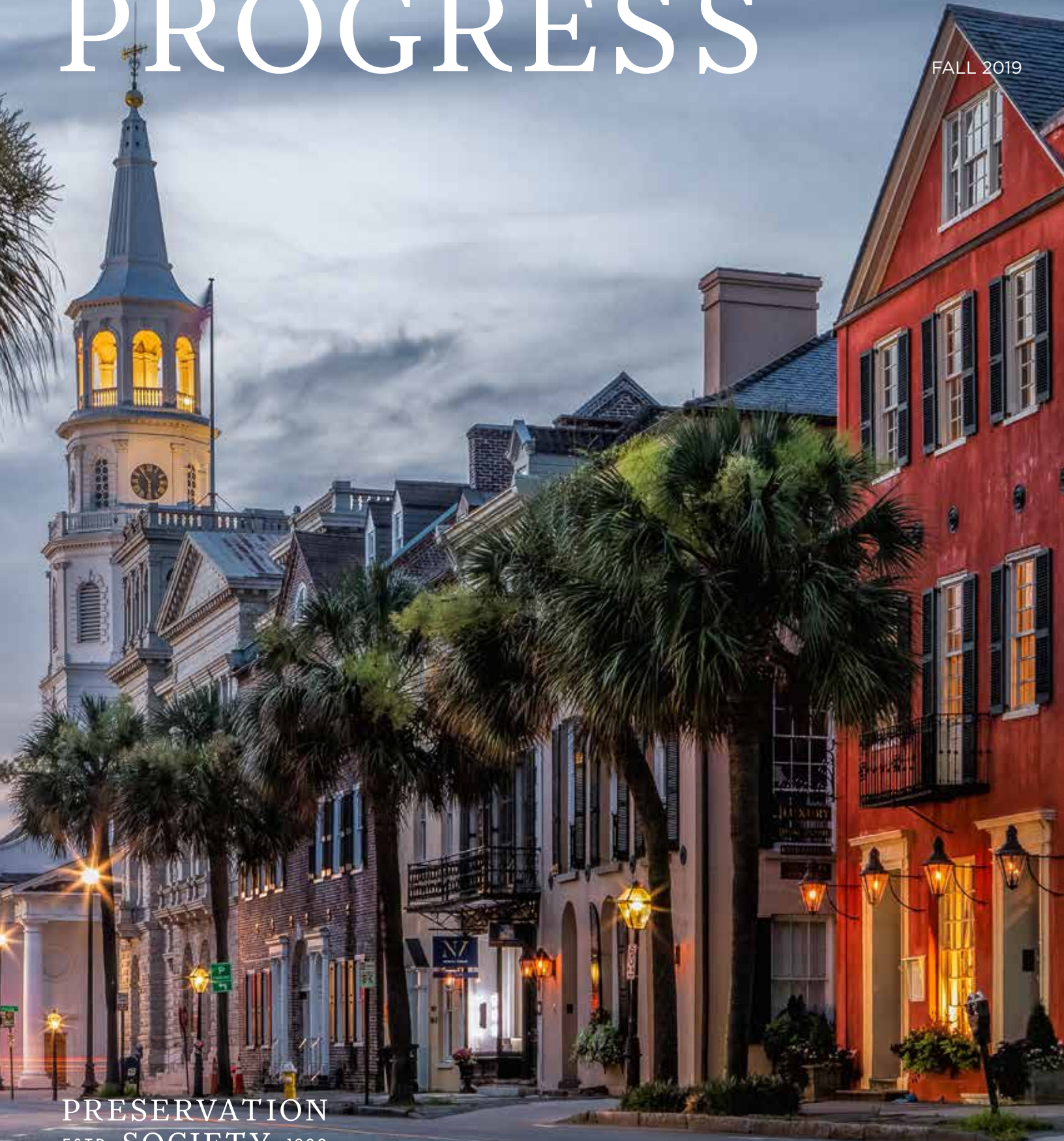


PRESERVATION PROGRESS

FALL 2019



PRESERVATION
ESTD SOCIETY 1920
of CHARLESTON

VOL. 63 NO. 2



FROM THE EXECUTIVE DIRECTOR

“For 99 years, our love of this city and its people have driven us to stand up for Charleston.”

As the first local, grassroots preservation organization in the country, we are forever mindful of the Preservation Society of Charleston’s (PSC) role in the history of Charleston and the preservation movement. For nearly one-hundred years we have pioneered a community approach to advocating for Charleston. We have always striven to educate, inspire, and mobilize our membership and the broader community on issues shaping the future of our city.

Since 1956, *Preservation Progress* has been a critical instrument in the work of the PSC and serves as a constant reminder of the Society’s role to inform and engage. The first volume framed it best. “The Society’s chief weapon is informed public opinion. Not biased opinion but informed opinion” (*Preservation Progress*, Vol. 1, No 1, December 1956).

As the challenges facing our city continue to evolve, the PSC is committed to ensuring that *Preservation Progress* continues to provide thought-provoking, informative content. In this issue, guest author, Dr. Nathaniel Walker, showcases the legacy of the inimitable Susan Pringle Frost (page 24), and the article by Board Chair, Betsy Cahill, highlights the PSC’s impact on the landscape of the city and articulates why we do what we do (page 4).

Preservation is so much more than protecting buildings. I had the honor of speaking at this year’s annual ASALH (Association for the Study of African American Life and History) conference and was inspired by the passion for Charleston’s history and commitment to telling a more complete narrative. The PSC is honored to be the steward of the Charleston Justice Journey (page 10), which highlights sites important to the journey for equality in our community. We are excited to shepherd this ongoing initiative and further its contribution to Charleston’s story.

Whether honoring the legacy of those who made Charleston or advocating for those who call it home today, preservation, at its core, has always been about people. The people who live and work here have real concerns about the future of the city. From growth to overtourism to flooding, the Society’s work remains community-informed and locally-focused. Whether being a leader in the effort to better regulate hotels downtown, or supporting residents on Johns Island to stop fill and build construction, the Preservation Society is focused on Charleston’s future and its residents.

For 99 years, our love of this city and its people have driven us to stand up for Charleston. Thanks to the generous support of *you*, our members and friends, the PSC has never been stronger. As we enter our centennial year we are incredibly excited to build on this strength and share our vision and plan for the next 100 years.

Thank you for your support of the Preservation Society and Charleston.

A handwritten signature in black ink, appearing to read "KF 3.12", written in a cursive, stylized script.

Kristopher B. King
Executive Director

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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 serves as a strong advocacy leader for citizens concerned about preserving Charleston's distinctive character, quality of life, and diverse neighborhoods. 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 147 King Street, Charleston, SC 29401 or e-mail preserve@preservationsociety.org.
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ABOUT THE COVER

Justin Falk is an award-winning photographer known for his intimate portraits and breathtaking landscape photography. The cover image of Broad Street evokes both the energy and beauty of Charleston. View more of Justin's work at justinfalk.net



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THE CHAIRMAN'S CORNER

PRESERVATION SOCIETY *for* CHARLESTON

by Elizabeth Kirkland Cahill, Board Chair

In just a few months, the Preservation Society will begin to celebrate its centennial year. It is a good time to step back from the day-to-day work and reflect on what the Society has meant to Charleston over its first 100 years. As the oldest preservation membership organization around, we have amassed a lengthy record of successes — and more than a few disappointments. The evidence lies throughout the city, in buildings saved and buildings improved, in buildings lost and neighborhoods changed forever. To paraphrase the stone plaque on the grave of the 18th-century British architect Sir Christopher Wren, “Member, if you seek our monument, look around you.”

Were it not for the efforts of the dedicated citizens who comprised the Preservation Society, there would be no Rainbow Row. The Lining House at 106 Broad Street would be gone, as would the Bocquet House at 95 Broad Street, the Riviera Theater, and numerous iconic dwellings on Tradd Street, St. Michael's Alley, and King Street. Were it not for the efforts of the Preservation Society — and especially of one of our PSC icons, the recently deceased Jane Thornhill — the James Island Connector would terminate at Broad Street. Were it not for the Preservation Society, a seven-story condominium building would tower over Ropemakers Lane, replacing the historic 19th-century house at 68 Meeting, and a fourteen-story apartment building proposed for the corner of Wentworth and Smith would loom over its neighborhood. And were it not for the efforts of our founder, Susan Pringle Frost, architects like Albert Simons, Jr., and several far-sighted political leaders, the Historic District itself would not exist:

continued on page 6



Late 19th century view of the south side of Broad Street looking east from King Street. The Bocquet Houses (93-95 Broad) are pictured at center. Numbers 99 and 101 Broad (pictured second and third from right) were demolished in the mid-20th century. Image courtesy of Post and Courier





Early 20th century view of Rainbow Row looking north from N Adgers Wharf.



1913 view of the James L. Petigru Law Office at 8 St. Michaels Alley at the time of its restoration, taken from Susan Pringle Frost's personal photograph collection.



Mid-20th century view of the Lining House at 106 Broad Street prior to restoration. In 1961 the PSC launched a fundraising campaign to save the Lining House from demolition and ensure its restoration.

continued from page 4

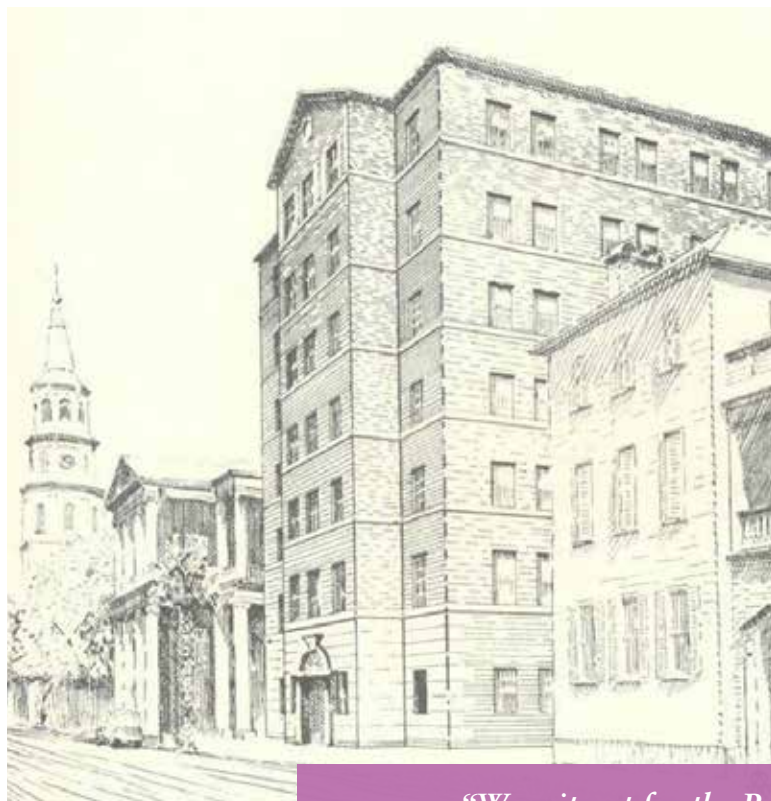
“For nearly 100 years, the Preservation Society has been the voice for those who live in Charleston, who work in Charleston, who love this city.”

it was the Preservation Society that pushed for the zoning ordinance creating the “Old and Historic District” in 1931, an ordinance that has since been emulated across the country.

Counterbalancing those successes, of course, are the irretrievable losses. The Charleston Orphan House at 160 Calhoun was demolished to make way for the new Sears Roebuck building on Calhoun Street, next to the Francis Marion. The Quaker Burial Ground at the corner of King and Queen is now a parking garage. And despite the many incongruous high-rise buildings that the Society prevented from being built next to residential neighborhoods, we watch in daily dismay at the massive high-rise construction project currently underway at the curve of Broad into Lockwood.

The significance of an individual life cannot be fully conveyed through a mere resumé. Likewise, a list of successes and failures, of losses prevented and losses sustained, does not do justice to what the Preservation Society truly means to Charleston. At its best, this organization, which came about for the express purpose of protecting what is special about Charleston — an organization that was established by citizens and for citizens — instills a sense of hopefulness in all those who are concerned about the future of this city. Most of us are busy with work, family, and a host of obligations; yet most of us care deeply about our neighborhoods and the city as a whole. Flooding, ill-considered development, an excess of tourist activity — these are among the factors that affect the way we live in and experience Charleston. And when we are too busy to pay attention to the plans, the proposals, the details, how reassuring it is to know that there is a century-old organization — small but mighty, thoughtful but nimble, principled, professional, and unafraid — that is doing our homework for us, standing up on our behalf at countless meetings, working behind the scenes with developers, homeowners, political leaders, and City staff to get it right.

For nearly 100 years, the Preservation Society has been the voice for those who live in Charleston, who work in Charleston, who love this city. We are no longer focused on saving historic ironwork or preventing the demolition of a single iconic building, as our founder and her fellow citizens were — although we *are* present at every meeting of City Council, the BAR, the BZA, and the Planning Commission to offer our expertise on individual projects and applications. These days, our perspective spans the entire city of Charleston, from Byrnes Down to Daniel Island, from Johns Island to Gadsden Street. We know that the triple crises of flooding, over-tourism, and a plethora of poorly-designed and value-engineered big-box buildings have impacts on all the neighborhoods of Charleston, in varying ways. Our goal for our centennial and beyond is to gather up the voices of Charlestonians across the city and advocate, as we have advocated these 100 years, for the best possible outcomes for all of our citizens. Charleston is a place we refuse to lose, and as we celebrate the beginning of our second century we intend to redouble our efforts and broaden our base of support so that we can continue to make headway on these issues that are so vitally important to our city's future. Stay tuned!



“Were it not for the Preservation Society, a seven-story condominium building would tower over Ropemakers Lane, replacing the historic 19th-century house at 68 Meeting.”

Project rendering for The Jasper at Lockwood and Broad Streets.





Brackish 

PRESERVATION SOCIETY *of* CHARLESTON SHOP

The PSC Shop is pleased to announce that one of our long-time makers, Brackish, has released a stunning new line of women's jewelry. Since the beginning of time, women around the world have turned to nature to enhance their beauty. The Brackish women's collection channels that tradition, using feathers that have become their signature material to create enduring, aesthetic touchstones with universal appeal.

In addition to Brackish, the PSC Shop also features an array of local and regional products, just in time for the holiday shopping season! Open daily from 10:00 AM until 5:00 PM.



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SUMMER INTERN SPOTLIGHT: CHARLESTON JUSTICE JOURNEY

by Anna-Catherine Carroll and Kaylee Dargan

Every summer, the Advocacy Department selects two exceptional graduate level interns to assist with special projects. Working closely with PSC Staff, interns have the opportunity to enhance their own learning through preservation research, as well as community outreach and engagement.

This summer's Special Project Interns, Tanesha High and Francis Mahon, had the unique opportunity to advance the Preservation Society's work with the Charleston Justice Journey (CJJ), an online interactive research and mapping initiative that highlights sites important to the journey for equality in our city and conveys the connection of these sites to the historic built environment. CJJ began as a capstone project of Furman University's Riley Institute's Diversity Leadership Initiative and was launched in 2018 by a volunteer team. This spring, CJJ became a project of the Preservation Society in partnership with the original volunteer team.

In support of CJJ, this summer's interns engaged in archival research, site documentation, and content creation for historically and culturally significant Civil Rights sites in Charleston including buildings no longer standing, like the Septima P. Clark House on Henrietta Street and the Lincoln Theatre on upper King Street. Their in-depth research culminated in a presentation where key partners, donors, and stakeholders gathered to hear about their findings. Tanesha's and Fran's documentation will assist the Preservation Society as we continue to develop the Charleston Justice Journey platform as an interactive advocacy and education tool.

Joining us for Tanesha and Fran's presentation were members and donors Dr. and Mrs. Patrick Dolan, whose daughter Katherine Dolan, was a past summer intern for the PSC. While interning for the PSC, Kate conducted research on the short-term rental industry during the drafting period of the City's first short-term rental ordinance. Kate went on to receive her Master's degree from Clemson University's Graduate Program in City and Regional Planning and now works for the Town of Mt. Pleasant as a Planner. Seeing the real value in internships at the PSC, the Dolans have continued to support the program ever since. The meaningful interactions the Dolans had with Tanesha and Fran is a testament to their continued interest in the future of PSC interns and their contributions to the Charleston community.

Along with the Dolans, the PSC is fortunate to have two other families who provide funding for our internship program. These families understand the importance of investing in practical educational experience for the future preservationists of not just Charleston, but wherever their endeavors may take them. Special thanks to Dr. and Mrs. Patrick Dolan, Dr. and Mrs. J.T. Richards, and Mr. and Mrs. John Winthrop for their generous support. Together these families enable the PSC to employ dedicated and driven interns who meaningfully contribute to the PSC's preservation projects.

To learn more about how you can support our internship fund or ongoing projects, please contact Kaylee Dargan, Manager of Advancement at kdargan@preservationsociety.org or 843.722.4630 ext. 21.



Interns Tanesha High and Francis Mahon celebrate their project presentation with Dr. and Mrs. Patrick Dolan who, along with other generous donors, helped support their internships.



The website for the Charleston Justice Journey, which is currently under construction. The PSC will be adding new sites this fall. Check back soon!



Members of the Charleston Justice Journey founding volunteer team, PSC staff and board, and Dr. and Mrs. Patrick and Ann Marie Dolan gather for PSC interns Tanesha High's and Francis Mahon's presentations on their summer research. Pictured left to right: Blan Holman, Erin Minnigan, Buff Ross, Francis Mahon, Kaylee Dargan, Ann Marie Dolan, Tanesha High, Patrick Dolan, Julia-Ellen Davis, Leah Farrell, Betsy Cahill, Barbara Dilligard, Anna-Catherine Carroll.

FRANCIS MAHON

*First year,
Master of Art in Historical Archaeology
University of York
York, England*

"After living in a tent for four months in the U.S. Virgin Islands while working for the National Park Service, the built environment and flow of Charleston was an interesting and refreshing culture to step into for the summer. Through this internship program, the Preservation Society of Charleston (PSC) kept me engaged, on my toes, and fully immersed in researching Charleston's long fight for civil rights. We spent roughly two months working on site-specific research and content creation which required the utilization of a variety of resources available through local research institutions.

I was able to delve deeper into cherished local histories, identifying buildings, structures, and sites that have played an integral part in the (ongoing) civil rights movement in Charleston. This research also allowed me to draw connections between other local, national, and global civil rights events. This project is important because it highlights the importance of Charleston's "undertold" history, and is an opportunity to spark important conversations about social justice, public history, and preservation in Charleston."

TANESHA HIGH

*Second year,
Master of Science in Historic Preservation
Clemson University and College of Charleston
Charleston, SC*

"I am deeply grateful for the opportunity to work with the Preservation Society of Charleston toward documenting and preserving the built history related to the journey to civil rights and justice in Charleston. I spent the summer in local archives sharpening my research skills looking for evidence of these stories. One skill I had to learn quickly was to condense considerable information and significance into a narrative form. As a wonderful bonus, there were also opportunities to observe and assist with some of the Society's hands-on preservation initiatives. For instance, in addition to daily research, I had the opportunity to assist in facilitating a discussion about flooding impacts in the Lowcountry, and observed interactions with stakeholders on how to care for historic buildings. I was able to spend the summer seeing the practical application of things I learned in the classroom, which has facilitated my journey to becoming a professional preservationist."

**Stay tuned for more information about the Charleston Justice Journey or
contact the Advocacy Department at advocacy@preservationsociety.org.**

2019 BEST THESIS AWARD

Since 2011, the Preservation Society has honored one student from the graduating class of the Clemson/College of Charleston Graduate Program in Historic Preservation with our annual Best Thesis Award. This year's award was granted to Sada Stewart for her thesis, *Plantations, Planning & Patterns: An Analysis of the Landscapes of Surveillance on Rice Plantations in the ACE Basin, SC 1800-1860*.

Sada's thesis explores patterns of the rice plantation landscape of the ACE River Basin in South Carolina during the period of 1800-1860 to assess how planters surveilled enslaved workers. Through in-depth cartographic study of historic plats of nearly 20 rice plantations, Sada's research yielded analysis of how planters arranged plantations, through landscape design and architecture, to optimize surveillance based on proximity and communication.

*Plantations, Planning & Patterns:
An Analysis of the Landscapes of Surveillance on
Rice Plantations in the ACE Basin, SC 1800-1860
by Sada Stewart*



Anna-Catherine Carroll (left), the PSC's Manager of Preservation Initiatives, presents Sada Stewart (right) with the 2019 Best Thesis Award at the Clemson/College of Charleston graduation celebration in May 2019.

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Tourists crowd the Rialto Bridge in Venice, Italy.

RESPONSIBLE TOURISM MANAGEMENT

by Leah Farrell

Many of the world's greatest historic cities are experiencing the detrimental effects of unmanaged tourism. Whether it is harm to sensitive environmental and historic sites or significant impacts on residents' quality of life, overtourism has emerged as a global concern and cities around the world are taking action. (See sidebar.)

In Charleston, debating the tipping point is not a worthy exercise—not simply because of the lack of consistent, reliable measurements, but because the daily congestion that residents experience indicates that we have surpassed a reasonable ratio. The bottom line is we need to better balance the needs of the people who live and work here with those who visit.

“The Preservation Society will continue to champion responsible tourism management practices to ensure that Charleston remains a vibrant, living city for everyone.”



While Charleston may not yet embrace setting limits (although it would be a worthwhile conversation), there are several proactive steps that Charleston can take to better mitigate the impacts of tourism. The good news is that many of these mechanisms are either already underway or are in discussion, due in large part to the community's advocacy, such as:

- Establish a strong, enforceable framework to manage short-term rentals and hotels.
- Use revenues from tourism tax dollars to support local infrastructure.
- Institute sound regulation of cruise ships that includes legally binding limits and require the use of onshore power.
- Promote more sustainable practices.
- Establish requirements that hotels and large-scale development contribute both architecturally and urbanistically to our community.
- Adopt a long-term vision that prioritizes quality over quantity.

At the Preservation Society, we do not simply advocate for others to mitigate the impacts of tourism; we too take a responsible approach. We have been able to significantly reduce the size of our largest annual fundraiser, The Fall Tours, while offering an enhanced program. The PSC has proven that heritage tourism can provide an improved educational experience while mitigating the impacts on the very neighborhoods we aim to protect. This approach is also evident in The Preservation Society Shop, located in the heart of the downtown shopping district at the corner of King and Queen Streets. With an emphasis on locally made products, we are actively supporting the artists and craftsmen who make Charleston unique. By focusing on preserving what makes Charleston special, we have been able to develop a more sustainable approach.

"The dramatic increase in tourism-related activity over the past few years has provoked expressions of alarm by residents concerned with maintaining the amenities and quality of life for which the city is known. Moreover, there is general recognition that the city is not equipped adequately to serve and manage growing numbers of visitors." That assessment can be found in Charleston's 1978 Tourism Impact and Management Study. More than 40 years later, the challenges facing Charleston – like so many cities – have swelled to an untenable state. If we do not reevaluate our priorities as a community and manage the excessive marketing of Charleston, we not only risk our quality of life but also the authenticity that draws in tourism dollars. The Preservation Society will continue to champion responsible tourism management practices to ensure that Charleston remains a vibrant, living city for *everyone*.

APPROACHES TO TOURISM MANAGEMENT

AMSTERDAM | The Netherlands has ended all tourism promotion and is evaluating restricting access to certain attractions in Amsterdam.

BALI | While hotly debated and not yet finalized, Bali's parliament is considering a tourist tax.

BRUGES | This city placed a cap on the number of cruise ships and shifted docking to weekdays only, and is eliminating tourism promotion in nearby destinations like Paris and Brussels to reduce day trippers.

DUBROVNIK | This city capped the number of daily visitors and installed cameras at the city's gates to monitor overcrowding.

MACHU PICCHU | Tickets are now capped and time-limited with no re-entry permitted.

NEW YORK CITY | The National Park Service has ended commercial tours of the Statue of Liberty and Ellis Island.

ROME | While enforcement is a challenge, this city is taking a regulatory approach, imposing bans on participating in pub crawls, swimming in fountains, and using roll-a-board luggage on the Spanish Steps.

SAN FRANCISCO | This city is contemplating a tourist toll to drive down the famous Lombard Street.

VANCOUVER | The city is no longer promoting summer travel and is partnering with nearby communities to redistribute hotel stays and promote attractions outside the city center.

VENICE | Cruise ships, particularly the larger lines, will be rerouted away from the historic center – with a goal of rerouting 1/3 of cruise ships booked by 2020.

VIENNA | This capital city's office of tourism uses a "random experience generator" to reduce oversaturation of tourists at certain sites.

IN MEMORIAM



SARAH LOUISE HAMMERSLEY

1919–2019

The Preservation Society lost a valued former staff member, volunteer, and friend with the passing of Sarah Louise Hammersley on May 17, 2019, at the age of 99.

Sarah was born November 14, 1919, in Blacksburg, SC. She graduated from Blacksburg High School and attended Charlotte Business School. After retiring from a 31-year career with the City of Charleston's Engineering Department, Sarah was hired by Preservation Society as the organization's bookkeeper. She held the position from 1975 - 1989. After her second retirement, Sarah, along with her sister and best friend, Katherine "Kat" Hammersley, continued as a volunteer for the Society's Fall Candlelight Tours.

Sarah was always a cheerful and encouraging presence around the Society's office. She epitomized what it meant to be a preservationist and she will be sorely missed by all of those who knew her.



JANE LUCAS THORNHILL

1925–2019

With the passing of our beloved friend and former President, Jane Thornhill, on September 30, 2019, the PSC lost an irreplaceable guiding light and the historic city lost one of its staunchest defenders. Those who knew her were inspired by her passion, her tenacity, and her determination to fight for the city she loved. Her leadership as President helped improve the PSC's financial strength, which allowed us to expand our mission to be effective advocates for an authentic and livable Charleston. Her influence is still being felt today through the efforts of a new generation of preservationists who knew her and were inspired by her.

(The Preservation Society of Charleston was sad to learn the news of Jane Thornhill's passing as this issue of Preservation Progress was set to print. We look forward to sharing more about her legacy and meaning to the PSC.)



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www.CharlestonHeritageSymposium.org

TAILORING OUR ADVOCACY, PROJECT BY PROJECT

by Erin Minnigan and Anna-Catherine Carroll

Reining in hotel growth has become a defining community issue in 2019. The PSC has long advocated for improved hotel regulation and is now encouraged by the progress finally being made in this arena. After an influx of hotel requests earlier this year, the PSC and other stakeholders called on City leadership to hold the line on hotels and protect the vibrant, diverse uses of our community. In response, Council called for the creation of a task force comprised of Councilmembers, as well as industry, preservation, and community representatives, to take the Accommodations Ordinance back to the drawing board. PSC Executive Director, Kristopher King, served on the Hotel Task Force and brought forth thoughtful and effective recommendations that helped shape the ordinance.

The new Accommodations Ordinance — which received third and final reading on October 8, 2019 — provides the structure to protect our community's economic balance and quality of life. Key changes include:

- An emphasis on preserving diverse, mixed-use districts with the protection of existing residential, office, and retail uses;
- Establishing minimum and maximum number of allowed hotel rooms;
- Bolstering the definition of “full-service” hotel to provide amenities for visitors and residents alike; and
- The requirement for new hotels to contribute to affordable housing funds.

The PSC attends nearly every zoning meeting and understands the importance of a strong ordinance to protect the long-term health of our city. Going forward, this ordinance will be an important line of defense in preventing inappropriate hotel requests, and ensuring that new hotels provide substantial community benefit. Even after proposed hotels pass the initial hurdle of Board of Zoning Appeals (BZA) approval, our work has only just begun. The focus then shifts to the Board of Architectural Review (BAR) review process, where the PSC advocates for new projects to deliver the highest quality design possible and contribute to the special character of Charleston.

The following is an overview of some of this year's top line hotel projects, illustrating our project-by-project advocacy approach. From the first application determining allowed use of the property to the final BAR application focusing on materials and details, the PSC fights for contextual, high-quality projects. The engagement and support of our membership is critical to our success, and we thank you for standing with us to advocate for a more authentic and livable Charleston. Advocacy works best when the community stands together!



This map illustrates the large hotels that have already received approval from the City, as of September 2019, bringing an additional 1,636 rooms to the peninsula.

See how we tailor our approach with the following four case studies (continued on page 20).

TAILORING OUR ADVOCACY, PROJECT BY PROJECT

continued from page 19



HAYNE STREET HOTEL

529 KING STREET

OVERVIEW	<p>The hotel and mixed-use development proposed for the Hayne Street parking lot across from the City Market has been a subject of discussion for more than a year. The preservation community and adjacent neighborhoods worked to significantly scale back the program, which was initially proposed as a 7-story building with more than 130 rooms. However, the project team did manage to secure approval for additional height leading to the approval of a 115-unit hotel in April 2019.</p>	<p>Redevelopment of the former Dixie Furniture store site as a hotel has been in the works for more than two years. During this time, the project has been working its way through the public process, receiving approval for demolition of the existing building, as well as a special exception for an accommodations use and rooftop bar. The design of a new building proposed for the site is currently under review.</p>
STATUS	<p>The project is currently under BAR review. At conceptual review on June 26, a traditional design direction was presented with a request for an additional half-story (total of five stories) based on architectural merit. The design, featuring multiple architectural expressions, was ultimately deferred for further study.</p>	<p>This year, the BAR granted conceptual and preliminary approval for the new design, including an additional half-story for architectural merit. The project subsequently received approval from the BZA allowing a 50-room hotel use with a rooftop bar. The proposed hotel features a 4-story stucco façade with ground floor retail and a half-story recessed from King Street that will house a rooftop bar. The project will return to the BAR for final level review.</p>
ADVOCACY APPROACH	<p>Due to the sensitive location of this property adjacent to the National Landmark Market Hall and Sheds and significant visibility at five-stories, the PSC is advocating for this project to deliver the highest quality design and materials. While acknowledging the positive effort to relate to the historic context, the PSC raised concerns about design details and the use of synthetic materials, emphasizing that classically detailed buildings are only successful if executed authentically. The board agreed and directed the project team to return with an improved material palette, enhanced detailing, and a simplified design direction. We are hopeful that the design review process will yield a positive end result for the community.</p>	<p>At the BZA meeting earlier this year, the PSC raised concern over the proposed rooftop bar, specifically pointing to traffic congestion that an additional accessory use serviced by a valet would bring to upper King Street. While ultimately approved by the BZA, the PSC continues to feel more consideration should be given to the impacts of accessory uses in hotels. However, the PSC feels the proposed design is positive, having collaborated with the project team to shape many of its positive aspects including the use of reveals to help break up the façade into vertical proportions and a more pronounced cornice line. Though material choices and detailing are still being developed, this project has the potential to be a successful example of compatible infill on King Street.</p>



411 MEETING STREET

Previously the site of the Courtyard Apartments, which were approved for demolition in 2017, 411 Meeting Street is now slated for a large-scale, mixed-use development. In 2016 the BZA approved a new 300-room hotel, with the condition that the existing 159 residential units be retained on site.

The BAR-L had its first glimpse of the project in June 2019. The conceptual design featured a 300-room hotel as its focal point with two separate residential buildings to the rear, creating a central courtyard within the interior of the block. Part of the request included an additional floor on each of the residential buildings, based on architectural merit. Due to the level of restudy the board felt was needed, the project was deferred and will later return with a revised design.

At conceptual review, the PSC acknowledged the efforts made to address the sizable program, but raised concern over the height, scale, and mass of the buildings and urged restudy of the configuration of buildings on the site. Many at the BAR meeting were in agreement that the hotel building was the most successful component of the overall design, but that much more refinement was needed for the residential buildings before making a determination on architectural merit for additional height. **This is a major project for downtown and the PSC is eager to continue working with the project team and BAR to enhance and contextualize the design.**



WATERFRONT HOTEL

Plans for a new hotel development have been underway for more than two years at 176-178 Concord Street, the former State Ports Authority office site just north of Waterfront Park. The proposed 225-room hotel complex will stand at six stories, incorporate retail and restaurant uses, and extend the park northward by about 400 feet.

The project has been under BAR review since December of 2017. Securing initial approvals early in the process, momentum slowed in later phases of review, due to issues with quality of materials and detailing. After a series of deferrals and strong direction by the board to make significant material upgrades, the project received final approval from the BAR in August 2019 and will be moving forward with permitting for construction.

This building will be a highly visible component of Charleston's waterfront and architectural landscape, thus the PSC has consistently emphasized the importance of getting the design right. While our concerns with material quality and the building's general proportions persisted, the PSC was encouraged by the improvements made through the design review process and feels the BAR added value to the project. **The success of this project will largely depend on the quality of execution of the detailing and finishes, but the PSC remains optimistic that the project with its public waterfront access will provide a positive community contribution.**



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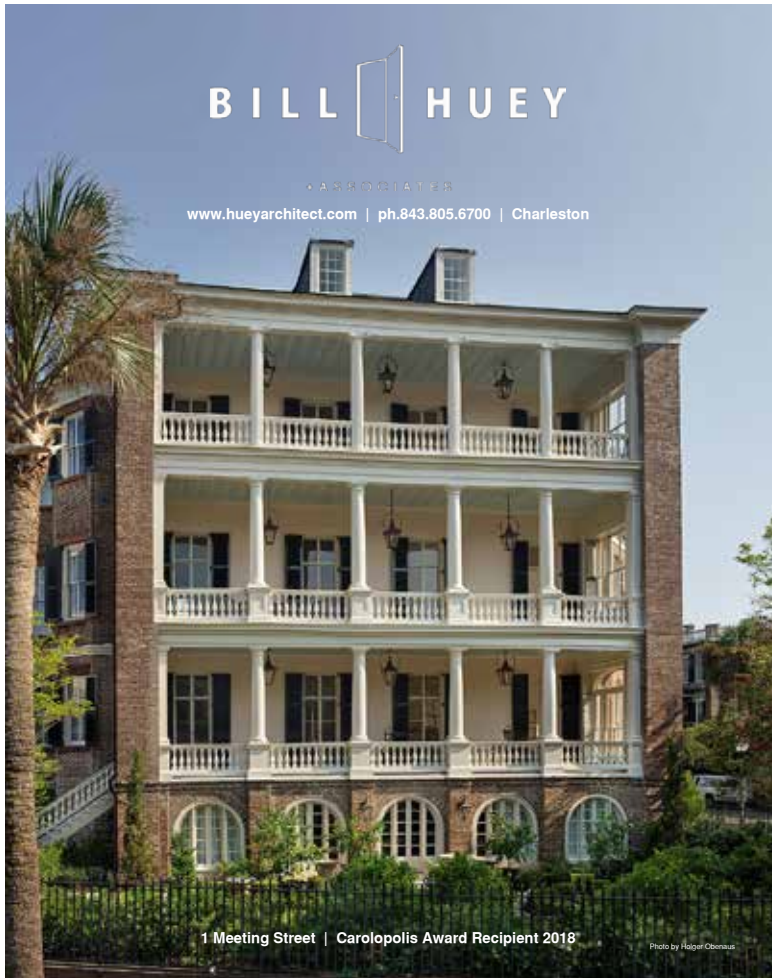
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How would Charleston be different without the women and men who have, over the past ten decades, gathered together to fight for our built heritage? There is no better place to start such speculation than with the remarkable Susan Pringle Frost.

WHAT HAPPENS WHEN BUILDINGS GO: THE PIONEERING URBANISM OF SUSAN PRINGLE FROST

by *Nathaniel Robert Walker*

As the Preservation Society of Charleston approaches its centennial anniversary, Charlestonians must ponder the startling fact that the Society itself is now joining the ranks of our city's venerable treasures. It is therefore good to ask: what does this mean? How would Charleston be different without the women and men who have, over the past ten decades, gathered together to fight for our built heritage? There is no better place to start such speculation than with the remarkable Susan Pringle Frost (figure 1), one of the chief founders of the Society for the Preservation of Old Dwellings, as it was known in its nascent year of 1920. She served as its president until 1927, but even after stepping down from official leadership, she remained its driving spirit. In 1929, for example, when a bank on Broad Street desired to rip out the bluestone pavers on the surrounding sidewalks and replace them with concrete, it was Frost who rallied the Society and the Mayor's office to resistance. Always encircling preservation issues and engaging multiple fronts, Frost and her allies insisted that the flagstones were valuable not only because they were historic, but also because they were "handsomer than concrete," cooler in summer, and attracted tourist dollars by contributing to Charleston's unique character.¹

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WHAT HAPPENS WHEN BUILDINGS GO: THE PIONEERING URBANISM OF SUSAN PRINGLE FROST

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“Frost saw in Charleston’s beautiful old architecture the power to ‘shelter the people who, living and working in harmony together, gave life and breath to the city.’”



Figure 1

The complexity of such arguments is impressive today, but even more amazing is the fact that Susan Pringle Frost cared about flagstone sidewalks in the first place. As Robin B. Williams of Savannah College of Art and Design (SCAD) has attested, paving materials would not even begin to attract the attention of most preservationists until the 1970s.² Frost was, in this and in many other things, decades ahead of her time. She went far beyond the cares that most early preservationists harbored for palatial houses and government monuments, exerting her energies on behalf of whole streetscapes consisting of buildings both great and small, including small urban details such as alley names and wrought-iron balconies. While many people pass such urban elements by with hardly a glance, Frost understood that they cumulatively create a distinct sense of place. In one Society meeting in 1941, while most members discussed saving a rural plantation, Frost implored them to reach out to the residents of Longitude Lane and endeavor to shore up a lovely old wall.³

Frost was one of the first American urbanists. For her, buildings were at their best when they worked together in a fabric, providing an infrastructure of human relationships that transcended specific sites or historical moments to connect citizens to each other, to their ancestors, and to their descendants. As her ally and cousin Alston Deas would later remember, Frost saw in Charleston’s beautiful old architecture the power to “shelter the people who, living and working in harmony together, gave life and breath to the city.”⁴ A cartoon created for the Society’s 1934 membership drive expresses this urban focus eloquently (figure 3). Explaining “What Happens When Buildings Go,” it depicts an historic streetscape reduced by demolitions until only a single residence remained. For many other communities around the nation, this cartoon would have illustrated a victory, as they would have rejoiced at having saved even one old structure, particularly if George Washington had stopped there for a cup of tea. For Frost and the Society, however, the last house standing in this cartoon was a victim. Rendered all but meaningless by its isolation, it was a tragic mockery of the street that once was. Charleston is a place, not a thing. Every senseless demolition of a building is a violent attack on the entire street, the whole block, the neighborhood, the district, and the city. All is woven together.

The complexity of Susan Pringle Frost's concept of place extended to her view of time. Her desire to protect old places was, perhaps surprisingly, part of her longing for a beautiful modernity. As her biographers have noted, she embarked upon many progressive endeavors: she led the local effort to win female voting rights, and she was one of the first Charleston women to operate a motorcar and own her own business.⁵ This was a real estate office, and she frequently found herself in financial stress as a result of her practice of buying up whole streets and lanes and refusing to sell houses to people unless they promised to lovingly care for them.

A little-known photograph from around 1937 speaks to the complex threads of history, modernity, architecture, and community that converged in Frost's life; it also, unfortunately, speaks to the limitations of both the woman and her city (figure 4). The photo depicts the lower half of 6 Chalmers Street, the former market for enslaved African Americans that today houses the Old Slave Mart Museum. Two women, the leftmost of which is probably Susan Pringle Frost, stand under a sign advertising the sale by Frost of the structure as a "quaint old building." The gravity of the crime of slavery received no justice in this description. Nor was justice being done at this moment to the descendants of the enslaved who were living in surrounding buildings and streets, where the success of early preservation efforts was attended by large-scale evictions of African Americans. Frost herself acknowledged that some critics perceived the restoration of Charleston's historic center as a means of racial segregation, and while she insisted that she was appalled by that notion, there is no question that more could have been done in those early years of the preservation movement to preserve the diversity of downtown.⁶ Today, Charleston is increasingly divided along racial and economic lines, and is one of the most pressing issues facing our city, straining its social fabric and diminishing its historic vitality.

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Figure 2. Susan Pringle Frost and fellow suffragettes photographed at the Frost House at 4 Logan Street during a meeting of the National Women's Party in 1915.

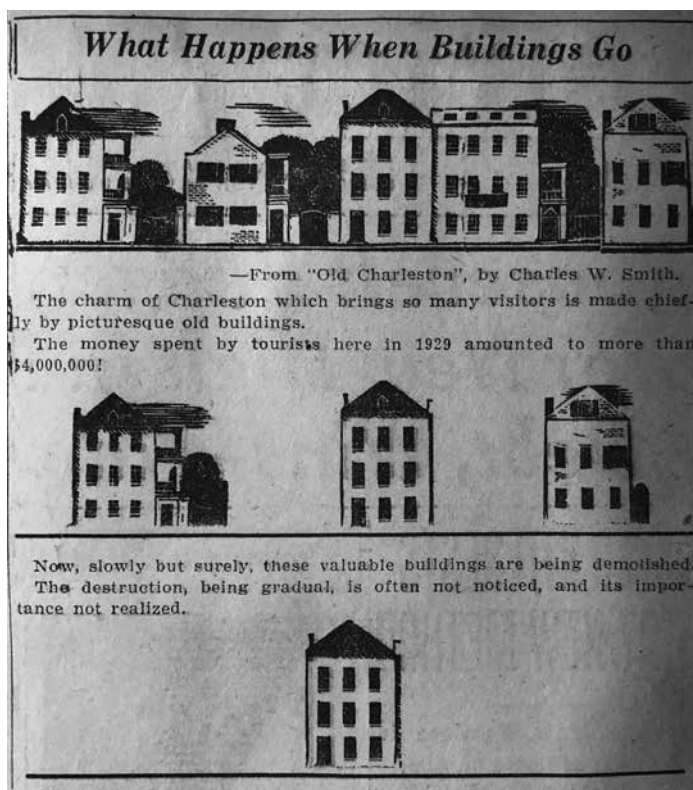


Figure 3. "What Happens When Buildings Go," a fundraising advertisement created by the Society for the Preservation of Old Dwellings in 1934, depicting the importance of preserving entire streetscapes rather than just individual buildings.



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WHAT HAPPENS WHEN BUILDINGS GO: THE PIONEERING URBANISM OF SUSAN PRINGLE FROST

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Figure 4. Undated photograph of two women in front of the Old Slave Mart Museum at 6 Chalmers Street beneath a Susan P. Frost real-estate sign. It is possible that one of the women pictured is Susan Pringle Frost. Photo courtesy of the personal collection of Ista Clarke, Old Slave Mart Museum Operations Director.

Twenty-first century Charlestonians are correct in wishing that Frost's pioneering concepts of urbanism and public life had been even more progressive; still, we have a great deal for which to thank her. Our longing for a more inclusive city that shelters all of its people—that holds as sacred the “life and breath” of each and every citizen—is a direct evolution of Frost's dream. While we shake our heads at the description of the slave market as a “quaint old building,” we should also celebrate the building's present status as a well-visited museum of great power and depth—a status that would not have been possible if it had been demolished, as it almost certainly would have been without Frost. We are now called to fulfill the promises of her formidable legacy by working to better democratize the benefits of the urban fabric she protected and nourished. We honor her when we remember that the life of a city is not lived exclusively, or even mostly, in beautiful houses, but rather in the spaces between them and around them, where we are all connected to each other—in the lanes and streets, along the garden walls, and on the beautiful flagstone sidewalks.

*Nathaniel Robert Walker is Assistant Professor of Architectural History at the College of Charleston. He studies and teaches about urban form, public space, and human dreams of a better life. He recently co-edited a book entitled *Suffragette City: Women, Politics, and the Built Environment*, which included his essay, “Life and Breath to the City: Women, Urbanism, and the Birth of the Historic Preservation Movement.” This work situates the life of Susan Pringle Frost in context with the work of other American women who called for the creation of great cities that protect old architecture.*

[1] Letter from Mayor Thomas P. Stoney to Susan Pringle Frost, April 17, 1929, and letter from Alston Deas to Mayor Thomas P. Stoney, April 22, 1929, Preservation Society Archives. [2] Robin B. Williams, “Towards More Robust Municipal Pavement Preservation Ordinances,” in *Preserving the Historic Road International Conference 2018 Proceedings*, 156-185. [3] Meeting minutes, December 18, 1941, 1939 Meeting Book, Preservation Society Archives. [4] Alston Deas, “They Shall See Your Good Works,” *Preservation Progress*, vol. vii, no. 3 (May 1962), 1. [5] See, for example, Stephanie E. Yuhl, *A Golden Haze of Memory: The Making of Historic Charleston* (Chapel Hill: The University of North Carolina Press, 2005); Stephanie E. Yuhl, “Rich and Tender Remembering: Elite White Women and an Aesthetic Sense of Place in Charleston, 1920s and 1930s,” in W. Fitzhugh Brundage, ed., *Where These Memories Grow: History, Memory, and Southern Identity* (Chapel Hill: The University of North Carolina Press, 2000), pp. 227-248; Sydney Bland, *Preserving Charleston's Past, Shaping Its Future: The Life and Times of Susan Pringle Frost* (Columbia, South Carolina: University of South Carolina Press, 1999); Martha Severens, *The Charleston Renaissance* (Spartanburg, South Carolina: Saraland Press, 1998). [6] “The Zoning Ordinance,” *The News and Courier*, Friday, March 8, 1935, 5.



CELEBRATING A MONTH OF PRESERVATION

Thank you to our members, volunteers, partners, and sponsors
who helped make May's Preservation Month a big success!

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Spring is a busy and exciting time at the Preservation Society. This year's Spring Membership meeting represented the PSC's first membership meeting held in West Ashley. It was held at The Schoolhouse, a wonderful community gathering place and a 2017 Carolopolis Award winner. PSC Members enjoyed an engaging presentation by Victor Dover, principal at Dover, Kohl & Partners, who shared some of the critical lessons he has learned over a notable career in creating better cities. Dover, a driving creative force behind the new urbanist movement, has worked all around the world and has completed numerous important projects in Charleston such as Ion, Rethink Folly Road, and Plan West Ashley.

The official kick-off to Preservation Month was a Happy Hour at Blind Tiger Pub where we celebrated the retirement of our friend Robert Gurley, PSC's long time Director of Preservation. We had an amazing turnout with a career's worth of members, friends, and colleagues showing up to eagerly raise a glass in honor of Robert and all he did for Charleston in his nearly 25 years with the PSC.

Following the Happy Hour, we had the Annual Preservation Picnic at historic Sunnyside Plantation, a unique Lowcountry property. Attendees enjoyed guided tours of the historic house and property, bluegrass music, and a BBQ lunch. We could not have asked for more perfect weather for this fun-filled day!

Preservation Month not only allowed us to celebrate the past and advocate for our future, it also enabled us to partner with local businesses and organizations who support preservation through their work and engagement with the PSC. These partnerships help us accomplish so much more than we could on our own. Our first Hard Hat Tour was of 288 King, where Renew Urban and Bill Huey + Associates shared how they were able to bring the façade back from the brink of collapse. During the second Hard Hat Tour of the Old Jail on Magazine Street, Liollo Architecture offered unique perspectives on the innovative methods implemented to highlight the property's history through its future use.

Arguably our most active and engaging event was the Preservation Pedal, a self-guided bike tour of the Charleston Cemetery Historic District (CCHD). Over the course of three hours, participants followed a variety of routes throughout the cemeteries, stopping to learn from docents (many of whom were descendants of those buried in the District) about culturally significant graves and markers. We could not have pulled off this event without our volunteers, who are all advocates for CCHD's future. We would also like to thank Charleston Moves and Fatty's Beer Works for helping us put this event together.

All these Preservation Month events combined leave us energized and ready to continue the fight for a more authentic and livable Charleston. Thank you for remaining engaged and supportive of the PSC's mission!

Most importantly, thank you to our generous sponsors who help make it all happen: Lois Lane Properties, Glenn Keyes Architects, Raven Cliff Company, David Skinner Antiques, Trident Construction, Blackbaud, Wertimer + Cline, Blind Tiger Pub, East West Partners, SMHa, Hay Tire, Garden Elegance, Sohn & McClure, Battery Carriage House Inn, Golden & Associates Antiques, The Establishment, Renew Urban, Liollo Architecture, Landmark Construction, and Bill Huey + Associates.

For more information about PSC's programs, events, membership, or how to get more involved please contact Kaylee Dargan, Manager of Advancement, at 843.722.4630 ext. 21 or kdargan@preservationsociety.org



Photo captions, from top to bottom:
 Steve Dopp and Robert Gurley at the kick off happy hour at Blind Tiger;
 Project team members Mark Regalbuto and Bill Huey and PSC Executive Director Kristopher King welcome guests to the 288 King Hard Hat Tour;
 Speaker Vic Dover at the Spring Membership meeting at The Schoolhouse in West Ashley;
 Manager of Preservation Initiatives Anna-Catherine Carroll speaks to guests about the tabby cotton gin during the Preservation Picnic at Sunnyside Plantation; and Kristopher King speaks to guests at the Hard Hat Tour of the old jail on Magazine Street.



Justin Falk Photography

The Preservation Society of Charleston would like to thank its members, donors, and business sponsors whose support enables us to continue the fight for Charleston's future.

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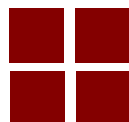
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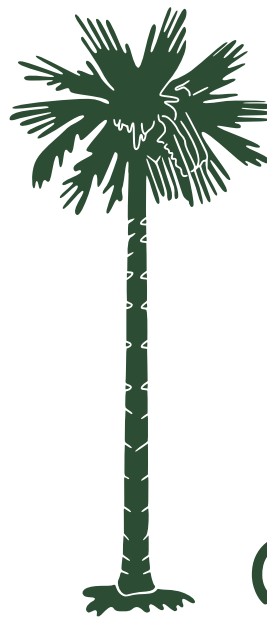
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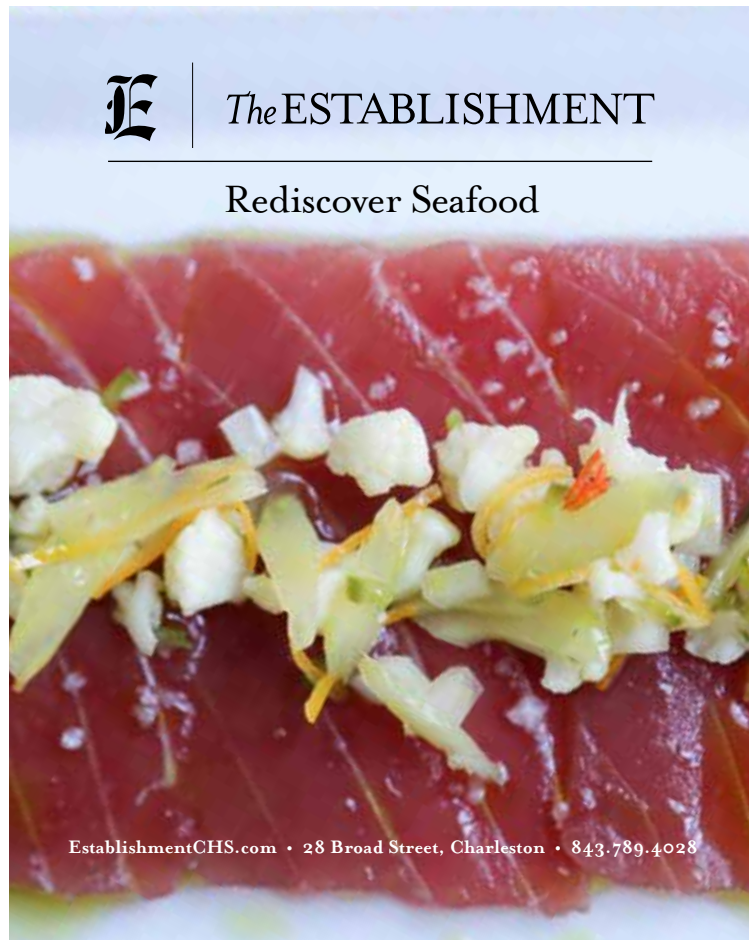
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Figure 1. The Nathaniel Heyward House, historically numbered 295 East Bay, between 1913 and 1918. Photography by Susan Pringle Frost.

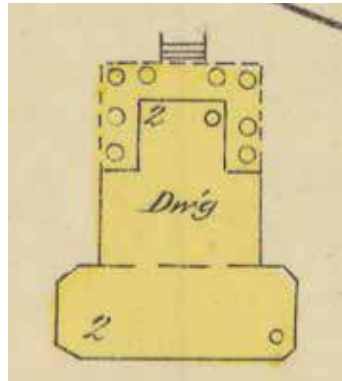


Figure 2. Footprint of the Heyward House on the 1888 Sanborn Fire Insurance Map of Charleston.



Figure 3. 1912 view of dependencies to the rear of the main house looking toward Society Street. From the George W. Johnson Collection. Courtesy of the Charleston Museum, Charleston, South Carolina.

Between 1913 and 1918, Preservation Society of Charleston founder Susan Pringle Frost compiled a personal collection of more than 120 photographs and postcards entitled, “Fine old houses of Charleston, S.C.” Focusing on the streetscapes of Charleston’s dense urban neighborhoods, Frost documented a diverse array of historic buildings and architectural details in varying states of repair. In the decade leading up to the founding of the Society for the Preservation of Old Dwellings (later the PSC) in 1920, Frost’s lens captured valuable images of Charleston at the dawn of the modern preservation movement.

Among the buildings featured in Frost’s early 20th century album are several early preservation success stories in the making: from the James L. Petigru Law Office on St. Michael’s Alley restored in 1914 to the Joseph Manigault House on Meeting Street saved from demolition in the 1920s. But interspersed among the wins are notable losses—architecturally interesting and historically significant buildings that fell victim to demolition in the years to follow.

The Nathaniel Heyward House that previously occupied the southwest corner of East Bay and Society Streets is one of the buildings Frost documented that was lost in subsequent decades. Built in 1788 in the Early Classical Revival style by rice planter Nathaniel Heyward (1766-1851), the two-story frame residence was one of the largest houses constructed during the development of the neighborhood then known as Middlesex. Characterized by a unique floorplan, the house consisted of a central T-shaped block with a full-façade entry portico and an elongated, octagonal wing at the rear. The substantial Heyward House site also accommodated several brick dependencies including a kitchen house and stables visible in Figure 3.

When Heyward died in 1851, the lot was sold for use as rental property and the main house was eventually divided into multiple units. Following the turn of the 20th century, records reveal the beginning of persistent vacancy in the main house and outbuildings, likely reflective of decades of neglect. Contemporary sources describe the main house as “a shambling tenement” and refer to “violent” alterations to the main house. In 1966, the BAR granted approval of wholesale demolition on the site citing insensitive changes that “destroyed the historic value of the house.”

By the following year, the new offices of Cummings & McCrady Architects and Engineers stood on the grounds formerly occupied by the Heyward House and dependencies. Two Adam style mantels were salvaged prior to demolition—today the only surviving vestiges of the building. The mantels were installed for a period in the George Eveleigh House on Church Street but were later acquired by the Clemson University and the College of Charleston’s joint Graduate Program in Historic Preservation, where they are housed today.

Fifty years after Susan Pringle Frost’s photo collection was compiled, a 1968 News & Courier article entitled “Heyward House Remembered By Few” lamented that “few persons living today have a memory of the dwelling at East Bay and Society.” Today, another 50 years later, even fewer living persons have a memory of this piece of Charleston’s history. But thanks to preservationists like Frost who documented even the city’s lesser-appreciated buildings and advanced the preservation movement in Charleston, we can still look back as well as forward—to a future with fewer unnecessary losses.

[1] W.H.J Thomas, “Heyward House Remembered By Few,” *Charleston News & Courier*, February 12, 1968 1-B, 10-B [2] W.H.J Thomas, “Heyward House Remembered By Few,” *Charleston News & Courier*, February 12, 1968 1-B, 10-B [3] W.H.J Thomas, “Heyward House Remembered By Few,” *Charleston News & Courier*, February 12, 1968 1-B, 10-B [4] *Charleston News and Courier*, March 3, 1966 [5] *Charleston News and Courier*, June 12, 1967 [6] *Charleston News and Courier*, March 16, 1968

The Preservation Society of Charleston serves as a strong advocacy leader for citizens concerned about preserving Charleston's distinctive character, quality of life, and diverse neighborhoods.

EVENTS CALENDAR

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99TH ANNUAL MEETING

October 28, 2019 | 6:00 PM to 8:00 PM

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December 7, 2019 | 10:00 AM to 5:00 PM

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January 30, 2020 | 6:00 PM to 9:00 PM

Riviera Theatre, 225 King Street

WINTER MEMBERSHIP MEETING

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Ashley Hall School, 172 Rutledge Avenue

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