

PRESERVATION PROGRESS

PRESERVATION SOCIETY OF CHARLESTON • FALL 2012

SEVEN TO SAVE 2012

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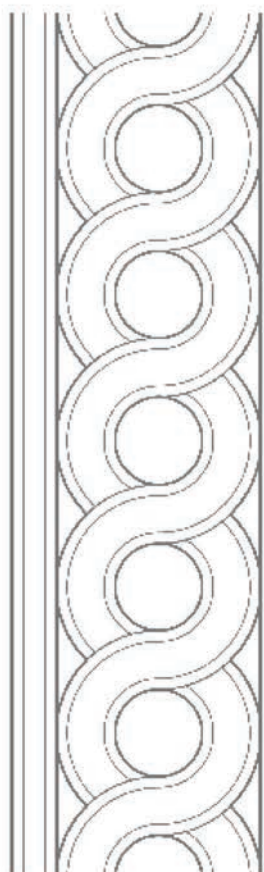
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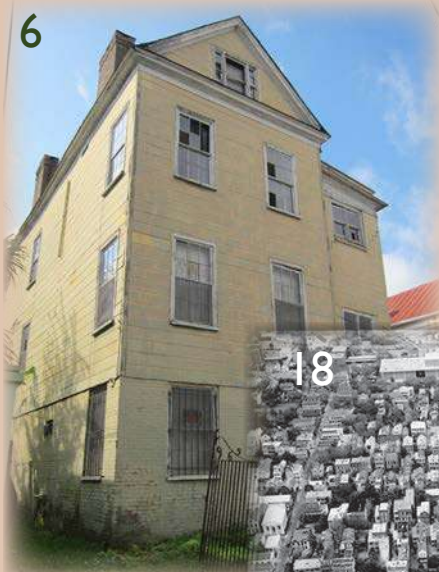
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Preservation Progress is published by the Preservation Society of Charleston to educate and inform its membership and the public about historic preservation. Founded in 1920, the purpose of the Preservation Society of Charleston is to cultivate and encourage interest in the preservation of buildings, sites and structures of historical or aesthetic significance and to take whatever steps may be necessary and feasible to prevent the destruction or defacement of any such building, site or structure such purposes being solely eleemosynary and not for profit. Basic membership in the Society is \$50 per year and includes a one-year subscription to *Preservation Progress*. Published continuously since 1956, *Preservation Progress* (ISSN 0478-1392) is published at a minimum four times per year. For advertising inquiries or article submission, mail to P.O. Box 521, Charleston, SC 29402 or e-mail preserve@preservationsociety.org. (C) 2011 Preservation Society of Charleston.

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PRESERVATION SOCIETY
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PRESERVATION
PROGRESS

Fall 2012 • Vol. 56 No. 3

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From the President



Caroline M. Ragsdale

Welcome to the Fall 2012 issue of *Preservation Progress*. It has been a busy year for the Preservation Society. In May, we welcomed Stephanie Meeks, the President of the National Trust for Historic Preservation, to our Membership Meeting. We were honored that she was a guest at the unveiling of the 2012 Seven to Save sites. This issue details each of the sites. Each member of the Preservation Society staff is in charge of one or more of the sites and they meet weekly to discuss their progress. Their hard work and dedication will shepherd these efforts to completion.

The Preservation Society has also recently introduced our Holy City Initiative and launched our Holy City Fund to support the fundraising for historic religious structures in need. The threat of residential conversion of Historic St. Andrews Church at 43 Wentworth Street prompted our involvement in July. We hired a Holy City Initiative intern, Katherine Ferguson, to help establish this as a sustainable program. Katherine now serves as our Marketing & Communications Manager. We thank all of our summer interns. Hannah Ferguson, our Special Events Intern, Brittany Lavelle, the Daniel M. Hundley Fund Intern, Lauren Kelley, the Research and Technology intern, and Sara Levin, our Fall Tours Intern, have all played a valuable part in the success of the Society this summer. We were most fortunate to have their assistance.

In addition to beginning these new initiatives, we also wished a fond farewell to three long time members of our staff. Ginger Scully, formerly Director of Programs and Operations, served the Society for the past nine and a half years. She has transitioned from the Society to pursue a career in real estate. Many of you knew her as the face of the Fall Tours. Katie Schultheis, our Finance and Board Relations Manager, returned to school to pursue a Masters in Preservation from the Clemson/College of Charleston Graduate Program. Kate Dellas, Communications Manager, is now working in architecture and design for a local developer and continues to be a champion of green preservation practices and midcentury modern architecture. The Society thanks them for their hard work and dedication to our causes and we wish them great success in the future.

September and October are the busiest months of the year for the Society. The Fall Tours are an important fundraising effort and they serve as rare opportunities to visit homes that are not otherwise open to the public. Without the support of our property owners that open their homes and gardens, our volunteers, tour committee and dedicated staff we could not provide this valuable educational resource to locals and tourists alike. October 5-7th marked our inaugural year for the Charleston Heritage Symposium focusing on Neoclassical Charleston. This sold out event featured informative lectures, tours of two private homes that are rarely seen by the public and two private parties. I hope you will enjoy our fall issue. As you can sense, there is much to catch up on! As always, we thank you for your support.

A handwritten signature in dark ink, reading "Caroline M. Ragsdale". The signature is fluid and cursive.

Caroline M. Ragsdale
President

The Executive Director's Desk



Evan R. Thompson

With this issue of *Preservation Progress*, we are proud to share with you our 2012 Seven to Save list. Each listing represents an issue for which we feel that the Society can, and should, commit to providing sound preservation planning, research, advocacy and educational programming. And in some cases, a program of hands-on preservation work to directly intervene to save a building.

During the summer months, we reorganized our staff so that we can be more responsive to diverse preservation challenges and to more effectively meet our mission. Our growing, professional staff thrives on these challenges, and we are energized by the grassroots support that you bring to the Society through your membership dues, contributions and volunteer efforts.

The Preservation Society of Charleston is committed to engaging with the community through creative, solutions-oriented approaches to preservation problems. We don't have room in these pages to celebrate every success that we have achieved over the last several months. We look forward to sharing those in future issues of *Preservation Progress*.

Happy New Year.

A handwritten signature in black ink that reads "Evan Thompson".

Evan R. Thompson
Executive Director

A wide-angle photograph of a large, crowded indoor event. The room is dimly lit with warm ambient lighting and several large, white, spherical pendant lights hanging from the ceiling. People are standing and talking in groups. In the foreground, there are several small, white, rectangular tables with lamps. The background features large, ornate wall murals and arched doorways.

SUPPORT SEVEN TO SAVE
www.SeventoSave.org
**All Party proceeds support our
Seven to Save program.**

Contact Katherine Ferguson, Marketing & Communications Manager,
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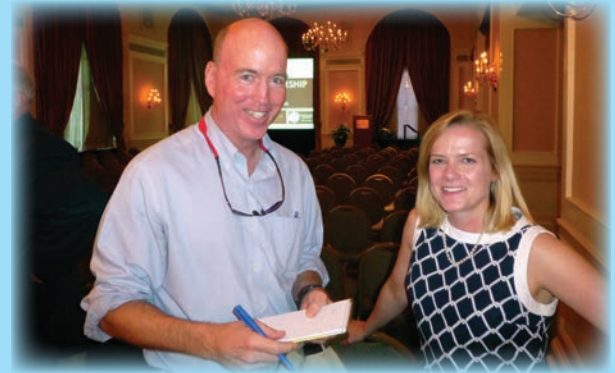
Announcement of Seven to Save

MAY MEMBERSHIP MEETING

We welcomed Stephanie Meeks, President of the National Trust for Historic Preservation, as the keynote speaker at our May Membership Meeting at the Francis Marion Hotel. We were honored that she was a guest at the unveiling of our 2012 Seven to Save sites.



Evan Thompson, Society Executive Director, with National Trust President Stephanie Meeks and Vice Presidents John Hildreth and Valecia Crisafulli.



The Post & Courier's Robert Behre with the President of the National Trust for Historic Preservation, Stephanie Meeks.



PSC board member Dr. Louester Robinson and Community Outreach Manager Aurora Harris announce sites selected for Civil Rights era historic markers.



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(843)722-4630 to volunteer!

On July 14, 2012, volunteers gathered for a cleanup day at Quarters A of the Charleston Navy Yard. "Quarters A" was listed on our 2011 Seven to Save.

Fundraising for Seven to Save

PRESERVATION PARTY

On April 27, guests gathered at the Memminger Auditorium for the 2nd Annual Preservation Party to celebrate our mission and raise money for the Seven to Save Fund. The 2012 Party featured an extensive silent auction, cocktails, hors d'oeuvres and live music by THE MAXX. Guests were dressed to impress, and the party was a fabulous success.



David Rogers and Lois Lane



Douglas Moylan, Daphne Long, Josh Martin and Evan Thompson



Jane, DeDe and Charles Waring



Partygoers enjoy the silent auction at Memminger Auditorium.



William Eucker, Ginger Scully, Merrill Benfield, Cira Crowell, PSC President Caroline Ragsdale and Nancy Jones.



J. Walker Brock and Marguerite and Ed Lenahan

SEVENTO SAVE 2012

The United Order of Tents Building

By Robert Stockton, Publications Committee

The United Order of Tents Building at 73 Cannon Street has seen better days but looks ahead to better days again. The Preservation Society of Charleston has placed the house on this year's Seven to Save list and is raising money to stabilize the structure and hire a consultant to develop a preservation plan. The substantial two-and-a-half story house raised on a brick ground floor was built ca. 1856 by Stephen S. Lloyd. Lloyd purchased the large lot, measuring 60 by 220 feet, for \$3,000 on June 6, 1854. It was a good investment as Cannonborough was esteemed for its healthful location. The house was listed in tax records for the first time in 1856, assessed at \$6,500. Lloyd sold it the same year for \$6,800.

An advertisement which auctioneer C.G. Whitney ran in the Charleston Daily Courier in 1856 seems to fit, down to the lot measurements of 60 by 220 feet:

At private sale, an elegant new RESIDENCE, with spacious two story piazza to the west, situated in the western part of the city, Upper Wards, containing 6 upright rooms, 3 attics, 2 pantries, 1 dressing room, private stairway, water communications conveniently arranged, bath and shower bath room, gas fixtures throughout the house, handsome chandeliers, and house elegantly furnished and carpeted; on the premises are ample accommodations for servants, &c., large cistern, and excellent well of water, tastily arranged flower garden, grape arbor, fruit trees, &c.

As the buyer preferred, the house could be sold with or without the furniture, "of recent purchase, and of modern style." The house at 73 Cannon has a mixture of Italianate and Greek Revival influences. The front drawing room on the main floor has an Italianate mantel with an arched opening and scrolled bracket. Other rooms have pilastered mantels in the Greek Revival style but with arched openings for the firebox, designed for coal. Plaster cornices in the main rooms have neo-Baroque open-work designs, identified with the Italianate, and testamentary of the extraordinary Charleston artisans' work of the 1850s. Woodwork throughout the house is channeled, with oak leaf clusters in the corner blocks. The wide baseboard in the drawing room is paneled, an unusual feature.



The United Order of Tents is in need of critical structural repairs and restoration. The Preservation Society of Charleston has successfully funded the stabilization and is currently developing a long term preservation plan with Glenn Keyes architects.



The large property represents one of the few lots that retains its original antebellum proportions in Cannonborough.

"...the Preservation Society stepped in and everything started falling into place."

— Ann Blandin



Executive Director Evan Thompson and Director of Advocacy Robert Gurley discuss plans for the interior of the property.

Ann Blandin



Ann Blandin has been a member of the United Order of Tents since she was a young girl, with "one foot in the word and one foot in the world" she says. Her pastor's wife convinced her to join the Tents and surround herself with other charitable women, firmly grounded in the Christian faith. Since joining, Ann has developed a boundless love for the organization and has worked with the Preservation Society every step of the way as plans for the preservation of their headquarters develop. Ann remembers being in the building and working with the older Tents, who inspired her to realize the purpose for her life. Ann believes that because of the educational outreach and benevolent work they do, the Tents story should continue to be told on Cannon Street. She wanted National Register recognition and to restore the building properly but didn't know where to turn. After praying about what to do Ms. Blandin says "the Preservation Society stepped in and everything started falling into place."

The square rooms are spacious and ceilings are high, including those in the attic, which is well-lit by large dormers and tripartite windows in the gable ends. French doors open to piazzas on three levels. The main stair, which ascends from the ground to the garret, has a robust newel and railings, typical of the 1850s. Construction features American bond brickwork and circular sawn scantlings of the period. A handsome cast iron fence, with stuccoed brick base and pillars, extends across the front of the lot. A ca. 1940 photograph depicts the house before subsequent changes, complete with an elaborate piazza entrance. Lloyd's quick turnover would indicate either he had built the house as a speculative venture or built it as his own home and then fell into financial difficulty.

The purchaser, by deed dated October 15, 1856 was Francis P. Seignious, in whose family the property remained until 1886. Seignious was listed as the owner and occupant in the City Census of 1861, when the house was numbered 45 Cannon Street. The earliest depiction of the house is on the 1872 Bird's Eye View map

of Charleston. Chimneys were knocked down in the 1886 earthquake but the house was not damaged otherwise. During the twentieth century the house and a two-story outbuilding housed various tenants, and an automobile repair facility operated in the back yard.

The United Order of Tents, a prestigious national organization of Christian black women, established a Charleston chapter in 1912. The group has raised money for orphanages, cancer research, a home for the elderly and other charitable activities. After acquiring the property in the mid-twentieth century, the Order built a three-story concrete block west wing for larger meeting rooms, and enclosed the piazzas. The Order renovated the building after Hurricane Hugo in 1989. As usual, the twentieth century work is now very deteriorated, while the nineteenth century section is relatively sound. The Order membership, once substantial, has declined and funding has declined as well. The Order was being pressured by the City of Charleston to rehabilitate or demolish the building when the Preservation Society stepped in to help.

SEVENTO SAVE 2012

Lewis Christian Union Cemetery

By Aurora Harris, Community Outreach Manager

Lewis Christian Union Cemetery has served as the final resting place for many African-American Charlestonians for over a century. On August 18, 1879 nine members of the Lewis Christian Union applied to the state of South Carolina for incorporation. Their mission was to “encourage the spiritual and corporal benefit of members, to care for members when in sickness and distress in life and their burial at death, and to promote the Christian church.” The Lewis Christian Union received their charter on September 12, 1879 and subsequently purchased two lots at the corner of Skurvin and Pershing Streets for their cemetery. The burial society cemetery represented commitment to one another’s physical and spiritual welfare. In recent years, without active members to care for the cemetery, it has become overgrown with graves disappearing under vines, leaves and trash.

The burial society tradition is an old one. Beginning in the late 18th century, a growing population of free people of color in Charleston began to form benevolent societies with the purpose of providing a sense of community by supporting the sick and their families, and supplying a place for burial for their members. As these burial society memberships dwindle, maintenance becomes a greater burden on aging caretakers. For that reason, the Preservation Society of Charleston has selected Lewis Christian Union Cemetery as one of its 2012 Seven to Save sites.

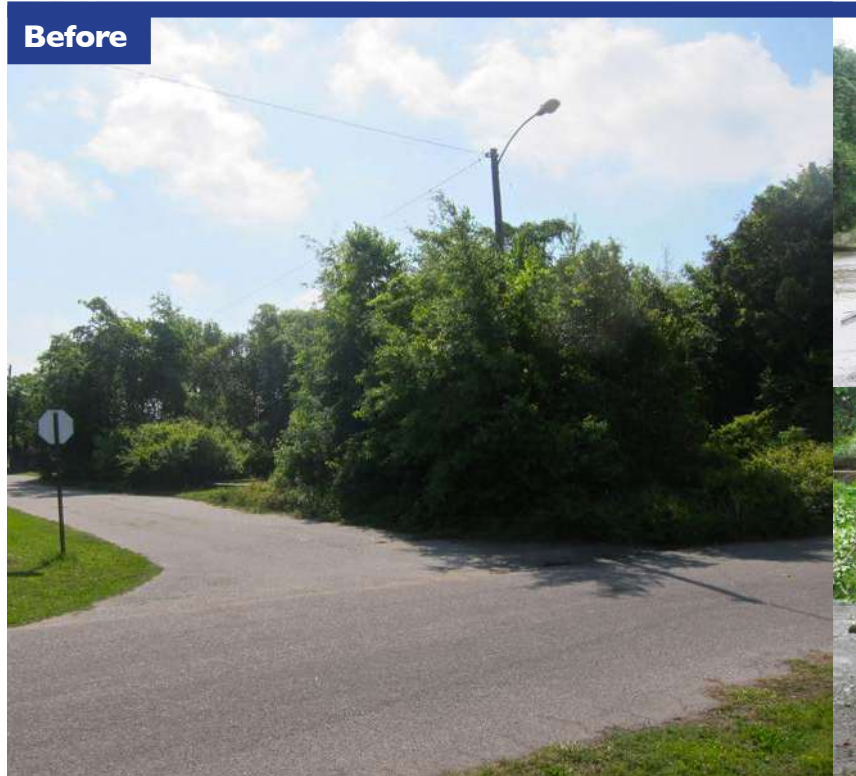
UPDATE

The Society kicked off its efforts with two successful staff and volunteer cleanups of the cemetery during the months of April and June. The cleanup days coincided with Charleston’s Clean Cities Sweep, and our team of preservationists piled up trash and cleared through vines on the overgrown grounds. The Society subsequently provided funding for tree removal after partnering with The Citadel to host more cleanup days in the Fall. Our team has made great strides in restoring this site and creating an example for other preservation-minded communities facing threats to their historic burial grounds.

The cleanup of the cemetery has allowed the Charleston Chapter of the South Carolina Genealogical Society to begin research on the many families buried there. This research will be collected and presented online so that the public can be made aware of the rich history of Lewis Christian Union Cemetery.

In just a short time, our collaborative efforts have restored dignity to the site by clearing out trash and overgrowth, but also creating a sustainable plan for the preservation of these grounds and others like it.

Before



After



"...the Society's involvement has brought publicity and concern to the care of the grounds."
— The Braxton Family

The Braxton Family



Rebecca and Catherine Braxton have been taking care of their family plot for decades. They began as young children, helping their grandparents with weekly upkeep. Their grandfather Willis Johnson taught them that it was a family responsibility to tend the grounds. For the Braxton sisters, the Lewis Christian Union Cemetery is one of many important sites that preserve their family history. The sisters are stewards of the historic Borough Houses on Calhoun Street and can trace their family history back to their enslaved Barbadian ancestors, who came to Charleston centuries ago with the Drayton family. Rebecca and Catherine want to maintain physical representations of African American history, and burial society cemeteries fulfill that mission. The sisters are happy to see the Society's involvement since it has brought publicity and concern to the care of the grounds. The sisters hope not only to see Lewis Christian Cemetery restored but interpreted, along with the entire Magnolia district. Until then, they will be doing what they can once a week as they have always done.



The Borough Houses located on Calhoun just east of East Bay Street.

SEVENTO SAVE 2012

Historic 11th Ward

By Paul Saylors, Research Manager

The 11th Ward embraced the area between King Street and Rutledge Avenue and from Radcliffe Street north to Mt. Pleasant Street from 1882 to 1960. This area was originally agricultural but a proposed canal in the 1880's stimulated residential development. The 11th Ward became home to Charleston's first streetcar suburbs and neighborhoods marked by distinct architectural designs. The 11th Ward is unique in that it doesn't tell the well-known story of Charleston's antebellum aristocrats, but rather the lesser-known story of working and middle-class Charlestonians who helped propel the city into the 20th century. The 11th ward is home to specific building typologies that are not present in all areas of the peninsula such as Victory Houses and Charleston Cottages. Neighborhoods like Wilson's Farm, Rose Garden and Rutledge Heights are almost completely unknown even though they are significant threads in the fabric of our city.

Currently, the 11th Ward is threatened by multiple preservation issues. The city's current preservation ordinances and codes offer no protection to this part of the city. As a result inappropriate infill and renovations are corrupting streetscapes and the feeling of architectural unity that originally existed in these neighborhoods. Additionally, demolition by neglect threatens the health of these communities and their appeal to new owners. Most overwhelming, however, is the general lack of knowledge about this area north of the Crosstown.

In an attempt to educate our members and the greater community about the immediate needs of the 11th Ward, the Preservation Society has several Seven to Save projects in the works. These projects include historical documentation and research, national register nominations and special events. The Preservation Society plans to conduct surveys and research to nominate the Wilson's Farm Neighborhood as a National Landmark Historic District. Additionally, research is being conducted on 981 King Street, an important neighborhood landmark built in 1915, so that it too can be nominated for the National Register. Future research goals include documenting and studying Victory Houses designed by architect David Burns Hyer that dot the 11th Ward, so called because they were built after the first World War as an efficient way to meet suburban housing needs. We will continue to offer tours and other opportunities to learn more about these neighborhoods of the 11th Ward.

UPDATE

To help increase awareness of the history and architecture of the 11th ward, the Preservation Society hosted a Preservation Pedal on Saturday, November 10th, 2012. This special event began at the William Enston Homes and went through the 11th Ward, stopping at important neighborhood landmarks along the way.



The boundaries of the Historic 11th Ward lie from Radcliffe Street north to Mt. Pleasant Street and from Rutledge Avenue east to King Street.



"Abandoned and dilapidated homes are constant issues of blight and safety to the community."

— Reverend Alma Dungee



Reverend Alma Dungee



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Reverend Alma Dungee has been a member of the North Central community for 45 years and remembers the day when she was first asked to serve as Neighborhood President. "At the time, I was a working mom, a nurse working sixteen-hour shifts" she recalls. Although busy raising her seven children, Pastor Dungee accepted the request from the neighborhood association officers to become the President and serve the community she loves so much. During her tenure, the North Central neighborhood has benefited from her efforts to remove litter; repair and rehabilitate houses, and bring in better services and resources for its residents.

She continues to fight the big issues facing North Central neighborhood, which she sees as those of economic growth, development, and revitalization. "Abandoned and dilapidated homes are constant issues of blight and safety to the community" says Pastor Dungee, who is working with the Mayor, offices of zoning and code enforcement, city council members, and other officials to help get resources to maintain the historical character of the North Central Neighborhood.

SEVENTO SAVE 2012

Midcentury Modern Architecture

By Kate Dellas, LowcoMod

Midcentury Modern architecture is rare in the traditional city of Charleston, South Carolina, but today these buildings stand as controversial timepieces. Advances in construction through steel framing, large plate glass, and reinforced concrete guided the modern movement and inspired a focus on structural framing and form that deviated from traditional norms.

It was not until mid-century that Charleston saw the first 'modern' additions to its built environment, and this introduction proved to be challenging. Past issues of *Preservation Progress* document our own organization's shock and disapproval of some of these well known projects. Take the former Charleston County Library (1958-60) for instance. Our newsletter from March 1958 features a cover expressing our outrage at that building (see page 26), calling it 'distressingly incongruous on the Citadel green.' However, as time progresses, so too does preservation. While these mid-century modern buildings may have shocked our predecessors, our focus at the Preservation Society is to protect the full spectrum of styles and periods of architecture in Charleston. In May 2012, the Society listed Midcentury Modern architecture as one of our 2012 Seven to Save sites.

Our shift in mindset comes as we face the challenge of our modern heritage. Despite early opposition, America's modern architecture tells a significant architectural story. Many examples of Modernism are now at or fast approaching the National Registry of Historic Places fifty-year historic benchmark. Our 2012 Seven to Save listing accepts the historical significance of Midcentury Modern architecture and our newest advocacy group, LowcoMod, is charged with this task. LowcoMod takes its name from Lowcountry Modern and conveniently plays on the moniker of the international organization, DOCOMOMO (DOcumentation and COnservation of buildings, sites and neighborhoods of the MOdern MOvement). LowcoMod will support the Preservation Society of Charleston in its efforts to study, document and protect the architecture of the recent past. Buildings such as the former County Library, Downtowner Motor Inn (1964), and the work of architect Augustus Constantine along King Street and throughout the peninsula deserve thoughtful consideration.

Of course not every example of mid-century architecture can or should be saved, nor are all of superb quality. Fortunately, recent City Council modifications to the Board of Architectural Review now ensure a proper review process before demolition is approved. In the past, buildings 75 years or older required demolition applications. As of September 2012, all buildings 50 years or older require demolition applications. This is a significant boost for mid-century modern in Charleston. While this doesn't mean that anything 50 years or older can't be torn down, it does ensure that these buildings are given due consideration.



139 Calhoun Street, Office of Augustus Constantine, "The Architect of King Street," was built in 1945. The building has been inappropriately altered and currently houses a night club.



299 King Street. Designed by Augustus Constantine. Formerly Marilyn's Shoes

"Many examples of Modernism are now at or fast approaching the National Registry of Historic Places fifty-year historic benchmark."



The former Charleston County Library, 404 King Street (1958-60).

A few notable sites already suffer from neglect and development pressures. The County Library, boarded up and waiting, is one of those buildings. The pink marble of the Library's facade is leaf cut match, meaning each panel was cut from the same slab. Not only does the Library reveal a number of thoughtful design features, but it also stands as a reminder of the Civil Rights movement in Charleston as the first integrated public facility in the City. In this case, the building captures the social undertones of Modernism in Europe that had been mostly lost by the time the movement had saturated the United States.

Other more encouraging projects are underway. Across Marion Square, the Rivers Federal Building at 334 Meeting Street will be undergoing a thoughtful adaptive use by Gibson Guess architects. John Dewberry of Dewberry Capital Corporation purchased the property in 2007. The removal of the present building was under discussion, but Dewberry opted to retain and reuse it. Plans to convert the office building into a 161-room high-end hotel have been approved.

As we face changing perceptions in our historic city, it is important to consider the impact of modernism and the few buildings that capture this movement. These buildings stand as part of an architectural continuum, and the Preservation Society of Charleston's efforts through LowcoMod will continue to address our modern heritage and raise awareness of the importance of our recent past.



The Federal Building at 334 Meeting Street was built in 1964 and is to be redeveloped as a hotel.

SEVEN TO SAVE 2012

Tabby Architecture

By Evan Thompson, Executive Director

Tabby is one of the Lowcountry's unique historic, architectural and cultural assets. Some of the region's earliest buildings were constructed using this hardened mixture of oyster shells, lime and water. Clean, salt-free oyster shells excavated out of Indian middens were crushed and burned to make lime. The lime was mixed with crushed shells, sand and water; then poured into wooden molds to harden to form building foundations, walls, and other architectural elements. A finished tabby wall was almost always covered in stucco to protect it from deterioration and the stucco was often scored to give the appearance of a stone building. Many modern-day buildings that are covered in cement and decorated with oyster shells pressed into the surface are not tabby but a replication of a ruined tabby wall.

Tabby originated out of Northern Africa, traveling to Spanish colonial settlements in Florida and adapted to coastal Carolina by British military engineers who constructed forts, such as Fort Dorchester, out of tabby. One of the more notable examples of tabby in Charleston is the remnant of a fortification that once stood in Marion Square. Early seawalls were constructed of tabby, and a Preservation Society historic marker recognizes one such fragment on Limehouse Street.

While Beaufort County has been recognized as having the largest numbers of surviving tabby structures and ruins, the tabby architecture in Charleston and the surrounding Sea Islands has never been comprehensively documented. Edisto Island features numerous examples, including a tabby smokehouse and plantation house foundations. Similarly, structures in Rockville at the southern end of Wadmalaw Island were constructed, in part, from tabby. Tabby ruins on Johns Island near the airport have been documented, and the historical record shows tabby was used at Fort Johnson on James Island.

In rural Charleston County, the historic preservation ordinance only protects sites and structures that are formally listed on the National Register of Historic Places. A comprehensive survey of tabby resources in the Charleston region can lead to new National Register listings, while expanding our understanding of the scope of this important local historic resource.

UPDATE

As part of our efforts to raise awareness of this resource, the Society was pleased to organize a Tabby Tour for participants of the Association for Preservation Technology (APT) conference in Charleston.

As part of our Tabby Tour, Society staff led participants through a tour of sites in the ACE basin, in Beaufort and on St. Helena Island. Participants were able to see how various tabby ruins had been conserved. As a result of the trip, one of the participants is now pursuing research on tabby for a graduate-level thesis that could lead to the preservation of some very rare brick and tabby slave cabins along the Combahee River owned by the Nemours Wildlife Foundation.



APT conference attendees explore the mid-18th century tabby Chapel of Ease on St. Helena Island



Remnant of a fortification that once stood on Marion Square

This 1787 Charleston real estate advertisement for a property on East Bay noted the presence of tabby fortification wall.

BARGAINS
For CASH,
THE HOUSE, No. 88, Church-street, in which the subscriber resides; it contains 10 rooms, four of which are unoccupied.
The STORE in Gignon-street, now occupied by Mr. Adam Gilchrist, fronting 18 feet on the above street by 40 feet deep, with a five feet alley to the southward.
A LOT in Dr. el's Fort, 37 feet front on East Bay by upwards of 300 feet deep, and fronting 37 feet on Church street continued. On the premises is a tabby wall sufficient to build a large house.
The price of the whole, 1500l. or 1000l. each.
Job Colcock.
April 30th, 1787.

"Coastal South Carolina has more historic tabby than anywhere else, but it is rapidly disappearing..."

— Colin Brooker



The group pauses for a photograph at the stabilized ruins of the Sams Plantation House on Dataw Island, SC



Executive Director Evan Thompson explains the history of the circa 1804 Baptist Church of Beaufort and its tabby foundation

Coquina Stone

Tabby, which is a mixed-and-poured material, is not to be confused with coquina stone, which is a sedimentary rock mined along the southeast coast in blocks to be used as a building material. Many notable Charleston buildings were constructed of coquina stones, including the Peronneau Tenements, constructed circa 1740 at 141-145 Church Street. 143-145 Church St. are protected by a preservation easement held by the Society.

Colin Brooker



Colin Brooker knows tabby. A preservation architect and former owner of a 3-story tabby house, he has specialized in understanding the history, construction and preservation of tabby buildings. Living in Beaufort, South Carolina, he is able to practice these techniques in this tabby-rich region. "With antecedents going back to northern Europe, Spanish America and the Caribbean, tabby is a quintessential product of the Atlantic World, carried from place to place by adventurers, merchants, military engineers, planters and slaves," says Brooker. "Coastal South Carolina has more historic tabby than anywhere else, but it is rapidly disappearing as unprotected ruins deteriorate and development expands." Brooker, an architect who has worked in his native England and conservation sites across the globe, recommends that tabby building sites be fully recorded to protect this unique construction history and welcomes community involvement. He is grateful for the attention that the Preservation Society of Charleston's Seven to Save listing is bringing this unique building tradition. And we appreciate what he does every day in the field to keep this threatened resource from becoming extinct.

SEVENTO SAVE 2012

Charleston Sweet Shops

By Paul Saylor, Research Manager

Sweet shops are vernacular one-story commercial structures scattered throughout Charleston's historic neighborhoods. They continue to serve a wide variety of commercial purposes, from bakeries to barber shops. Many sweet shops have been lost to demolition, both through neglect and lack of appreciation for this increasingly rare building type. In some cases modern zoning has created a barrier to the use of these small buildings as commercial spaces and has incorporated them into the residential fabric. Insensitive alterations have compromised the architectural integrity of some sweet shops, though others have been revitalized and are home to thriving small businesses.

One sweet shop, located in the Wilson's Farm Neighborhood at 57 ½ Carolina Street, c. 1928, is zoned residential and would need a variance to operate as it once did as the Bunny Hop Sweet Shop in 1966. Children gathered at the Bunny Hop before after-school organized sports at Mitchell Playground. The Bunny Hop provided cold drinks that children and neighborhood residents desired.

Another sweet shop at 52 Meeting Street has had several uses since its construction as an office prior to 1884. Miriam Bellangee Wilson, a native of Ohio, was interested as to why her grandfather left the South prior to the Civil War with opposition to slavery. Her curiosity of slave history and the arts and crafts of the African American race led her to Charleston in 1919 at the age of 41. Miss Wilson went against the doctor's orders and opened a small business in 1931 – a candy shop called "Colonial Belle Goodies" located at 52 Meeting Street. She started with a capital of \$7.50 and could not afford running water, so she carried it in buckets from neighboring houses. Her confections were the product of research into Charleston's past. She found and translated recipes that are now famous Charleston recipes such as "Peach Leather," "Benne Wafers," and "Monkey Meat Cakes." Miriam Wilson was the first to make these commercially for the joy of visitors to Charleston. (The building at 52 Meeting Street has since been converted to residential use with a small-scale addition and hyphen added in the early 1990s.)

We are currently surveying sweet shops in the Historic 11th Ward of the peninsula, while studying and assessing zoning conditions to help identify specific properties to use as case studies for appropriate restoration and adaptive use. The collection of oral histories will support this research. Doing so will support the saving of these important, yet overlooked historic structures. Like the Charleston Cottages, the "Sweet Shops" are strong, small-scale contributors to the variety and vitality of Charleston's built environment, and worthy of saving.



57 ½ Carolina Street



33 Moultrie Street



Rose Lane & Line Street



212 Rutledge Avenue

"The store is a gathering place – a place where information and updates are posted, good advice is given and children are loved and respected..."



96 ½ Cannon Street



11 Cannon Street



271 Ashley Avenue



125 Cannon

The Watsons



As a young girl, Mary Prileou grew up less than a block away from her sweet shop on the corner of America & Amherst Streets. "This corner is mine" was the answer declared in her bold, prayerful dream. Miss Mary married Benjamin Watson and had three children – Benjamin, Jr., Joseph and Mary Louise. In the mid 1950's, Mr. Littman of Littman's Five and Dime on King Street approached Mrs. Watson to consider buying the 62 America Street corner property. The family continued to rent until she could convince her husband that purchasing was a good investment where she could operate a first-floor restaurant with living quarters on the other side for their family. The purchase was made in 1958. The Watson siblings had chores like cleaning off the restaurant tables and stacking sodas. Many meals were sold to Cigar Factory workers nearby.

Miss Mary's Sweetshop has been in operation for more than fifty years at the same location. While others have moved on, her son Joseph has remained in partnership with his mother since their humble beginnings. Many children and adults, even some who moved away, reminisce with affection and adoration the positive values this sweet shop presented in their Eastside community. "She always had my favorite flavored candies and I still make a special visit to see her," said Mark Vanderhorst. "The store is a gathering place – a place where information and updates are posted, good advice is given and children are loved and respected," said another.

Miss Mary's Sweetshop is worthy of being recognized, historically. In addition to providing wholesome everyday products, popsicles, and nickel & dime candies, this sweet shop preserves the community and family as an institution, its values and traditions. These treasures should be celebrated.

SEVENTO SAVE 2012

Ansonborough Neighborhood

By Kate Dellas, LowcoMod

Ansonborough was largely destroyed by the fire of 1838, but was quickly rebuilt and took on a cohesive appearance as brick houses and churches in the Greek Revival style soon lined the streets of this compact neighborhood. Bounded roughly by Calhoun Street at the north, East Bay Street on the east, Market Street on the south and Meeting Street on the west, Ansonborough was saved through the intensive efforts of Historic Charleston Foundation and countless private citizens beginning in the 1950s. In the process of reversing decades of neglect and community decline, a strong neighborhood ethic was reinforced by a sense of shared purpose as house by house, block by block, Ansonborough came back to life.

As Charleston has grown and prospered in recent years, this tight-knit neighborhood faces new challenges on all sides. To the north, a remodeled and expanded Gaillard Auditorium will loom over George Street and bring intensified noise, traffic and parking challenges to the neighborhood. To the east, a relocated cruise terminal will bring thousands of passengers to the edge of the neighborhood each week with their cars, and the ship's noise and pollution, placing stresses on the residential character of the neighborhood. To the south, the Market area is one of the most popular tourist neighborhoods, which only reinforces the need to manage cruise tourism to protect Ansonborough. And on the west, a new Clemson Architectural Center and a growing College of Charleston campus presents architectural challenges that are not compatible with Ansonborough's brick, Greek Revival aesthetic.

While we were not successful in our advocacy for a smaller or relocated Gaillard, we continue to pursue regulation of the cruise tourism industry and for reconsideration of the terminal's permanent location. The Society is organizing a symposium on cruise tourism scheduled for February 6-8, 2013 with World Monuments Fund and the National Trust for Historic Preservation. Our Planning and Zoning committee is undertaking a comprehensive review of the city's tourism ordinance. And we will continue to advocate for appropriate new construction, particularly with regard to the new Clemson Architectural Center.



Carnival's *Fantasy* at the port of Charleston as viewed from the steps of the Customs House on Concord Street.



Ansonborough is a microcosm of the 21st century challenges of preservation in Charleston, managing tourism, new construction and growth around the perimeter of a neighborhood whose preservation in the 1950s and 1960s was a model for the nation.

“...this vibrant historic residential neighborhood epitomizes old Charleston.”

– Carrie Agnew



The proposed Clemson Architecture Center at 292 Meeting Street



Demolition at the Gaillard Auditorium

Carrie Agnew



Carrie Agnew, founder and executive director of Charleston Communities for Cruise Control (or C4), has dedicated herself to the regulation of the cruise industry in Charleston and the preservation of the city. In particular, she recognizes the threat this and other commercial interests pose to the historic Ansonborough neighborhood. “Surrounded by commercially zoned areas – the College of Charleston, the Market, and perhaps a new cruise ship terminal – projects keep being approved in a seemingly piecemeal basis with little thought of what has already been scheduled. The associated impacts of these projects put not only the historic buildings at risk, but also the very neighborhood environment that makes Ansonborough what it is.” She notes that this vibrant historic residential neighborhood epitomizes old Charleston. And Carrie’s work to save it epitomizes a true preservationist.

SEVEN TO SAVE **UPDATE**

Historic St. Andrews Church

By Katherine Ferguson, Marketing & Communications Manager

This past July, the Preservation Society of Charleston joined the effort to save historic St. Andrew's Lutheran Church at 43 Wentworth Street in downtown Charleston. The Society's new Holy City Initiative, an outgrowth of its 2011 Seven to Save programming, is intended to address preservation issues related to historic sanctuaries in Charleston. Conversion of churches to new, secular uses can be a solution if a church is vacant, derelict and otherwise unserviceable. It would have set bad example, however, if we remained on the sidelines while a young congregation struggled to purchase their sanctuary and prevent their eviction.

Pray. That is just what the congregation of Redeemer Presbyterian Church did when they learned in July that the church they had been renting for several years was going to be sold to a private investor and converted from a house of worship to just a house. The doors of the circa 1838 Greek Revival sanctuary at 43 Wentworth Street would forever be closed to those seeking spiritual shelter. The sacred altar for communion would no longer hold the body and blood of Christ but perhaps, a kitchen. So together with friends in the community and across the nation, the Redeemer congregation prayed for a miracle to keep their holy church a church.

The first miracle occurred in July when the private investor generously made the offer to allow Redeemer to match her \$1.6 million contract price. The congregation had 90 days to fulfill this task, and quickly prayers turned to action. Pastor Craig Bailey and church member Nancy Vinson organized a team to begin fundraising efforts. The Preservation Society of Charleston threw their full support behind the effort and established a Holy City Fund to help collect donations, which amounted to over \$37,000. The Society also served as a dedicated partner in raising awareness of the issue, as well as contributing another \$37,000 from its Seven to Save Fund.

This support team also included city officials such as councilmen Blake Hallman and Marvin Wagner, as well as Mayor Joseph P. Riley, Jr. The Mayor spoke at several press conferences about the importance of saving the church and the essential role that churches play throughout the entire Charleston community. In particular, the loss of the Redeemer congregation at 43 Wentworth meant the loss of important outreach – to the homeless and the lost, the sick and the poor, the young and the old – in and around the Ansonborough community.

As the 90-day mark neared, prayers were once again offered for the last of the funds needed. And prayers were answered in the form of major last minute donations and pledges that



43 Wentworth Street



John Hildreth, NTHP Vice President for Eastern Field Service; Rev. Cress Darwin, Second Presbyterian Church; Evan Thompson, Executive Director; Mayoer Joseph P. Riley, Jr.; Rev. Craig Bailey, Redeemer Presbyterian Church; Marvin Wagner, City Councilman

rounded out the \$1.6 million campaign. At 1:00 pm on October 31, the leaders of Redeemer Presbyterian Church purchased 43 Wentworth Street – the sanctuary and the adjacent 1932 Simons & Lapham-designed parish hall – and delivered this sacred place from deconsecration.

Prayers continue for the church. The task of preserving this Charleston treasure continues. Redeemer is in negotiations with the Society to donate a conservation easement on the property, and the congregation has developed a sustainable business plan to pay off their debts and properly maintain the buildings. And if history repeats itself – as it so often does – miracles will continue to bless this faithful congregation and this sacred house of worship.



Simons & Lapham 1932 Parish Hall



Mayor Joseph P. Riley, Jr. addresses supporters



Executive Director Evan Thompson speaks to the media

Avondale Wine Walk

A Celebration of Midcentury Modern West of the Ashley

The Preservation Society hosted its first Avondale Wine Walk in July 2012. The event served as a celebration of Midcentury Modern architecture and featured a tour of the Blessed Sacrament Church (1962). After the tour, guests visited three venues for wine and light hors d'oeuvres. The event is connected to our new efforts to support midcentury modern architecture, listed on our 2012 Seven to Save.



Blessed Sacrament Church



The Preservation Society's Kim Taylor and Kate Dellas welcome Wine Walkers



Molly Young, Caroline Ragsdale, President and Rutledge Young, Immediate Past President



Wine Walkers tour Blessed Sacrament Church



Walkers enjoy a glass of wine at Pearlz Oyster Bar in Avondale



Lane and Chris Becken



Wine Walkers enjoy a stop at Avondale Wine & Cheese



Participants and PSC staff mingle at Avondale Wine & Cheese



Robert Gurley and Evan Thompson at Blessed Sacrament

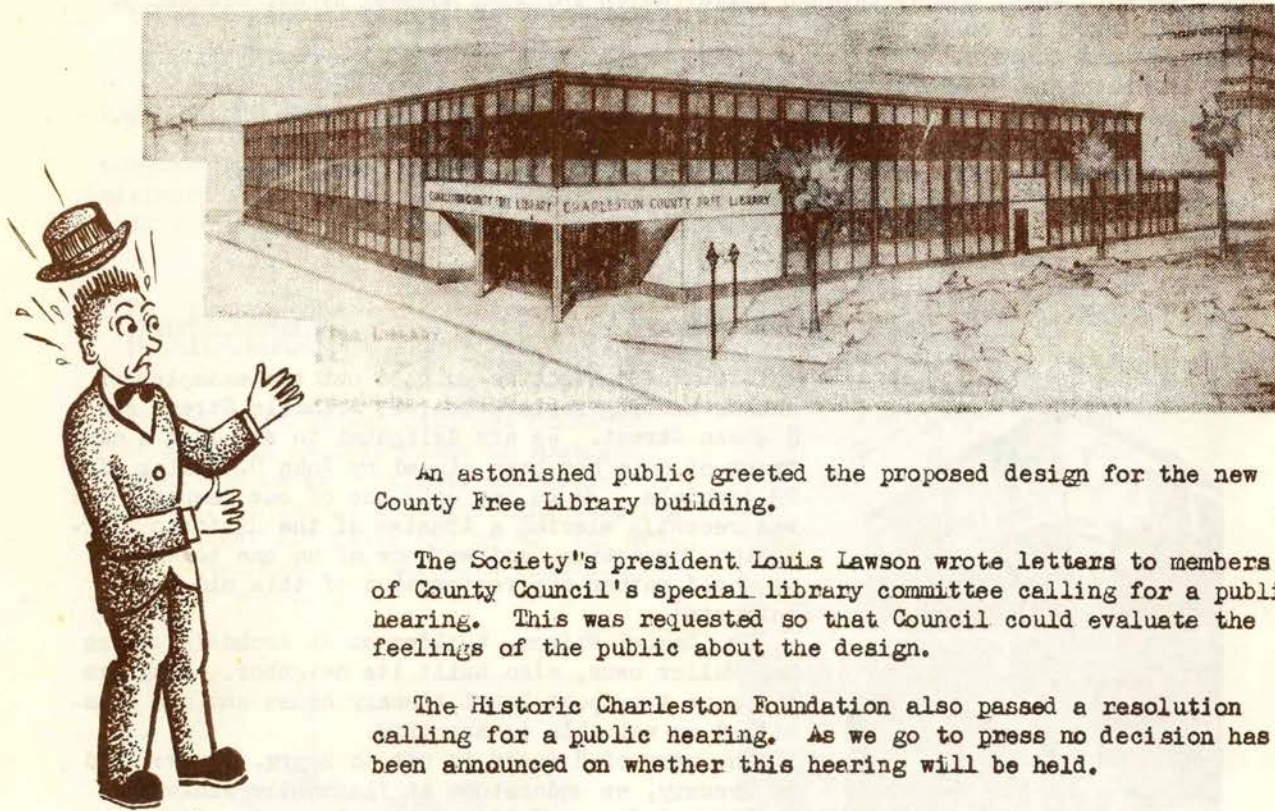
PRESERVATION PROGRESS

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PROPOSED NEW COUNTY LIBRARY BUILDING



An astonished public greeted the proposed design for the new County Free Library building.

The Society's president Louis Lawson wrote letters to members of County Council's special library committee calling for a public hearing. This was requested so that Council could evaluate the feelings of the public about the design.

The Historic Charleston Foundation also passed a resolution calling for a public hearing. As we go to press no decision has been announced on whether this hearing will be held.

The effort we are making now is against incongruity.

The site on Marion Square which the new library building will occupy is one of the most conspicuous in Charleston. The publication of the design, after it had been accepted by County Council, brought forth a barrage of letters to local newspapers -- most of the letters deploring the design, and a few supporting it.

The modern "curtain wall" construction of the proposed design is in wide use in many cities. But, one of our members wrote that while the plans may suit any other city in America, they would be "distressingly incongruous on the Citadel green."

The News and Courier carried an editorial saying: "A city that depends for much of its cash income on the distinctive appearance of its buildings ought to think carefully before it harms or destroys its principal appeal."

**93rd Annual Membership Meeting
and 59th Carolopolis Awards Program**

Thursday, January 24 | 7:00 pm

Riviera Theatre | 227 King Street | Charleston, SC

This is a members-only event. Membership dues will be payable at the door.

**Annual Membership Oyster Roast
at Fenwick Hall**

Saturday, January 26 | begins at 2:00 pm

Fenwick Hall | River Road | Johns Island, SC

Purchase tickets online on our website, PreservationSociety.org.

Winter Master Preservationist Program

Begins Wednesday, January 30

*For more information or to register, contact Paul Saylor, Research Manager
(843.722.4630, psaylor@preservationsociety.org).*

**Harboring Tourism: An International Symposium
on Cruise Ships in Historic Port Communities**

Wednesday, February 6 – Friday, February 8

Francis Marion Hotel | 387 King Street | Charleston, SC

For more information or to register, visit our website, PreservationSociety.org.

**Preservation Society of Charleston Preservation Party
to benefit the Seven to Save Program**

Saturday, April 27 | 7:00 pm

Memminger Auditorium | 56 Beaufain Street | Charleston, SC

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PRESERVATION SOCIETY
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Please visit **PreservationSociety.org** or call **843-722-4630**
to register and for updated information on speakers and schedules.

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