

A photograph of a park with large trees and a flooded area in the foreground. The water is murky and reflects the surrounding greenery. A wooden bench is partially submerged on the left. In the background, there are more trees and a few street lamps.

PRESERVATION PROGRESS

FALL 2018

PRESERVATION
ESTD SOCIETY 1920
of CHARLESTON

VOL. 62 NO. 2



THE 65th CAROLOPOLIS AWARDS



Join us for the 65th Carolopolis Awards,
the marquee fundraising event celebrating the
very best of preservation in Charleston!

Thursday, January 24, 2019 at 6:00 pm
The historic Riviera Theatre at 225 King Street

Members: \$75 Non-Members: \$100

Purchase tickets at www.preservationsociety.org

The Carolopolis Awards event is a celebration featuring a full reception with live music set in the historic Riviera Theater. The price of your ticket supports the mission of the Society to serve as a strong advocacy leader for citizens concerned about preserving Charleston's distinctive character, quality of life, and diverse neighborhoods.

Presented by



PRESERVATION ESTD SOCIETY 1920 of CHARLESTON

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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

White Point Garden during Hurricane Irma, 2016
by Samuel Hodges Photography.

Interior: A dramatic view of 5 East Battery post-earthquake of 1886. The PSC and Glenn Keyes Architects hosted a Hard Hat Tour of this ongoing preservation project on October 16, 2018.

FROM THE EXECUTIVE DIRECTOR



by Kristopher B. King
Executive Director

Historic cities like Charleston not only move and inspire us with their beauty, they also hold within them social systems, knowledge, memories, and traditions that enrich our cultural and social understanding. This is the connection between place and people. The rapidly changing face of Charleston is impacting both our sense of place and our urban identity. Accordingly, the Society is having to address numerous emerging issues and is working in a number of new arenas.

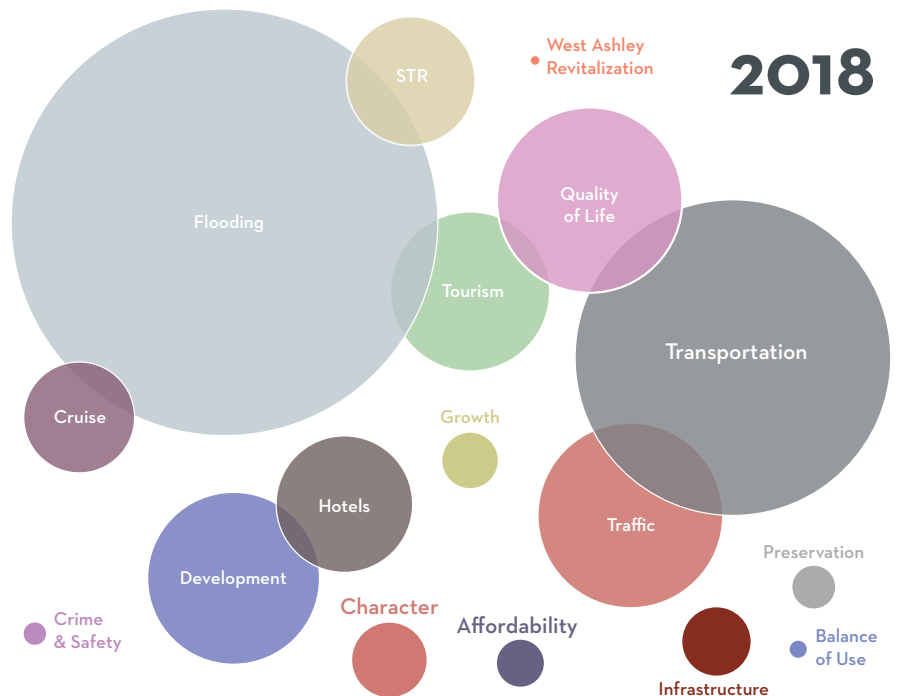
Our core focus has expanded from stopping an ill-informed contractor from stripping the details from an historic house to working to prevent our region's

explosive growth from erasing the character and soul of Charleston. Whether it is a small infraction such as disk-sanding or a community-scaled threat such as flooding, we operate through an approach that has served us well for 98 years: education, outreach, and advocacy.

Last May, the Society conducted a community survey to discover what issues mattered most, not only to our members but to the community at large. Following a format that we utilized with our 2016 survey, the 2018 livability survey yielded a near 100% increase in response rate and reaffirmed our advocacy priorities.



Left: Neighbors from the Crosstowne Church in West Ashley work with Leah Farrell to identify their local representatives and send a message to fix flooding.
Right: 2018 Survey: What is your vision for a livable Charleston?



Flooding clearly emerged as the priority issue. While flooding affects nearly every neighborhood in the City, its symptoms and causes vary by area. We can debate whether it is shortsightedness or ancient infrastructure that has led to the near constant flooding downtown, or mismanagement and overdevelopment in the Church Creek basin – or most of Johns Island for that matter – but we are better served concentrating on what is needed now: focus, prioritization and leadership.

As the flood waters surge, so too does tourism. Here again focus, prioritization and leadership are needed. As our region is faced with addressing the issues of flooding, traffic, and affordability, shouldn't we consider real ways to make those who visit part of the solution? Whether something bold



Susan McLeod Epstein leads guests on a curated garden tour, one of the features introduced in 2017 to reduce the footprint of the Fall Tours while enhancing the experience.



Individuals learn about the architectural history of 88 Broad Street, site of the former Hebrew Orphanage, for an exclusive Hard Hat Tour during Preservation Month.



Flooding has clearly emerged as the priority livability issue for residents. Image of the Low Battery Seawall during Hurricane Irma by Samuel Hodges Photography.

such as an impact tax on cruise passengers or something much less controversial such as raising the cost of parking meters to \$4 for visitors (while allowing residents to pay just \$1), we need policies that support residents!

Every day, the Preservation Society advocates for those who live and work in Charleston. We speak out on hundreds of projects, tailoring our approach to each one. We are forming new coalitions, and we are broadening our reach in order to engage every part of the City. The statement from the very first issue of Preservation Progress still rings true today: **"The Society's chief weapon is informed public opinion. Not biased opinion but informed opinion."** (Preservation Progress, Vol. 1, No 1.)

We could not do this work without the support and engagement of our members, donors, and volunteers. From the Charleston Heritage Symposium to Preservation Month, and especially the Fall Tours, preservation requires a huge network of supporters, and we are grateful to all of you. We thank you for supporting our educational programs, for attending our events, and especially for showing up and standing up on the issues that matter. You make preservation possible and inspire us to fight for Charleston.

Kate B. Kiz

THE CHAIRMAN'S CORNER

Tackling (Over)Tourism



by Elizabeth Kirkland Cahill
Board Chair

While the physical threat that flooding poses to Charleston is amply documented in this issue of Preservation Progress, we must also stay focused on the other inundating force that compromises our quality of life: tourism. With Charleston ranked #1 by Condé Nast for now the eighth year in a row, this remains a serious and growing concern for residents. For the visitor floodgates are wide open: 7 million tourists a year, most of whom head for the peninsula, with its population of less than 40,000. There is a simple word for this imbalance, a word that is now widely accepted in the lexicon of the industry: “overtourism.”

On September 27, which was “World Tourism Day” (yes, there is such a thing), deputized by the Society’s busy Executive Director, I flew to Washington, DC for a conference entitled “Overtourism: Seeking Solutions.” Sponsored by the Center for Responsible Travel, this daylong event featured an array of speakers from around the world, including a Canadian park ranger, a French tourism consultant to the government of Indonesia – and Charleston’s own Dan Riccio, Director of Livability and Tourism, who spoke authoritatively about the hiring of Tourism Enforcement Officers and the steps Charleston has recently taken to mitigate the effects of short-term rentals on residents.

At the end of a very full day of presentations, I left the conference convinced that Charleston can and must do more to manage tourism. This goes beyond completing the recommendations of the 2015 Tourism Management Plan update (which, despite some progress, remains significantly under-implemented). Even in the three and a half years since the update’s unanimous passage by City Council, the realities “on the ground” in Charleston have shifted, requiring a fresh look and some new approaches.

As one presenter after another attested, the problems created by overtourism are legion in historic cities, national parks, UNESCO World Heritage sites, beach communities, and even entire nations. Dramatic and rapid increases in visitor numbers, a glut of cars traversing inadequate roadways, a loss of cultural integrity, the surrendering of economic diversity to a tourist mono-culture of souvenir shops and hotels, negative impacts of cruise ships, and a lack of affordable housing due to a surfeit of short-term rentals – these are woes familiar, in one degree or another, to Charleston residents.



Michael Parks Photography

Iceland is overrun, Bali “is gone” — but most relevant to our city is the plight of Barcelona, which was addressed by keynote speaker Albert Arias Sans, member of the Barcelona City Council. In his words, his “dense, complex, and diverse city” — which has between 150,000-220,000 visitors a day (depending on whether cruise ships are in town) — “is being overtaken by the tourism economy.” Images of crowded sidewalks, long lines at attractions, souvenir shops, and heavy congestion on city streets were eloquent illustrations of the problem of over-tourism.

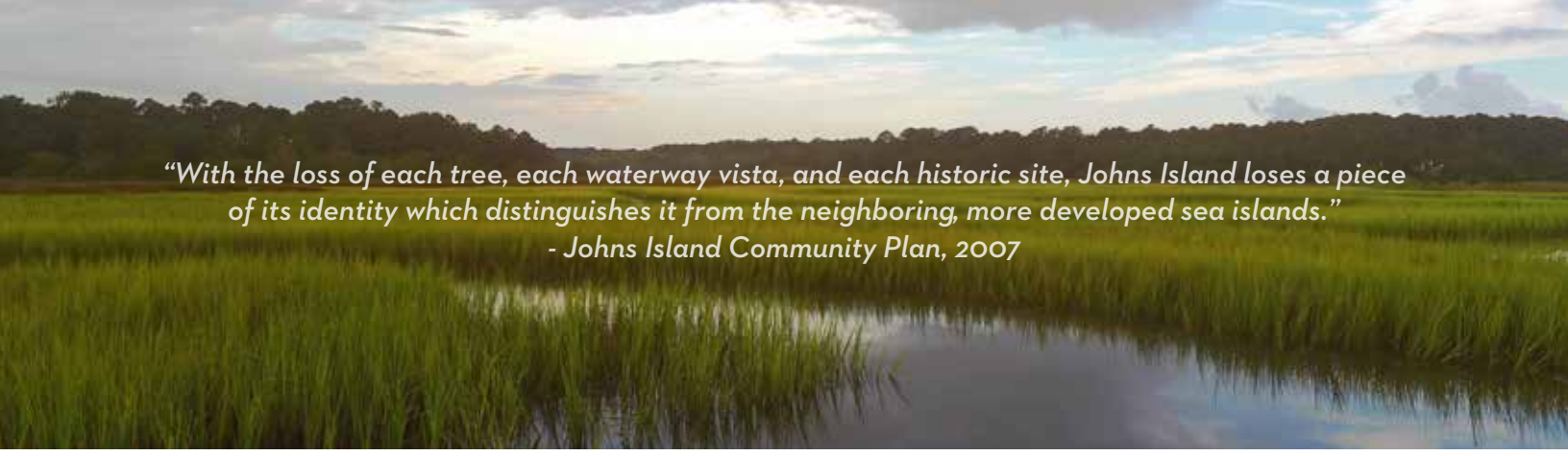
Recognizing both the economic benefits of managed tourism and the importance of maintaining the quality of life for residents, Barcelona has taken some positive and creative steps towards coming up with solutions. The City Council undertook to develop a true strategic plan for tourism, with the over-arching goal of integrating tourism activity into the broader urban agenda: that is, meshing urban planning with tourism planning (*Barcelona City Council, Barcelona Tourism for 2020* - <http://bit.ly/BarcelonaPlan>).

This means gaining a better understanding of residents’ and visitors’ rhythms of movement, gathering more accurate data about seasonal visitation patterns and modes of transportation, and coordinating efforts among private and public entities. Speaking to the importance of strong and consistently-enforced regulations, Mr. Arias noted, “Prescriptions and prevention are more efficient than managing side effects.” He listed some specific initiatives that Barcelona is undertaking, including an effort to cap the number of hotels in the city center — let me repeat that: a popular tourist destination is working to cap the number of hotels in the city center.

Tourism, Mr. Arias declared, must be viewed not only as an economic force, but as a broader public sector issue whose negative impacts need to be considered along with its benefits. He suggested that tourism challenges cannot and will not be solved solely by the Tourism Department, but require political energy and a willingness to make decisions. “Tourism is a political issue,” he said; “Someone is making decisions, and if they aren’t making decisions they are still being political.”

Whether it takes the form of rowdy bachelor parties in Lake Tahoe, the loss of local culture in Bali due to corporatized tourism development, or price increases and dangerous road traffic around Reykjavik, over-tourism generates resentment among local populations and leads to a deterioration of place and character. Sensible and consistently-enforced regulations and limits on tourism development, information sharing, infrastructure support, and collaboration between government, citizens, and the business community, will all be critical to countering the negative effects of over-tourism. So, too, will robust citizen engagement. As those mostly negatively affected by excessive visitation, residents need to have an assigned seat at the decision-making table, voicing their concerns as well as offering solutions.

The Preservation Society will continue to press on the issues surrounding tourism in Charleston, in the hope of generating a fresh look at visitor management in the context of the overall urban planning agenda. With 7 million visitors, we have clearly gone from heritage tourism to over-tourism. It is time for a creative approach to generating solutions. And it is time for strong leadership from our elected officials in concert with residents and the industry — before it is too late and Charleston, like Bali, is gone.



*“With the loss of each tree, each waterway vista, and each historic site, Johns Island loses a piece of its identity which distinguishes it from the neighboring, more developed sea islands.”
- Johns Island Community Plan, 2007*

THE “DEVELOPING” LANDSCAPE OF JOHNS ISLAND

by Phil Dustan

On Johns Island we live at the fragile interface of the land and sea where countless miles of shallow creeks carve their way through wide acres of salt marsh, the nursery grounds for virtually all the local seafood we eat. Thousands of years ago sea level was much higher than today. The marshes were miles inland, somewhere near Orangeburg. As sea level receded it left behind a series of elevated ridges paralleling the coastline, the remains of ancient dunes. Rainwater carved streams through their soft sand dividing the island into a series of small watersheds, each with its own connections to the rivers. The low-lying swales between the dunes collected water which fostered the growth forests superbly adapted to catch and retain precious rainwater.

Their massive root systems grew deep into rich organic soils following the subsurface flow of water. Today, thousands of years later, these ecosystems still exert a powerful role in the Lowcountry’s water balance. They are sponge forests that absorb water when it rains and release it into the atmosphere when it’s dry. They help prevent flooding, lessen the impact of a drought, or dampen the fury of a hurricane. Driving on Lowcountry roads they are easy to spot in the bottomland areas with their signature dwarf palmetto understories and dense overhead gum and water oak canopies. Look carefully and you will see a wide variety of fungi and the occasional wild orchid or trillium tucked in among the ferns.



In addition to their intrinsic beauty, Lowcountry swamp forests provide resilience to climate change by absorbing rainfall, dampening storm winds and surge, and sequestering carbon dioxide.



The modern housing development removes virtually the entire natural forest ecosystem replacing it with impervious roads, lawns, rooftops, and retention ponds.

Johns Island was settled by people who understood flooding and the intricate pathways of water flowing through and around the higher ground. They built their roads and houses on the dunes and farmed the lower slopes, leaving the lowest land to the swamp forests. Maybank Highway stretched across the island along a dune ridge as do parts of River Road and the Executive Airport. In fact, this was typical for the sea islands all along the coast from Georgia to North Carolina: build on the ridges and farm the lower areas.

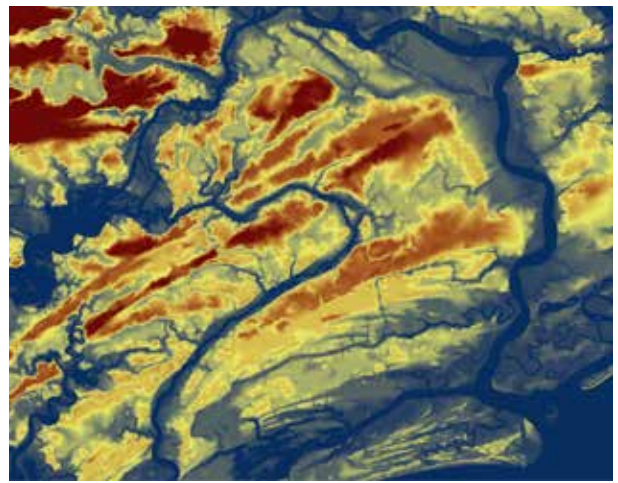
Fast forward a few hundred years and modern computer analysis of airborne laser pulses now reveals a complex network of streams flowing off the dunes into the lowlands. This led to the discovery of the Burden Creek Basin, about 5 sq. miles between Maybank Highway and the Executive Airport, the two principal dunes on the island. Burden Creek winds its way from the center of the island to the Stono River with all the complexity of a larger river such as the Wando or Ashley River. It cuts into its outside banks while sediment accumulates on the inner side, forming meanders that eventually morph into oxbow wetlands. The river flows when it rains and behaves more like a tidal creek during dry spells.

The Charleston Harbor Project demonstrated in the mid-1990's that development increases the impervious surface area of local watersheds and estuarine creeks begin to suffer ecological harm when the impervious surface area exceeds 10-15%. Stormwater is not absorbed by rooftops, roads, or even dense sod lawns, so it flows faster into the marshes carrying dissolved and suspended contaminants that would otherwise be trapped by natural soils. Sharp changes in water quality can cause fish kills, the closing of oyster grounds, and other types of degradation. Runoff from forested watersheds soaks into the soils where it is absorbed by the forest root mat, slowly mixing into the creeks.

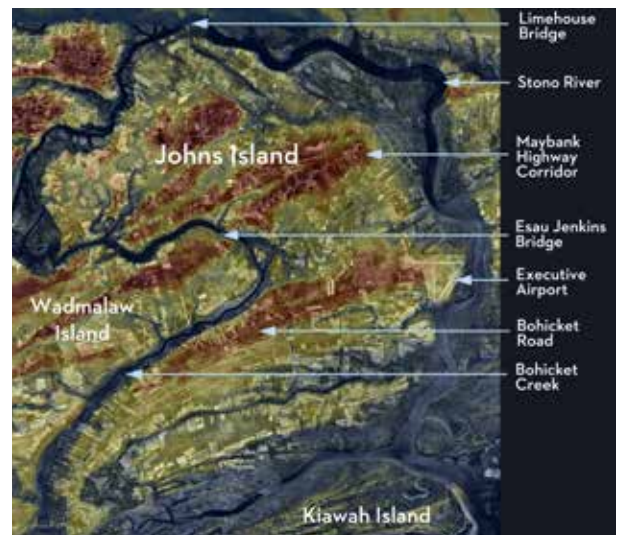
But now, with rapid development, the subject has shifted from water quality to quantity, from the health of marshlands and rivers to protecting our built environment. The Charleston Harbor Project was concerned about damage to the natural marsh and harbor waters from land-based sources of pollution. We had no idea that rapid development would begin leading to the destruction of our homes from flooding!

The 1990 Census revealed Charleston as a densely populated area surrounded by almost a million acres of wooded lands. Realizing that the area was poised to rapidly expand, the Johns Island Community Plan was approved by City Council in November 2007 to provide a road map for the development of JI, to preserve its rural character and sense of place while providing for the development of homes for people moving to the Lowcountry. It provided for areas of dense population and gathering zones, on the higher grounds of the Maybank dune, while declaring that "no developments should be built below elevations of 15 feet for safety from flooding and protection of sensitive ecology."

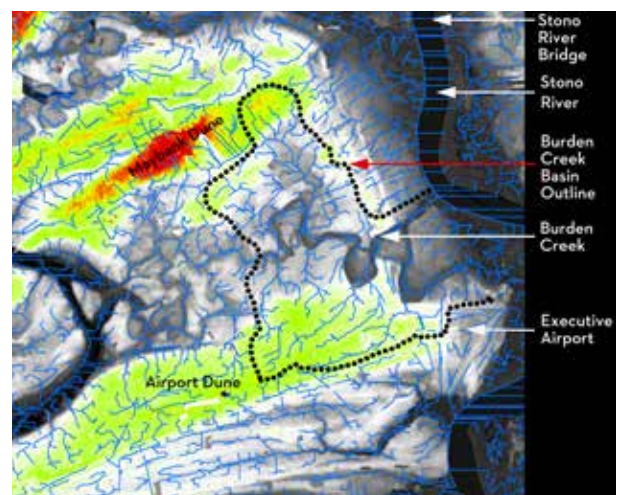
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Lidar, light ranging and detection, provides a detailed false color mapping of Johns Island elevation. Red areas are highest (approximately 25 feet) ranging to sea level (dark blue). The intricate network of creeks resembles a complex root system connecting land and sea.



Satellite image of John Island combined with Lidar (above) reveals that Maybank Highway corridor and the Johns Island Airport are positioned on dune ridges that parallel the coast.



Johns Island surface streams (blue lines) gravity flow from high to lower elevations in the Burden Creek Basin (dotted outline). Burden Creek can be seen as the small meandering river flowing east to the Stono River. The western watershed creates a highly complex system flowing west into Bohicket Creek.

LANDSCAPE *continued from page 7*

It seemed like a good plan that was widely accepted by locals. But instead of adhering to its guidance, the Plan was put on the shelf while the City of Charleston granted thousands of building permits. Johns Island was carved up in pursuit of dollars. Very little was left of the road map so many citizens had worked on so hard. Failure to adhere to the Plan combined with the installation of improved sewer and water lines enabled developers to construct dense housing developments in the low-lying swales that had been deemed unsuitable before the advent of the Planned Unit Development or PUD. Unknowingly, the new residents of these developments are far more vulnerable to storm flooding and associated natural disasters without higher levels of disaster preparedness by local and state authorities.

The modern PUD entails a large-scale renovation of the landscape. Where appropriate, permitting allows increased unit densities by clustering houses together and providing larger open green spaces. It gives developers greater leeway with zoning ordinances while allowing them to further maximize profits. First, the forested lands are clear cut with the exception of grand trees protected by law. These are fenced to keep machinery from getting too close. Next, huge machines rake the organic soils for roots, often removing almost as much root wood as was in the standing trees. Then the soil is scraped to remove the organic material which is dried, sifted and sold for topsoil. The land is then brought up to grade by infilling with a high clay content sand dug from on-site “retention” ponds often over 30 feet deep, or dirt mines elsewhere on the island. The fill dirt is slathered onto the landscape like peanut butter on bread to build the lots up to minimum flood elevation for slab-on-grade housing. In many locations the new lots are higher than surrounding homes or forest.

“In particular, the low lying ‘fingers’ which reach across the island will be considered unsuitable for neighborhood development.”

- Johns Island Community Plan, 2007

Wild trees live in forest ecosystems while in PUDs they are isolated and frequently enclosed in wells 2 to 4 feet below the newly filled ground elevation. In the forest, they obtain nutrients and even communicate with each other through a complex root mat embedded in the forest soils. Isolated trees are more susceptible to wind and insect damage as well diseases. Excess fill dirt smothers their surface feeding roots and the small wells around their trunks fill with water. They die a slow “death by preservation” and when they do, the developers rip out the dead roots, fill in the well boxes and build another house.

Development disrupts the water balance of the land. Forested land tends to trap most rainfall on site and then slowly release it through evapotranspiration. Roads and other paved surfaces, along with the high density of housing and sod lawns, compromise the capacity of the land to absorb water. Instead of slowly percolating into the soil it gets pushed somewhere else, flowing in a thin surface layer over the ground onto neighboring properties or into local waters. A natural forest ecosystem sheds about 750 gallons/acre from one inch of rainfall while a parking lot will shed 27,000 gallons, an increase of 3,600 percent



Site preparation removes the forest, topsoil, and roots leaving only grand trees that are protected by law.



Grand trees are frequently encircled by fencing to protect them from fill dirt. However, the wells trap stormwater and shallow surface feeding roots outside the fenced area are suffocated.



PHASE II

PHASE I

Infilled lots in phase two of this development (left) are higher than phase one (right) generating runoff that floods the older (lower) properties.

(<http://bit.ly/HealthyWatersheds>). PUDs are somewhere in between, but much closer to parking lots than forests. Neighboring yards fill with rainwater, and their wells and/or septic systems are more likely to fail.

One day we may look back at Johns Island, as we can look today at James Island, and recall how wonderful it once was: how we ate farm fresh food, caught fish and shrimp, and swam in the creeks. We might give a passing thought as to what went wrong. We still have a chance to apply sound environmental planning to the area, but time is fast running out. Why is this so difficult to understand?

Charleston is at the point in history where many of our human activities – pollution, deforestation, and urbanization – have diminished the resilience of natural communities. We are no longer concerned with stormwater degrading water quality because the sheer volume of water is threatening our way of life. Lost is the notion of protecting our fragile shellfish beds or shrimping grounds. Our leadership has declared that flooding is Charleston's No. 1 issue. But the City's actions speak otherwise and are making us more vulnerable to storms and flooding. Building housing developments in low-lying, flood-prone areas is not safe and must end. Clearcutting forests and infilling must cease as well. We need to respect the power of water and embrace the resilience provided by natural forests. Stormwater systems need to be rethought so more rain is held on site long term. Thoughtful planning using the best scientific information available can provide us with safer, healthier, more peaceful, and resilient communities. We need to create new laws that deal with these issues head on at the local, state, and federal levels. When the only conversation is about cleaning ditches or making them bigger, we have a real problem.

“Failure to consider conditions such as terrain elevation and water flow channels can result in neighborhoods or structures being placed at risk to damage or destruction from severe storm events.” - Johns Island Community Plan, 2007

The Lowcountry was formed by a changing climate and it will experience its wrath in the not-too-distant future. Sea level will rise, storms will increase, and rainfall will be more intense as evidenced by recent hurricane-driven flooding disasters. This is the new normal and it is imperative to plan for these eventualities. Going blindly forward will only make matters worse, far more expensive and tragic for future generations.

Phil Dustan, PhD, Professor of Biology at the College of Charleston was a member of the Johns Island Growth Management Committee 2005, the City of Charleston Green Committee, and received the City of Charleston Stewardship Award in 2010. In 2007, Charleston Magazine named him Charleston's Science Eco-hero.

Maps by Norm Levine, PhD, College of Charleston Associate Professor, Department of Geology and Environmental Geosciences, and Director of the College of Charleston's Santee Cooper GIS Laboratory and Lowcountry Hazards Center.

DONOR SPOTLIGHT

The Preservation Society of Charleston is only as strong as the members and partners we have supporting us. The PSC is not only lucky enough to call Lois Lane, owner and Broker in Charge of Lois Lane Properties, a past Board President, but also a friend and dedicated member. Lois has supported our mission and work for decades and led the PSC for two years as Board President. As the presenting sponsor for the 2018 Preservation Month, Lois and her company helped the Society produce a month-long celebration honoring preservation and Charleston. The PSC could not be more proud to feature Lois Lane as the fall 2018 Donor Spotlight.



Lois Lane

Q: When and why did you first become involved with the Preservation Society of Charleston?

A: I became interested in The Preservation Society of Charleston during the development of the (now) Belmond Hotel. The development of the site inevitably turned things around for King Street and the entire downtown commercial district. At the time there were many citizens who were so strongly opposed. The original plan for such a massive hotel seemed absurd. With the tireless efforts of preservationists and interested citizens the end product is probably as sensitive to the streetscape as possible. Reading about the controversy inspired me to become a volunteer. Helga Vogel was my first contact at PSC. She suggested I become a docent for fall tours back in the 1980's. She was so gracious to allow me to get involved.

Q: What influences your decision to support PSC? How would you describe our mission? What does it mean to you?

A: "Keep Charleston REAL" says it all.

Q: How do you see the Preservation Society's role in present day Charleston?

A: I think the role is so much bigger today than it was ten or twenty years ago. Charleston is growing so quickly. The staff and board have so many complex issues to deal with daily.

Q: In your opinion, what is the most critical issue facing Charleston right now?

A: There is no question: it is flooding. With every piece of the peninsula being developed it not surprising there is nowhere for the water to go.

Q: Lois Lane Properties was the Presenting Sponsor for Preservation Month May 2018. What did you find was the most engaging aspect of this month long event?

A: The Hard Hat Tours.

Q: As a broker-in-charge of Lois Lane Properties, what trends do you see in Charleston?

A: Today more buyers are interested in purchasing a property that is move-in ready. Those who are interested in restoration seem to be working with the best architects, contractors and designers. These buyers benefit from the work of the staff and various committees of PSC who continually promote best practices, provide excellent educational resources, and reward the best restoration projects.

Q: How do you spend your spare time when you aren't working?

A: Sitting on my porch with my hounds.

Q: What was your proudest moment as the President of the Preservation Society of Charleston's Board of Directors?

A: My proudest moment was when the website was upgraded linking information on events and improving communication with members and the public on our advocacy positions. In 2009 we included the Halsey Map, a multi-layered research project. Fifty references were highlighted with archival research text and historic photos and maps. We became active on Facebook and asked members to sign up for e-blasts. Ten years ago that was a monumental task. The current PSC website is so much more comprehensive and sophisticated. It is great tool for learning about Charleston's past and for staying engaged in the many issues that are threatening the livability of the Lowcountry.

Q: How have you seen the PSC change the most over the years?

A: Outreach efforts beyond downtown Charleston. It is exciting to see so many properties north of the crosstown and off the peninsula receiving the Carolopolis Award. Beyond awards, PSC is involved in helping neighborhoods off the peninsula with livability issues.

Q: The Preservation Society of Charleston is honored to have an easement on your home and business. What made you decide to work with the Society to establish these easements? What would you say to other property owners who are considering partnering with the Society to preserve their property through an easement?

A: I know the Preservation Society of Charleston will continue to help monitor 28 Lamboll Street and 9 Broad Street long after I am gone. The Society is simply the best organization to partner with when you are considering placing an easement of your property. My daddy often referred to something called "brute strength and dumb luck." I think that played a part in my having the opportunity to purchase these two properties about twenty years ago. I am always promoting interior and exterior easements when I am working with a property owner with a building that might qualify for an easement.

Q: Why do you support the PSC?

A: A lifelong passion for the city of Charleston. Being a part of a community means you must pool the resources available to you to support the greater cause.



photos by Richard D. Spencer

THE FALL TOURS

HOMES, HISTORY & ARCHITECTURE

THANK YOU TO OUR VOLUNTEERS AND HOME OWNERS

Thank you to our dedicated homeowners, volunteers, and staff for making the 2017 Fall Tours of Homes, History and Architecture the most successful yet! Given the Preservation Society's commitment to more sustainable and responsible tourism, we have continued to reduce the footprint of our tours while enhancing the educational content. Thanks to our volunteers and homeowners, we are able to show that heritage tourism can offer a higher quality experience AND be more sensitive to the resources we aim to protect. As the Society's foremost annual fundraising initiative, the Fall Tours could not be a success without our dedicated supporters.

With this year's tours coming to an end, the Society is already planning an exciting program for next year.

FALL TOUR HOMEOWNERS

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SUMMER 2018 INTERN SPOTLIGHT

During the summer of 2018, the Preservation Society was fortunate to receive gifts from the Patrick and Ann Marie Dolan family and The Daniel M. Hundley Fund that allowed the PSC to host two internships. The PSC interns, Chris Tenny and Rob Hairston, worked on projects specifically designed to help the PSC's mission to Keep Charleston REAL. Without the continued support of our donors, the Preservation Society would not be able to help shape the education and future of our next generation of preservationists. Thank You!



CHRISTOPHER TENNY

*Second year Master of Science in Historic Preservation (MSHP)
Clemson University, College of Charleston*

This summer, PSC intern Chris Tenny conducted a field conditions survey of over 1,200 Carolopolis Award-winning properties. The Carolopolis Award has honored exceptional preservation projects for 65 years, making the Carolopolis plaque an iconic part of Charleston's historic architectural landscape. Through this internship, the PSC sought to take a comprehensive look at how the standard of preservation signified by the Carolopolis Award plaque is maintained over time.

From the sidewalks of Charleston's historic districts, Chris relied on his prior documentation experience and MSHP coursework to carefully assess each award-winning property, creating the first complete inventory in award program history. Chris' compilation and interpretation of property condition information will serve as a benchmark as our award program continues to evolve. Promoting excellence in historic preservation is more important now than ever before as new and intensifying pressures threaten our historic built environment.

Thanks to Chris' work, documentation of the Carolopolis Award program's history will better inform the PSC's approach to the next 65 years of honoring exceptional preservation efforts in Charleston.



ROBERT HAIRSTON

*Second year Master of City and Regional Planning (MCRP)
Clemson University*

The impacts of the growing global tourism industry are being felt in cities all over the world. With Charleston's place secured among the "best" cities to visit worldwide and three years under the City's belt since the 2015 Tourism Management Plan update with many boxes left unchecked, the PSC set out this summer to better understand and assess the measurables of successful tourism management.

Over the course of this summer, City and Regional Planning masters student and PSC intern Rob Hairston conducted an in-depth analysis of tourism management in Charleston. To assess the effectiveness of our city's approach to tourism management, Rob analyzed the City's Tourism Management Plan, examined annual tourism data, and reviewed international best practices and standards. The PSC is better informed to advocate for a livable Charleston through Rob's work, which established a tourism research library of news articles, international indicators, and local metrics.

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White Point Garden during Hurricane Irma, Photo by Samuel Hodges Photography

TESTING CHARLESTON'S RESILIENCE

*A cautionary tale, a new reality,
and a community response*

by Leah Farrell and Anna-Catherine Carroll

Charleston residents are experiencing a multitude of challenges – rapid development, affordability, and traffic, among others – but no single issue is testing our resilience more than flooding. Whether you have experienced flooding at your house or have had to endure a significant rain event during rush hour, it is clear that flooding has emerged as the number one issue threatening our quality of life. The Preservation Society strongly believes that if we want to protect our City's character and livability, we have to break the current state of inertia on flooding and drainage fixes, and we have to be smarter about where and how we build. Most of all we need a plan – a community-wide, data-driven action plan that prioritizes projects – and we need it now!

The PSC continues to advocate for a comprehensive approach to flooding that includes commitment and real action from political leadership; public and private funding; new approaches to land use and development practices; and regional coordination with a localized response (i.e., what works downtown may not be appropriate for West Ashley). Through months of advocacy and countless meetings that we have both hosted and attended on this issue, we have learned a great deal about how Charleston floods. While flooding is present in almost every neighborhood in the region, every neighborhood's issues and needs are unique. Such variations have unfortunately fostered a territorial approach by our political leadership, which is contributing to the current lack of momentum. Bold leadership and vision have never been more urgently needed.

Johns Island: a cautionary tale

One area where we have been actively working to better understand the nuanced nature of this issue is Johns Island. More than 40 years of unchecked growth and development have culminated in a regional crisis. Nowhere is this felt more acutely than on Johns Island. In recent months, discussion among Johns Island residents has become a public outcry against the impacts of transforming historically rural floodplains into densely developed suburban areas. Areas that were dry are now experiencing habitual flooding, taking a toll on livability and safety.

As Phil Dustan's article makes clear, this situation is created by the long-time prioritization of growth and development over conservation and preservation. [See page 6.] Outdated construction guidelines for floodplain development and stormwater management guidelines translate to outdated construction practices. To make way for new subdivisions on Johns Island, developers scrape the absorbent topsoil from the surface of deforested land, and hard-cap it with high-clay content, which is impervious fill. Water that would have naturally flowed across the land or seeped back into the ground is then displaced—pushed onto neighboring properties and roadways. This practice continues today, and yet the City's Public Service Department continues to resist calls to improve construction and drainage standards on the grounds that it would slow development in the City. One must ask why promoting development is the top priority of the Public Service Department.

Elevation Guidelines: a new reality

Downtown, flood response is taking a different turn. Requests to elevate existing buildings now come before the Board of Architectural Review (BAR) on a regular basis. To date, elevation requests have been heard for 24 different properties on the peninsula in 2018 alone. In response, the City's BAR issued draft Guidelines for Elevating Historic Buildings to guide the review process for elevation requests in Charleston's historic district. The draft was the outcome of two workshops in which PSC staff participated along with a group of design professionals, preservationists, BAR members, and City staff, all of whom met to discuss issues pertaining to context, streetscape, foundation design, architectural and preservation considerations, site design, and FEMA requirements.

Five years ago, the thought of elevating historic buildings in Charleston was inconceivable. Now, it is a reality that many homeowners face. As our city copes with a changing architectural landscape, the PSC supports sensitive, contextual treatment of historic buildings as they are lifted. We also believe that raising foundations should be the last resort — not the first or the only option. Comprehensive, regional flood mitigation strategy is needed now to lift the burden of flood impacts from the backs of homeowners.

CALL FOR PUBLIC PROCESS

As noted in the article on Johns Island (pg. 6) - and practiced throughout the City - developers are routinely raising the land for new development, which is creating significant flooding problems on neighboring properties. The flooding and storm water challenges facing our community necessitate action. Residents need a process to ensure their properties will not be adversely impacted by new development. Residents can comment during the planning process on a whole host of project-related issues from design, to traffic, to land use; but, there is no forum for flooding. Although the City's Technical Review Committee includes representatives from all relevant departments, it does not allow for public comment. This committee may not be the appropriate public body but surely a solution is needed now.

The PSC strongly believes that residents should have a voice in the review process of development proposals in their neighborhoods. This public process should involve an independent body, supported with staff from planning, engineering and public safety that meets on a regular basis to determine potential flooding impacts by considering project submittals in the full context of the neighborhood and region.

This could be a temporary board, necessitated by the immediate challenges facing our community.



continued on page 22



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TAILORING OUR ADVOCACY, PROJECT BY PROJECT

by Anna-Catherine Carroll and Leah Farrell

The PSC staff is more focused than ever in monitoring and speaking out on projects currently shaping our city. **We review every project on every agenda to keep our membership informed.**

Given the breadth of the challenges facing the City of Charleston, effective advocacy is not advanced through a one-size-fits-all tactic. In tailoring our approach, we meet regularly with project teams and property owners; engage in conversations with City staff, elected officials and appointed review board members; reach out to neighborhood groups and community members; and consistently speak up in defense of good public process.

Sometimes our steadfast commitment to neighborhood character and quality of life means going against the grain, being the lone voice of opposition, advancing the unpopular opinion, or presenting our concerns before City Council well into the evening hours. Regardless, we show up the next morning ready to do it all over again. We do it because historic cities are no different than historic houses. Just as every small detail is critical to the integrity and character of an historic house, so too is every detail in the changing landscape of the City. Many times we are fighting for small victories such as an improved traffic management plan for a boutique hotel, a more contextual design, or better brick on a new building, because collectively the details matter and are ultimately what make Charleston so special and so REAL.

The PSC believes that Charleston is worth fighting for, and our members do too.

The following is an overview of some of this year's priority issues illustrating our project-by-project advocacy approach. In every instance, the engagement and support of our membership has been critical, and our advocacy efforts are ongoing. We thank you for standing with us as we work to Keep Charleston REAL.

ADVOCACY BY THE NUMBERS

Every year the PSC

- ✓ attends more than **175** public meetings, commissions and hearings
- ✓ holds more than **150** meetings with project teams and community stakeholders
- ✓ speaks to nearly **500** projects at public meetings

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

TAILORING OUR ADVOCACY



40 LINE STREET



82 MARY STREET

OVERVIEW	<p>The 40 Line Street project is a major mixed-use, primarily residential development slated for the west side of Meeting Street between Line and Sheppard Streets. In addition to new construction, the project incorporates several historic buildings. This project is among the first to request an additional floor based on “architectural merit” under the new ordinance with the goal of achieving a ninth floor at the north end of the site.</p>	<p>New construction of a 9-story mixed-use office and retail building is proposed for the former Hughes Lumber site at 82 Mary Street. Located in the 8-story height district between King and Meeting Streets, the project team is seeking an additional floor on the basis of “architectural merit.”</p>
STATUS	<p>The proposed new construction of the mixed-use multi-family development was granted conceptual approval by the BAR-L in May 2018 and preliminary approval in September 2018 with architectural merit to be determined at final review.</p>	<p>After two emphatic deferrals in January and March, the 82 Mary Street project received unanimous and unquestioning conceptual approval of mass and scale at the June 13 meeting of the BAR-L, but a decision on the proposed ninth floor was deferred.</p>
ADVOCACY APPROACH	<p>For months, PSC staff has been engaged in a productive and ongoing dialogue with the 40 Line project team, which includes Robert A.M. Stern Architects, Glenn Keyes Architects, Kevan Hoertdoerfer Architects, and LS3P. Through our conversations and our advocacy before the BAR-L, we are actively working for the protection of the historic buildings on-site, for a healthy and diverse mix of uses, and for design and materials of the highest quality.</p> <p>In cases of large-scale new construction like 40 Line Street, the PSC seeks to add value to the public review process through collaborative engagement with project teams. We work to contribute constructive input that represents the concerns of our members, furthers the purpose of the review process, and ultimately creates better outcomes for the project and our city.</p>	<p>Since January of 2018, the PSC has led opposition to this project, advocating before the BAR-L for height and design more sympathetic to the historic context. After the Cannonborough-Elliottborough neighborhood and Historic Charleston Foundation joined us in opposing this project at the June meeting, the PSC was stunned by the BAR-L’s motion, after virtually no discussion, to grant conceptual approval to an even more massive and contextually inappropriate version.</p> <p>In response, the PSC immediately requested a meeting with City staff to question the basis of this approval and of the consideration of additional height for architectural merit. Through meeting with City staff and speaking before the BAR, the PSC is fighting for a more sensitive approach to large-scale development in the historic district, and for the strengthening of the City’s recently revised ordinance that weakens the BAR’s authority to regulate height, scale and mass.</p>

CY, PROJECT BY PROJECT

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HENRY P. ARCHER SCHOOL

In July of 2018, the City of Charleston came before the BAR-L to request demolition of the historic Henry P. Archer School on Nassau Street. Designed by renowned Charleston architect Albert Simons, the two-and-one-half story brick school building was constructed in 1934-1936 for the purpose of educating Charleston's underserved African American community when schools and public facilities were segregated.

The demolition request was met by strong community opposition and was ultimately denied by the BAR-L. It was determined that the 1960s rear cafeteria addition may still be considered for demolition pending further research.

When this demolition request appeared on a BAR agenda without prior community conversation, the PSC immediately reached out to the Eastside neighborhood whose representatives were stunned to learn of the request. The PSC also employed a multi-pronged communications strategy to get the word out to a wide audience with e-mail action alerts, social media, and signs in our Shop window. **In coordinating with the Eastside neighborhood to oppose demolition of the Archer School, the PSC seized the opportunity to advocate for a more transparent public process.**



HAYNE STREET HOTEL

For over a year, the PSC has been in conversation with the developers of the proposed hotel slated for the site of the Hayne Street parking lot. According to the height districts revised just last year, and specifically calibrated to reflect surrounding context, this site is zoned for 3 and 3.5 stories. The project team is seeking additional height for the development, as well as an increase in the allowed number of rooms. The developers will also ask the BAR-L for even more height for architectural merit, resulting in a 5-story allowance on a majority of the site.

At its August 2018 meeting, the Planning Commission recommended unanimous approval of the applicant's request to rezone the property to accommodate a 150-room hotel, and to raise the height district from 3/3.5 stories to 3.5/4 stories. This recommendation was passed unanimously by City Council at its September 25 meeting.

In working with the project team and the Historic Ansonborough Neighborhood Association (HANA), the PSC has consistently expressed concern about the request for additional height, especially in such close proximity to the one-story historic City Market, a National Historic Landmark. **Surrounding context does not justify a taller building than the height districts allow, yet vague wording in the newly created City ordinance opens the door for market-driven requests for additional height.**

For this reason, we were compelled to oppose this request, and we did so alone. **The PSC will continue to challenge requests that do not meet the intent of the height ordinance and threaten to weaken the character and integrity of the city's historic districts.**

RESILIENCY

continued from page 17

Fix Flooding First: a community response

Of the many issues that are threatening to change Charleston irrevocably, flooding is one that affects every part of our city, from Church Creek to White Point Garden. Recognizing that water does not respect boundaries on a map, the PSC has been advocating for a coordinated regional response to flooding with defined and actionable steps.

County-wide and community-driven, Fix Flooding First is a coalition of local residents and community groups advocating for solutions and funding to address flooding in Charleston County. The coalition maintains that solutions lie in a multi-pronged funding approach that will include local, state, federal and private dollars. We are currently working with elected officials in Charleston County to identify priorities and propose solutions. Information about this initiative is available at www.fixfloodingfirst.org.

Looking Forward

Cleaning ditches and repairing failing infrastructure throughout Charleston is essential, but what will it accomplish if we continue to build using the same framework that created the flooding situation in the first place?

While local policies appear to favor growth over planned development that promotes responsible watershed management, elsewhere in the United States communities are taking more aggressive measures. In the last few months alone, New Orleans has reworked its stormwater management practices and shifted authority for stormwater management review from the Planning Commission to the Department of Safety and Permits. Raleigh has passed a new Green Stormwater Infrastructure code to allow developers to implement modern practices like permeable pavement, green roofs, and rain gardens. And Harris County (Houston) has passed stricter development guidelines, requiring higher base floor elevations. While the results of these shifts are just beginning to emerge, their purpose is to deter unchecked development and promote better construction practices.

NEW PARTNERS IN THE FLOOD FIGHT

Coalition supporters include:

African American Settlement
Community Historic Commission
Charleston Waterkeeper
Coastal Conservation League
Crosstowne Church
Groundswell
Historic Charleston Foundation
Johns Island Community Association
Johns Island Council
Johns Island United
Lowcountry Local First
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CAINHOY PLANTATION AND VENNING CEMETERY

A Conversation with Fred Lincoln

In the City of Charleston, just north of Daniel Island, 9,000 acres of land on the Cainhoy peninsula will soon be built out as a massive residential and commercial development. In the middle of this tract, set deep in the woods off of Clements Ferry Road, sits an endangered historic site just beyond a canopy of live oaks. These trees have borne witness to nearly three hundred years of Charleston's history, including the Venning Plantation and slave cemetery, the Guggenheim hunting grounds, and the birth of the Jack Primus community, one of the region's last surviving African-American settlement communities.

This is the story of these lands through the eyes of Fred Lincoln, a lifelong resident and well-known steward of the Jack Primus community.

The Jack Primus community's ties to Cainhoy Plantation run deep. The first families to settle in the community were former slaves on the land then known as Venning Plantation. After the Civil War, freed slaves continued to work on the plantation as paid laborers until they were able to build small houses on adjacent land. It is said that former slaves and their families were still paying for the land well into the 1920s. Driving through the Jack Primus community today, one sees no evidence in the built environment of this early settlement period. Lincoln says that is because families built better and bigger buildings as soon as the resources became available, a period of transition that came in the 1950s and 1960s. Of these newer existing homes, according to Lincoln, most

Jack Primus, whose name the community bears, was a free, land-owning African American man who purchased land on the Cainhoy peninsula as early as 1712, just 40 years after the settlement of Charles Town.

Source: Suzannah Smith Miles, The History of the Cainhoy Peninsula, Special to the Moultrie News, 2/18/2014

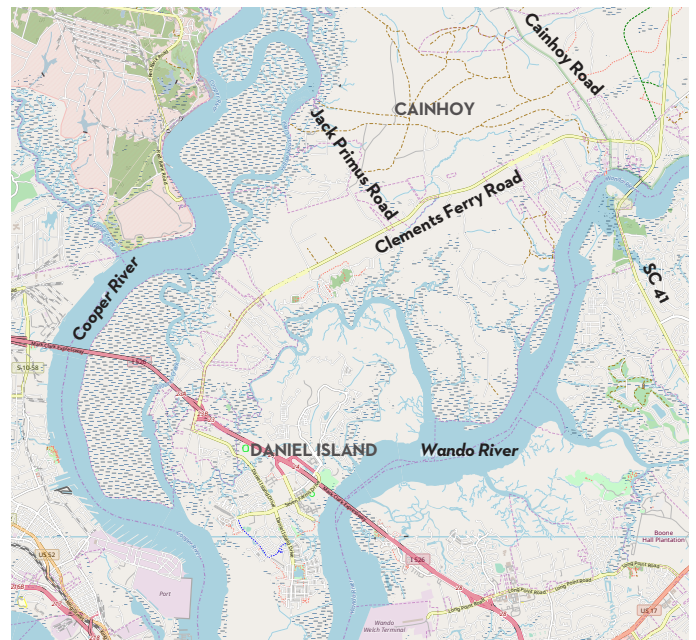
are still the product of a collaborative community process. As a continuation of long-standing local tradition, most new construction is the result of neighbors helping neighbors through contributions of time, material, or craftsmanship – a rarity in modern development practice.

Yet even as the Jack Primus community grew in its independence and resilience, the relationship between the community and the rural plantation grounds remained an important part of daily life. While the buffer between the large tract of soon-to-be developed Cainhoy Plantation and the Jack Primus community has long been minimal, the two have existed in harmony, and longtime residents hope to keep it that way. For example, a decades-old agreement allowed residents of the Jack Primus community to harvest firewood from the land, and Lincoln recalls that some families still lived on the plantation during his lifetime.

Of all the ties that bind the two areas, the Jack Primus community's strongest link to Cainhoy Plantation through the years has been the continued use of the historic Venning Cemetery, a former slave cemetery where community members are still buried today. Lincoln and the Wando-Huger Community Development Corporation have negotiated with the Daniel Island Development Company to obtain a deed for the cemetery site to secure it as property to be owned and maintained by the Jack Primus community. In spite of the agreement, threats to this historic burial site remain. The land outlined for protection only encompasses the cemetery itself, but area considered by the community as “sacred ground” extends well beyond. The historic roadway leading to the cemetery, the surrounding pine forest, the allée of live oaks that lines the entrance to the plantation house site, and the location where slave dwellings once stood all comprise a continuous historic landscape that embodies the unique culture of the Cainhoy peninsula.



Cainhoy region, 1690 Carte Particuliere de la Carline.
Provided by BVL Historic Preservation Research.



Cainhoy, Charleston, South Carolina

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Several years ago, researchers conducted an initial archaeological survey of Venning Cemetery, revealing an extensive historic burial site filled with unmarked graves. This work allowed for the current deeded land to be established and a boundary gate to be erected. Lincoln notes, however, that some in his community believe there are unmarked graves beyond the current boundaries, potentially all the way to the marshland at the rear of the site.

Fred Lincoln sees this portion of Cainhoy Plantation serving as a future community asset, providing recreational and interpretive space where all can enjoy and honor the landscape. For years, Lincoln's strategy has been to develop appreciation for the existing historic resources at a grassroots level. It has become Lincoln's personal mission to lead interested community members and elected officials through the plantation grounds to see the sites first hand. "Once they've seen it, they want to be a part of preserving it," Lincoln says.

*“What you don’t protect now,
you won’t be able to ever
protect again.”*

– Fred Lincoln

Lincoln will tell you that he is not against progress and that he welcomes some of the development's master planning that could bring much-needed resources to the community like a grocery store and improved schools. His primary concern is the historic, sacred landscape of the former plantation grounds and adjacent cemetery.

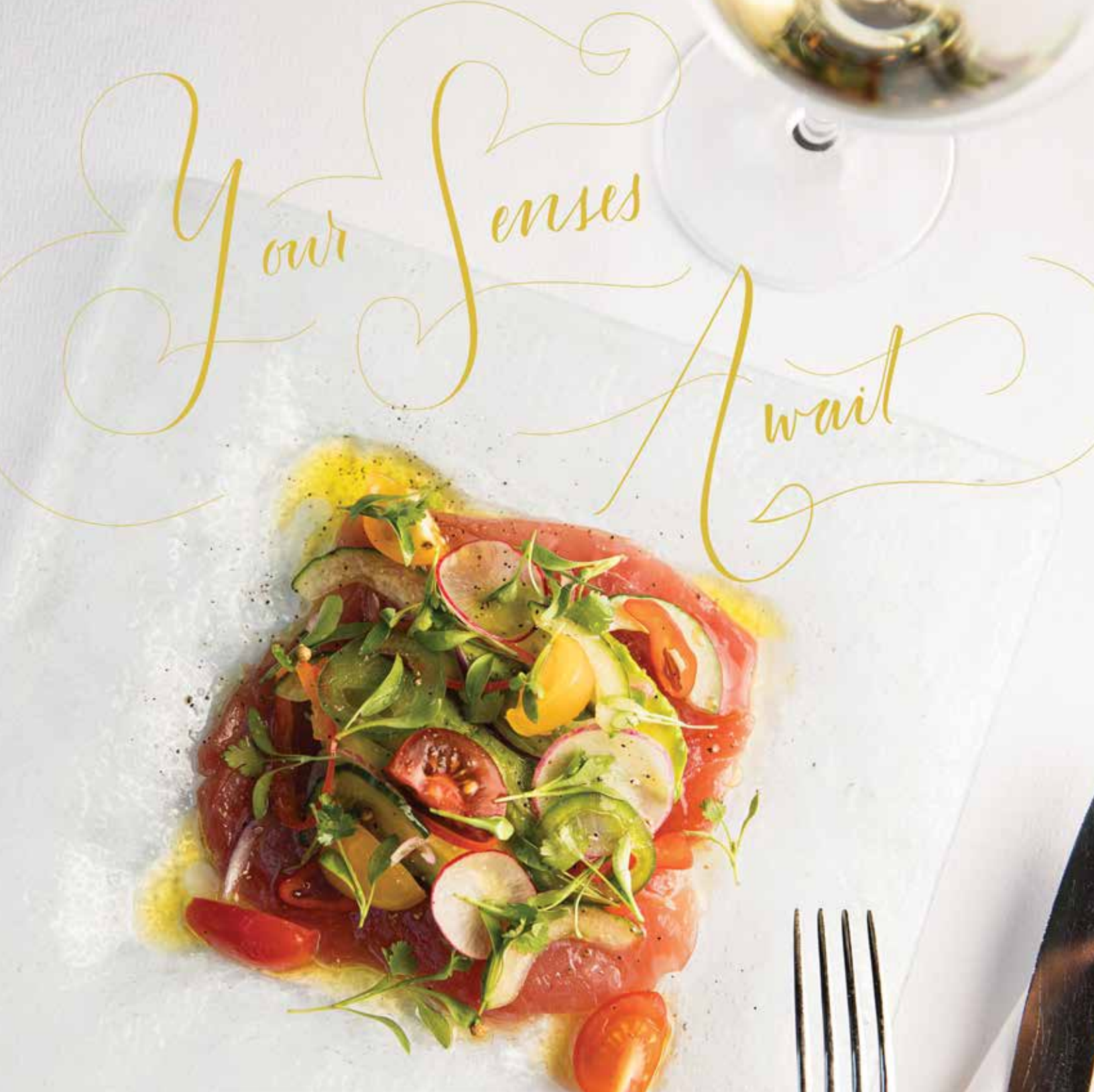
The Preservation Society of Charleston supports the longtime residents of the Jack Primus community in advocating for the preservation of this important history-rich landscape. With impending development comes the opportunity to acknowledge the important cultural history of this area, and incorporate it meaningfully into master planning efforts. The sites that compose this significant historical landscape cannot be recreated if they are destroyed. Lincoln recalls a visiting graduate student who was brought to tears upon first glimpsing the massive live oak canopy leading to the historic plantation house site. Fred Lincoln says it best: "Whenever you destroy sites like this, it's a part of South Carolina that you can't get back."



Live Oak allée



Venning Cemetery



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2018 BEST THESIS AWARD

*Fostering Community: Spatial Arrangements of Early Nineteenth Century
Camp Meeting Grounds in South Carolina, by Lauren Lindsay*



Robert Gurley and Lauren Lindsay

Since 2011, the Preservation Society has honored one student from the graduating class of the Clemson/College of Charleston Graduate Program in Historic Preservation with our annual Best Thesis Award. This year's award was granted to Lauren Lindsay for her thesis, *Fostering Community: Spatial Arrangements of Early Nineteenth Century Camp Meeting Grounds in South Carolina*.

Lauren's thesis employs the investigative lens of spatial analysis to understand how South Carolina's nineteenth-century camp meeting grounds may have functioned and adapted through time as a setting for collective religious experience during the Second Great Awakening, a Protestant revival movement of the early nineteenth century in the United States. As Lauren's research reveals patterns, relationships and trends important to the organization of these historic places, cultural, climatic and religious factors that influenced their design are brought to life.

The PSC congratulates Lauren on the successful completion of her research project.

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In Memoriam

Robert Allan Ballard, Jr. *June 23, 1948 – April 23, 2018*

The Preservation Society staff and Board of Directors were saddened by the death of our friend and colleague Robert Allan Ballard, Jr. on April 23, 2018. Robert was an inspiration to all who knew him for his tireless advocacy on behalf of the residents of his beloved Radcliffeborough neighborhood and throughout the city. He epitomized the citizen-activist through his passion and his commitment to protect the livability of Charleston. His sense of humor and his rare gift for friendship enabled him to be an effective advocate for his community while retaining the respect and admiration of everyone on both sides of any issue.

Born June 23, 1948 in Columbia, South Carolina, Robert was the son of Robert Ballard, Sr. and Harriet Quattlebaum Ballard. He completed his B.A. degree in Political Science from the University of South Carolina, where he also earned his Masters of Public Administration in 1975. Post-graduate studies followed at the Georgia Institute of Technology in City Planning. Robert managed housing rehabilitation during the early years of Community Development for both the City of Charleston and Charleston County. Later, he served as a Facilities Superintendent and Administrative Analyst for the County and retired as a Business and Operations Analyst for Recycling.

Active in the civic and cultural life of the city, Robert and his beloved wife of 37 years, Sallie Lee Ballard, were long time supporters of the Preservation Society of Charleston. Robert served as Vice-Chairman for the Town and Gown Committee, President of the Radcliffeborough Neighborhood Association and Senior Warden for the Cathedral Church of St. Luke and St. Paul. He was a member of the Carolina Yacht Club and La Société Française de Charleston, which he served as President from 1997-1999.

Robert was an avid photographer whose photographs were featured on the cover of the Boston Globe and in books published by Random House and the Southern Exposure Quarterly.

In recognition of his achievements, Robert received the 2001 Harold Koon Award from the City of Charleston, awarded to citizens who exemplify outstanding volunteer dedication and service to the neighborhood and the community. He was also awarded The Three Sisters Award from the Committee to Save the City in 2002.

Robert was an exemplary neighborhood advocate. He worked for decades to protect the livability and character of Radcliffeborough. In his quiet, gentlemanly, but always persistent way, Robert could be the squeakiest wheel on an issue of import usually resulting in a win for his neighborhood. The Preservation Society will honor his memory by continuing to work diligently with the neighborhoods to protect the quality of life Robert so cherished and defended during his lifetime.





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The Preservation Society Shop supports Charleston's local makers, highlighting the products of artisans and business owners who invest their time and talents in our community. The Preservation Society's storefront on King Street has become a frequent stop for many residents and visitors wanting to take home a piece of authentic Charleston.

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Left: Every unique **Add Libb** handbag is designed and handmade in Charleston by artist Libby Mitchell. Functional, durable, and available in a variety of patterns, they are exceptional in quality and style. Right: The Shop has an extensive collection of **well-curated children's books** from “scanimation” to local history for kids.



Left: Known for their handmade signature feather bowties and cummerbunds, locally-based **Brackish** also creates one-of-a-kind feather lapel pins available at the PSC shop in a variety of exclusive styles. Right: New to the Shop's regional collection is North Carolina-made **Farm to Feet** wool socks. By having its supply chain completely within the U.S., Farm to Feet can ensure the highest quality of materials and end products, while having as little impact on the environment as possible.



The Shop's **Book Store** offers more than a thousand local and national titles ranging in genre from history and architecture, to Lowcountry cooking, to urbanism, and more.

A staple in the PSC Shop, **J. Stark's** collection of locally handmade leather and canvas goods includes totes, briefcases, travel bags, wallets, and, most recently, roll-top backpacks. Every piece in J. Stark's collection is handmade in downtown Charleston.



Guests explore the historic rice fields at the Preservation Picnic at White House Plantation

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thank you to our 2018 Preservation Month Sponsors.

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Winthrop**



The PSC kicked off the 2018 Preservation Month with a lively Spring Membership Meeting at the City Gallery, where Preservation Maryland's Executive Director, Nicholas Redding, discussed the integral relationship between flooding, historic preservation, and development. In a full house, many of our members participated in the Q & A about Charleston's resiliency and the effects of flooding that Ellicott City continues to battle.

The monthlong celebration continued with a spirited Preservation Month Happy Hour in The Blind Tiger's historic courtyard, two wonderful Hard Hat Tours at the Hebrew Orphanage and 28 Pitt Street, a well-attended Preservation Month Picnic at White House Plantation, and a gathering at the Cedar Room for "A Candid Conversation on a Livable Charleston." We finished the month off with a lovely reception for our Susan Pringle Frost Circle members at the home of Councilman Mike Seekings and his wife, Michele. All the fabulous events during Preservation Month energized supporters, volunteers, and staff to continue our efforts to ensure a livable Charleston.

For information about joining the Susan Pringle Frost Circle, please contact Rachel Mason, Director of Advancement, at 843-722-4630 ext. 23 or rmason@preservationsociety.org.



1. Members listen to Nicholas Redding, Executive Director of Preservation Maryland, during the Spring Membership Meeting.
2. Preservation Society members enjoy cocktails and hors d'oeuvres during Preservation Month's Happy Hour at The Blind Tiger.
3. Preservation Month's largest event, the Preservation Picnic, at White House Plantation was a family friendly day of education and exploration.
4. Hard Hat Tour guests at 28 Pitt Street participate in an experience showcasing Charleston's authenticity.
5. Members engage in a conversation on the issues that affect Charleston's livability.
6. Mike and Michele Seekings welcome Susan Pringle Frost members into their home for a lovely late-afternoon reception. The PSC is grateful to Councilman and Mrs. Seekings for their gracious hospitality.



LEGACY GIVING

Have you considered leaving a lasting impact on the Lowcountry with a legacy gift to the Preservation Society of Charleston?

With a legacy gift to the Preservation Society, you will help ensure the sustainability of our advocacy programs to Keep Charleston REAL. This is an excellent way to support the mission of the PSC. The greatest benefit is that you will be making a lifelong impact.

Ensure your legacy through gifts of:

- Stocks and Bonds
- Real Estate
- Retirement Assets
- Cash
- Insurance
- Business Interests

The Preservation Society recommends you speak with your attorney or advisor to learn about the various financial benefits of legacy gifts. For more information about legacy giving, please contact Rachel Mason, Director of Advancement, at rmason@preservationsociety.org or 843-722-4630.



CHARLESTON AND GLOBAL CONNECTIONS

∞ TRADE ACROSS THE SEAS ∞

March 8, 9, and 10, 2019 • Charleston, South Carolina

KEYNOTE

Becky MacGuirre, Senior Vice President at Christie's

Ms. MacGuirre's specialty is Chinese Export ware. She will speak on the auction market for Maritime Art of the 18th and 19th centuries and will discuss the differing approaches the main trading nations (Portugal, Holland, England, France, Sweden, the U.S.) took in their China trade efforts. The differences reflect their various national characters – and also resulted in differences in the works of art that were traded.

SPEAKERS

Adam Bowett, Independent Furniture Historian

He will discuss Charleston's seminal role in the mahogany trade and the dissemination of the Rococo style via Chippendale's pattern books

Dennis Carr, Carolyn and Peter Lynch Curator of American Decorative Arts and Sculpture at the Museum of Fine Arts, Boston
He will focus on the ocean as the maritime highway for the exchange of goods and people.

Linda Eaton, John L. & Marjorie P. McGraw Director of Collections and Senior Curator of Textiles at Winterthur Museum
Topic: *Patterns of Fashion: The Transatlantic Textile Trade*. Textiles formed a huge proportion of the transatlantic trade, but trading across an ocean was a serious challenge for both merchants and consumers. Linda Eaton's lecture considers the colorful trade and the colorful characters involved in it.

Daniel Finamore, The Russell W. Knight Curator of Maritime Art and History Peabody Essex Museum
Topic: *A voyage of the General Wolfe: Exporting Furniture from Colonial Massachusetts*. This project began as an adjunct to an exhibition focused on the 18th-century Salem cabinetmaker Nathaniel Gould. Research on his clients led to the amazing sea journal of a 17-year-old shipmaster, yielding new insights about a significant Caribbean export

Sumpter Priddy, Museum and Historic Furniture Consultant, Sumpter Priddy III, Inc., Alexandria, VA
Topic: *Unexpected Genius: The Furniture of Norfolk, Virginia and the Lower Chesapeake Region: 1680-1775*. As one of the most significant Colonial American maritime ports, Norfolk developed a thriving furniture trade, and Sumpter will present many new discoveries.

Tickets available at www.charlestonheritagesymposium.org





Help Keep Charleston REAL by
joining the Preservation Society of Charleston.



Join or renew your membership today by
visiting www.preservationsociety.org or
mail your dues to 147 King Street, Charleston, SC 29401

MEMBERSHIP LEVELS:

Student/Non Profit \$25

Individual \$50

Family \$75

Business \$250

By becoming a member of the PSC or renewing your membership, you
will receive 10% off in the PSC Shop and on Fall Tours, the bi-annual
Preservation Progress, the monthly eProgress, and invitations to PSC
membership meetings and events.

For more information, please contact the Advancement Office
at 843-722-4630 or advancement@preservationsociety.org



LOST CHARLESTON

Fort Sumter Filling Station | 71 King Street

by Anna-Catherine Carroll

As downtown residents may recall, for more than half a century the southwest corner of King and Tradd Streets was an anomaly in the densely developed, predominantly residential district south of Broad Street. Positioned on the diagonal to the intersection, the 139-square-foot Boxx Service Station, also known as the Fort Sumter Filling Station, stood as one of the last surviving businesses south of Broad Street until its demolition in early 2000.

Constructed in the 1930s, the one-story Craftsman style service station was stuccoed masonry with a half-hip portico, wide unenclosed eave overhangs, and exposed rafter tails. When the request to demolish the 1930s building was first brought before the Board of Architectural Review (BAR) in July of 1999, a motion for denial carried as members of the community debated the value of the building to the site and the neighborhood. Some said the building and the service it provided represented an important part of neighborhood character and daily life. Others said it was out of place, and inconveniently located. The Preservation Society of Charleston voiced strong opposition to the demolition of the historic gas station, citing its distinct architectural

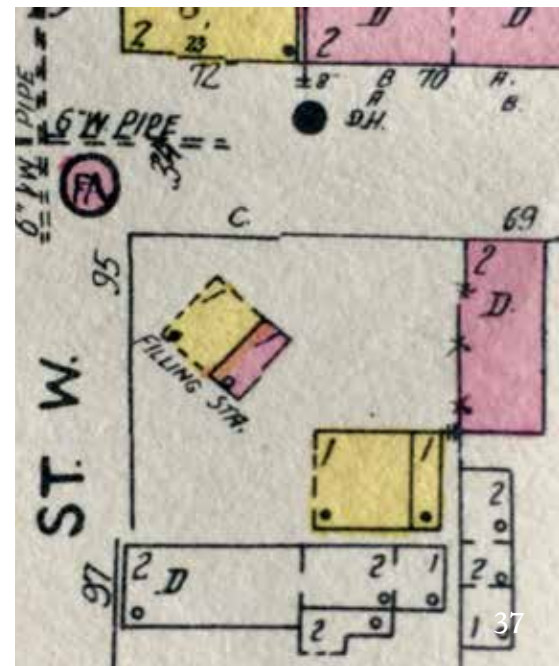
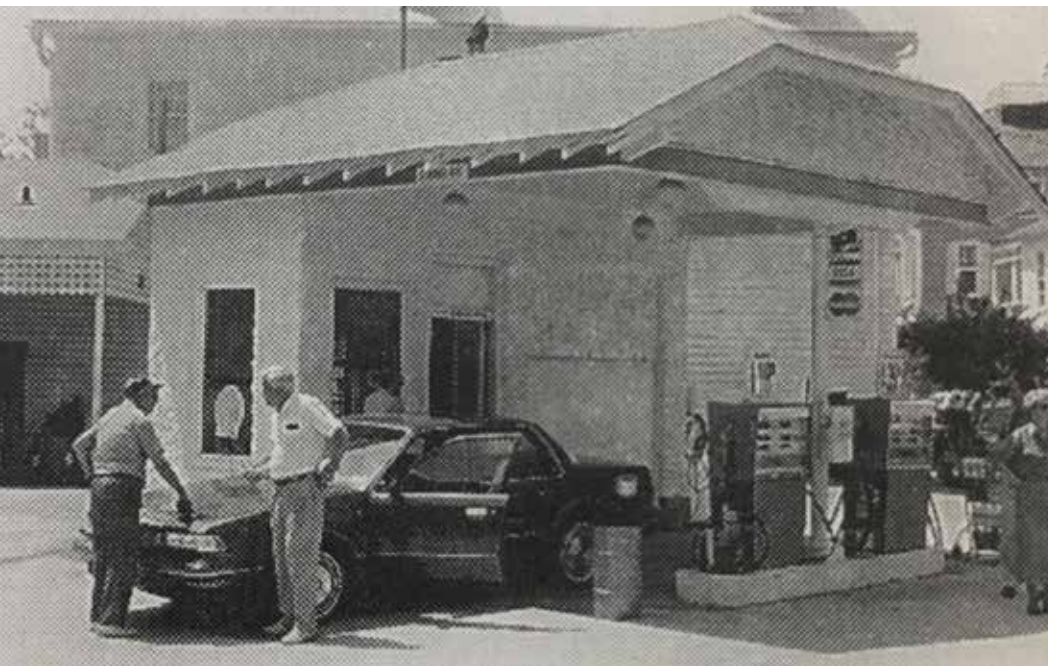
The "Fort Sumter Filling Station" is included in Jonathan Poston's 1997 book, *The Buildings of Charleston*, indicating that at the time, the preservation community recognized this building's importance as evidence of a disappearing typology in Charleston's built environment.

character and importance to community understanding of the evolution of the historic district.

Throughout the eighteenth, nineteenth and early twentieth centuries, the area known today as Charlestowne Neighborhood was characterized by a variety of uses, both residential and commercial. Groceries, pharmacies, taverns, beauty salons, doctor's offices, and artisan shops were all common commercial uses interspersed among residential buildings. By the 1990s, the Boxx Service Station was one of the last commercial structures remaining in this historically mixed-use district, representing the period of time in the early twentieth century when gas stations made their initial appearance in Charleston's architectural landscape.

A 1999 Post and Courier article noted the irony of the Preservation Society's opposition to this demolition request, recalling that the Society was established in 1920 to save the Joseph Manigault House from demolition to make way for a new gas station. While the challenges facing the historic built environment are constantly evolving, the historic preservation movement has always focused on fostering the authenticity, integrity, and vitality of historic districts. In early 2000, the BAR ultimately granted approval to the demolition request, and in 2003 a three-and-one-half story residence was constructed on the site.

Pictured below: (Left): Image courtesy of The Buildings of Charleston, Jonathan Poston, p. 233 (Right): Sanborn Map SW corner of King and Tradd Streets, 1955 Sanborn Fire Insurance Maps of Charleston



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of CHARLESTON

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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

- | | |
|--------------------------|--|
| NOVEMBER 26, 2018 | Tickets for the March 2019 Charleston Heritage Symposium available by visiting www.charlestonheritagesymposium.org |
| DECEMBER 1, 2018 | Holiday Member Shopping Event, 10:00 am until 5:00 pm
Preservation Society Shop, 147 King Street |
| JANUARY 24, 2019 | The 65 th Carolopolis Awards, 6:00 pm
Presented by Belmond Charleston Place and Carriage Properties
The historic Riviera Theatre, 225 King Street, Charleston |
| FEBRUARY 27, 2019 | Winter Membership Meeting, 6:00 pm
The American Theatre, 447 King Street |
| MARCH 8-10, 2019 | The 6 th Annual Charleston Heritage Symposium
www.charlestonheritagesymposium.org |
| APRIL 24, 2019 | Spring Membership Meeting, 6:00 pm
The School House, 720 Magnolia Road |
| MAY 2019 | Mark your calendar for next year's annual Preservation Month program |