

PRESERVATION PROGRESS

WINTER 2016



PRESERVATION
ESTD SOCIETY 1920
of CHARLESTON

VOL. 60 NO. 1



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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 is dedicated to recognizing, protecting and advocating for the Lowcountry's historic places. 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 P.O. Box 521, Charleston, SC 29402 or e-mail preserve@preservationsociety.org. © 2016 Preservation Society of Charleston

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ON THE COVER

Old Sheldon Church has played a significant part in the turbulent history of the region. Constructed from 1745 to 1753, the first service occurred in 1757. In the years just before the American Revolution, the church served as an arms and ammunition storehouse, as well as a place for Continental troops to drill. British General Augustine Prevost ordered his soldiers to raze the edifice in May of 1779. It was not until 1825 that the church was rebuilt from the remaining walls. In January of 1865, General John Logan of Sherman's 15th Corps set fire to Sheldon for a second time, never to be rebuilt.

pictured in background: Map of Charleston Vicinity 1862

FROM THE EXECUTIVE DIRECTOR



KRISTOPHER B. KING
Executive Director

At the outset of 2015, it was our goal at the Preservation Society to redouble our efforts as communicators and educators of preservation issues, and as principled managers of community growth. We head into the new year with energy and optimism, despite the many challenges the past twelve months have presented.

To review, 2015 did not start with a bang – it started with a PUD.

In early January, the Beach Company filed a Planned Unit Development (PUD) for the Sergeant Jasper parcels which read like a wish list of bad ideas. Compounding the issue, the PUD was only made public after it had been submitted to the Planning Commission, where, if approved, it would have permanently and irrevocably entitled the most dense and intense project south of Calhoun Street. The PSC staff went to work studying and dissecting the hundreds of pages of the PUD, confirming every detail from allowable densities to the removing of the grand trees from the site. Our detailed analysis revealed the PUD's lack of transparency in the way the document obscured the extent to which the project negatively impacted the community.

Therefore, with accuracy and clarity, we presented the details in a manner that was accessible to the community. We were accused of manipulating and misrepresenting the PUD, but the facts were, and continue to be, indisputable. The community's response was overwhelming – and this was but the first of many chapters for the Jasper in 2015.

As the year comes to a close, we are still working to promote a compromise in hope of a better outcome for the Jasper. From this issue we can see how our commitment to inform and engage the community is making a difference. Our communications strategy has been so successful at bringing people to the table that we now see many others adopting a similar strategy. Having a well-informed community speaking with one voice is changing every facet of our work.

Working together with HCF, SCCL, C4, and the neighborhoods, we led arguments to the Army Corps of Engineers, the National Park Service and the Advisory Council on Historic Preservation so that they would fully consider the impacts of the proposed cruise terminal on the historic district, which the State Ports Authority (SPA) argues are none. We successfully articulated the importance of protecting our historic neighborhoods.

The Society believes that single-family ownership is as important to the character of the historic district as the Single House. All of our efforts are supported by taking the long view and considering the impacts on home ownership in the district.

As always, the Society was present at every BAR, Zoning, and Planning Commission meeting, advocating for historic resources and better outcomes. We have also been undertaking some notable conservation work under our Seven to Save program, utilizing laser scanning to develop a conservation plan for the Sheldon Church Ruin, employing drones to document and develop a stabilization plan for Brick House Ruin, and working with the Clemson/C of C Graduate Program in Historic Preservation on HABS drawings of the Jackson Street Cottages which will directly inform the impending rehabilitation of these notable vernacular buildings.

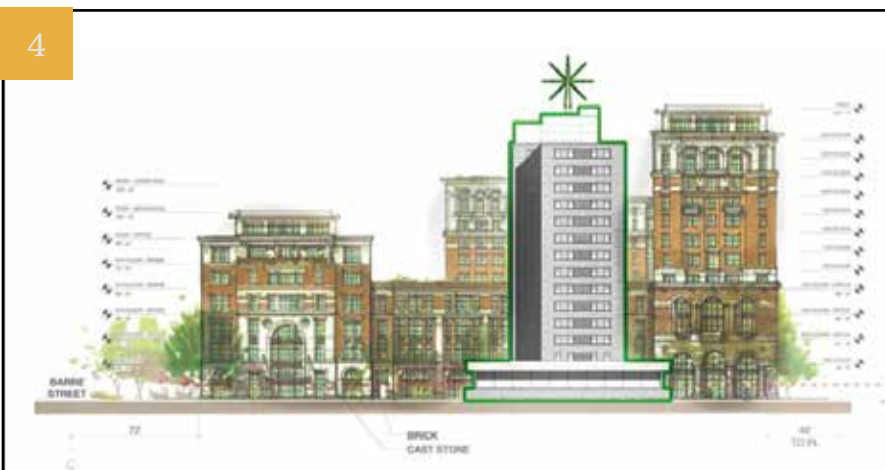
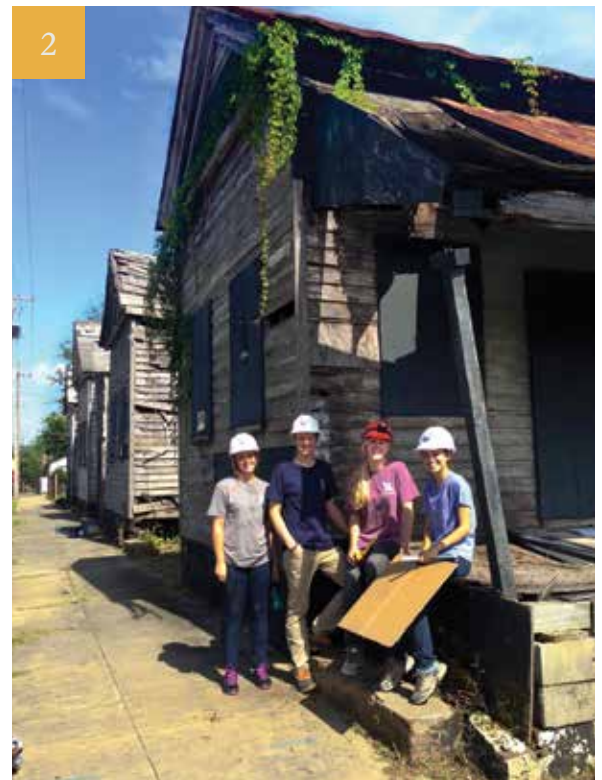
We must remember that the city we experience and are so passionate about today is the direct result of 95 years of diligent preservation work. Our principled approach to preservation has helped protect Charleston's past while nurturing its future. With the stakes, the rules, and yes, even the leaders changing, we will have to work harder than ever advocating for preservation and livability.

The Preservation Society will do this by approaching issues with clear eyes, proactively collaborating with all stakeholders, carefully studying and measuring every nuance and detail, then crafting the message to help the community speak with one voice. We will always advocate for better outcomes.

Thank you for your support.

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

Kristopher B. King
Executive Director



1. A common scene around town: PSC works on every proposed project advocating for better outcomes.

2. Graduate students take a break from their work on the Jackson Street Cottages. (see p. 16)

3. 2015 will be remembered for its historic flooding and an unprecedented lawsuit against the BAR over the Sgt. Jasper.

4. Rendering showing the proposed plan for the Sergeant Jasper compared to the existing building.



On September 30, the Preservation Society of Charleston teamed up with Lowcountry Local First, If You Were Mayor, and SC Community Loan Fund to host the Your Charleston Mayoral Forum, which focused on issues related to the livability of the city.

In the months leading up to the forum, *Charleston City Paper* featured a weekly Q&A with the candidates to give the public a better sense of where each stood on the issues. You can view these questions and answers at www.yourcharleston.org.

The forum was well attended and allowed candidates to address issues important to the Charleston community.



The six mayoral candidates on stage with Forum Moderator Hildy Teegan, Ph.D.



Timekeepers Robert Gurley and Sandra Clerici looked on, along with recorders Jackie and Tim Condo.



Citizens packed the Charleston Music Hall to hear the positions of each candidate.



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MEET JACOB LINDSEY

City of Charleston Planning Director



Tell us about yourself. What is your background?

I'm trained as a landscape architect, but I've practiced design in many forms over the years. I'm really a lover of great design and of the world's great cities, which is one of the reasons that I call Charleston home.

What is your vision for Charleston and how will you foster that vision?

My hope is that Charleston can sustain its successes, which include a beautifully preserved downtown with King Street at its heart, while creating new world class places in West Ashley and the Upper Peninsula. As a City, we'll need to continue welcoming economic development, but ask more of developers so that everyone can benefit. By leveraging growth, expanding affordability and improving transportation, we can use our current economic expansion to actually increase quality of life.

What are your thoughts on the role that public participation plays in the planning process? What types of policies or changes might you support to bolster that role?

Mayor Riley has been a true visionary in this regard, having enabled our neighborhood associations in their present form. In addition to those highly effective homeowner's forums, we also have a transparent design review system which demands public review at many steps in the development process, above and beyond that of many other municipalities. One way to maintain this level of excellence is to ensure that citizen board members are effectively trained and capable to administer their public duties. Another is to demand diplomacy from all sides and be wary of any special interest groups that seek to manipulate the process in their favor. Ultimately, we've been graced with capable leadership from both elected officials and citizen board members, which is a standard we must uphold.

How do you achieve the growth and densities to keep up with the region without destroying the fragile character and balance of the historic district?

The solution here is to allocate growth to areas that can elegantly accommodate new construction, and build consensus for those places to become dense, mixed-use districts. The biggest demand, and highest property values, are close in to the city center, and we should provide new housing and workplaces close to town to meet that demand. On the peninsula, those places include West Edge, the Post and Courier redevelopment area, Union Pier, Upper Peninsula, and the Neck. Off the peninsula, great places for new construction include Sam Rittenberg Boulevard and the Citadel Mall, in a redeveloped form.

Finally, in the historic district itself, I look forward to our current economic success as a force to fill in the many parking lots and gaps in the street that exist throughout the City. At the height of the city's grandeur, every single lot was built upon, and hopefully we can return to that level of intact street frontage. This is simply a matter of demanding good urban buildings on the unbuilt parcels downtown.

Unlike most cities, the historic built environment of the Peninsular Charleston is composed almost entirely of single family dwellings. The character of the district is predicated on this. Given current market pressure and the demographic make up of the city, that character is, and will remain, at risk. Should the preservation of single family occupancies be a priority and how can policy and process support that?

Historically many of the single family homes of Charleston were in fact occupied by many more people than just a small nuclear family, which is perhaps verified by our near-record low population levels on the Peninsula. The good news is that preservation has been incredibly successful downtown, and the vigilance of our architectural review processes will ensure that the character of Charleston's neighborhoods not only stays intact, but increases as the remaining historic portions of the peninsula are restored. Anecdotally, we are also seeing some houses returned to single family occupancy as students are priced out of neighborhoods, which is unlikely to reverse course in the near future.

Andres Duany highlighted how our zoning ordinance, which is nearly 40 years in age, is confusing and many times at odds with the best principles of good urbanism and historic preservation. What are some short term remedies and what is the long term solution?

The Century V Plan, which is periodically updated, is widely acknowledged as a serviceable and defensible public plan that sets the stage for growth in Charleston. With that said, we continue to push for the most up-to-date zoning policies, as evidenced by our Upper Peninsula zoning ordinance, and I would welcome additional changes to the code that modernize our practices. We always want to administer the City's change in a way that produces world class results.

Mass transit has been the subject of conversation for decades. What do you see as the current challenges to implement and how can we make real improvements?

Funding is the biggest challenge. This requires a coordinated, multi-jurisdictional effort to improve services, which the City continues to support. I also think we should look to innovative solutions in addition to transit, such as bike share, car share, and "micro-transit," which uses mobile technology to dynamically locate transit stops. We'll need those tools and more to effectively confront our transportation challenges.

Susan P. Frost

On December 3, the Preservation Society hosted a reception for its Susan Pringle Frost Circle at the historic Thomas Bennett House, built ca. 1822. The reception is held annually in appreciation of the generous contributions which members of the Susan Pringle Frost Circle make to support the Society's mission. With its splendid holiday decorations, the Bennett House was a beautiful and welcoming venue.



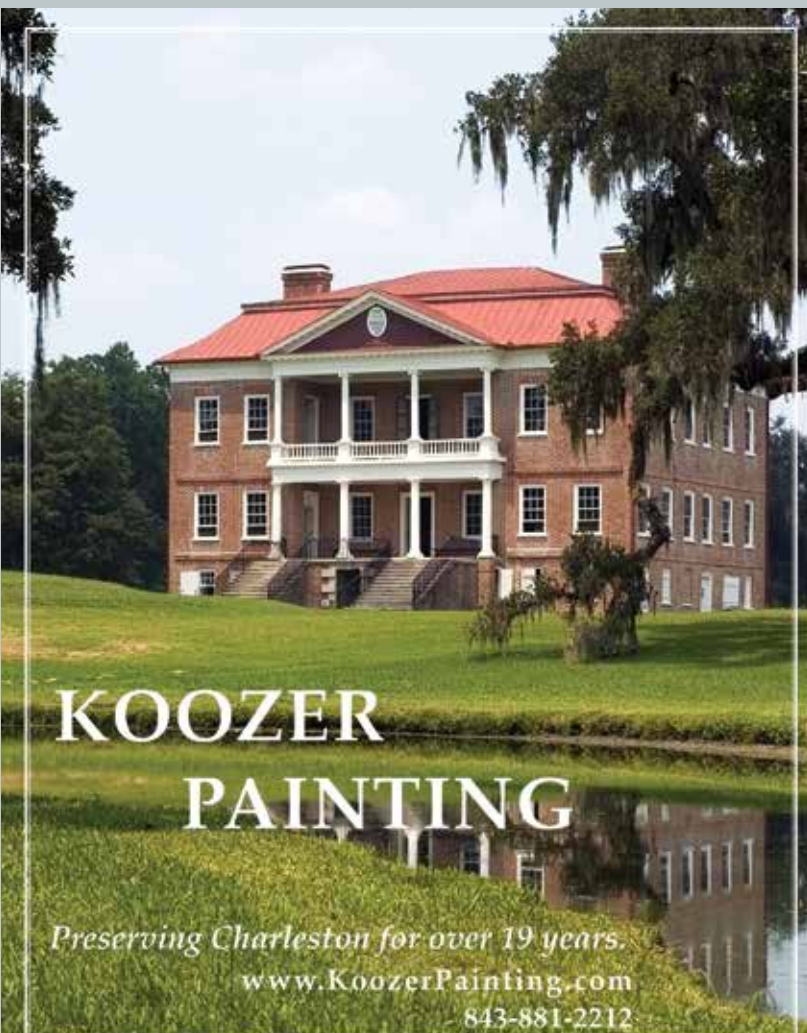
Board Member Lane Becken and husband Chris enjoying the festivities.



The Governor Thomas Bennett House beautifully decorated for the season.



Board President Betsy Cahill and Executive Director Kristopher King address the accomplishments of 2015 and the work ahead in 2016.



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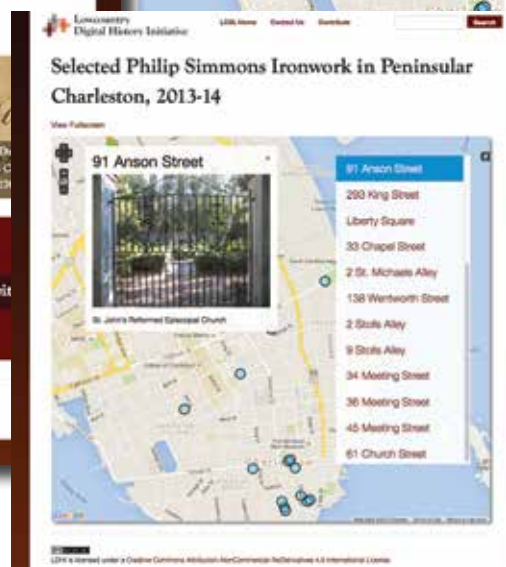
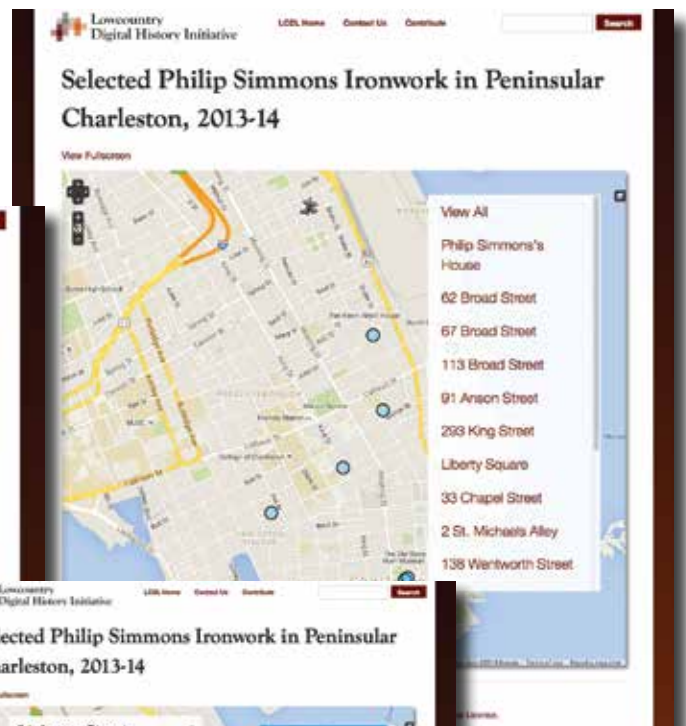
The Lowcountry Digital History Initiative (LDHI) is a digital public history project hosted by the Lowcountry Digital Library (LCDL) at the College of Charleston. Funded through a pilot project grant from the Humanities Council of South Carolina and a major grant award from the Gaylord and Dorothy Donnelley Foundation, LDHI began development in 2013 and launched in 2014 as an online platform for partner institutions and collaborative scholars to translate multi-institutional archival materials, historic landscape features and structures, and scholarly research into digital public history exhibition projects. In partnership with the Avery Research Center for African American History and Culture and the Program for the Carolina Lowcountry and Atlantic World (CLAW), a major goal within LDHI's mission is to encourage projects that highlight underrepresented race, class, gender, and labor histories within the Lowcountry region, and in historically interconnected Atlantic World sites.

Through this mission, the LDHI staff is pleased to work with the Preservation Society of Charleston and the Thomas Mayhem Pinckney Alliance on a digital project to

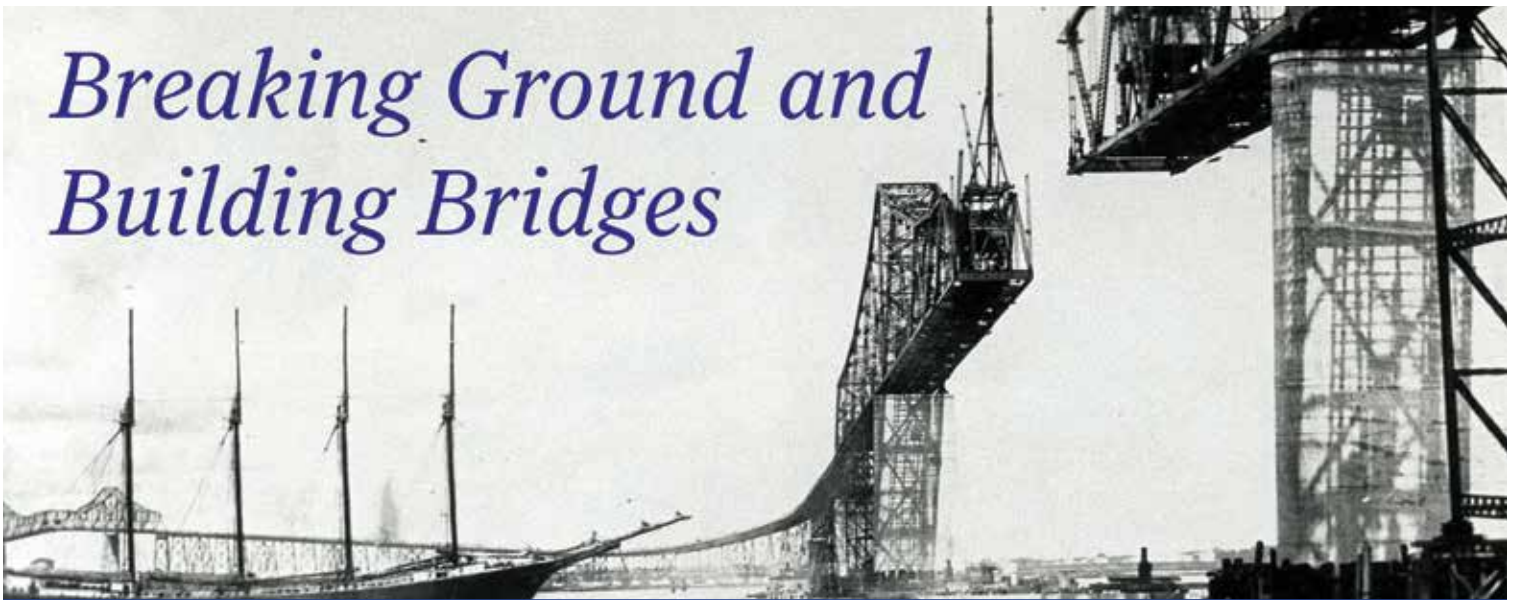
map the historic Morris Street Business District (MSBD) of downtown Charleston. During the summer of 2015, Preservation Society Intern Kayla Halberg completed a research inventory of properties in this district detailing the area's diverse history from the 1860s-1960s, and into the present day. The interactive map based on this research will explore themes in the district's history such as Jewish and Eastern European immigration, African American business culture during segregation, and the effects of desegregation on the Charleston peninsula.

Explore the Lowcountry Digital History Initiative by visiting <http://ldhi.library.cofc.edu>

Contributed by Mary Battle, Co-Director of LDHI and Public Historian at the College of Charleston's Avery Research Center for African American History and Culture.



Breaking Ground and Building Bridges



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Join us for *Breaking Ground and Building Bridges*, a symposium featuring new research from nationally recognized scholars on the material culture of the Carolina Lowcountry. Be among the first to glean insight into a variety of cutting-edge research topics related to archaeology, social history, and fine and decorative arts.

January 29, 2016 1:30 pm to 5:00 pm with reception following
and **January 30, 2016 10:00 am to 4:30 pm**

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THE FALL TOURS

HOMES, HISTORY & ARCHITECTURE

OCTOBER 1-25, 2015

Despite the dismal start with the heavy rains and negative media, the Fall Tours were a success. Everyone put their best foot forward. The homeowners were incredible and volunteers invaluable. The guests were patient, understanding and appreciative. Thanks so much to everyone for your continued support in the PSC's biggest fundraiser of the year. We are already planning the 2016 Fall Tours so save the date October 6-30. We'd love to have your help so get on board early!

Contact Susan McLeod Epstein and let her know how you would like to be involved at sepstein@preservationsociety.org.



1



2

1. Patrons enjoying The Fall Tours. The Tours allow us to engage our guests in the stories of the houses and the people who owned them.



3



4

2. Karen and Carol take a break from greeting the Ansonborough tourgoers. The Tours couldn't happen without the support of our volunteers!

3. *Buffalo Times* Author Jim Brennan and guest enjoyed a guided ironwork tour with Lee Ann Bain.

4. Patrons from all over enjoy The Fall Tours.



DOWNTON ABBEY COMES TO CHARLESTON

an Evening with Alastair Bruce of Crionaich, OBE

On October 14, we were pleased to welcome Alastair Bruce, TV Commentator, Herald and Historian for the Royal Family and for dramas *Downton Abbey* and *The King's Speech*. His presentation was followed by a cocktail reception at the c. 1712 William Rhett House, one of Charleston's oldest and most historically significant residences.



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1. Betsy Cahill, Kristopher King, Alastair Bruce and Courtenay Daniels at Redeemer Presbyterian Church.

2. Sallie Iselin, host of the reception, with guest Alastair Bruce.



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3. Alastair Bruce speaks to the Preservation Society at the Redeemer Presbyterian Church.

4. There was a great crowd present for this special event.

5. The garden of the historic William Rhett House.



5



PRESERVATION SOCIETY of CHARLESTON SHOP



We are pleased to announce that the refurbished PSC Shop features a new theme, *The Charleston Makers*, which draws on elements of the city's heritage.

From Blind Tigers to Jenkins Orphanage to the quintessential southern belle with her impeccable etiquette, our shop is now a journey through time in addition to being the perfect place to find that special piece of Charleston crafted by local artisans.

Pictured left are sweetgrass basket-maker Henrietta Snype and Capers Cauthen of Landrum Tables during a photoshoot with Scout Magazine earlier this year.

Be on the lookout for more shop news in the coming months!

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SEVEN TO SAVE: PRESERVATION IN ACTION

Sheldon Church Ruin

Exposure and increased visitation over the years, along with no long-term plan in place for its preservation, have left the Old Sheldon Church ruin in a precarious state. Using a combination of conventional methods and innovative technology, the team of Warren Lasch Conservation Center and conservator Frances Ford performed a conditions assessment and digital documentation as part of a larger effort to develop a conservation plan for the ruin and its site.



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Noon, 82 Queen Street, \$35 includes lunch

Tuesday, January 12, 2016 Juliana Falk
"Sleuthing in Your Own Backyard, Part 2"

Tuesday, January 19, 2016 John Young and Phil Dufford
"Building New in the Old City"

Tuesday, January 26, 2016 Christina Butler
"Researching Your Home's History and Architectural Heritage"

Tuesday, February 2, 2016 Michael Damrich
"Using 21st Century Technology for Preservation and Maintenance"

Tickets include lunch, tax and gratuity and must be purchased in advance.

Please visit www.preservationsociety.org or call 843.722.4630 for more information or to purchase tickets.





CHARLESTON HERITAGE SYMPOSIUM

British and Beyond

The third annual Charleston Heritage Symposium took place October 9-11, 2015 at the historic Confederate Home in Charleston. Featuring two impressive keynote speakers and a host of informative lectures, the sold-out Symposium was a huge success! We are pleased to announce the 2016 Symposium will take place October 7-9 and will feature the Duke of Devonshire as keynote speaker.



1



2

1. Sponsor Dan Ravenel, Marcia Guthrie and CHS Board member Christina Dodd take a break between lectures.

2. CHS Board member Courtenay Daniels presents The Museum of Early Southern Decorative Arts with a birthday cake celebrating their 50th anniversary.

3. Keynote speaker William Allman, Curator of the White House, addresses the Symposium attendees.



3



4

4. PSC Executive Director Kristopher King speaks to the connection of material culture and preservation.

5. John Rivers welcomes guests to his exclusive collection of Charleston antiques.

6. LtoR: Ralph Harvard, Caroline Rainey, Sallie Avicé du Buisson, Gary Albert, Daniel Ackermann, Maurie McInnis, Robert Leath, PSC/CHS Board member Bessie Hanahan, Alex Franklin, CHS Board member Brandy Culp, and Russell Buskirk.



5



6

SEVEN TO SAVE: PRESERVATION IN ACTION

Jackson Street Cottages

The Charleston Cottage represents an important and vulnerable vernacular building type, offering a glimpse of the working-class housing stock that proliferated in the city in the late-19th and early-20th centuries. Students of the Clemson/College of Charleston Graduate Program in Historic Preservation documented the structures at 193-199 Jackson Street, also known as the Jackson Street Cottages. The documentation, which consisted of measured drawings and photographs, conformed to the standards of the Historic American Buildings Survey (HABS) and will be housed in the Library of Congress.



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All members of the Preservation Society of Charleston will receive our semi-annual publication of Preservation Progress and a 10 percent discount on Fall Tour tickets and in our Book and Gift Shop. In addition, members will also receive invitations to the quarterly membership lectures and receptions, special events, and educational trips to various historic sites and gardens.

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Lost Charleston

by Anna Catherine Carroll

261 CALHOUN STREET

On October 11, 1971, demolition began on the grand antebellum residence which stood at the southeast corner of Calhoun Street and Ashley Avenue. Built around 1857 by the Adger family, the house became known to Charlestonians as the “Franke Home,” named for a later inhabitant, C.D. Franke.

In 1892, a bequest in Franke’s will provided appropriations necessary for the establishment of a “home for the aged;” subsequently, a group known as the “Evangelical Lutheran Charities Society” was chartered to make arrangements for the purchase of the house at 261 Calhoun Street. An article published in the *News and Courier* in October of 1907 describes repairs being “rapidly made” on the residence, stating that it had “always been kept up in the best order.” In addition to the main house, the property was described to have included several outbuildings, as well as a spacious lawn and garden. Eight months later, a June 1908 article boasted that the dedication of the home, which welcomed its first residents that very year, was one of “impressive character.” For over 60 years, the Franke Home housed and provided care for aging members of the community until expansion was deemed necessary in 1971.

In response to proposed construction of a single-level complex on the site, a plan to relocate the dwelling was proposed by the Charleston Museum but promptly abandoned due to lack of funding. Consequently, the original Franke Home and all of its dependency buildings were razed to make way for the newly planned retirement community. This one-story building only stood for little over 20 years before the new Franke Home moved to a location in Mt. Pleasant, leaving the 1970’s structure to be torn down and replaced by a modern commercial building consisting of a Rite Aid and over 32,000 square feet of office space.

Photos top to bottom:

1. Image of the imposing c. 1857 Adger House.
2. Carpenter Gothic outbuilding to the Adger House prior to demolition.
3. The design of the current building was controversial when presented.



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and advocating for the Lowcountry's historic places.*

2016 WINTER EVENTS CALENDAR

- JAN 12 LIVING IN HISTORY LUNCH LECTURE SERIES* 82 Queen Street at Noon
Ms. Juliana Falk, "Sleuthing in Your Own Backyard Part 2"
- JAN 19 LIVING IN HISTORY LUNCH LECTURE SERIES* 82 Queen Street at Noon
John Young and Philip Dufford, "Building New in the Old City"
- JAN 20 62ND ANNUAL CAROLOPOLIS AWARDS *The Riviera Theatre, 225 King Street at 6:00 PM*
Sponsored by Carriage Properties and Belmond Charleston Place
- JAN 26 LIVING IN HISTORY LUNCH LECTURE SERIES* 82 Queen Street at Noon
Christina Butler, "Researching Your Home's History and Architectural Heritage"
- JAN 29-30 BREAKING GROUND AND BUILDING BRIDGES SYMPOSIUM
The Charleston Museum Auditorium, 360 Meeting Street
*Charleston's preservation and history organizations have collaborated to present new research
regarding the material culture of the Carolina lowcountry. Tickets are \$125.*
A full schedule and tickets available at www.buildingbridgescharleston.org
- FEB 2 LIVING IN HISTORY LUNCH LECTURE SERIES* 82 Queen Street at Noon
Michael Damrich, "Using 21st Century Technology for Preservation and Maintenance"
- FEB 6 PLAYING FOR PRESERVATION 147 King Street at 10:00 AM
\$40 per player, RSVP to [Lauren Kelley lkelley@preservationsociety.org](mailto:LaurenKelley@preservationsociety.org) or 843.722.4630