

PRESERVATION PROGRESS

SPRING 2020

PRESERVATION
ESTD SOCIETY 1920
of CHARLESTON

VOL. 64 NO. 1



FROM THE EXECUTIVE DIRECTOR

While the work of preservation is rooted in the past, today is more about the future.

As our community comes to terms with the uncertainty of the Coronavirus and the hard pause of activity throughout Charleston, our sympathies go out to those who are suffering. While we lament the impact of this crisis on the families and businesses that make up our community, the work of preservation must continue to look ahead. As we navigate our way out of this crisis, it is imperative that we develop a vision for a more resilient Charleston and a more sustainable approach in a changed world. This is the work of preservation.

The work of the Society has always been both preservation AND progress. The Jackson Street Cottages are a testament to this. One of the most significant and intact rows of Charleston cottages, for decades they stood as the poster children for demolition by neglect (an important issue we are still fighting). While they received a Carolopolis Award this year, their restoration was a decade in the making.

Today, these four historic cottages stand as a tangible example of the work of preservation. In 2011, we listed the properties on our Seven to Save list. We partnered with the Clemson/CofC Graduate Program in Historic Preservation to document the buildings, which led to their inclusion on the National Register of Historic Places. We lobbied locally and nationally for the tax credits that were utilized to make the project happen, and we worked with the developers to pave the way for the sale and renovation of the cottages.

The Jackson Street Cottages exemplify preservation in 2020. While the visual juxtaposition of the humble cottages against the backdrop of a modern apartment building is the most obvious example, there is more to take away. These cottages illustrate the possibilities of balancing preservation with growth and development. The PSC put as much care and focus into the design of the new apartment building as the renovation of the cottages. Preservation successes can be found in the details of nearly every new project and they are achieved through persistence, creativity, and strong partnerships.

Today, we find ourselves adapting. We are going virtual with Preservation Month and investing in our digital and social communications. While we may be operating in different locales and by different methods, we are as determined as ever to be strong advocates for Charleston's past, present, and future, and to provide our members up-to-date information on issues that will affect our city and our way of life.

This work is as important now as it has ever been. We believe that Charleston can find a better way forward in dealing with how we grow, how we manage tourism, and how we combat flooding and sea-level rise. Thanks to the tremendous and continued support of our members, the voice of preservation will be ready as Charleston emerges from the setbacks of today.

A handwritten signature in black ink, appearing to read "K.B. King". The signature is stylized and fluid.

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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ON THE COVER

A new student housing development rises above the historic 1-story Jackson Street Cottages rehabilitated in 2019.

Justin Falk Photography

A century ago, one determined woman rallied local support and fought so a single house could escape demolition.

The stand she took then inspired the creation of the first community-based preservation organization in the country. And, it inspired every stand we've ever taken for the citizens of Charleston – and everything we do today – from small design changes to complex urban planning – from advocacy and preservation to education, celebration, and community engagement.

Through decades of relentless work, we've discovered that the most effective way to ensure Charleston retains its culture, character, and humanity is to make mindful, rational, people-first decisions for our built environment – the place we call home.

While the challenges before us are always evolving, we are resolved to remain vigilant. Because what we love compels us to preserve and protect it. To tirelessly advocate for it. To love Charleston is to ensure that what was made by people and for people connects, thrives, and endures.

Standing Up For Charleston Since 1920.

ht

ition.



Susan Pringle Frost
Preservationist, Suffragist

THE CHAIRMAN'S CORNER

MEMBERSHIP MATTERS

by Elizabeth Kirkland Cahill, Board Chair

During the last several weeks, in which life as we knew it has been upended, I have come to a newfound appreciation for all the small encounters I used to have during a typical day: pausing during my daily walk to admire a baby or pet a dog, popping into my favorite women's clothing stores on my stroll up to the Preservation Society, chatting with gym friends, mingling with fellow parishioners on Sunday morning after church, running into someone I haven't seen for a while at the grocery store. Small and brief though these encounters are, woven together they create the particular fabric of my life, and I have felt their loss keenly. Martha the saleswoman, gym buddies like Michele, Glenn, and Peter, Ray and Cathy and Jose at church, Ginny or Matt at the Harris Teeter, even the unnamed baby or the anonymous dog — they are all part of my community.

In the same way, as we have had to take our Preservation Month events online, I am also missing the company of the community that we call the Preservation Society. For this, too, is a community woven of many individual strands. Our everyday encounters stretch from architects and developers to City planning staff and City Council members, to BAR and Planning Commission members — but especially to our legions of members. Those members are diverse in age and interests, walks of life and talents — but all of us are united in our support for the preservation movement and its role in creating vibrant, healthy, resident-focused communities.

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Early photograph of several members of the Society for the Preservation of Old Dwellings, now known as the Preservation Society of Charleston.





Diane Hamilton, Donna Jacobs, and Betsy Cahill at a membership meeting held at The School House in West Ashley



In 2019, the PSC led a community outreach meeting that addressed flooding, development, and more on Johns Island



Carolopolis winners Marc Eves and Cameron Glaws accept their award for the Jackson Street Cottages

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Membership Matters

From that first gathering on April 21, 1920, when 32 Charlestonians assembled to discuss what could be done to save the Manigault House, to our most recent membership meeting at Ashley Hall, when a crowd of more than 250 of us gathered to reflect with Stephanie Yuhl on the legacy of Sue Frost and her female compatriots, we have been an organization that is by, for, and about our members.

The activities and role of Preservation Society members has evolved over the years as the work of the Society has evolved. In the early days, the “Society for the Preservation of Old Dwellings,” our first institutional name, held card parties and afternoon teas to raise funds beyond the \$1.00 required dues. Those inaugural members supported the Society’s successful efforts to save the Manigault and Heyward-Washington houses. When dues doubled in 1956, members’ \$2.00 fees saved houses and churches across the peninsula while providing a strong voice against billboards, above ground wiring, and the destruction of such iconic landmarks as the Riviera Theater.

Over the decades, members have written letters to the newspapers, rallied in front of endangered warehouses, showed up at BAR, Planning Commission, and City Council meetings to voice opposition or support, made sandwiches and punch for the quarterly membership meetings, and provided additional financial support to enable the Society to grow stronger and more effective.

Today, PSC members fan out beyond the peninsula to Johns Island and Kiawah, to North Charleston and Mount Pleasant, to New York and Tennessee and California. While we no longer ask our members to make sandwiches for our meetings, your role as a constituent of the Preservation Society is more important than it has ever been. Not only do you show up in force at our member meetings, you inform us of projects and developments happening in your own neighborhoods, you engage with us on the important issues, you open and read our emails (we have an extraordinarily high open rate), and most important of all, YOU RESPOND.

Case in point: on March 24, we learned on only four hours notice that an emergency ordinance was to be put before City Council allowing the continued approval of development applications in Charleston online while the citizens were subject to a stay-at-home ordinance. This would entail an unacceptable diminution of the public process, reducing citizen input drastically. Our Advocacy team sprang into action, analyzed the ordinance, and sent out an Advocacy Alert to our membership urging you to send a message to Council. Within 2 hours, we received copies of nearly 50 compelling messages (and there were undoubtedly many others on which we were not copied). The result? Council members heard the comments, discussed the ordinance, and thanks to you, we prevailed in round one of this debate.



Exclusive hard hat tours offer PSC members a chance to experience behind the scenes preservation work, while curated tours offer a more intimate look into Charleston's past, successfully reducing the tourism footprint.

This is but one example of the ways in which the voices of PSC members extend our reach exponentially. Whether we are working with developers, city officials, or the BAR, a strong membership tells them that YOU are at the table with us, setting — or enforcing — standards, finding solutions, and participating in thoughtful discussions and decisions that will shape our city for the next century. Our work has never been more important. And our members have never been more important.

As Sue Frost noted in her inaugural “call to arms” before that first and fateful gathering on April 21, 1920, “I have done what I can to awaken a sympathetic treatment of [preservation], but the help and cooperation of all those in the community who love Charleston must come to our rescue.” As we wait for the return of community life, we have been busy thinking and planning for the post-pandemic era. We know that the effects of tourism, growth, and flooding — and their impacts on Charleston’s residential viability and overall livability — will figure prominently in the discussions about the direction and future of our city. This will be the time to step back and raise important questions about where we are going as a community.

And we plan to be right there at the table, backed by the voices and support of our wonderful, engaged, generous members. Thank you, as always, for your support: for your dues, for your generous contributions beyond dues, and above all, for your engagement with and participation in our work. We couldn’t do it without you!



PRESERVATION
ESTD SOCIETY 1920
of CHARLESTON

PRESERVATION MONTH

May 2020

Welcome to the Preservation Society's Centennial Year and to Preservation Month 2020. In its long and storied history, Charleston has survived wars, fires, earthquakes, and hurricanes. As the nation's first community-based preservation organization, the Preservation Society has been through tough times before, too, and we are committed to carrying forward our mission and celebrating Preservation Month.

Since the community can't come to us, we will be going virtual, offering a variety of online events, meetings, and lectures designed to educate and raise awareness about the important role of historic preservation and vigilant advocacy in Charleston.

All funds raised during Preservation Month support our efforts to stay at the forefront of the discussion about Charleston's growth and preservation. We also believe that now, more than ever, it is extremely important that we stay connected to one another and create the best possible outcomes for the city we love.

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LECTURE: PSC @ 100: A BRIEF HISTORY OF THE PRESERVATION SOCIETY

May 1, 2020 | Pre-recorded lecture released via email and social media

Kickstart Preservation Month with PSC Executive Director, Kristopher King, as he leads us through the history of the Preservation Society of Charleston, what issues faced Charleston in the 1920s, and what compelled our founder, Susan Pringle Frost, to form the Society for the Preservation of Old Dwellings, now Preservation Society of Charleston. Learn how the grassroots historic preservation movement got started in Charleston and why our members drive our mission.



THE PSC SHOP MEMBER APPRECIATION DAY

May 2, 2020 | Online discount code will be sent to members via email

All current PSC Members will receive a special promo code for a total of 20% off all purchases through our online store. This includes handcrafted products from our local makers such as Brackish, Smithey Ironware, J. Stark, and more! As always, purchases are tax-free. **not all items in the Shop will be available online*



SPRING MEMBERSHIP MEETING

May 5, 2020 | 5 PM | Virtual Webinar via Zoom for members

The PSC invites its members to a virtual Spring Membership Meeting to celebrate its Centennial anniversary. On May 5, 1920, a group of citizens gathered under the leadership of Susan Pringle Frost to form the first community-based preservation organization in the nation. Join us to commemorate this historic moment and hear the latest updates from the Preservation Society of Charleston.



LECTURE: HISTORY OF THE KING STREET MASONIC TEMPLE

May 13, 2020 | Pre-recorded lecture released via email and social media

The old Masonic Temple building at the intersection of King Street and Wentworth Street has quite the storied past. Join PSC Executive Director, Kristopher King, as he discusses the building's distinctive architectural features, explains how the building has changed over time to accommodate new uses, and shows us the exciting potential for adaptive reuse moving forward.



LECTURE: THE CAROLOPOLIS AWARD

May 22, 2020 | Pre-recorded lecture released via email and social media

The Carolopolis plaques on buildings around town distinguish the very best of preservation in Charleston. Join PSC Advocacy staff for a look back at the history of the Carolopolis Award and answers to frequently asked questions.

LIVE: ADVOCACY TOWN HALL

May 29, 2020 | 10 AM | Virtual Webinar via Zoom

For those who want to know more about the Preservation Society's role in public meetings and our work to influence major projects in Charleston, tune in for a live Town Hall with our Advocacy team. Have questions of your own? Submit them to our Advocacy team during the month of May by emailing advocacy@preservationsociety.org - we might just feature your question during this live town hall event!



PRESERVATION MONTH EDUCATIONAL SERIES

Throughout the month of May, tune in to the PSC's email communications and social media platforms to learn more about Charleston's history, architecture, and preservation legacy.

The Preservation Society has developed a series of weekly quick reads on a number of historic preservation topics. We will discuss the design principles of urbanist and architect, Christian Sottile, highlight important city-wide advocacy updates and provide new and engaging content for all!





This previously neglected freedman's cottage at 151 Sheppard Street was successfully rehabilitated by Julie O'Connor (American Vernacular) and received a Carolopolis Award in 2016.



While demolition by neglect is a complex issue that cannot be easily solved, it is one that must be tackled. The oldest historic district in the country should be the leader on policy change and community involvement.



DEMOLITION BY NEGLECT AND ENDANGERED STRUCTURES

by Julie O'Connor

Endangered structures characterize many streetscapes in downtown Charleston, SC, from the Charlestowne Neighborhood all the way to the West Side. Most of these buildings don't have an important name and some may be smaller than a garage, but each has a story to tell. Their stories are being lost forever as these structures are allowed to fall. In a city like Charleston, where preservation shapes our daily life, how can we continue to overlook the loss of this precious historic fabric?

While Charleston has the oldest historic district in the country, the city is currently in danger of losing some parts of its historic resources through demolition by neglect. Demolition by neglect refers to the chronic deterioration of a building due to lack of maintenance and attention. As building materials fail, the structure over time will fail. Unfortunately, we see this happening too often in Charleston.

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DEMOLITION BY NEGLECT AND ENDANGERED STRUCTURES

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The c.1845 mixed-use building at 161 Rutledge was once considered a prime example of demolition by neglect, but was fully restored and received a Carolopolis Award in 2018.



There are three main reasons for the phenomenon of demolition by neglect. The first, most egregious reason is purposeful neglect with the goal of redevelopment. Knowing that the City's preservation ordinance will typically not allow the demolition of a historic structure, some owners choose to allow a building to deteriorate to the point of no return - in order to receive an order of condemnation to demolish the building. This loophole allows the owners then to develop the property for a larger financial return. This has happened with regularity in historic cities such as Charleston, and the end result is typically the construction of more apartments and hotels.

In the second instance, homeowners are overwhelmed by maintenance costs and either can't afford to fix the house or are entangled in complicated ownership issues. Thirdly, absentee ownership can lead to a lack of oversight and continued decline. All homes need routine maintenance, but particularly older and historic structures. Without proper attention, deterioration is inevitable.

How big is this problem?

The City of Charleston Livability Department stated that in 2014 there were 350 vacant buildings on the peninsula that they considered hazardous. That number is now down to a little over 200. Some of the 150 were renovated and brought up to current codes, but countless others have been lost through the years.

The historic fabric of our city resides in the walls of these buildings and the loss of this fabric robs our city of its history. Both the historic context and streetscapes are affected by every building lost. Many of our streetscapes have changed dramatically through the addition of more massive structures and thus the sense of neighborhood is changed forever. Furthermore, property values are diminished when neglected structures are nearby and neighborhood safety is compromised by abandoned buildings, due to the risk of fire and criminal activity.

What can be done?

In 2011, The City of Charleston formed a Demolition By Neglect Task Force to develop recommendations for combating this issue in our city. After a multi-year hiatus, the Task Force was reconvened in December 2019 after pressure from preservation groups. It is a collaboration of departments within the City - Board of Architectural Review staff, Fire Department, Police Department, Livability, Housing & Development, and the Building Department. Other members include preservation non-profits - Preservation Society of Charleston (PSC), Historic Charleston Foundation (HCF), and Save our Structures-Charleston (SOS-CHS). The mission of the Task Force is to protect the public from dangerous structures and to preserve historic buildings.

Some of the initial findings of the Task Force involve a variety of avenues from incentives to penalties. Tax incentives, such as historic tax credits, are available but can be a daunting process for the average homeowner. PSC, HCF, and SOS-CHS are currently working on a Preservation Resource Pack that aims to help property owners navigate the hoops. Additional tax incentives should be offered on the state and local level, such as deferring higher property tax rates for property owners that renovate endangered structures.

Legislation needs to be strengthened to prevent the deterioration of our historic resources. The current City ordinance only requires the property to be secured, but lacks strong language regarding maintaining the property to a standard. Recommendations to lower the threshold for action, stiffen penalties, and streamline fining processes are included in the Task Force's initial reports.

The Task Force has also undertaken research on standards and procedures for neglected buildings in other cities around the country to inform new policy in Charleston. There are many creative options including the scorched earth policy - an ordinance that would prevent the development of a property after a property owner neglects the property to the point of demolition. Other policies include impact fees, expanded use of eminent domain, and a specific demolition by neglect fund to allow the City to support homeowners.

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2017 Carolopolis Award winner, 29 Kennedy St, underwent a full rehabilitation, including reconstruction of the piazza.



99-101 EAST BAY STREET

DEMOLITION BY NEGLECT AND ENDANGERED STRUCTURES

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Examples of properties currently in danger of demolition by neglect (from left to right) on Ashley Avenue, Cannon Street, and Drake Street.

To support this effort and shine a greater light on the issue of demolition by neglect, SOS-CHS (Save Our Structures – Charleston) was formed in June 2018. The organization works with the City and other non-profits to help owners navigate through the challenges and available resources to save these buildings and to apply pressure on willful owners and the City through advocating for the history and importance of these structures. Since its formation, SOS-CHS has completed an extensive survey of 188 houses that are considered endangered on the peninsula, 130 of which are in critical condition. Starting in January 2020, SOS-CHS began updating the survey and has so far added 20 new buildings to the list. This information allows the non-profit to examine trends, map hotspots of neglect, evaluate the biggest risk factors and begin to pinpoint specific houses that need the most attention.

To that end, recently, a wonderful partnership has begun to help preserve 41 Cooper Street on the East Side of Charleston. The owner reached out to SOS-CHS to discuss his house and what resources could be available to help him renovate and save it. Built in 1873, the single house has been under ownership of the same family for many decades, but unfortunately has been deteriorating in recent years, due to lack of funds. In late fall, the American College of the Building Arts (ACBA) reached out to the Preservation Society to find out if they had any houses in mind that could be part of a research project for their students. The PSC connected SOS-CHS with the ACBA and now students at ACBA have begun to document the building and launch research into all aspects of its history. They will be making recommendations for its stabilization and renovation and presenting its findings in May. This information is the critical first step to saving this building. To further add to the collaboration, the organizations and owner are working with the City of Charleston Housing & Development as a part of their affordable housing incentives to help rehabilitate the property.

While demolition by neglect is a complex issue that cannot be easily solved, it is one that must be tackled. The oldest historic district in the country should be the leader on policy change and community involvement. We can all contribute - either through volunteering our time, talent, or treasure to local non-profit organizations, writing letters to our public leaders, or supporting our neighbors. When these buildings are saved, they make for dramatic transformations, demonstrated by many of the Preservation Society's Carolopolis Award winners, which have taken buildings from the brink of collapse to the most wonderful homes, offices, restaurants, etc. Join us today, make your voice heard, and save our structures.

Julie O'Connor is a dedicated preservationist and the owner of downtown design firm American Vernacular. She also founded Save Our Structures - Charleston (SOS-CHS) in 2018 in an effort to combat demolition-by-neglect.



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FURMAN IVEY WILLIAMS

Furman Williams passed away on January 4, 2020. She was a dedicated past employee of the PSC and her kindness greeted many in the Shop for several years. Along with her husband, she was a long-time supporter of the PSC and frequently would open their house during The Fall Tours of Homes, History & Architecture.

Furman was born in Greenville, SC and was the daughter of Frances Webster Ivey Ullery and Jasper West Ivey, and step-daughter of Richard Anderson Ullery. She was a graduate of Columbia College and a former employee of Wachovia Bank, Charleston, SC.

She is survived by her husband, W. Byron Williams, M. D. of Charleston, SC, son Charles Rivers (Chris) Stone, Jr., (Heather Neal Stone), grandson Benjamin Neal Stone, and granddaughter Addison Ivey Stone of Greenville, SC, her brother David West Ivey, D.D.S., (Audrey Nettles) of Summerville, SC and nieces Megan Ivey Pitts, Madelyn Ivey Perry, and Morgan Leigh Ivey. Also surviving are two step-daughters, Mayfield Williams Brusca (Michael) of Lambertville, NJ, and Catherine Nichols Williams of Charleston, SC, and step-grandchildren Henry Harris Brusca and Tyler Ann Brusca of Lambertville, NJ, sisters-in-law Janet Williams Hafner (Jack) of Townville, SC, and Rebekah Williams Beaman (Dan) of Charleston, SC.

Furman will be greatly missed by the PSC.

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PRESERVATION SOCIETY *of* CHARLESTON SHOP

The Preservation Society of Charleston 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 an

ONLINE MEMBER APPRECIATION EVENT

Saturday, May 2, 2020

All Day

Online discount code will be sent to members via email

Members receive an additional 10% off!

(That is 20% off EVERY item online on May 2)

All Shop proceeds support preservation efforts in Charleston and purchases are always tax-free for everyone. **not all items in the Shop will be available online*

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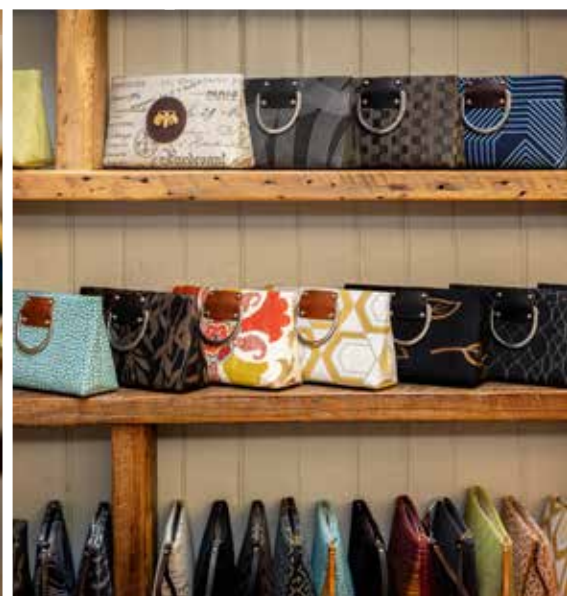
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Masheed Rockwell, Rachel Parris, Naseem Keshmirian, Pasha Sadeghian, and Angela Harvey celebrate their Carolopolis Award for 10 Elmwood Avenue



Shelley Clark-Glidewell, Charlotte Reeves, Christopher Rose, Ginny Crawford, and Rob Crawford celebrate their Carolopolis win for 9 Price's Alley

Celebrating the very best of preservation



THE 66TH CAROLOPOLIS AWARDS

by Erin Minnigan and Anna-Catherine Carroll

This January, the Preservation Society of Charleston continued its time-honored tradition of celebrating the very best in preservation at the 66th Carolopolis Award Ceremony. This year's program highlighted twenty projects exemplifying exceptional preservation efforts representing a diverse array of projects from James Island to Downtown, to West Ashley.

As one of the largest groups of winners to date, this year's twenty incredible projects include awards for historic rehabilitations of both exteriors and interiors, as well as sensitively designed new construction in historic neighborhoods. These success stories demonstrate the value the Charleston community places on historic preservation—and that is something the PSC is honored to highlight each year. Through the Carolopolis Award program, individual property owners and project teams are recognized for going the extra mile to protect what makes Charleston special.

The following project narratives highlight this year's award-winning projects, including twelve exterior awards, two interior awards, three awards for new construction, and six Pro Merito awards for continued preservation excellence.

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1 Broad Street

Owner: Mark Beck

Architect: Bill Huey + Associates

Contractor: NBM Construction

(Pro Merito Award and Interior Carolopolis Award)

Designed in the Renaissance Revival style by notable antebellum Charleston architectural firm Jones and Lee, the three-story brownstone building at 1 Broad Street was constructed in 1853 as the headquarters for the State Bank of South Carolina. Sustaining damage from Civil War shelling and the earthquake of 1886, the building underwent a series of renovations over the course of the 19th and 20th centuries. 1 Broad was first presented with a Carolopolis Award following a 1978-1980 renovation.

Completed in 2017, this major exterior and interior rehabilitation brought use back to one of Charleston's most notable corner buildings after more than a decade of vacancy. The project included extensive structural reinforcement, stabilization and repair of exterior brownstone finishes and the cast-iron cornice, as well as comprehensive restoration of original exterior and interior finishes informed by paint analysis.



Exterior Before



Interior Before



Exterior After



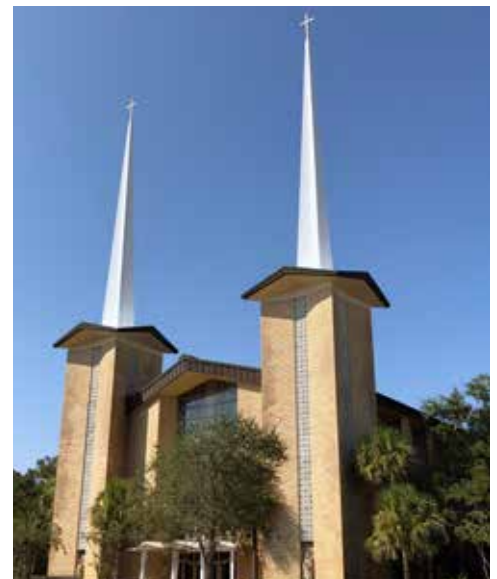
Interior After

5 St. Teresa Drive

*Owner: Blessed Sacrament Catholic Church
Architect: Glick-Boehm & Associates, Inc.
Contractor: Magee Ratcliff Construction, LLC
(Exterior Carolopolis Award)*

One of West Ashley's most iconic buildings, the Blessed Sacrament Catholic Church building was constructed in 1962-1963 as the first permanent house of worship for the congregation. Incorporating Mid-Century Modern detailing, the building was designed with two 65-foot steeples toppled during Hurricane Hugo in 1989. Nearly 30 years later, these character-defining elements were reconstructed to restore the church's historic appearance.

Working from the original 1960s drawings and period photographs, the project team designed new, custom-built steeples installed in August, 2019. The reconstructed steeples match the historic steeples in height and reflect the same star shaped profile. In keeping with the original design intent, and to better protect against potential wind damage, the new steeples were constructed of a fiberglass shell over a structural steel frame.



*From Top: Before Hugo, After Hugo,
Present day after renovation*

9 Price's Alley

Owner: Michael Sweat and Michael Tuscan

Architect: Clark-Glidewell/Architect, Christopher Rose Architects

Landscape Architect: Wertimer + Cline

Contractor: Renaissance South Construction Company
(Exterior Carolopolis Award)

The residence at 9 Price's Alley is comprised of a 1938 masonry garage structure and a 1974 addition designed by noted 20th century Charleston architect, W.G. Clark. Though not yet technically deemed historic at just under 50 years old, the 1974 addition was treated sensitively through the recent rehabilitation of the property in recognition of its significance as W.G. Clark's first design constructed in Charleston.

As part of this project, the west wall of the addition was stabilized and the entire exterior re-stuccoed in keeping with the smooth, concrete finish originally intended for the modern addition. Distinctive, 14-foot, metal Hope's windows and doors were carefully restored and reinstalled, and masonry on the 1938 portion of the building was repointed. A minimally visible, copper-clad addition was also incorporated emulating the curved design concept that characterizes the 1974 addition.



Exterior Before



East Elevation Before



Exterior After



East Elevation After

9 Stoll's Alley

Owner: Ann and John Kulze

Architect: Tyler A. Smyth Architects

*Contractor: Buckley-Green Construction, Inc.
(Exterior Carolopolis Award)*

Constructed circa 1760, the one-and-one-half-story brick dwelling at 9 Stoll's Alley is thought to be one of the earliest masonry buildings in the city. Notably, the first decorative gate crafted by celebrated Charleston ironworker, Philip Simmons, is installed adjacent to the main entrance at 9 Stoll's Alley.

Earning the State Historic Rehabilitation Tax Credit, the project included careful cleaning and recoating of the historic terne metal roof, removal of window air-conditioning units and restoration of all historic window sashes, siding, and trim. A post-Hurricane Hugo porch enclosure was re-worked with a small rear addition under a low-sloped standing seam metal roof.



*From Top: Before Exterior Front,
Before Exterior Rear, After Exterior Front, After Exterior Rear*

10 Elmwood Avenue

Owner: Kimberly Harvey

Designer: Naseem Keshmirian

Contractor: Rockwell Construction
(Exterior Carolopolis Award)

The two-and-one-half-story wood-frame house at 10 Elmwood Avenue was constructed in 1917 by the J.K. Nettles development company. Although subject to a series of insensitive alterations, termite damage, and wood rot, 10 Elmwood Avenue retained much of its original fabric, including exposed rafter tails and other early Craftsman style detail.

While outside of the BAR's purview, the property was renovated within the framework established by the Secretary of the Interior's Standards for Rehabilitation. In reopening the two-story porch enclosure on the front façade, historic brick piers were preserved and lost detail was restored based on comparable neighborhood examples. The scope of work also included substantial foundation repair, the removal of window air-conditioning units and a non-historic metal stair, repair and in-kind replacement of wood Dutch lap siding, and restoration of original windows.



Exterior Before



Exterior After

10 Limehouse Street

Owner: Meg and Jordan Phillips

Architect: e. e. fava architects, etc.

Landscape Architect: Glen R. Gardner Landscape Architect

Contractor: Tupper Builders, Inc.

(Exterior Carolopolis Award)

Constructed in 1858 for prominent cotton exchange broker William Pinckney Shingler, the late Greek Revival style masonry residence at 10 Limehouse Street is noted for its ornate entry door surround and masked, double-tiered piazza. The property extends from Limehouse to Greenhill Streets and includes a dependency at the rear.

At the beginning of the 2017-2018 project, the building's structural integrity was threatened by severe mortar deterioration that necessitated the repointing of nearly 90% of the masonry. The original form of the piazza was also restored with the removal of second-story infill, and full-height triple-hung windows opening onto the piazza were repaired and returned to operability. Additionally, brownstone sills were restored, and a new slate roof was installed to match the original roof lost after Hurricane Hugo.



Exterior Before



Exterior After

15 Thomas Street

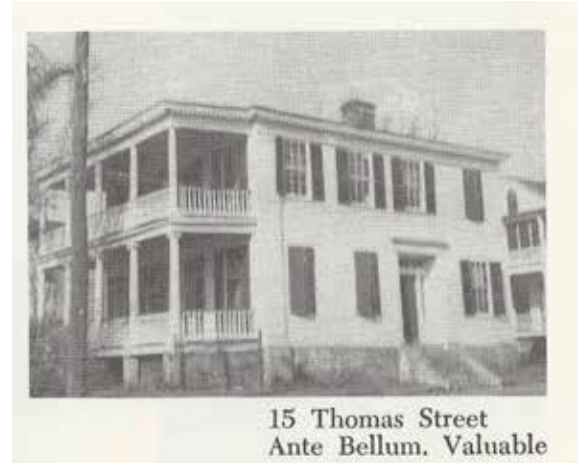
Owner: Kim and Eric Strickland

Architect: e. e. fava architects, etc.

*Contractor: C. B. Elrod Co. Construction
(Pro Merito Award)*

The two-story Greek Revival style house at 15 Thomas Street was constructed circa 1840, along with its sister house at 86 Warren Street. Named for the original owner, the Samuel Sage Mills House was initially presented with a Carolopolis Award in 1977.

The purpose of this project was to reconstruct the double-tiered, south-facing piazza, lost sometime in the mid-to-late-twentieth century. Restoring the house to its original configuration, historic photographs were referenced to reproduce the bracketed eave detail and turned balusters. Wood siding and windows were repaired or replaced in-kind with newly milled mahogany custom made to match the original.



From Top: c.1940s, Before, After

16 Percy Street

Owner: Charlie and Kathryn Tanksley

Designer: New World Byzantine, Andrew Gould

Contractor: Flyway SC LLC

(Exterior Carolopolis Award and Carolopolis Award for New Construction)

Constructed in the 1880s, the two-story wood frame single house at 16 Percy Street was long utilized as a duplex and underwent a series of insensitive alterations in the twentieth-century. As part of the recent rehabilitation project, 16 Percy Street was converted to a single-family residence and a new dependency was constructed fronting Bogard Street.

Rehabilitation of the historic single house included stabilization of the piazza and preservation or in-kind replacement of intact wood siding, concealed beneath later aluminum siding. Non-historic metal windows were replaced with traditional wood windows and surviving detail informed the reconstruction of original sill and casing profiles. Designed to address Bogard Street, the new, modestly scaled cottage reflects local vernacular forms and works effectively to complete this historic streetscape.



Rear Cottage Before



Historic House Before



Rear Cottage After



Historic House After

17 Trumbo Street

Owner: Beckie and Scott Hoffman

Architect: LFA Architecture

Contractor: Stono Construction

(Carolopolis Award for New Construction)

Constructed in 2018-2019, 17 Trumbo Street is a contemporary Charleston single house designed specifically to meet FEMA elevation requirements while respecting the surrounding context. Elevated with a full ground floor story, multiple creative architectural techniques are employed to lessen the appearance of the building's height and differentiate it as new construction.

Drawing from examples of historic ground floor treatments in Charleston, the height of 17 Trumbo Street's raised foundation is mitigated by traditionally scaled foundation openings and a piazza entry door at the pedestrian level. Further, a low-sloped hipped roof allows for minimized roof height, and modern shiplap siding with woven corners subtly distinguishes the house as new construction.



17-19 Ashton Street

*Owner: Brett and Kaila Dorval (17 Ashton),
Melissa Walker (19 Ashton)*

Architect: Julia F. Martin Architects

Contractor: Southeastern Construction

*Developer: JJR Development, LLC, Jeffrey Roberts
(Exterior Carolpolis Award)*

The Charleston Single House and Freedman's Cottage at 17 and 19 Ashton Street date to the late-19th and early-20th centuries, respectively, and each suffered numerous insensitive alterations in later years. Through the extensive 2017-2019 restoration, the two properties were elevated to meet FEMA requirements, while intact historic material was preserved and lost detail restored.

As part of the project, inappropriate, non-historic additions were removed from the rear of both 17 and 19 Ashton Street and replaced with more sensitive, subordinate footprints. Replacement vinyl siding and windows were restored to wood, and historic siding was preserved or replaced in-kind. Non-historic roofs on both buildings were replaced with more appropriate hand-crimped, standing seam aluminum. Notably, 19 Ashton was returned to single-family use after years of occupation as a duplex.



*From Top: 17-19 Ashton Before,
19 Ashton Before, 17-19 Ashton After*

19 King Street

Owner: Ed and Nancy Ross
Architect/Contractor: Meadors, Inc.
(Pro Merito Award)

The three-story residence at 19 King Street is attributed to architect and master builder Thomas Lee and was built for colonial judge Thomas Lamboll in the late 1730s. Between 1840-1850, alterations were made to reflect the Greek Revival style, including the fluted Doric columned piazza. The **Thomas Lamboll House** was awarded an exterior Carolopolis Award in 1967.

The rehabilitation completed in 2019 focused on addressing structural deficiencies and severely deteriorated historic elements. The foundation was extensively repointed and existing framing members were sistered, leaving historic material in-situ. Any architectural elements including balusters, rails, and columns, that were unable to be salvaged were carefully documented and replicated exactly. A one-story rear addition was also constructed as part of the project that is appropriately subordinate and compatible with the historic building.



From Top: Post-1938 tornado, Before, After

25-29 Amherst Street

Owner: 25 Amherst Street LLC

262 Ashley Avenue LLC

Architect: Julia F. Martin Architects

Contractor: Lumos Group

(Carolopolis Award for New Construction)

Constructed in 2019, 25, 27, and 29 Amherst Street form a trio of new dwellings that reflect the unique character and architectural history of the Eastside neighborhood, while clearly reading as new construction.

Each property consists of a two-family dwelling at the streetfront, with a smaller, single-family dwelling to the rear. The site plan is reflective of Charleston's typical development pattern and at two-and-a-half stories, the front buildings are respectful to the height, scale, mass of the existing streetscape. The architectural expression is a modern interpretation of the Carpenter Gothic style represented throughout the neighborhood in other historic sister house groupings. The project is both contextual and contemporary, presenting an excellent example of new construction infill in a residential setting.



Before



After

33 New Street

Owner: Lawrence and Glenda Wetzel

Designer: American Vernacular, Julie O'Connor

Contractor: Tiller Construction Co.

(Exterior Carolopolis Award)

The two-and-a-half story side-hall plan house at 33 New Street was likely constructed between 1884-1886 under the ownership of Gertrude Hall, whose family owned Halls Manufacturing dealing in leather goods. Reflective of its time of construction, the house incorporates Italianate details, including elaborate door and window hoods and bracketed eaves.

During the recent rehabilitation project, 33 New Street was converted from three apartment units to a single-family residence and a comprehensive approach was taken to restore the exterior. Piazza elements were either repaired or replaced in-kind, the foundation was thoroughly repointed, and the unique entry railings and newel posts were repaired. Further, all historic windows and doors were refurbished and reinstalled, and the original chimneys were repointed and restuccoed.



Exterior Before



Side/Rear Before



Exterior After



Side/Rear After

35 Legare Street

Owner: Diana and Scott Cooper

Architect: Glenn Keyes Architects

Landscape Architect: Glen R. Gardner Landscape Architect

Contractor: Richard Marks Restorations

(Exterior Carolopolis Award)

Known as the **Elizabeth Williams House**, the two-and-a-half story wood frame residence at 35 Legare Street was constructed prior to 1790. The rear kitchen house also dates to the original period of construction. Numerous alterations were made in the late 19th century to reflect Victorian tastes, including the mansard roof and front bay windows.

The rehabilitation project focused on removing insensitive additions and restoring much of the house to its historic character. Through selective demolition, the third-floor bathroom addition, second floor piazza infill, and rear concrete stairs were removed, and the piazza was brought back to its original footprint. The exterior siding, trim, windows and doors were repaired and repainted, and the masonry at the chimneys and kitchen house were repointed.



From Top: c.1910, Before, After

70 Logan Street

Owner: Lawrence Thompson

Architect: LFA Architecture

*Contractor: Richard Johnson Contracting LLC
(Pro Merito Award)*

This masonry residence located at the corner of Logan and Queen Streets was constructed c.1840 and is one of the only antebellum houses on the block to survive the fire of 1861. The property was converted from two apartments to a single-family residence during a renovation in 1977, which subsequently earned a Carolopolis Award.

The priority of the 2017-2018 rehabilitation project was to rectify deferred maintenance and extensive water damage. Stucco was inspected and removed only where loose, to allow for the entire house to be recoated with a more historically appropriate finish, as well as for the stucco on the 1977 portion to be slightly differentiated to communicate it was a later addition. Though the terne metal roof was unfortunately beyond repair, it was replaced with a high-quality copper standing seam roof and the chimneys were repointed and restuccoed. Wood windows and doors were also repaired or appropriately replaced, and a second-floor porch addition with mahogany shutters was added to the rear.



From Top: Post-1886 earthquake, Before, After

92-A&B Spring Street

*Owner: Olivia Froncillo (92-A Spring),
David Seifarth (92-B Spring)
Architect: Julia F. Martin Architects
Contractor: Southeastern Construction
Developer: JJR Development, LLC,
Jeffrey Roberts
(Exterior Carolopolis Award)*

The two single-story commercial structures at 92A and 92B Spring Street were built between 1907-1908 by Huldah J. Prioleau, one of the first female African American physicians in South Carolina. The building at 92B Spring Street served as Prioleau's office from 1908 until her retirement in 1934, while the neighboring building at 92A was rented out as a barber shop. Throughout the 20th century, the two buildings housed local businesses, as well as a church and meeting space for the African American community in the Cannonborough/Elliottborough neighborhood.

Both buildings suffered a series of insensitive alterations, as well as a period of vacancy and neglect leading up to the recent rehabilitation project. By that point, the majority of the exterior historic fabric had been removed and openings had been reconfigured. The project sought to restore the original character to the greatest extent possible by reintroducing appropriate wood siding, windows, and doors. Of note, the front façade of 92B Spring Street was opened up with a storefront designed to reflect similar neighborhood examples. The rehabilitation resulted in the return of vibrant commercial uses to these two significant, historic buildings.



From Top: c.1980s, Before, After

100 Meeting Street

Owner: South Carolina Historical Society

Architect: Glenn Keyes Architects

Contractor: Richard Marks Restorations

Structural Engineer: 4SE

Exhibit Designers: Healy Kohler Design

(Pro Merito Award and Interior Carolopolis Award)

Known as the **Fireproof Building**, 100 Meeting Street was designed by renowned architect Robert Mills in 1822 as fireproof storage of state records for the Charleston District. True to its name, the building was constructed entirely of non-combustible materials, including brick, brownstone, stucco. After housing a series of municipal uses, the building became the headquarters of the South Carolina Historical Society in the mid-20th century. The Fireproof Building was awarded an exterior Carolopolis Award in 1972 for a previous renovation.

The purpose of this project was to transform the Historical Society's facilities from a small research library to a fully accessible museum, while simultaneously undertaking a comprehensive building rehabilitation. On the exterior, the main entry was relocated to the Washington Square elevation, where visitors will now enter at the ground level through the glass-enclosed loggia. The new paint scheme on the outside of the building also now recalls the original exposed brownstone material, and windows and ironwork were returned to their original green color. On the interior, 20th century fixtures, bookshelves, and carpet were removed and an elevator was sensitively installed to avoid impacting historic, vaulted masonry construction. Historic interior shutters and wood flooring were also refurbished.



early 20th century



Before



Interior, After



After

114 Broad Street

Owner: Roman Catholic Diocese of Charleston
Architect/Contractor: Meadors, Inc.
(Pro Merito Award)

The T-shaped, two-and-a-half story brick building at 114 Broad Street was completed by Colonel Thomas Pinckney in 1829. Standing on a high basement, the house is distinguished by a stone columned front portico and triple sash windows surmounted by marble lintels. The Pinckney family retained the property until 1866 when it was sold to the Roman Catholic bishop of Charleston, and remains the residence for Charleston bishops to this day. The **Colonel Thomas Pinckney House** received previous Carolopolis Awards in 1968 and 1991.

Reinforcing the integrity of the structure and historic features was the primary focus of the recent rehabilitation project. Mortar analysis was conducted to inform the complete repointing of exterior masonry, and stucco was restored on the belt course wrapping the building. Original marble lintels were carefully removed and reset to correct their negative slope that had resulted in water intrusion, and all triple-hung windows were restored and repainted. Finally, the failing gutter system was removed to allow for the sistering of roof framing members and repair of the cornice, and the temporarily removed slate roofing was reinstalled as before.



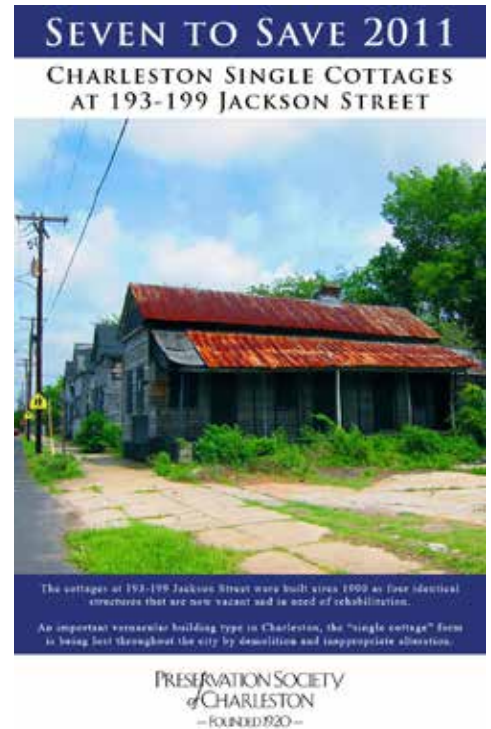
From Top: Post-1886 earthquake, Before, After

193-199 Jackson Street

Owner: Mount Vernon Partners, LLC
Designer/Contractor: Brown-Glaws Contractors
(Exterior Carolopolis Award)

The four timber-framed Charleston Freedman's Cottages at 193-199 Jackson Street were constructed circa 1891 and are significant as one of the most intact groupings of this vernacular house type citywide. In response to decades of vacancy and the threat of demolition, the Preservation Society listed the cottages as a Seven to Save site in 2011, leading to the successful nomination of the properties to the National Register of Historic Places.

Made eligible for State and Federal Historic Tax Credits by the National Register listing, the properties were rehabilitated according to the Secretary of the Interior's Standards for use as office and event space in 2018-2019. Due to the advanced deterioration of the cottages, project goals focused on stabilizing as much historic fabric as possible while reconstructing historic detail lost or beyond repair. While a majority of piazza elements and window sashes necessitated reconstruction, a significant level of original clapboard siding, and the original metal roof at 199 Jackson Street, were preserved and repaired in place.



From Top: Seven to Save Site from 2011, Before, After

1687 Fort Lamar Road

Owner: Caroline Forgason

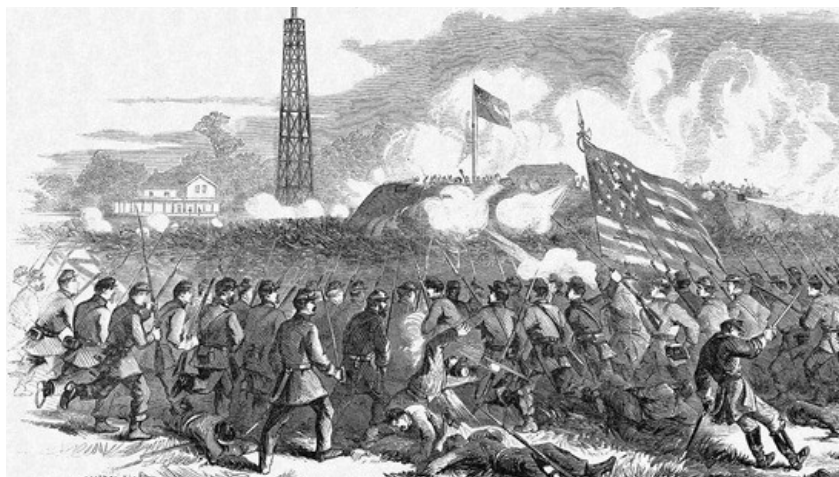
Architect: Dufford Young Architects

Contractor: Artis Construction

(Exterior Carolopolis Award)

Built circa 1837, **Secessionville Manor** is a vernacular raised plantation style house designed in the Greek Revival style and defined by its unique U-shaped piazza with classical, square, fluted columns. The house was likely designed and built by Edward H. Freer, the only skilled carpenter living on James Island at the time, as a summer residence for cotton planter, Rawlins Rivers.

The highlight of the 2017-2019 rehabilitation project was the removal of inappropriate infill at bays below the porch, as well as the refenestration of the remaining infilled bays to reflect a more appropriate treatment. Also of note was the replacement of the non-historic 1/1 window within the gable with an elegant fanlight window. Other historic fabric including windows, doors, siding, trim, and roofing were repaired or replaced in-kind, and the porch structure was stabilized by repointing masonry piers, sistering historic frame members, and realigning skewed columns.



View of Secessionville Manor in "The Battle of Secessionville," Frank Leslie's Illustrated Newspaper, 1862



Before



After

Anatomy of the Carolopolis Award

The Carolopolis Award was created in 1953 to recognize outstanding achievement in historic preservation. The presentation of a Carolopolis Award recognizes extraordinary private and public efforts to maintain the historic character and authenticity of Charleston and the Lowcountry. To date, the Preservation Society has presented more than 1,400 awards in recognition of such achievement.

Carolopolis

The term Carolopolis comes from the Latin *Carolus*, for "Charles" (Carolina was named for King Charles II) and the Greek word *polis*, meaning "city."

Condita

Latin for "Founding" + 1670, the year of Charleston's colonization.

Interior

In 2016, an award category was created to acknowledge excellence in interior preservation of publicly accessible structures. The Gibbes Museum of Art and The Eternal Father of the Sea Chapel on the Old Naval Base were the inaugural recipients.

New Construction

A second category was also recently added to bring focus to creative design solutions for small-scale, compatible infill buildings in historic contexts. Residential, commercial, and mixed-use structures are all eligible.



Award 1953

The year the plaque was awarded is located on the top right. In 1953, the property located at 313 King Street received the first Carolopolis Award.

Silhouette

The silhouette reflects Charleston's seal. The woman represents the city motto: *Aedes mores juraque curat*, Latin for "She guards her buildings, customs, and laws."

Pro Merito

Latin phrase "For Merit" Given to properties that received a Carolopolis at least 20 years ago and have either undergone a second restoration or displayed admirable level of continuous preservation.



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Justin Falk Photography

THE FALL TOURS

HOMES, HISTORY & ARCHITECTURE

OCTOBER 8–NOVEMBER 7, 2020

Join the celebration as the Preservation Society continues to recognize 100 years of national leadership in the field of preservation and in saving our lovely historic city, Charleston. **The Fall Tours of Homes, History & Architecture** is a great opportunity to step inside our history and visit numerous private houses and gardens throughout the peninsula.

Step inside some of the most stunning private homes and gardens and learn about Charleston's distinctive architecture and history through the **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, 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.

The Fall Tours is made possible through the generosity of the homeowners and the dedication of the volunteers. Ticket information will be announced this summer.

VOLUNTEER WITH THE PRESERVATION SOCIETY

Volunteering with the Preservation Society builds social and professional contacts, and allows you to become 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
preserve@preservationsociety.org or 843.405.1050.

**THE FULL SCHEDULE OF EVENTS WILL BE
PUBLISHED THIS SUMMER ON OUR WEBSITE**



*The PSC is committed to standing up for
Charleston, whenever and wherever it matters.*

TAILORING OUR ADVOCACY: PROJECT UPDATES

by Erin Minnigan

A primary focus for the PSC is to proactively engage in the projects shaping our city. We do this by working with the stakeholders and by keeping you, our members, informed and engaged. This is why we review every item on every agenda and engage with designers, city staff, officials, and residents to effectively promote preservation of neighborhood character, contextual design, and quality of life.

As part of an ongoing series in *Preservation Progress*, Tailoring Our Advocacy provides insight into some of this year's leading issues and illustrates our project-by-project advocacy approach. In every instance, the involvement and support of our members is critical and we thank you for standing up for Charleston with us.

continued on page 48





The site of the former 411 Meeting Street apartment complex with the Morris Sokol warehouse building visible in the distance. Justin Falk Photography

411 MEETING

OVERVIEW

Comprised of three nine-story buildings, the mixed-use hotel and residential project at 411 Meeting Street will occupy the entire block of upper Meeting Street, bounded by Mary and Reid Streets, and the future Lowline to the west. Having cleared demolition approval for the previous Courtyard Apartments, as well as entitlement of density and use by zoning, the project is now in the final phases of design review by the BAR.

STATUS

After its initial submittal mid-last year, the BAR deferred the project twice due to issues with height, mass, and architectural merit for additional floors. However, after adjustments were made to the siting and expression of the buildings, conceptual approval was granted in December. The project will return to the board for Preliminary and Final approval.

ADVOCACY APPROACH

The PSC worked with the project team in early stages to develop an approach that minimized visibility of the upper floors and focused the mass toward the interior of the block. Unfortunately, the BAR put greater emphasis on the Lowline thoroughfare, which resulted in shifting the majority of the mass to the primary frontages of Mary, Reid, and Meeting Streets. While the PSC is disappointed by this new direction, we will continue to advocate for the highest quality design and materials, given the prominence and impact this development will have on the historic district.



From top: Renderings of proposed project as viewed from Meeting Street; Mary Street; Reid Street



From top: Morris Sokol c.1930, today, Rendering of proposed Morris Sokol redevelopment project

MORRIS SOKOL

OVERVIEW

Situated on upper King Street, this hotel redevelopment project encompasses the Morris Sokol showroom building, the historic building at the corner of Reid and King, the warehouse building on Reid, and an L-shaped parking lot that connects King and Mary Streets. Planning for this redevelopment project has been an open community conversation for over four years and has recently been making its way through the city approval process.

STATUS

After working with the community to develop the site's program, the project team set forth a proposal that involved restoring the historic corner building, redeveloping the Morris Sokol showroom and warehouse, and constructing new infill buildings. The project was first reviewed by the BZA in January of this year and received unanimous approval for a 200-unit hotel use under the criteria of the new accommodations ordinance. The design was then conceptually approved by the BAR in February and will be returning for preliminary review of materials and details.

ADVOCACY APPROACH

Given that this site is within the accommodations overlay and in a height district that allows for up to 9-stories with architectural merit, the PSC worked closely with the developer to ensure this major project delivered the best program and architecture possible. Based on community feedback from a week-long design charrette in 2017, the developer created a highly-amenitized, mixed-use project that offers benefit not only for hotel guests, but Charleston residents as well. The Morris Sokol proposal sets the standard for what should be expected of full-service hotels and new construction in Charleston's historic district.



HIGHWAY 61

OVERVIEW

Highway 61 is a historic thoroughfare sheltered by a dense tree canopy that runs parallel to the Ashley River. In recognition of its significance, a portion of the roadway adjacent to Drayton Hall, Magnolia, and Middleton Place Plantation is designated a National Scenic Byway and listed on the National Register for Historic Places. For decades, the PSC has actively advocated for the protection of Highway 61, due to the constant threat of increasing development pressure.

STATUS

With the goal of improving safety on Highway 61, the SCDOT proposed a road-widening project in 2019 that would have resulted in the removal of hundreds of trees, forever destroying the character of this historic, scenic road. Thankfully, due to an overwhelming community response, the impacts of the planned road improvements were significantly scaled back.

ADVOCACY APPROACH

The Preservation Society first coordinated with our partners in the Ashley River Historic District on an advocacy strategy. Through our various communication platforms, we garnered as much public awareness on the issue as possible and encouraged the community to voice their concerns during the SCDOT public comment period. In response, the SCDOT is now pursuing a more sensitive option that will undertake less invasive, but effective safety measures, such as reducing the speed limit, marking a major win and successful result of public process.



Section of Highway 61 designated a National Scenic Byway

CRUISE

OVERVIEW

In 2010, Carnival began its operation of a year-round cruise program out of Charleston without any local industry regulations in place. That year, the PSC urged City Council to establish enforceable, responsible limits on cruise tourism, but instead, Council passed a resolution that endorsed the development of a new cruise terminal at Union Pier. The PSC along with our community partners then entered what has become a decade-long legal battle to challenge the negative impacts of the cruise industry on not only our city's natural and historic resources, but also quality of life for Charleston residents.

STATUS

In 2013, the PSC partnered with the Coastal Conservation League, Historic Ansonborough and Charlestowne neighborhood associations, Charleston Communities for Cruise Control, Historic Charleston Foundation, and the Surfrider Foundation to file a lawsuit against the SC Department of Health and Environmental Control and the State Ports Authority challenging permits that would allow for a new, expanded cruise terminal. The Administrative Law Court judge denied residents' challenge for lack of legal "standing." In response, the PSC and partners successfully sought SC Supreme Court review of the decision, which occurred over the course of 2019-2020.

ADVOCACY APPROACH

Thanks to the effective arguments of our attorney, Blan Holman from the Southern Environmental Law Center, the SC Supreme Court overturned the lower court's decision and ruled that residents have standing to challenge development of the cruise terminal. A major advocacy win, this important decision rightly recognized residents impacted by the practices of the cruise industry as "affected persons" and gives them the right to weigh-in on the terminal permitting process. As this case returns to Administrative Law Court for review, the PSC will continue to push for meaningful regulation of cruise ships and will keep you informed as the case proceeds.



From Top: The Carnival Sunshine docked at Charleston's Union Pier Terminal; PSC and partners gathered for the SC Supreme Court Case, June 2019; SELC attorney, Blan Holman, speaks to the media following the hearing

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CHARLESTON HERITAGE SYMPOSIUM

The Seventh Annual Charleston Heritage Symposium (CHS) was an outstanding success, thanks to the extensive organization and hard work of its all-volunteer Board.

Speakers presented a wealth of engaging topics, which explored the beautiful and interesting art, restored architecture, literature, and trends which came out of the Charleston Renaissance. The Charleston Renaissance is a period between World Wars I and II in which the city experienced a boom in the arts as artists, writers, architects, and historical preservationists came together to improve and represent their city. Guests enjoyed lovely spring weather, beautiful gardens, gracious receptions, and great conversation.

CHS is pleased to announce that the Eighth Annual Symposium will be held March 12, 13, and 14, 2021. Ticket sales will begin in November of 2020.

photos by Justin Falk Photography



Catherine Poag, Ann Starcher, Alex Franklin, Emily Carlson, and Carl Carlson at the Opening Reception



Keynote Speaker, Sylvia Yount, Curator in Charge - The American Wing, Metropolitan Museum of Art



Lucas Daniels, Harlan Greene, Jonathan Ray at the Carlson home



Rick Hoefer, Marianne Donahue, Chris Smith, and Betsy Harden visit during the Symposium



Past and present Board and staff of the PSC were honored with the 100th Anniversary Cake. Left to Right: Kristopher King, Rutledge Young, Bob Prioleau, Susan Dickson, Jane Waring, Harlan Greene, Bessie Hanahan, Ginger Scully, and Lois Lane

CHARLESTON JUSTICE JOURNEY UPDATE

by Anna-Catherine Carroll

In 2019, the Preservation Society of Charleston partnered with local historians, educators, and activists to advance an innovative research platform called the Charleston Justice Journey (CJJ), first launched by a volunteer team in 2018. Now a project of the Preservation Society, CJJ is an online interactive research and mapping initiative that highlights sites important to the journey toward equality in our city and conveys the relationship of these sites to the historic built environment.

The Preservation Society has been hard at work in recent months to research and document significant civil rights sites in Charleston, both existing and lost, with the goal of sharing their compelling stories in a way that is both scholarly and accessible. Among other research platforms, CJJ is unique in its emphasis on historic places as powerful points of connection to the events and people who shaped Charleston's civil rights legacy. CJJ is also intentionally curated to serve as a springboard for continued learning. From links to additional resources, to thought-provoking imagery, it is our hope that each site will spur readers on to continue the journey for themselves.

With strong momentum supported by three incredible interns to date, CJJ is nearly 20 sites strong and growing. The opportunity for expansion of this resource is tremendous. From Johns Island to Cainhoy, there is not an area of our historic community that has not been shaped by the long struggle toward equal rights in Charleston. For this reason, CJJ is an ongoing initiative and your support is critical. To learn more about the project and how you can contribute, visit CJJ at charlestonjusticejourney.org.

Continue reading for a featured snapshot of content recently added to the CJJ website highlighting the inspirational but arduous journey of the Cannon Street All-Stars and the history of the Cannon Street YMCA building.





Designed by renowned African American architect and contractor, Herbert A. DeCosta, the one-story brick building and barrel-vaulted gymnasium at 61 Cannon Street were built in 1950 to house the Cannon Street YMCA.[1] The organization was founded in 1866 during a time when African American communities nationwide began establishing autonomous YMCAs as “educational and spiritual oases” where members could recreate and share ideas freely.[2] After renting temporary spaces for decades, bids were opened for the organization’s first permanent home in 1948. At the time of construction, the Cannon Street YMCA operated as one of the few organizations in the country led by an all African-American board of directors.[3]

The Cannon Street YMCA is perhaps most well-known for its association with the Cannon Street All-Stars, an African American Little League baseball team that became the focus of a civil rights controversy in the 1950s.[4] In 1953, South Carolina’s first African American youth baseball league was chartered in Charleston through the YMCA. The next year, the team registered as the Cannon Street All-Stars to compete in the 1955 citywide, white-only Little League tournament. Upon the All-Stars’ registration, all white teams withdrew in protest. [5]

As a result, the All-Stars won both the local and state tournament by forfeit, leading to the formation of the white, segregated Little Boys League, later Dixie League, with bylaws that prohibited African American participation. Amid the controversy, the All-Stars state championship title was deemed unofficial by Little League leadership and the team was prevented from playing for either the regional or national title. Due to public outcry and the efforts of Charleston’s African American community, the All-Stars were invited as official guests to view the Little League World Series in Williamsport, PA—transportation for which was provided by civil rights activist Esau Jenkins.[6]

Before the championship game between two northern teams (one of which was an integrated team), the All-Stars were granted a brief practice session and introduced on the field. In response, the crowd began chanting, “Let them play!” to no avail.[7] The Cannon Street All-Stars’ courage and resolve in response to discrimination helped integrate the game of baseball in the South. In 2002, surviving members of the 1955 All-Stars traveled back to Williamsport, PA where the title of “1955 South Carolina State Champions” was officially bestowed upon the team.

[1] Debra L. Morgan, “A Historic Architectural Resources Survey of the Dereef Court and Park Area Charleston, South Carolina,” December 2017. [2] “A Brief History of the YMCA and African American Communities.” University Libraries. University of Minnesota. Accessed October 17, 2019. [3] Morgan [4] Ibid. [5] “Our Story.” 1955 Cannon Street Y.M.C.A. All-Stars. Accessed June 6, 2019. [6] “1955 Cannon Street YMCA All – Stars.” South Carolina African American History Calendar. South Carolina Department of Education. Accessed October 17, 2019. [7] Buck Godfrey, The Team Nobody Would Play, 37 -41; “Cannon St. Nine Watches Finals at Williamsport.” The Charleston Evening Post. August 27, 1955, Final City Edition, sec. A pg. 5; “Cannon St. Little Leaguers Shove Off.” The News and Courier. August 25, 1955, sec. A pg. 6.



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The PSC community is made of devoted members whose support and engagement helps fulfill our mission to be a strong advocacy leader for citizens concerned about preserving Charleston's distinctive character, quality of life, and diverse neighborhoods.

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LOST CHARLESTON: 41 CALHOUN STREET, THE LAST OF THE THREE SISTERS

by Anna-Catherine Carroll

At the rapidly developing intersection of Calhoun and East Bay Streets, the southeast corner stands conspicuously vacant, a visual reminder of the contentious 1962-1964 demolition of three historic buildings denounced by preservationists as “needless destruction.”¹ However, a recently approved plan for redevelopment of the site offers hope that the complex history of this corner can be remembered—and honored—through new construction.

Built in the 1840s as rental property, 41 Calhoun Street was one of three sister houses at 37-41 Calhoun constructed under the ownership of the family of Governor William Aiken, Jr. While each masonry building stood at two-and-one-half stories with a central gable window and west-facing dormers, 41 Calhoun was slightly wider and shorter in form, with a corner storefront presence reflective of its historically commercial use.

“During some 200 years, the ‘three sisters’ at Calhoun and East Bay Streets have withstood the ravages of time, fire and earthquakes—they cannot withstand the shameful attacks of man. The Bennett Rice Mill also withstood the ravages of nature until man removed its internal structure. It was only then that the first tornado tore this historic monument to pieces. Rainbow Row, a slum area on lower East Bay, was saved and now has high value, only because of the forward thinking of a few hardy souls... This would not be real progress because ‘progress’ is improving the old, not destroying it.”

~ Capt. W. T. Hart, USN (ret.), PSC Board President, 1962⁵



View of 41 Calhoun in 1963 following the demolition of 37-39 Calhoun Street, Historic American Building Survey



2019 rendering of the proposed Delta Pharmacy building, courtesy of the Middleton Group

This corner building housed a variety of local businesses throughout the 19th and 20th centuries that catered to the predominantly industrial, working-class neighborhood adjacent to Charleston's Cooper River wharves. Ground floor uses included a grocery, a liquor store, a lunch counter, and a drugstore. As a grouping of houses, 37-41 Calhoun Street were colloquially referred to as the "three sisters" and became frequent subjects of local artists during the Charleston Renaissance of the 1920s and 1930s.

Although consistently occupied, the three buildings fell victim to deferred maintenance in the decades following WWII.² Subsequently, during the City of Charleston Fire Department's annual inspection in 1962, 37-39 Calhoun Street were condemned as unsafe due to faulty wiring and slated for demolition.³ Immediately, the preservation community mobilized. In a 1962 *Charleston Evening Post* article entitled "Picturesque Houses Condemned," then Board President of the Preservation Society of Charleston, Captain W. T. Hart, USN (ret.), called for forward-thinking vision to bring this important grouping of buildings back into use. Despite public outcry, 37 and 39 Calhoun were demolished in February 1962 at the insistence of the realty company in ownership of the properties at the time - leaving number 41 as the lone survivor.⁴

Two years later, in January 1964, the Board of Architectural Review (BAR) approved "with regrets" the request to demolish the last of the "three sisters" at number 41 that continued to languish in vacancy.⁶ Plans to redevelop this prominent corner lot never materialized, and for more than 50 years the site has remained unoccupied. However, in December 2019, a highly encouraging proposal was brought before the BAR to construct a new building at 41 Calhoun Street in the likeness of its historic predecessor.

Designed by local architecture studio, the Middleton Group, the proposed building successfully references the form of the previously existing structure but reads clearly as modern construction with contemporary materials and details. Further, the new corner building is slated to pay homage to its historically commercial use as the future downtown location for Delta Pharmacy, a locally-owned and operated business that has served the Charleston community for three generations. The Preservation Society applauds this innovative approach that honors the memory of the "three sisters" as well as the local businesses that bring vitality to neighborhood corners citywide.



Top to Bottom: "The Three Sisters" by Elizabeth O'Neill Verner, *Preservation Progress*, Vol. XVI, No. 2., March, 1971, p. 7.; 37-41 Calhoun depicted on the 1888 Sanborn map of Charleston. 41 Calhoun is labeled as a drugstore at the time.; Mid-century view of 37-41 Calhoun Street from East Bay looking south, courtesy of Truman Moore photo, Preservation Society of Charleston archives

FOOTNOTES:

[1] Bobbin Huff, "Panelists Evaluate Landmarks," *Charleston News and Courier*, May 22, 1977, p. 3-F. [2] "Picturesque Houses Condemned," *Charleston Evening Post*, February 13, 1962, p.9. [3] "2 Ante-Bellum City Houses Condemned," *Charleston News and Courier*, February 6, 1962, p. 9. [4] "2 Ante-Bellum City Houses Condemned" [5] *Ibid* [6] "41 Calhoun Razing May Begin Today," *Charleston News and Courier*, January 27, 1964, p. 3.

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

LECTURE: PSC @ 100: A BRIEF HISTORY OF THE PRESERVATION SOCIETY

May 1, 2020 | Released via email and social media

THE PSC SHOP MEMBER APPRECIATION DAY (MEMBERS ONLY)

May 2, 2020 | Online discount code will be sent to members

SPRING MEMBERSHIP MEETING

May 5, 2020 | 5 PM | Virtual Webinar via Zoom for members

LECTURE: HISTORY OF THE KING STREET MASONIC TEMPLE

May 13, 2020 | Released via email and social media

LECTURE: THE CAROLOPOLIS AWARD

May 22, 2020 | Released via email and social media

LIVE: ADVOCACY TOWN HALL

May 29, 2020 | 10 AM | Virtual Webinar via Zoom

PRESERVATION MONTH EDUCATIONAL SERIES

Throughout the month of May, tune into the PSC's social media platforms to learn more about Charleston's history, architecture, and preservation legacy.

As the nation's first community-based preservation organization, we believe we should continue the tradition of Preservation Month, even in these uncertain times of change. Stay tuned for more information about our upcoming Virtual Preservation Month in May.