

# PRESERVATION PROGRESS

SPRING 2019



THE 65<sup>TH</sup> CAROLOPOLIS AWARDS

PRESERVATION MONTH

A VISIT TO JEHOSSIE ISLAND

THE HISTORY OF MARYVILLE/ASHLEYVILLE

PRESERVATION  
ESTD SOCIETY 1920  
*of* CHARLESTON

VOL. 63 NO. 1

# FROM THE EXECUTIVE DIRECTOR



*by Kristopher B. King*  
*Executive Director*

Thanks to nearly 100 years of steadfast preservation, Charleston is universally valued for its quality and character. Yet the double-edged sword of preservation is evident in Charleston - well preserved and unique places are highly marketable and the appeal has resulted in overdevelopment and overtourism.

To address these recent challenges, the Society has pioneered a new approach. Our focus has grown from protecting ironwork and rescuing mantels from dumpsters to advocating for the livability of neighborhoods and promoting diverse, vibrant commercial corridors. We do this through grassroots advocacy: education and community engagement. We combat the lure of quick profit with wisdom of long-term value. Today's preservation approach is about sustaining value.

Nowhere is this value more evident than in our Carolopolis Award winners who support preservation because of the positive impacts for their property and their neighborhoods. They exemplify the very best of preservation.

This year's Carolopolis Awards were notable. For the first time in 25 years Robert Gurley, our esteemed Director of Preservation, did not preside over the ceremony. Robert, who retired in December, passed the torch to our incredibly talented and focused Advocacy team led by Director of Advocacy and Public Affairs, Leah Farrell. Robert's contributions to Charleston are remarkable, and his legacy will be cemented by the team that he helped build.

We have staffed up in advocacy and outreach and brought new talents, new tools, and new energy to our work. We are covering more ground than ever before. We advocate for our community to *build better*, whether it is an addition to an historic house or a proposed development in West Ashley. We are working with neighborhoods and community leaders from Cainhoy to Johns Island and are proposing solutions, convening conversations, and urging action on flooding, tourism, growth, and hotels. We are investing in engaging with and advocating for those who live and work here, because at the end of the day Charleston is a living city.

Our work is predicated on your engagement. This May, join us for Preservation Month, where we will host a month-long series of unique, educational events made possible by the incredible sponsorship of our local businesses. **Preservation Month allows us to celebrate the past and advocate for our future** with our members and the community. Please join us and support the mission of the Society.

A handwritten signature in black ink, appearing to read "KF 3. King". The signature is stylized and fluid, written in a cursive-like style.



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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](mailto:preserve@preservationsociety.org).  
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## ON THE COVER

The circa 1905 Quartermaster Dock House on Sullivan's Island, a 65<sup>th</sup> Carolopolis Award winning property. See page 39 for more information.

-Photo by Manda and Steve Poletti

Interior:  
Before photograph of the Quartermaster Dock House  
-Photo by Manda and Steve Poletti





PRESERVATION  
ESTD SOCIETY 1920  
of CHARLESTON

# PRESERVATION MONTH

May 2019

presented by



Experience Charleston's history with the Preservation Society's *Preservation Month* program. Every May, the PSC hosts a month-long series of unique events that allow us to celebrate the past and advocate for our future.

From a hard hat tour that offers an inside look at the rehabilitation of the Old City Jail...  
To a bike ride through historic cemeteries with local experts on site...  
To a family friendly picnic at a famous Edisto Island plantation... And more!  
This year's program offers something for everyone.

## TICKETS ON SALE AT [WWW.PRESERVATIONSOCIETY.ORG](http://WWW.PRESERVATIONSOCIETY.ORG)

*Proceeds from all events support the mission of the Preservation Society. With the exception of the Spring Membership Meeting, Preservation Month events are open to the public.*



## SPRING MEMBERSHIP MEETING

April 24 at 6:00 PM | The Schoolhouse, 720 Magnolia Road, West Ashley

The Preservation Society is pleased to host Victor Dover, principal at Dover, Kohl & Partners, for our Spring Membership Meeting where we will have a broader conversation around our community's growth. As a founding figure of the new urbanist movement, Victor helped bring Charleston to the forefront of the conversation. He has taken the elements of the traditional historic city and applied them to communities around the world. We are thrilled to have him back in town to discuss lessons learned and what's next for Charleston.



## PRESERVATION MONTH HAPPY HOUR

May 1 at 6:00 PM | Blind Tiger Pub, 36-38 Broad Street, Charleston

The Preservation Society is kicking off May's Preservation Month with a Happy Hour at Blind Tiger Pub's historic courtyard. This Happy Hour will honor Robert Gurley who recently retired as the Director of Preservation with the PSC. Join us as we gather with good friends, enjoy food and drinks, and celebrate Robert's 25 years of preservation. Hosted by Blind Tiger Pub.



## ANNUAL PRESERVATION PICNIC

May 11 at 12:00 PM | Sunnyside Plantation, Edisto Island

Celebrate the full experience of Lowcountry history at the Preservation Society's Preservation Picnic. Enjoy a day of fun for the entire family with BBQ, bluegrass music, and guided tours of this exclusive historic property. Located on Edisto Island, Sunnyside Plantation (circa 1870-1880) is listed on the National Register of Historic Places.



## HARD HAT TOUR OF 288 KING STREET

May 14 and May 15 at 6:00 PM | 288 King Street, Charleston

Join the Preservation Society for a Hard Hat Tour of 288 King Street, hosted by Renew Urban Charleston and Bill Huey + Associates. Constructed in 1839 and altered in the 1880s, the preserved Italianate façade at 288 King Street represents a feat of engineering and historic preservation. Through this exclusive event, members of the project team will shed light on the building's compelling history and the innovative preservation approach that brought 288 King back from the brink of collapse. Join us after the tour for a light bites and wine/beer reception.



## PRESERVATION PEDAL

May 19 at 1:00 PM

Charleston Cemeteries Historic District and Magnolia Cemetery, Charleston

Charleston's Upper Peninsula is home to Magnolia Cemetery and the Charleston Cemeteries Historic District, a group of historic and diverse cemeteries situated between the marsh and the rapidly developing area along Meeting Street Road. The Preservation Society and Charleston Moves are partnering for a self-guided Preservation Pedal to educate the public about the cemeteries' culturally significant histories, and the role of the 19th century Rural Cemetery Movement in promoting public health and greenspace in Charleston. After the Pedal, join us next door at Fatty's Beer Works where your first pint is included in the price of your ticket.



## HARD HAT TOUR OF THE OLD CITY JAIL

May 23 at 6:00 PM | 21 Magazine Street, Charleston

Join the Preservation Society, Liollo Architecture, and Landmark Construction for a Hard Hat Tour of the Old City Jail. Built in 1802, the three-story masonry building at 21 Magazine Street functioned as a jail for more than a century. Apart from a period of occupation by the American College of the Building Arts, the building has been otherwise vacant since the 1930s. With a rehabilitation project underway, long-anticipated use will soon return to this landmark building. The PSC, Liollo, and Landmark Construction are excited to share an insider's view of this significant building during the rehabilitation process. Join us after the tour for a light bites and wine/beer reception.

# THE CHAIRMAN'S CORNER

## *Calling All Susan Pringle Frosts*



*by Elizabeth Kirkland Cahill  
Board Chair*

***“It was a venture, but then, I have always been venturesome.”***

-Susan Pringle Frost

As the Preservation Society approaches its centennial, I find myself thinking frequently about Susan Pringle Frost. A realtor, a suffragist, the first woman to have a business on Broad Street, she undertook many, many ventures in the course of her career, some of which nearly bankrupted her. But none is more important than her gathering of a group of concerned citizens in the drawing room of 20 South Battery on a spring evening in 1920 for a meeting that resulted in the founding of the Preservation Society of Charleston (initially christened the “Society for the Preservation of Old Dwellings”).

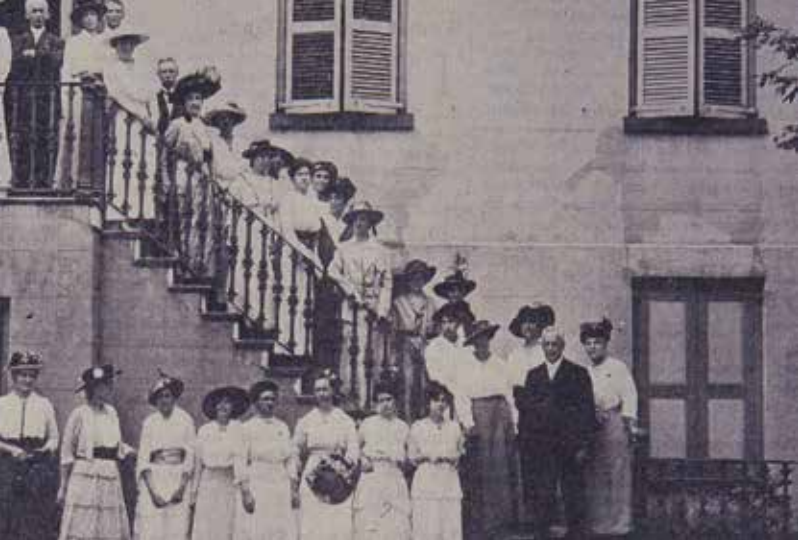
Her aim was to educate residents and raise their consciousness about pressing issues of the day in Charleston – which at that time included the plundering of building elements like balconies and mantels, and the threatened demolition of historic structures like the Joseph Manigault House to make way for a gas station, the early 20th-century avatar of “progress.”

There was no guarantee that Miss Sue and her small band – “all too few in number,” as she lamented in the early days – would pull it off. But armed with perseverance, enthusiasm, and a deep love for their city, they did.

Nearly 100 years later, armed with perseverance, enthusiasm, and a deep love for our city, we at the Preservation Society strive to carry on the vision and mission of Sue Frost as we work every day to protect Charleston’s unique, vibrant, and – let’s not kid ourselves – fragile character.

We may not always win the day, but like our founder, we do everything we can to educate our members about the issues, to work with our City leaders and our fellow non-profits for the best possible outcomes, and to be a leading voice for sane, well-planned growth and development as we strive to preserve this special place.





(L) Susan Pringle Frost (bottom right) hosts suffragettes at 4 Logan Street, 1915 (R) Members of the Preservation Society learn about the importance of preservation during a Hard Hat Tour of 5 East Battery.

It is tempting to lose hope, to give up, to say, “Charleston is ruined and there is nothing we can do.” That is where the Preservation Society comes in. Our creative, dedicated, and incredible staff work tirelessly to mitigate the effects of over-tourism, over-development, and overflowing waters. Our engaged and experienced Board offers strategic guidance and a host of other resources that help the PSC advance its mission. And you, our members, provide both the reason for us to get up every morning and the fuel for us to carry on our work. You are at the heart of everything we do.

Not too long ago, a wise friend said to me, “What Charleston needs is another Susan Pringle Frost.” He is right, but only partially so. What Charleston *really* needs is hundreds, thousands of Susan Pringle Frosts – concerned citizens who

care deeply for their city and refuse to accept the loss of its human scale (as “beige box modernism” overtakes the upper peninsula), the loss of its residential character (as hotels continue to be approved for the benefit of short-term visitors, and local businesses disappear), and the loss of our residential quality of life (as an oversupply of tourists – 7 million on a peninsula of 37,000 – crowd the streets and sidewalks).

With the steadfast generosity of our supporters, we will continue to channel the energy, enthusiasm, and sheer doggedness of our founder as we work to preserve a Charleston that is worth living in and worth loving. Won't you join us?



..... *The* .....

## CHARLESTON

MAKERS

*The Preservation Society Shop features an assortment of locally crafted specialty items from a wide collection of artisans*

Brackish • Henrietta Snype Sweetgrass • J. Stark • Hermosa Jewelry  
Add Libb Handbags • Smithey Ironware • Re-Wined • Elizabeth Carlton  
Lune Mer • Elizabeth O’Neill Verner Print Collection • Landrum Tables  
Burls & Steel Knives • De Lisle Knives • Zola Jewelry • Goat Island Treasure Boxes





Photo by Justin Falk Photography

# PRESERVATION SOCIETY *of* CHARLESTON SHOP

The Preservation Society Shop supports Charleston's local makers, highlighting the products of artisans and business owners who invest their time and talents in our community. The Shop at 147 King Street in Charleston is always adding new local and regional items—and refreshing our extensive collection of literature. Stop in today to see what's new.

*in support of Preservation Month*

Please join us for a

## MEMBER APPRECIATION EVENT

Saturday, May 4, 2019  
10:00 am until 5:00 pm  
147 King Street in the Shop

*Members receive an additional 10% off!  
(YES, that is 20% off EVERY item in the store on 5/4)*

All shopping proceeds support preservation efforts in Charleston and purchases are always tax-free for everyone

Phone orders can be placed by calling  
the Preservation Society Shop at 843-723-2775  
(not available online)





# PASSING THE TORCH

If you have ever attended a public meeting in Charleston it is almost certain that Robert Gurley was there representing the Preservation Society. As the Society's long time Director of Preservation, Robert has been the leading advocate for preservation for almost 25 years. A constant presence at nearly every public meeting, Robert admirably stood up for Charleston and its residents.

Robert joined the PSC team in May 1994 and has helped lead the Society's preservation efforts of Charleston ever since. A self-proclaimed "company man," Robert has devoted his time and expertise to furthering the mission of the Society with integrity and good-natured humor. Never shying away from voicing the unpopular opinion, Robert made an art of finding common ground. Robert developed and perfected the PSC approach to advocacy: professional, candid, and humane.

Robert has become a trusted partner and resource for communities from peninsular neighborhoods, to West Ashley, to Cainho. Whether supporting the concerns of residents before the Board of Architectural Review, working behind the scenes to get an historic cemeteries district listed on the National Register of Historic Places, or meeting with project teams to strengthen design and community benefits, Robert has made an incalculable impact on Charleston.

Without Robert's years of service and leadership, the Preservation Society would not be what it is today. Charleston would not be what it is today. He inspires all of us to be the best stewards of our City.

As Robert leaves the PSC, he has passed the torch of preservation leadership on to an advocacy department that is stronger than ever.

Last year, the PSC welcomed **Anna-Catherine Carroll** as our Manager of Preservation Initiatives. Anna-Catherine joined us from the Historic Preservation and Community Planning program at the College of Charleston and hit the ground running, immediately taking over our Carolopolis Awards program and diving into projects before the Board of Architectural Review. **Leah Farrell** then joined to lead the team in a newly created position of Director of Advocacy and Public Affairs. With more than 15 years in policy and planning, Leah brings a different perspective to our advocacy strategy beyond traditional preservation. Leah's expertise in coalition building, government affairs, and media relations is broadening our sphere of impact. We began 2019 by welcoming **Erin Minnigan** as our new Director of Historic Preservation to round out our team. Erin joined the PSC from the City of Charleston where she managed the Board of Architectural Review-Small and brings a wealth of expertise in technical preservation, project review, and the public process.

With the groundwork laid by Robert's tireless stewardship and the vigor and expertise of our new team, the PSC is now positioned to take on more and bigger issues impacting Charleston.

The one consistent element in all of our advocacy strategies is you. If you want to learn more about a planning and zoning project in the city, or a preservation initiative of the PSC, or simply share your insights into the issues facing our city, please call us at 843.722.4630.



**Robert Gurley** has recently been named as Assistant Director of the Preservation Society of Charleston. Gurley, who assumed his new duties at the Society on May 2, 1994, is a native of Roanoke Rapids, North Carolina. A graduate of the University of North Carolina with a BA in History, he spent twelve years with Peoples Bank & Trust Co. as a loan officer and branch manager. Deciding to pursue his interest in historic preservation on a full time basis, Gurley entered the Applied History program at the University of South Carolina in 1991 and will receive his MA degree in August of this year. Gurley has stated that he is looking forward to working with the membership and staff in carrying out the Society's mission of promoting historic preservation in the Charleston area.

*Announcement in Preservation Progress, Summer 1994.*



*The PSC Advocacy Team, left to right: Leah Farrell, Anna-Catherine Carroll, Erin Minnigan*



*The 1830s overseer's house on Jehossee Island. Image by PSC Staff, 2018.*

## PRESERVATION EFFORTS ON JEHOSSIE ISLAND

*by Anna-Catherine Carroll*

Located on the South Edisto River, 25 miles southwest of Charleston, Jehossee Island is an uninhabited former rice plantation where hundreds of years of undisturbed Lowcountry history form a fascinating cultural landscape. Once regarded as a model of rice production in nineteenth century South Carolina, Jehossee has the potential to contribute significantly to modern understanding of the material culture and industry of pre-Civil War rice cultivation in the Lowcountry.

In December 2018, PSC staff co-led a site visit to Jehossee Island to develop a plan for the preservation of the site's many historic resources. The PSC is working with our partners at the U.S. Fish and Wildlife Service, the State Historic Preservation Office, Historic Charleston Foundation, and the Ace Basin Task Force to develop a scope of work for the first phase of what will hopefully be an ongoing effort to document, preserve, and learn from this valuable piece of Lowcountry history.

### **HISTORY AND RESOURCES**

In the eighteenth and nineteenth centuries, Jehossee Plantation's 4,000 acres were owned by some of the Lowcountry's most prominent planter families. For nearly half a century between 1776 and 1824, Jehossee was owned by the Drayton family, passing to Governor William Aiken Jr. in 1830. Driven by the labor of one of the region's largest enslaved populations, rice cultivation at Jehossee relied on complex infrastructure. The robust system once included major canals, fields, berms, dikes, rice trunks, and an impressive brick chimney used for threshing harvested rice. A substantial ruin of the chimney still stands on site today and is one of the few remaining examples in the Lowcountry.

The level of production at Jehossee also led to the development of an extensive residential community to accommodate an estimated 700 enslaved people at peak capacity. Written accounts and a site plan completed as part of the 1856-1857 U.S. Coast Survey indicate the presence of an entire village of a recorded 84 wood frame houses, a church, a hospital, a store, and an overseer's house among other structures. Today, the 1830s overseer's house stands largely intact while sites of former slave dwellings (see image at right) are marked only by brick remnant of foundations and chimneys. Eighteenth century



An in-depth study of cultural resources at Jehossee conducted in 2002 by the Chicora Foundation indicated eligibility of the island for listing on the National Register of Historic Places as an historic district. (*Archaeological and Historical Investigations of Jehossee Island, Charleston County, South Carolina, Chicora Foundation, Inc., 2002.*)

slave settlements associated with rice cultivation are markedly underrepresented in the historical record. Documentation and understanding of this understudied chapter of U.S. history could be enhanced significantly by study of Jehossee's archaeological and architectural resources.

Further, the Drayton and the Aiken families both constructed plantation houses at Jehossee, the Aikens apparently building on the foundation of an earlier Drayton-era structure. The mid-nineteenth century Aiken family house was lost to fire in the early twentieth century, but like the site of the extensive slave community, physical evidence of historic structures remain with great potential for informative archaeological study.

#### **JEHOSSEE TODAY**

In the roughly 150 years since rice cultivation ceased at Jehossee, the vast landscape remains remarkably unaltered. The level of general preservation on the island can be largely attributed to the creation of the Intracoastal Waterway in 1920 that destroyed the Jehossee causeway, the island's only convenient link to Edisto, as well as the mainland. As the island grew in isolation, use of the property waned with low impact recreation like waterfowl hunting being the primary draw to the property by the mid-twentieth century. Consistent ownership of the property also played a significant role: Governor Aiken's descendants remained in possession of Jehossee until 1993 when the land was deeded to the U.S. Fish and Wildlife Service which remains steward of the site today.

In recent years, unchecked vegetative growth has obscured many of the site's physical features, and successive hurricanes damaged the overseer's house and the rice chimney. However, defining characteristics of the historic landscape remain with immeasurable potential for study of resources both above and below ground. The undisturbed nature of Jehossee represents a rare opportunity to examine the evolution of a Lowcountry rice plantation from the eighteenth through early twentieth century.

The PSC continues to work closely with our partners to secure funding for immediate repairs and maintenance necessary to stabilize at-risk structures on site, with the hope of ensuring more sustainable, long-term preservation of this significant historic property.



*Aerial view of Jehossee, US Coast Survey 1856-1857*



*Jehossee's distinctive double oak alley.  
Image by PSC Staff, 2018.*



*Rear of slave dwelling on Jehossee, ca. 1910.  
(Image courtesy of Lindsay Oswald, published  
by the Chicora Foundation, 2002.)*

# CO-STEWARDS OF CHARLESTON'S ARCHITECTURAL HERITAGE

*by Erin Minnigan*

In Charleston, we all share the responsibility to protect our architectural heritage. Easements are an effective tool for the long-term preservation of historic properties, safeguarding significant features and essential character. Most simply, an easement is a legal agreement in which a property owner formally conveys the preservation authority of the property to a qualified organization like the Preservation Society of Charleston.

The Preservation Society's easement program was launched in the late 1970s when it acquired protection over the 18th century building at 2 Unity Alley, currently occupied by McCrady's Tavern. Since then, the PSC has worked with property owners to ensure the preservation of some of the City's most notable buildings, including the Miles Brewton House at 27 King Street and the Calhoun Mansion at 16 Meeting Street.

The goal of our easement program is to create a **co-steward relationship** between the property owner

and the Preservation Society. The Society works closely with the owner to establish an agreement that is uniquely designed to reflect both parties' vision for the future of the property. In addition to the preservation benefits, there is a fiscal incentive to participating in the easement program in the form of a charitable tax deduction to the owner. If certified as a historic structure, the donor may claim the appraised value of the easement as an income or estate tax deduction.

The easement agreement outlines which features or materials must be preserved in place, and how the building may be used or altered going forward. Though the owner does concede certain architectural controls, **buildings are meant to be lived in and enjoyed by the owner.** PSC Staff works closely with the owners of easement properties and conducts annual inspections to ensure the building receives appropriate treatment and maintenance.

*(continued on page 12)*

*Easements bring property owners and the PSC together as partners in preservation*



*Photo by Justin Falk Photography*

*The PSC holds an exterior easement on the Miles Brewton House.*



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# EASEMENTS

(continued from page 10)

## Spotlight on a New Easement

The most recent property to join the Preservation Society's easement program is 128 Tradd Street, owned by Dr. and Mrs. Telfair Parker. The home has been in the family since 1841. The original portion of the building was constructed circa 1765 by the most prominent builder in Charleston at the time, Humphrey Sommers. Using his resources, Sommers utilized work from the City's best craftsmen to produce elaborate carved wood details, including Rococo-style interior trim, paneling, and mantels, as well as pedimented window surrounds and modillioned cornices on the exterior. Many of these original details are still intact, and the easement will guarantee their protection throughout the entirety of the building. The Society is grateful to have found excellent stewards in the Parkers and to have secured protection over one of Charleston's architectural treasures.

The core intention of preservation easements is to create a mutually beneficial experience for all involved. The property owner benefits through tax deductions and the knowledge that their property is permanently protected; the PSC benefits by assuming a direct role in the preservation of the built environment; and the community benefits from the safeguarding of our architectural heritage that contributes to the character and authenticity of Charleston.

If you are interested in being a co-steward of Charleston's architectural heritage, learn more about our easement program by contacting Erin Minnigan, Director of Historic Preservation, at 843.722.4630 ex. 25 or [eminnigan@preservationsociety.org](mailto:eminnigan@preservationsociety.org).



*“Hopie and I are so pleased to know that through the Preservation Society easement our family home will be preserved and protected in the years to come. We are proud that we have taken this step. We know too well how Charleston is changing and are now very confident the property is safe with the Society.”*

*— Dr. Telfair Parker*



128 Tradd Street, ca.1965.

Image provided by the Preservation Society of Charleston.





*Let us custom design a Charleston tour for you and your group.*

*Photo by Demi Ward*

## CURATED TOURS

The Preservation Society aims for the highest quality educational experience while still being mindful of the impacts that tourism has on the very resources we aim to protect. The Society now proudly offers smaller and more private curated tours with access to the finest private houses and gardens in Charleston.

Tours are customizable, aimed at meeting the specific needs and interest of you and your guests. The tours will be led by licensed certified guides and professionals with a deep knowledge of Lowcountry culture, history, architecture and horticulture. Guests will often get the opportunity to meet the homeowners and wonderful stewards who call Charleston home.

Tours can be arranged for half-day, full-day or multi-day, and pricing is based on level of customization.

For more information on the Preservation Society's Curated Tours, please contact Hannah Blatt at [preserve@preservationsociety.org](mailto:preserve@preservationsociety.org) or 843.722.4630.

*Photos by Catherine Ann Photography*



# MARYVILLE/ ASHLEYVILLE TODAY

by Donna Jacobs  
West Ashley Historian

Charleston and the people who call it home are renowned for addressing complex issues of historic preservation with creative solutions. During the “Plan West Ashley” process, there was a recurring theme that whatever is done to revitalize West Ashley it should be done in a way that respects the identity, flavor and history of West Ashley. After all, the first settlers landed west of the Charleston peninsula along the banks of the Ashley River in 1670. One of the many historic West Ashley gems is the community – that was once a town – of Maryville/Ashleyville. It could be effectively defended that this community is not only precious but also unique in our local, state and possibly our nation’s history.

Today a spotlight is focused at Maryville/Ashleyville. It sits on beautiful land along the banks of the Ashley River. It is conveniently located. Developers have already purchased a large tract of land on 5th Avenue that was once owned by Ernest King, a prominent farmer in the history of St Andrew’s Parish. This land is appointed with a spectacular allee of oaks and a view to Charles Towne Landing. A beautiful new City park is being developed along the River. The Maryville Bikeway runs through the community and terminates at Higgins Pier. So many beautiful assets accentuate Maryville/Ashleyville. The residents would love to share these with the larger area and yet keep their historic feel and strong sense of community. How best to do this? Let’s round up those creative minds and figure it out for Maryville/Ashleyville.

# MARYVILLE/ASHLEYVILLE: A VISION OF TWO WOMEN

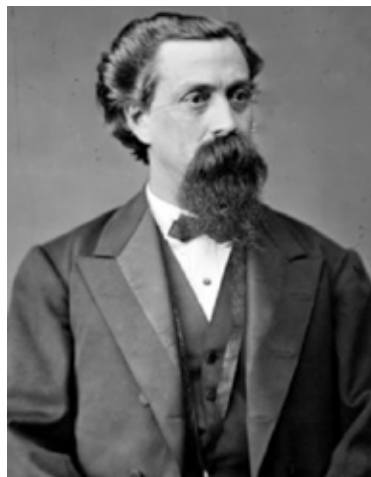
by Diane Hamilton  
President of the Maryville/Ashleyville  
Neighborhood Association

How did my neighborhood, Maryville/Ashleyville, look prior to the construction of St. Andrews Boulevard?

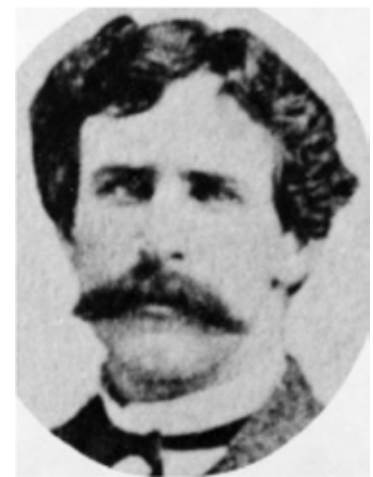
The result of this question was the discovery that I live in an historic neighborhood, formerly the Town of Maryville, a community created out of the former Hillsboro Plantation. Many famous persons owned property, lived, or were born here. This land was inherited by Mary Richardson Moses Bowen in 1880 upon the death of her husband, Christopher Columbus Bowen, the notorious Sheriff in Charleston. Mary was just eighteen when she became his second wife and her father was Franklin J. Moses, Jr., Governor of South Carolina from 1872 to 1874.

The second Proprietary Governor, Joseph West, lived on the land, originally the “experimental plantation” for the Carolina Colony. (Lucia H. Jaycocks, Historic Site Coordinator for Charles Towne Landing, wrote on February 23, 1973 in The Lords Proprietors Plantation and Palisaded Dwelling Compound 1670-1675, that “...the probable site of the palisaded compound appears to be at what is generally the high point of land at Maryville...” Today, from this spot Charles Towne Landing is a short distance away, and, looking across the Ashley River, The Citadel is visible.

This was home for Dr. Ernest Everett Just, son of Mary Matthews Just, until at age thirteen he enrolled at The Colored Normal, Industrial,



Christopher Columbus Bowen,  
Sheriff of Charleston, 1872. Mary  
Richardson Moses married Christopher  
at age 18 to become his second wife.



Franklin J. Moses, Jr. was the Governor  
of South Carolina 1872-1874.  
Franklin was the father of Mary  
Richardson Moses.





*Mary Richardson Moses Bowen Taft provided the land.  
Mary Matthews Just provided the leadership and the soul!*

PLAT--  
-05-  
-MARYVILLE-  
-CHARLESTON CO-  
-SEC. 12 AND 3-  
1/4" MEASURING SCALE

Historic Plat of Maryville

Agricultural & Mechanical College in Orangeburg, SC. Today it is known as South Carolina State University. He completed his course of study in 1899 receiving the degree of "Licentiate of Instruction," a professional degree for teachers. At age 16 Ernest began his teaching career in the Black Public schools of South Carolina. Dr. Just, who is also one of the Founders of Omega Psi Phi Fraternity, graduated magna cum laude from Dartmouth College with a degree in zoology, and special honors in botany, history and sociology. He received his PhD in experimental embryology from The University of Chicago in 1916. He taught at Howard University in Washington, DC and performed "most of his research at Woods Hole on Cape Cod, where he focused primarily on the process of fertilization in marine invertebrates." During the 1930's Dr. Just conducted research in Europe.

I started this journey by conducting oral interviews of persons between the ages of 85 and 99 such as Mrs. Victoria "Tiny" Stewart, Mrs. Margaret "Julie" Richardson, Mr. Nathan Bennett, Mr. Louis Waring, Jr., Mr. Robert Louis Gamble, Sr., Mrs. Lavana Grant, and Mrs. Georgette Bennett.

The Avery Research Center at the College of Charleston

provided a valuable thesis, "Maryville, South Carolina: An All-Black Town and its White Neighbors" by Allen Carrington Hutcheson. This document was presented at Harvard College in Cambridge, Massachusetts on November 20, 1995. In addition, the Research Center provided background on Thomas Tobias Carr, the last Mayor of the Town of Maryville. Articles from the Charleston News and Courier from 1880s to 1930s presented a look into the daily lives of citizens such the sale of lots which led to home ownership in the African American community, a fire at Frederick Deming Industrial School, and references to Mary Richardson Bowen Taft, the woman who divided her inheritance, Hillsboro Plantation, into lots of 50 feet by 100 feet. These lots were sold primarily to African Americans for \$25 per lot. The Charleston News and Courier on June 1st, 6th, and 10th of 1886 shows advertisements in the classified section "Village of Maryville: some of the choicest lots at Maryville remain unsold; also a few on Ashley on the river."

To secure one of these parcels, the cost was \$5 down and \$5 per year for four years. The Register of Deeds offices in Charleston and Berkeley Counties show the economic and social levels of persons in the community. Issac Bright

(continued on page 16)

# A VISION OF TWO WOMEN

(continued from page 15)

purchased three lots from Mary R. Taft for \$50. So, there were some differences in pricing. Mary Matthews Just leased land to Charlotte Green in 1892. Ms. Green could not write but signed the documents with an “x”.

As I continued to search for an answer to my initial question, another inquiry presented itself. Why was Mary Richardson Moses Bowen Taft so determined to sell her land to African Americans? It was my trip to the South Carolina Archives that gave me some insight along with my knowledge as a retired history teacher. Land ownership for the freedmen was discussed before and after Reconstruction. Many African Americans were serving in the General Assembly, such as Richard H. Cain, and Robert B. Elliot. Robert Smalls from Beaufort and Joseph Rainey were in the United States House of Representatives. Senator Hiram Revels and Senator Blanche Bruce, both from Mississippi, served in the United States Senate. Mary's father Franklin J. Moses, Jr., while Speaker of the South Carolina House, organized a statewide militia which was made up mostly of freedmen and headed by white officers. As a trustee for the University of South Carolina in 1869 he supported integration of the state university, and also funded old age pensions. His belief that “give him land, give him houses...better citizens” may have impacted his daughter.

Now, let us look at the other woman, Mary Matthews Just, who helped to create my community by her involvement and leadership in economic, political, social matters. An Associate Professor of History at Massachusetts Institute of Technology, Kenneth Manning, in his book *Black Apollo of Science: The Life of Ernest Everett Just*, provided detailed information. Being an individual with great business abilities, she purchased property on Calhoun Street and in Maryville. In order to better support her family, Mary became one of the few women to work the very hard job of mining phosphate. Agriculture work paid \$2-\$3 dollars per week whereas mining paid \$1.75-\$2.00 per day. Divers could earn as much as \$18.00 per week. Mary Matthews Just helped to create jobs by encouraging the men of the community to use moss fiber to fill mattresses.

Placing great emphasis on education, Mary Matthews Just believed that there should be a school in the community. The result of her efforts, which included selling some of her own land for the construction of a school, was Frederick Deming, Jr. Industrial School. It became one of the first Industrial schools for African Americans in the state. Deming Playground now occupies this site. She taught some of the technical classes and on Sundays conducted religious services as a lay leader.

Because of her dedication to the community and activism, Mary Matthews Just was influential in establishing the Town of Maryville in 1886. She showed us what community involvement looks like. Some persons promote the idea that the area was named for Mary in gratitude.



Middleton Grant, Sr., Mayor of the Town of Maryville.  
(Image courtesy of Marsha Higgins, Grant's granddaughter.)



Village Grocery at the corner of 5th Avenue and Main Street. This local grocery store was operated by Middleton Grant, Sr. and his wife, Carrie Bell Grant.  
(image by Diane Hamilton.)



Mary Mathews Just and Charles Fraser Just, ca. 1882.  
(Image courtesy of Kenneth R. Manning. Available in *Black Apollo of Science, The Life of Ernest Everett Just*, Oxford University Press, 1983.)



Thomas Tobias Carr (center), the last Mayor of Maryville, 1936. (Image courtesy of the Avery Research Center and the Carr Family.)



The News and Courier was very helpful in reporting on some of the annual elections of the intendant/mayor. Issac Bright may have been the first Mayor. The Register of Deeds office in Moncks Corner has documents that prove Issac Bright bought land from Mary Taft. Mr. Middleton Grant, Sr., the owner of a store, Victory Grocery, and a deacon in Springfield Baptist Church, served as mayor. His wife was Mrs. Carrie Bell Grant. Mr. Louis Waring, Jr., former City of Charleston Councilman and long time community worker, described his demeanor, attire, and mannerisms. In addition, Robert B. Moultrie, Edward Ferguson, and Mr. Jaudon served in this capacity. Thomas Tobias Carr was the last mayor whose term ended when the SC General Assembly revoked the Town's Charter on May 21, 1936. His wife, Mamie Carr, was the mid-wife and one of their sons, John W. Carr, Sr., became the first principal of Wallace Consolidated School.

William "Bill" Wigfall, Eugene Davis, Sr., Theodore "Rosy" Ancrum, and Levi Synpe, referred to as chief, served on the police force. The police station was housed in a two story building a short distance from Deming School.

To answer my initial question, how did my neighborhood look prior to the construction of St. Andrews Boulevard which physically divided our community? The answer is there were homes on what is now St. Andrews Boulevard and more land for Emanuel AME Church. People were trying to provide improved quality of life for themselves and their descendants. Building a community takes teamwork.

It was very enlightening to see the role women played in public life shortly after Reconstruction. The strengths, actions, and determination of Mary Richardson Moses Bowen Taft and Mary Matthews Just, one white and one African American, tell the story of what one person can do to ignite a community and impact the future.

Thank you to all who laid the foundation for my historic neighborhood!

**Diane Hamilton** is a retired educator and lifelong resident of Maryville/Ashleyville. Her goal is to make the history of the Town of Maryville known to present and future generations while expanding our knowledge of the history of Charleston. **Donna Jacobs** served on the West Ashley Revitalization Committee during the development of Plan West Ashley and is the author of "Byrnes Downs" and "West Ashley" part of the Image of America series published by Arcadia Publishing. Donna loves to listen and learn while continuing to research the modern history of St. Andrew's Parish, West Ashley.

Personal memorabilia of Diane's connection to the Maryville/Ashleyville community—the place that she calls home.



Clockwise from left: (1) An historic receipt for Ezekiel Hamilton, Diane's father. \$2.50, paid May 15, 1926. (2) Frederick Deming, Jr. Industrial School for Blacks, which closed around 1954 when Wallace Consolidated School opened. (3) An historic receipt for Queen Hamilton, Diane's mother. \$1.00, paid July 23, 1921. (4) Image of Diane's father, Benjamin Ezekiel Hamilton. All images Provided by Diane Hamilton.



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*Justin Falk Photography*

## TAILORING OUR ADVOCACY, PROJECT BY PROJECT

*by Erin Minnigan and Anna-Catherine Carroll*

With an array of challenges and pressures impacting Charleston's built environment, effective advocacy is not advanced through a one-size-fits-all tactic. This is why the PSC Staff dedicates time to review every item on every agenda, in order to effectively monitor and speak to the projects shaping our City. In tailoring our approach, we meet regularly with project teams and property owners; engage in conversations with City staff, elected officials and appointed review board members; reach out to neighborhood groups and community members; and consistently speak up in defense of good public process. We are steadfast in our commitment to promoting neighborhood character, contextual design, and quality of life. This often means we are fighting for small victories, but we believe that the collective details matter and ultimately are what make Charleston so special.

The following is an overview of some of this year's priority issues illustrating our project by project advocacy approach. In every instance, the engagement and support of our membership has been critical, and our advocacy efforts are ongoing.

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

# TAILORING OUR ADVOCA



**40 LINE PHASE II**



**838-850 MORRISON DRIVE**

**OVERVIEW**

**STATUS**

**ADVOCACY APPROACH**

Phase two of the 40 Line Street project is currently under the review of the Board of Architectural Review - Large (BAR-L) including the construction of three buildings at 47, 48 and 52 Line Street. The proposed development is primarily residential with ground floor retail use. The two buildings on the north side of Line Street were initially proposed with a requested 9th story for architectural merit and context, while the building on the south side of Line was proposed at 5 stories to better relate to adjacent, historic context.

The PSC is actively working with the developers of a major housing and office project slated for the Upper Peninsula (UP) District at 838-850 Morrison Drive. The Zoning Ordinance allows height and density bonuses in the UP District through incentives to promote affordable housing, a mix of uses, active ground floors, quality public space, sustainability, innovative stormwater management, and public transit. Both sites are seeking to take advantage of the incentives for additional height and density.

In November 2018, both the proposed 5-story building at 47 Line, and the 9-story building at 48 Line received conceptual approval. Conversely, the Board denied the requested additional floor at 52 Line Street. It was determined that the more formal design of 48 Line justifies the proposed building as the centerpiece of the site. Thus, an adjacent 9-story building would compete and diminish the presence of 48 Line. This is a landmark decision in its consideration of architectural merit and context as prerequisites for additional height.

In January of this year, the housing site received conceptual approval, while the office building was initially denied for mass, scale and architectural direction. With direction to take the design back to the drawing board, the project team brought in new architects and completely re-designed the project, gaining conceptual approval from the BAR-L in March. Both projects will move forward to the preliminary review phase this Spring.

**The PSC consistently advocates for compatible and contextual new construction. This means demanding a high standard for justification of additional height, and holding the line against inappropriate requests.**

In addition, the PSC has been actively working with City Staff on ordinance revisions to strengthen the standard for additional height requests. A top priority is ensuring that new buildings respect the historic context and are designed to the highest standard.

New construction in the Upper Peninsula is uncharted territory that will take on a character of its own in coming years. The PSC continues to work with both design teams toward improvement of public space, connectivity to wetlands, as well as contextual scale and materials. In all areas of the public process, **the PSC is a strong advocate for tangible community benefits in return for height and density bonuses, including affordability, good urbanism, and high-quality design.**



# CY, PROJECT BY PROJECT

(continued from page 19)



## 270 KING STREET

Designed by noted architect John Henry Devereux and constructed in 1871, the Tudor Gothic Revival styled Masonic Temple Building was one of Charleston’s most iconic commercial buildings before it was defaced in the early 20th century. In recent decades, the building has faced challenges with parking and ownership, leading to persistent vacancy of the upper floors.

Fortunately, plans for restoration of the building are progressing. In January, the BZA-Z approved a request to allow 12 residential units without required parking. The BAR-L followed suit and approved exterior improvements, notably a proposal to reopen the upper floor windows to their original size. Once restored, the Masonic Temple will be one of the most distinctive buildings on King Street.



## 431 MEETING STREET

In 2005, the City sold the site at the corner of Meeting and Woolfe Streets to the Charleston School of Law for the purpose of keeping the educational institution downtown. The recent sale of the site, which is in the Accommodations Overlay Zone (AOZ), effectively ensures its development as a hotel.

In a disappointing move, the BZA-Z approved a 252-room hotel for this site in February. Though the board agreed an overconcentration of hotels is negative for Charleston, they felt they had no ability to deny the request under the current ordinance. The project will require approval from the BAR, but has not yet been submitted for that review.

The PSC was the only advocate to stand before the Board in opposition, citing the proposal’s inability to meet the intent of the accommodations ordinance. This project will not contribute to diversity of development patterns in this area nor will it offer benefit to the community, yet an additional 202 rooms were approved. **The PSC will continue to challenge the proliferation of hotels in the City, and advocate for a stronger ordinance that clarifies the requirements of the accommodations test, establishes limits on hotel rooms, and ensures community benefit through quality amenities and public spaces.**



## 48 SMITH STREET

In the summer of 2017, the prominent 19th century single house at 48 Smith suffered a significant fire with detrimental consequences to its structural and architectural integrity. The owner requested approval for full demolition, but was denied by the BAR-S, with the hope that part of the building can be saved and reincorporated into reconstruction.

The owner obtained the services of Bennett Preservation Engineering to develop a plan for stabilization. Bennett found only the front façade and a portion of the north wall could be retained in place. In February, the BAR-S accepted the engineer’s report and approved partial demolition. However, the house remains in limbo, as sourcing the finances needed to take on the massive project is an obstacle.

While the Preservation Society continues to support salvaging as much of the building as possible, the focus has shifted to finding a creative solution to ensure the property is redeveloped in a timely manner. The PSC has been working with the owner since last spring and partnered with stakeholders, including Historic Charleston Foundation, to find the best solution for the house and the neighborhood. **The PSC strives to serve as a resource for finding mutually beneficial solutions for historic buildings, property owners, and the community.**



## THE 65<sup>TH</sup> CAROLOPOLIS AWARDS

This January, the Preservation Society of Charleston continued its time-honored tradition of celebrating the best in preservation at the 65th Carolopolis Award ceremony. This year's program highlighted thirteen projects exemplifying exceptional efforts in preservation, rehabilitation, restoration and new construction throughout the Charleston area, from the peninsula, to the Ashley River Historic District, to Sullivan's Island.

In a period of intense growth and development, this year's award-winning projects serve as an encouraging reminder that the fight to protect Charleston's historic resources and sense of place is steadily advancing, and not just downtown. For nearly a century, Charleston has led the nation in best historic preservation practice, and today that legacy continues with more diversity in approach and location than ever before. Project by project, Charleston's invaluable architectural heritage

is safeguarded by the advocates, property owners, and design teams who contribute to one of the strongest public review processes in the country. The Preservation Society is proud to stand up for Charleston every day. While there is always work to be done, there is so much to celebrate.

The Preservation Society thanks this year's outstanding project teams for choosing to go the extra mile to honor the authenticity that sets Charleston apart. Strengthened by careful research, attention to detail, and sensitive design, each award-winning project represents an enduring contribution to Charleston's historic built environment. The following project narratives highlight this year's award-winning projects, including seven exterior awards, two awards for new construction, and four Pro Merito awards for continued preservation excellence.

*Photos by Justin Falk Photography*



*The 65<sup>th</sup> Carolopolis Award recipients gather at the reception presented by Belmond Charleston Place and Carriage Properties.*





*Denny O'Brien, Board Chair Betsy Cahill, and Margaret Hawk O'Brien enjoy the reception following the Carolopolis Awards.*



*Lindsay Nevin of Flyway Construction with owners Judith and Julia Aidoo-Saltus celebrate their restoration of 94 Bogard Street.*

An advertisement for Moonlighting Landscape Lighting Systems. The top features the company logo, which includes a palm tree inside a lightbulb shape, with the text 'moonlighting' and 'LANDSCAPE LIGHTING SYSTEMS'. Below the logo, the text reads 'MOONLIGHTING Creates Interest As The Day Transcends Into Night'. The background is a photograph of a garden path at night, illuminated by various landscape lights. At the bottom, the website 'www.MoonlightingLLS.com' and phone number '843.853.3221' are displayed.



*The audience applauds as Robert Gurley is recognized for his 25 years of exemplary service to the PSC and Charleston.*



*Laura Worrell, Katie and Lyles Geer, and Matt O'Hara of Solid Renovations accept the Carolopolis Award for exemplary exterior restoration for 153 Moultrie Street.*





## 1 LEGARE STREET

Owner: Elizabeth Heck

Architect: Dufford Young Architects

Contractor: Edgewood Builders

(Pro Merito)

The two-and-one-half story weatherboard-clad single house at 1 Legare Street was constructed in the 1760s on a nearby lot and moved to its present location in 1873. Named for original owner and Revolutionary naval hero, the **Edward Blake House** was awarded a Carolopolis Award for exterior restoration in 1970.

This 2016-2018 rehabilitation project included partial restoration of the nineteenth-century piazza through reversal of a first floor piazza enclosure, removal of aluminum storm windows, and preservation or in-kind replacement of all historic sashes. Additionally, original first floor openings were restored and the south-facing, oversized triple shed dormer was returned to two original dormers with a modified center dormer.





# 1 MEETING STREET

Owner: Frederike Hecht  
Architect: Bill Huey and Associates  
Contractor: NBM Construction  
(Pro Merito)



BEFORE



One of the largest side-hall plan houses in Charleston, the three-story masonry residence named for original owner George Robertson was constructed in 1846 and altered extensively in the 1870s-1880s. In 1970, the **George Robertson House** was awarded a Carolopolis Award for exterior restoration.

Through this recent rehabilitation project, severely deteriorated brownstone sills and headers were repaired, non-historic cast stone members were replaced with historically accurate brownstone, an exterior metal staircase was removed from the west elevation, and mortar analysis was conducted to inform extensive repointing of exterior masonry.

AFTER





## 30 STATE STREET

Owner: Swamp Fox Properties LLC

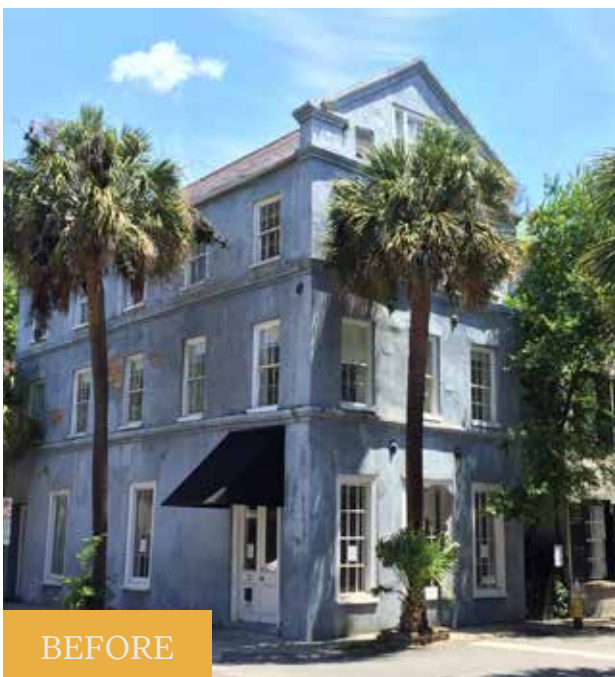
Architect: LFA Architecture

Contractor: Tupper Builders  
(Exterior)

The **Wagner-Trott Building** at 30 State Street was constructed in 1866 for merchant Theodore D. Wagner in the Renaissance Revival style. For much of its history, the building's first floor was operated by German, Irish and Greek immigrants as a tavern, and served as a "blind tiger" during Prohibition. In the 1930s, the Wagner-Trott building housed the Queen Street Lunchroom, a café dedicated to serving Charleston's segregated African-American community.

The Preservation Society of Charleston placed an historic marker on the property in early 2018.

At the beginning of the 2016-2018 restoration, severe moisture intrusion and termite damage were evidenced by spalling stucco and extensive wood rot that threatened the building's structural integrity. With the goal of addressing all deficiencies without altering the building's historic appearance, this project consisted of extensive stucco removal and repointing, the replacement of nearly 4,000 deteriorated bricks, significant reinforcement of load-bearing masonry walls, and the restoration of original arches discovered above first floor openings.



BEFORE



AFTER





## 32 SOUTH BATTERY

Owner: Jim and Augustine Smith  
Architect: Glenn Keyes Architects  
Contractor: Rhode Construction  
(Pro Merito)

Widely recognized for its prominent octagonal cupola, the three-and-one-half story post-Revolutionary house at 32 South Battery was constructed circa 1782 for namesake Colonel John Ashe. The **Colonel John Ashe House** was awarded an exterior Carolopolis Award in 1989.

The purpose of this project was to reconstruct the third tier of the front-facing piazza to reflect the house's historic configuration. Through investigative research, nineteenth and early twentieth century photographs revealed a full three-story piazza that was reduced to two-stories in the 1930s. Documentation informed the design of the new balustrade, columns, cornice and paneled parapet, resulting in the accurate restoration of the house's historic appearance.

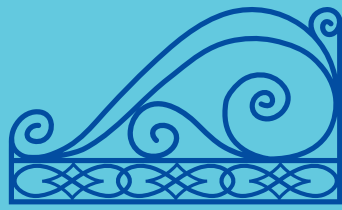


BEFORE



AFTER





# CHARLESTON HERITAGE SYMPOSIUM

The Sixth Annual Charleston Heritage Symposium (CHS) was an outstanding success, thanks to the extensive organization and hard work of its all-volunteer Board. CHS welcomed a sell-out crowd from 16 different states at the Old Federal Courtroom of the Confederate Home.

Speakers presented a wealth of engaging topics which explored fascinating new research on global trade of the 17th and 18th centuries, the economic driver that built historic Charleston. Guests enjoyed lovely spring weather, beautiful gardens, gracious receptions, and great conversation.

CHS is pleased to announce that the Seventh Annual Symposium will be held March 13-15, 2020 when, as part of the Preservation Society's Centennial Celebration, we will focus on the Charleston Renaissance, a very interesting period in Charleston's history. Ticket sales will begin in November of 2019.

*photos by Justin Falk Photography*





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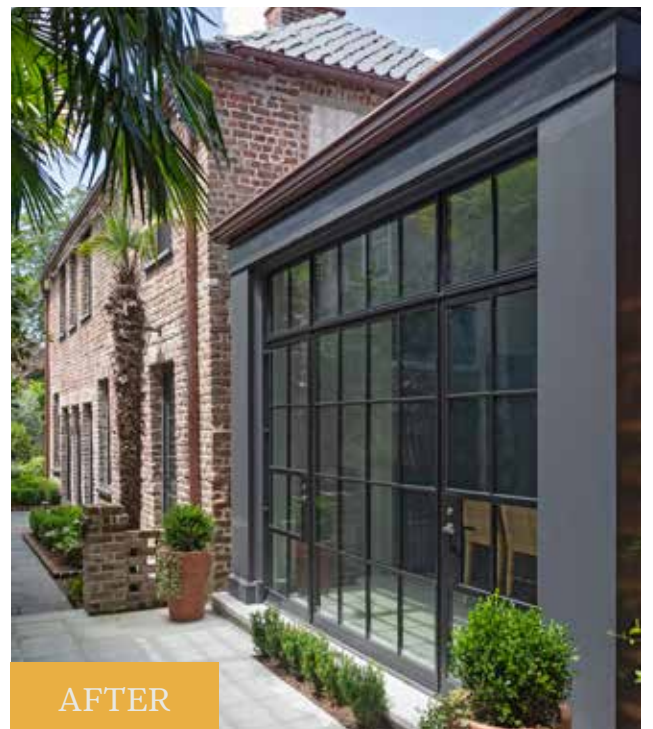


## 55 EAST BAY

Owner: Liz and Will Fort  
Architect: Dufford Young Architects  
Contractor: Artis Construction  
(Pro Merito)

The **Jonathan Simpson House** at 55 East Bay Street and the original brick kitchen building to the rear were constructed in the early 1780s for British shipping merchant Jonathan Simpson. The kitchen house was renovated as a separate residence in the mid-twentieth century, and in 1965, the main house at 55 East Bay was awarded an exterior Carolopolis Award.

As part of this rehabilitation project, a condominium regime subdividing the main house and kitchen house into separate dwelling units was abandoned and the property was returned to a single-family residence. A 1980s stucco over frame kitchen addition at the rear of the main house was removed and a one-story glazed hyphen with copper cladding was introduced between the main house and the dependency. Three original openings on the south wall of the kitchen house were restored and new mahogany windows and doors replaced non-historic units.





## 94 BOGARD STREET

Owner: Judith Aidoo-Saltus

Designer: New World Byzantine, Andrew Gould

Contractor: Flyway  
(Exterior)



The two-story Victorian wood-frame house at 94 Bogard Street was constructed circa 1890. Prior to its recent rehabilitation, 94 Bogard Street stood vacant for thirty years resulting in severe deterioration of all wood siding, trim and framing that necessitated considerable leveling and stabilization.

Rehabilitation work included the removal of a structurally unsound 1960s addition, the shoring up of historic roof framing, and the replacement of a failing roof with a new hand-crimped metal roof. Severely deteriorated wood siding and windows were preserved where salvageable or replaced in-kind, and the trim profile of failing porch members were measured carefully to allow reconstruction following the original design. Differentiated with square columns rather than round, a new rear porch was added that draws from the design of the front porch.





## 153 MOULTRIE STREET

Owner: Lyles and Katie Geer

Architect: The Middleton Group, Laura Middleton and Rhett Morgan

Contractor: Solid Renovations, Matt O'Hara

(Exterior)

Built in 1922, the two-and-one-half-story house at 153 Moultrie Street is a variant of a typical, early twentieth century Hampton Park Terrace house type referred to as “Lateral-gable.” Recalling Prairie style architecture with its wide overhanging eaves, and large square porch supports, 153 Moultrie Street was built by F.J.H. Haesloop who is credited with constructing more than a dozen houses in Hampton Park Terrace in the 1910s and 1920s.

While outside of the BAR’s purview, the current property owner chose to renovate within the framework established by the Secretary of the Interior’s Standards for Rehabilitation, earning the State Historic Rehabilitation Tax Credit. The scope of work included the removal of a non-historic rear addition and metal fire stair, restoration of original openings, reopening of a glass porch enclosure, and repairs of exterior masonry and cast stone detail.



BEFORE



AFTER



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## 161 RUTLEDGE AVENUE

Owner: Chuck Kronenwetter

Architect: Glick/Boehm & Associates, James (Billy) Bishop  
(Exterior)

The two-story wood frame mixed-use building at the corner of Rutledge Avenue and Doughty Street dates to 1845 and stood vacant for years prior to its recent rehabilitation. By the time work began, major structural stabilization and repair was necessary.

Exterior rehabilitation included the preservation or in-kind replacement of historic lap siding intact beneath the twentieth century faux stone stucco façade, reconstruction of the failing south elevation, reinforcement of the existing roof system with traditional mortise and tenon construction, and replacement of period incorrect one-over-one windows with six-over-six putty glazed wood windows.





## 163-165 LINE STREET

Owner: Lindsay Nevin  
Designer: New World Byzantine, Andrew Gould  
Contractor: Flyway  
(New Construction)



Constructed in 2017, 163 and 165 Line Street are designed to respond simultaneously to challenging site conditions created by the Septima P. Clark Parkway, and the unique architectural vocabulary of the surrounding Cannonborough-Elliottborough and Westside neighborhoods. This small-scale infill was intended to recall the style and form of the many houses lost to the construction of the Crosstown in the mid-twentieth century. Designed to read as two-stories from the street, the two houses employ simple vernacular forms enriched by numerous traditional details like piazzas and ornate woodwork. While the interior courtyard provides the main entrance for both houses, a street-facing piazza screen at 165 Line Street reflects the typical streetscape pattern of Charleston's residential neighborhoods.







## 262 COMING STREET

Owner: James Trent  
Designer: New World Byzantine, Andrew Gould  
Contractor: Luxury Simplified  
(Exterior)

The two-story wood frame single house at 262 Coming Street was built in 1890, and was subject to a series of insensitive alterations and additions in the twentieth-century. As part of the recent rehabilitation project, 262 Coming Street was converted from a college rental duplex to a single family residence.

As part of the project, later vinyl siding was removed, intact historic siding beneath was preserved or replaced in-kind, and original two-over-two windows were preserved or restored. A portion of a second floor piazza enclosure was re-opened, structurally unsound, non-historic additions and egress stairs were demolished, and a new rear addition was constructed. Additionally, a timber frame screened porch was built by artisans from the American College of the Building Arts.





## 267 RUTLEDGE AVENUE

Owner: Lindsay Nevin

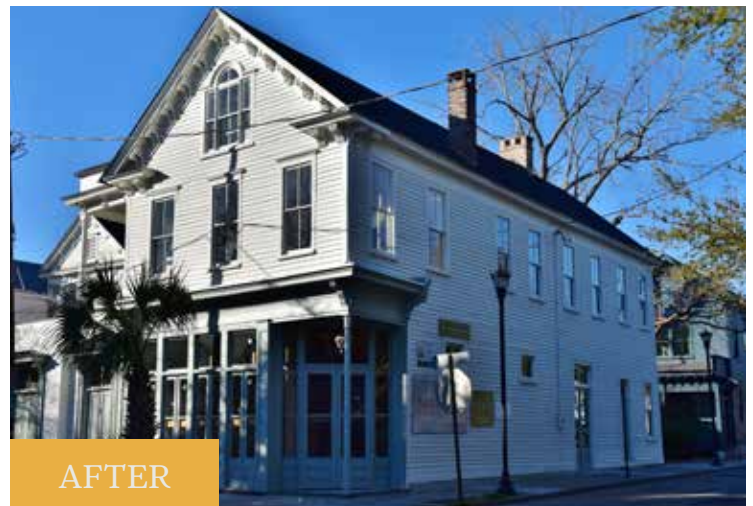
Designer: New World Byzantine, Andrew Gould

Contractor: Flyway  
(Exterior)



Originally built as John Meyer & Co. Grocery in 1901, the two-and-one-half story wood-frame corner building at 267 Rutledge features an ornate bracketed cornice and tripartite gable window. A one-story office addition was added to the south side of the building in the 1920s.

In the mid to late-twentieth century, the original glazed storefront was replaced by a brick and plywood façade, and years of unaddressed termite damage and rot resulted in severe damage. Project goals included restoring the altered storefront through careful investigation of the remaining woodwork, reframing and repairing the piazza to prevent future water intrusion, replacing failing window sashes in kind, and rebuilding the structurally unsound addition on a new foundation.







## DRAYTON HALL VISITOR CENTER AND EDUCATION PAVILION COMPLEX

Owner: Drayton Hall Preservation Trust

Architect: Glenn Keyes Architects

Contractor: Hood Construction

Landscape Architect: Wertimer + Cline Landscape Architects

Structural Engineer: 4SE, Fountain Timberworks  
(New Construction)



Opened to the public in early 2018, the Sally Reahard Visitor Amenity Center at Drayton Hall Plantation was thoughtfully designed to create a meaningful entry experience for visitors that compliments and respects the iconic historic landscape.

The new complex consists of two buildings flanking a central garden, each employing timber frame construction and drawing from a traditional material palette of wood, slate, stucco and glass. The primary building is classically proportioned with a five-bay plan mirroring that of the house, and features an open timber frame entry portico, a putty-colored stucco finish, and a slate roof. The education pavilion, closer to the eighteenth century plantation house, is the smaller of the two buildings and features a central timber frame breezeway. The new Visitor Amenity Center allows the exhibition of Drayton Hall's extensive collection of artifacts, enhanced opportunity for education, and the telling of this National Historic Landmark's significant story.





## QUARTERMASTER DOCK HOUSE

Owner: Manda and Steve Poletti

Architect: Steve Herlong and Bronwyn Lurkin, Herlong Architects

Contractor: Harper James Finucan (house), Cape Romain Contractors (dock)  
(Exterior)



Built by the U.S. government circa 1905, the Quartermaster Dock and Dock House were commissioned as part of the Fort Moultrie Support Facilities system in use between 1897 and 1947. The quartermaster who lived on-site in the Dock House was responsible for accepting deliveries of artillery and ammunition before transport to Fort Moultrie. Following the deactivation of Fort Moultrie, the Dock House stood vacant for many years. In 2007, the property was listed on the National Register of Historic Places, and was sold at auction five years later.

This significant project was undertaken to restore the property to its original condition while preserving as much historic material as possible. First, the Dock House was carefully lifted to replace its foundation with new concrete pilings, and over 2,000 square feet of non-original decking was removed to bring the dock back to its original dimensions with diagonally laid boards. Original Dutch lap siding was preserved or replaced in-kind, a non-historic asphalt shingle roof was replaced with period-appropriate cedar shake shingles, and new double-hung wood windows replaced all non-original units.





Photos by Justin Falk Photography

# THE FALL TOURS

## HOMES, HISTORY & ARCHITECTURE

### OCTOBER 3-27, 2019

The Fall Tours of Homes, History & Architecture allows you to experience one of America's most remarkable cities through the eyes of a local. Venture beyond the wrought iron gates and experience both the allure and seclusion of the Charleston gardens, piazzas and historic houses from various periods of our bountiful history.

Step inside some of the most stunning private homes and gardens and learn about Charleston's distinctive architecture and history through the **Traditional House and Garden Tours** offered Friday, Saturday, and Sunday.

**Morning Guided History Walks** will be offered multiple times a week, and will be led by Licensed City of Charleston guides Lee Ann Bain, Carol Ezell-Gilson, Sallie Avicé DuBuisson, and Mimi Whaley.

**Curated Garden Tours** will be offered each Thursday in October. This popular tour provides an intimate experience visiting some of the finest gardens on the Peninsula. Preservation Society Fall Tours Manager and horticulturist, Susan McLeod Epstein, will lead guests through gardens that are rarely open to visitors in Charleston.

**Photography Walkabout Tours** will be offered every Friday morning by Richard Spencer, who has studied the city and learned the best times to photograph the many architectural elements on the peninsula. Explore the Historic District while learning the best photography tips and tricks.

The Fall Tours are the Society's foremost annual fundraising project, and this event is made possible through the generosity of the homeowners and through the dedication of volunteers.

## VOLUNTEER FOR THE PRESERVATION SOCIETY

Volunteering for the Preservation Society builds social and professional contacts, while also becoming a part of an organization that is dedicated to recognizing, protecting, and advocating for the Lowcountry's historic places.

To become a volunteer or to learn more, please contact Hannah Blatt at 843.722.4630 or [preserve@preservationsociety.org](mailto:preserve@preservationsociety.org).

**THE FULL SCHEDULE OF EVENTS WILL BE  
PUBLISHED ON OUR WEBSITE ON JUNE 1, 2019.**



# SUSAN PRINGLE FROST CIRCLE RECEPTION



Members of the *Susan Pringle Frost Circle* gathered at the home of Bessie Hanahan on February 19. Mrs. Hanahan was extremely gracious to open her beautiful home for an hors d'oeuvres and cocktail reception.

*The Susan Pringle Frost Circle* is a giving society that recognizes friends who contribute **\$1,000 or more** during our fiscal year, which ends on June 30. These funds provide critical support to the Preservation Society's mission-focused advocacy and operations, and enable the PSC to fund projects and educational initiatives. The PSC celebrates and welcomes the members of this giving circle with an annual donor reception.

*If you would like to join the Susan Pringle Frost Circle or need more information, please contact Jane McCullough, Senior Development Officer, 843.722.4630, ext. 23 or you can join online at [www.preservationsociety.org](http://www.preservationsociety.org).*



We don't preserve historic places  
or educate the community.

But all the good YOU do is the whole reason we're here.

Blackbaud is proud to support the Preservation Society of Charleston during National Preservation Month.

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# MEMBERSHIP SPOTLIGHT



1. Wendy Dopp, Andy McKay, Jenny Sanford McKay, and Preston Wilson enjoy conversation at the Annual Meeting in November at the SC Society Hall.
2. Adrienne Jacobsen of Glenn Keyes Architects leads a group of PSC members through the 5 East Battery Hard Hat Tour last October.
3. Goz and Pat Segars and Matt and Brittany Lavelle-Tulla celebrate the Carolopolis win of the Wagner-Trott Building on State Street.
4. Bessie Hanahan and Carter Hudgins, Jr., Drayton Hall President and CEO, are all smiles at the 65<sup>th</sup> Carolopolis Awards.
5. Sonya O'Malley and Bartley Antine at the February Membership Meeting at the American Theater.
6. Members Evelyn Budiansky and Frank Verga enjoy their first Membership Meeting reception at the American Theater in February.





Photo by Justin Falk Photography

# MEMBERSHIP MATTERS

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

Since 1920, the Preservation Society of Charleston has represented the people of Charleston in its mission to serve as a strong advocacy leader for citizens concerned about preserving Charleston's distinctive character, quality of life, and diverse neighborhoods.

## Members Receive

Our signature publication, *Preservation Progress*

*E-Progress*, our monthly electronic newsletter

Invitations to quarterly Membership Meetings and Annual Meeting

Exclusive updates on urgent planning and preservation issues

10% discount in our Shop and on Fall Tours tickets

## Membership Levels

Student \$25

Individual \$50

Family \$75

Business \$250

Join today or renew your membership by visiting [www.preservationsociety.org](http://www.preservationsociety.org) or call Kaylee Dargan at 843.722.4630 ext. 21



Photo by Michael Parks Photography



Photo by Michael Parks Photography

# REMEMBERING AND THANKING CORNELIA CARRIER



Last year, the Preservation Society of Charleston was the beneficiary of a very generous gift from the Estate of the late Cornelia Bowling Carrier. Ms. Carrier had been a Society member for more than a decade.

Close friend, Dr. Jessica Hardesty Norris, shares a memory of Cornelia and her concern over flooding in Charleston. “Cornelia was a dear friend and my predecessor at Charleston Audubon. Shortly before she passed away, Cornelia wrote a letter to the Post and Courier suggesting that Mayor John Tecklenburg, the City Council and

the Planning Commission place a moratorium on all development of sea-level land until they have a plan in hand to protect those developments from tides that will inevitably rise year after year. She was a woman ahead of her time; having made the same warnings in New Orleans 30 years before Katrina.”

According to Executive Director, Kristopher King, “Ms. Carrier was clearly an advocate for conservation and preservation based on what I have heard and read about her. I wish I had known Ms. Carrier and her passion for our organization. We are extremely grateful for her foresight and for including the Preservation Society in her charitable estate plans.”



A charitable bequest is one of many ways you can support the Preservation Society of Charleston through your estate plans.

You can include language in your will or trust specifying a gift to be made to the Preservation Society of Charleston as part of your estate plan.

If you have established a bequest to benefit the Preservation Society or would like to learn more about how this works, please contact Jane McCullough, [jmccullough@preservationsociety.org](mailto:jmccullough@preservationsociety.org) or 843.722.4630, x23



## *Meet Jane McCullough, Senior Development Officer*

We are pleased to announce the recruitment of Jane McCullough to our Preservation Society of Charleston's advancement program. Jane has almost 35 years of fundraising and development experience. She joins us after having served as the Director of Development with the Medical University's Department of Medicine. We are absolutely thrilled to have Jane on our staff, and we hope you will help us welcome her in her new role with the Preservation Society.

If you would like more information on how you can become more involved with the Preservation Society, please contact Jane directly, [jmccullough@preservationsociety.org](mailto:jmccullough@preservationsociety.org), or 843.722.4630, x23.

*“I am so pleased and honored to be a part of the Preservation Society of Charleston and look forward to getting to know our many members, volunteers, and donors who care deeply about the future of Charleston.”*



# LOST CHARLESTON

by Anna-Catherine Carroll

The 1950s were tumultuous and uncertain years for historic preservation in Charleston. In the Preservation Society of Charleston's January 1957 edition of *Preservation Progress*, it was reported that "at least 38 significant buildings" were lost in Charleston's historic districts in a single decade. The PSC called for strengthened planning efforts to better protect Charleston's historic architecture and, in the same publication, pointed its membership to nine significant properties for sale and in potential danger.

At this time, Board of Architectural Review (BAR) purview over alterations and demolition did not yet extend beyond the originally designated Old and Historic District that protected 138 acres south of Broad Street and parts of the French Quarter neighborhood. As "slum clearance" and urban renewal emerged as key tenets of the national planning conversation in the mid-twentieth century, the economic viability of historic buildings was called into question. In parts of the city not yet protected by the City's Zoning Ordinance, vacancy was often a sufficient argument for demolition.

One of the nine properties the PSC flagged for public attention in early 1957 was the substantial Federal style William Johnston house at 173 Rutledge Avenue, outside of BAR purview and on the market. Built circa 1825 by prominent rice planter William Johnston, the two-and-one-half story Charleston double house was constructed above a raised brick basement with a south-facing two-tiered piazza. In a 1956 *News and Courier* feature, local author Isabella Gaud Leland compared 173 Rutledge to the Governor Thomas Bennett House at 69 Barre Street, the two dating to the same period of construction with very similar forms and detail.

Character defining features of the Johnston house were described as including hand-carved interior woodwork "impossible to duplicate today," and the curving marble entry steps with wrought-iron railing. Notably, a photograph of the prominent entrance was featured as the cover image of F.S. Lincoln's 1946 book, *Charleston Photographic Studies*.

In conclusion of the detailed architectural description of the William Johnston House, Leland noted that though well-built and in good repair, number 173 Rutledge faced "an uncertain future." Having been on the market for more than a year, the article emphasized the property's potential for adaptive use as "a magnificent house... with not only a real challenge, but a rare promise."

In the summer of 1957, 173 Rutledge finally sold to a local real estate developer, only to be subsequently declared incapable of providing adequate return on investment as a single building due to rehabilitation cost. "The hallways are tremendous, and the 14-foot ceilings on the first and second floors present an insurmountable problem," the buyer said. By October 1957, the building was razed to make way for two low-rise apartment buildings that occupy the site today. Under the provisions of the zoning ordinance at the time, the community stood unequipped to intervene.



*Preservation Society of Charleston, Preservation Progress, Vol. II, No. 5, November, 1957, p. 4*

*Top Photo: August 1957, Bottom Photo: October 1957*

In the years following, the Preservation Society advocated loudly and consistently for enhanced public education and comprehensive zoning revisions to prevent further destruction of Charleston's historic architectural landscape. The 1960s brought about the beginning of the Preservation Society's Historic Markers Program as well as expanded BAR purview, which has only continued to grow. In the sixty years since the loss of 173 Rutledge, appreciation for the many diverse parts of Charleston's historic districts, and a more informed public process have yielded better outcomes for historic preservation. With intensifying development pressure citywide, attention to implications of the City's Zoning Ordinance is more important than ever. Decade after decade, the PSC remains vigilant.

1. Preservation Society of Charleston, *Preservation Progress*, Vol. II, No. 1, January, 1957, p. 1-3. 2. Isabella Leland, "125-Year-Old House Retains Dignity and Grandeur of Past," *Charleston News and Courier*, December 9, 1956, p. 10-C. 3. Leland. 4. F.S. Lincoln, *Charleston Photographic Studies*, Corinthian Publications, Inc., New York, NY, 1946. 5. Leland.

*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

### **SPRING MEMBERSHIP MEETING**

April 24 at 6:00 PM | The Schoolhouse, 720 Magnolia Road, West Ashley

### **PRESERVATION MONTH HAPPY HOUR**

May 1 at 6:00 PM | Blind Tiger Pub, 36-38 Broad Street, Charleston

### **MEMBERSHIP APPRECIATION EVENT AT THE PRESERVATION SOCIETY SHOP**

May 4 | Preservation Society members receive 20% off at The Shop, 147 King Street, Charleston

### **ANNUAL PRESERVATION PICNIC**

May 11 at 12:00 PM | Sunnyside Plantation, Edisto Island

### **HARD HAT TOUR OF 288 KING STREET**

May 14 and May 15 at 6:00 PM | 288 King Street, Charleston

### **PRESERVATION PEDAL IN PARTNERSHIP WITH CHARLESTON MOVES**

May 19 at 1:00 PM | Charleston Cemeteries Historic District and Magnolia Cemetery, Charleston

### **HARD HAT TOUR OF THE OLD CITY JAIL**

May 23 at 6:00 PM | 21 Magazine Street, Charleston

### **PICCOLO: A JOURNEY ALONG CATFISH ROW, THE STORY OF PORGY AND BESS**

Various dates in May and June | More information at [www.preservationsociety.org](http://www.preservationsociety.org)

### **PICCOLO: ARCHITECTURAL ADVENTURES ALONG THE STREETS OF HISTORIC CHARLESTON**

Various dates in May and June | More information at [www.preservationsociety.org](http://www.preservationsociety.org)

### **THE 43<sup>RD</sup> ANNUAL FALL TOURS OF HOMES, HISTORY & ARCHITECTURE**

October 3-29 | Tickets go on sale June 1 at [www.preservationsociety.org](http://www.preservationsociety.org)