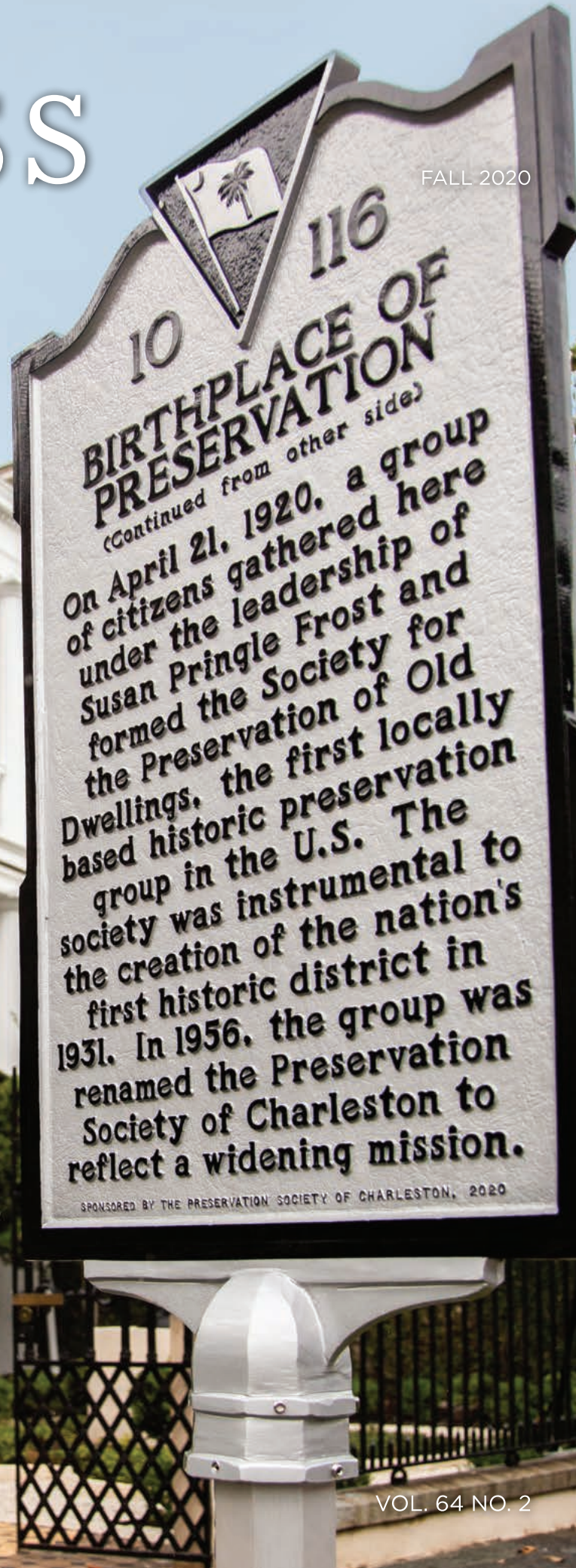


PRESERVATION PROGRESS

FALL 2020



10 116 BIRTHPLACE OF PRESERVATION (Continued from other side)

On April 21, 1920, a group of citizens gathered here under the leadership of Susan Pringle Frost and formed the Society for the Preservation of Old Dwellings, the first locally based historic preservation group in the U.S. The society was instrumental to the creation of the nation's first historic district in 1931. In 1956, the group was renamed the Preservation Society of Charleston to reflect a widening mission.

SPONSORED BY THE PRESERVATION SOCIETY OF CHARLESTON, 2020

PRESERVATION
ESTD SOCIETY 1920
of CHARLESTON

VOL. 64 NO. 2



FROM THE EXECUTIVE DIRECTOR

As the PSC has endeavored to advance the work of preservation, we have embraced a larger focus: geographically, economically, and culturally.

As this volume heads to the press, the Society finds itself in the midst of a familiar fight, preventing the demolition of our cultural heritage. This time it is not a stately mansion, as it was in 1920, but a towering industrial vestige of Charleston's 20th-century past: the St. Julian Devine smokestacks in the Eastside neighborhood.

As we have endeavored to advance the work of preservation, we have embraced a larger focus: geographically, economically, and culturally. As Harlan Greene says so eloquently, it is really the future of this city that we stand up for. We have embraced a more proactive approach and a holistic scope, but our chief weapon remains informed public opinion. From galvanizing community support to prevent poorly considered development on Laurel Island, to educating our members on the importance of the City's Comprehensive Plan, to engaging the community on critical initiatives like the US Army Corps' seawall proposal, our work is about ensuring that those who live and work here have a say in the future of our city.

The residents of the Eastside, a neighborhood that has benefited little from the City's recent prosperity, have said loudly that the smokestacks matter. That is why their preservation is important and why the Society is driving a collaborative effort to save them.

The smokestacks are owned by the City of Charleston, which has retained information on their structural condition for years. Yet suddenly, the threat of hurricane season was used in an attempt to demolish the smokestacks without community input or adherence to the City's own ordinances, simply because City leadership does not want to spend the money to stabilize them. Preservation has since been pitted against other priorities like funding for affordable housing or the Lowline. Members of City Council have said that the smokestacks are not beautiful and are not South of Broad, and therefore are not worthy of preservation. But the community has said loudly that they matter!

That is why our approach to preservation matters. The Preservation Society is a driving force for a better, community-informed future. With increased advocacy staffing and resources, we will amplify the voice of the community and we will continue to stand up for the future of Charleston.

Thank you for standing with us!

Kristopher B. King
Executive Director



STRUCTURAL MEASURE – STORM SURGE WALL

- Conceptual footprint runs along land and marsh, to elevation 12 ft NAVD88
 - T-wall on land (~4.2 miles)
 - Combo-wall in the marsh (~3.6 miles)
- 5 permanent pump stations and 5 mobile pump stations proposed (still being modeled)
- Gates for access
 - Pedestrian, vehicle, railroad (T-wall)
 - Sluice gates, miter gate (combo-wall)
 - Closed during storm surge events



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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

The state historic marker newly standing at 20 S Battery celebrates the Stevens-Lathers house and the birthplace of preservation. On April 21, 1920, a group of citizens gathered at 20 S Battery under the leadership of Susan Pringle Frost and formed the Society for the Preservation of Old Dwellings, the first locally-based historic preservation group in the nation. The Society was instrumental to the creation of the nation's first historic district in 1931. In 1956, the group was renamed the Preservation Society of Charleston to reflect a widening mission. *Photo by Justin Falk Photography*

THE EVOLUTION OF OUR ADVOCACY WORK THROUGH COMMUNICATIONS

by Victoria Futrell

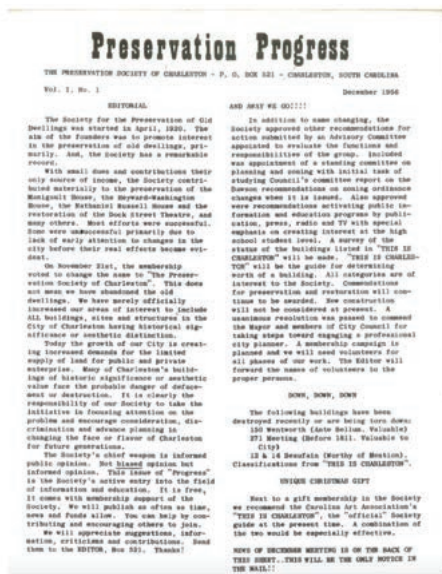
Our vision for the city has one common denominator: the people of Charleston. Those who seek the tools and information to get involved in shaping their city rely on us for information and education on the issues. A major part of our advocacy work is our real-time communications that relay news and updates to our members and the Charleston community. But the evolution of our communications, from *Preservation Progress*, to our emails, social media posts and website, has been a 64-year success in the making.

The year 1956 was a monumental year for the organization. The Society for the Preservation of Old Dwellings changed its name to the Preservation Society of Charleston, and to make the announcement, the board members published the first issue of *Preservation Progress*. These pioneering authors stated, “The Society’s chief weapon is informed public opinion. Not biased opinion but informed opinion. This issue of ‘Progress’ is the Society’s active entry into the field of information and education. It is free. It comes with membership support of the Society. We will publish as often as time, news and funds allow. You can help by contributing and encouraging others to join.” It was merely a one-page letter at the time, but Vol. 1 No. 1 of *Preservation Progress* proved to be an effective means of communication to the organization’s members, and emphasized to them why their support was crucial to the daily advocacy work of the PSC.

In the Fall of 2018, for Vol. 62 No. 2 of *Preservation Progress*, Preservation Society staff interviewed dedicated member, donor, and past Board President, Lois Lane, regarding her decade’s worth of support and work with our organization. Ms. Lane reflected on the year 2009, stating, “My proudest moment [as Board President] was when the website was upgraded – linking information on events and improving communication with members and the public on our advocacy positions...We became active on Facebook and asked members to sign up for e-blasts. Ten years ago, that was a monumental task. The current [2018] PSC website is so much more comprehensive and sophisticated. It is a great tool for learning about Charleston’s past and for staying engaged in the many issues that are threatening the livability of the Lowcountry.” Even though our information-focused vision hasn’t changed over the years – since the first issue of *Preservation Progress*, the establishment of the PSC website, or our initial entry into the world of social media – our communications efforts have scaled exponentially alongside Charleston’s growth and our advocacy work.

Today, we strive to be a resource for our members as well as the citizens of Charleston – for Johns Island and peninsula residents concerned about the impact of new development, for West Ashley neighbors who have questions about revitalization plans and traffic, and for all people of the Lowcountry concerned about continuously rising sea levels. In any given week, we email advocacy alerts, post updates on social media, and encourage public engagement in every way we can. Community members can now look to our brand-new website as a resource for news, public meeting schedules, alerts, and more. Our robust advocacy toolkit is user-friendly for both the armchair advocate who is simply looking to stay informed, and the action-oriented citizen who wants to stand up with us and fight for Charleston. Even a global pandemic didn’t stop us from celebrating Preservation Month in May: we took our full array of lectures and town halls online, generating over 25,000 views.

This Centennial *Preservation Progress* issue – a reflection of our last century of tireless work and community engagement – captures a new, modern look for our magazine and brand in its 64th year, one that we hope reflects boldness, vibrance, and urgency. This new visual identity and communications strategy represent the evolution of the Preservation Society as we launch our second century of standing up for Charleston. As expressed in our first issue of *Preservation Progress*, we echo that thanks to our members. Your support allows us to continue to advocate, educate, inform, and engage on the issues that matter most to Charleston.



Vol. 1 No. 1 Preservation Progress, 1956



Preservation Progress, 1977



Letter to Mayor Riley Regarding Cruise Ship Tourism, 2011



Special Cruise Edition of Preservation Progress, 2011



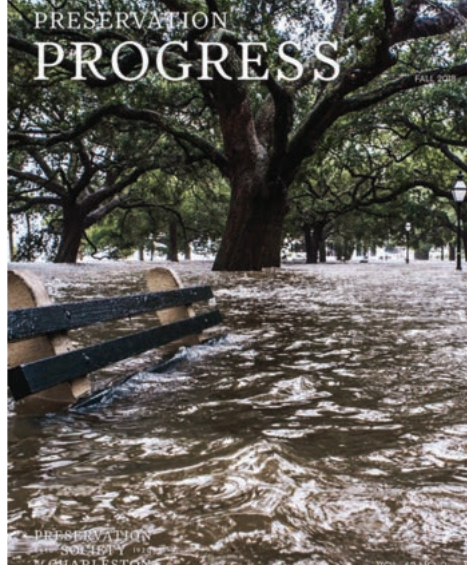
Seven to Save Brochure Featuring New Branding, 2013



Preservation Progress featuring revised branding, 2016



Current Example of an Advocacy Alert Sent to Our Members



Current Example of Preservation Progress



Current Example of PSC Website Featuring New Branding and Messaging

THE CHAIRMAN'S CORNER

MEMBERS, MONEY, AND MUSICALES: THE ROAD AHEAD

by Elizabeth Kirkland Cabill, Board Chair

There was no guarantee that they would pull it off, those thirty-two idealistic citizens who banded together to form the Society for the Preservation of Old Dwellings one hundred years ago. For while they were long on passion for Charleston, they were short on money and members. Milby Burton recalled that in the early 1930s, a member of his staff from the Heyward-Washington House had to be brought in to break a 7-7 tie among the Society's membership to elect him president! There were countless attempts to drum up members, from fervent letters hammered out on the erratic typewriter of Susan Pringle Frost to newspaper ads to invitations sent to individual residents. But apathy about the importance of Charleston's architectural heritage maintained its grip for a long while, and it took 25 years for the nascent Society to exceed even 300 members.

Money, too, was a constant worry. Minutes from December 5, 1946, contain this terse warning: "Financial condition of S.P.O.D. must be improved." Like its founder, Sue Frost, who was chronically cash-strapped and over-extended from her real estate dealings — her cousin Alston Deas described her as being "one step ahead of the sheriff" — the Society took on more than it could manage. Like the unsung heroes and founding members Nell and Ernest Pringle, who essentially bought time for the endangered Manigault House by underwriting its purchase and carried the heavy burden of that mortgage for years, the Society had more zeal for Charleston than it had financial prudence.

continued on page 06





The room at 20 South Battery where the first meeting of the Preservation Society was held 100 years ago.





continued from page 04

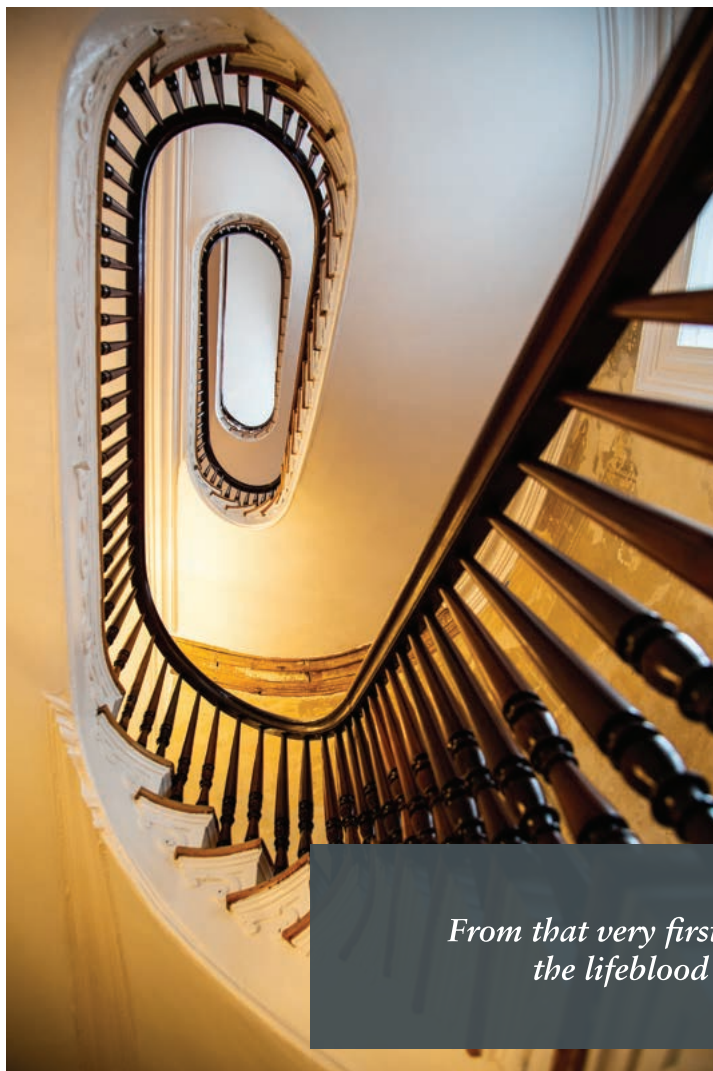
As I read through some of the old meeting minutes and archival treasures of the Preservation Society, it strikes me that the whole enterprise probably came close to foundering more often than we know. But somehow it was kept afloat — because there were enough people who cared deeply about Charleston and who supported the group's work.

From that very first gathering in the drawing room of 20 South Battery, the lifeblood of the Preservation Society has been its membership. In the early days, members paid their dues (initially \$1.00), organized candlelight tours and musicales (the minutes from a 1949 meeting record with delight that a friend has donated an old wig for the musicale), and held card parties to cover expenses.

Members were also the Society's eyes and ears in the neighborhoods — importuning a property owner on Longitude Lane to save a deteriorating wall, protesting the moving of flagstones on Broad Street, identifying "some very fine iron work" at Scobie's Poultry Market. Except for January 1941, when the records reflect an eerily relevant public health cancellation — "No meeting held first Thursday in January on account of influenza epidemic" — members came to meetings in the Green Room of the Dock Street Theater, at the Heyward-Washington House, and at the Gibbes, to share their concerns about contemporary issues, to learn from speakers and panel discussions, and to support their Society's work.

As we stand on the threshold of our second century, the Preservation Society has come a long way. Feisty as ever, we are now far less feckless! We have a clear and focused mission and unprecedented organizational strength. We enjoy a membership in the thousands, a profitable retail shop, a creative Fall Tours program, and a solid fundraising operation, all of which support our work. Our staff is talented, our Board is engaged, and our strength of purpose is greater than ever.

And just as they have always been, our members are our lifeblood. You pay your dues faithfully, you attend our lively and informative membership meetings and other events in droves, you gather with others who love this city for conversations about what is to be done — about cruise ships, about flooding, about ill-sited or poorly planned development.



*From that very first gathering in the drawing room of 20 South Battery,
the lifeblood of the Preservation Society has been its membership.*

You call or email us about issues in your neighborhoods. And you also provide generous financial support every year well above and beyond your dues — support that enables us to be even more effective advocates for this special place.

As we look to the future, particularly in light of the economic, public health, and societal challenges of the past six months, Charleston needs to have a creative and inspiring vision for what kind of city we want to be. The Preservation Society is poised to take a leading role in securing a better future for our beloved city, but we need your help!

The \$6 million we hope to raise in Centennial campaign funds will allow us to expand our advocacy staff, create a reserve fund for a public relations campaign or litigation, and acquire much-needed technologies for data gathering and member outreach. With these broader capabilities, we will be able to make an even larger impact on the issues that matter. But we cannot do it without you.

We've been standing up for Charleston since 1920. Will you stand with us?

THE CAMPAIGN FOR CHARLESTON *NOW IS THE TIME*



The need for immediate, vigorous, and effective advocacy to protect Charleston has never been greater — and the Preservation Society of Charleston is uniquely positioned to lead the way. For one hundred years, we have fought hard for the place we call home — the place we refuse to lose.

In order to protect this national treasure for future generations, we must act now. With \$6 million in philanthropic funding, we will expand our mission to meet the challenges that face Charleston today, preserving and protecting our community for the next 100 years.

Over the past year, the Preservation Society has raised \$5.6 million towards an ambitious \$6 million goal. These funds will support expanded and strengthened advocacy at a time in Charleston's history when the need has never been greater.

WHERE WILL \$6 MILLION GO?

THE PEOPLE TO GET THE JOB DONE:

\$3 million endowment to expand our advocacy staff

THE WAR CHEST:

\$1.5 million Preservation Defense Fund to serve as a “war chest” for a targeted public relations campaign or, when necessary, litigation

THE DATA TO MAKE THE CASE AND THE TOOLS TO ENGAGE OUR MEMBERS:

\$1 million for technology and research to gather and disseminate timely and important information on crucial issues

THE FOUNDATION TO KEEP IT ALL GOING:

\$500,000 for an Operational Reserve Fund that will provide critical support and allow us to launch some long-planned initiatives

We are eager to cross the finish line – but we need your help.

Our mission of advocacy and education is even more relevant and important today than it was a century ago. We are ready to work tirelessly for the next 100 years – but we can't do it without you.

For 100 years, the Preservation Society of Charleston has been standing up for Charleston. Will you stand with us?

GIVE TO THE CAMPAIGN FOR CHARLESTON – TODAY.

To give to our Centennial Campaign, please go online to preservationsociety.org/campaign or call Jane McCullough, Director of Advancement, at 843.722.4630 ext. 23



92% GOAL REACHED

\$3 MILLION
THE ADVOCACY
ENDOWMENT

\$1.5 MILLION
THE PRESERVATION
DEFENSE FUND

\$1 MILLION
TECHNOLOGY AND
RESEARCH

\$500 THOUSAND
OPERATION RESERVE FUND

PRESERVATION SOCIETY OF CHARLESTON

Centennial Campaign Founding Donors

\$250,000+

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**as of September 25, 2020*

MEMBER FEATURE: GLENN KEYES

by Kaylee Dargan and Courtney Theis



For more than 30 years, the Preservation Society of Charleston has benefited from the valuable insights and support of longtime Board member Glenn Keyes, of Glenn Keyes Architects. While the Preservation Society has always been a strong advocate for principles of excellent design and thoughtful renovation, it is an architect like Glenn Keyes whose dedicated stewardship and sensitive approach brings these principles to life. And doing such work in Charleston isn't easy. In Charleston's historic district — the oldest and best preserved historic district in the nation — there are mounting pressures to add modern conveniences and account for flooding events. Every project presents a unique set of challenges.



As a winner of the Preservation Society's Carolopolis Award for preservation excellence many times, Glenn Keyes has demonstrated over and over again what it means to practice architecture as a historic preservationist. He says, "Charleston is so intact; that's what is different from most cities. Charleston was protected by poverty. We did not have big developers coming in for many decades, so people repaired and restored structures and they survived. The authenticity, the integrity – it's throughout the whole city and it's real."



Glenn joined the Preservation Society as a member in the 1980s after relocating from Columbia, where he served as the staff architect for the State Historic Preservation Office. With the PSC's retired Director of Preservation, Robert Gurley, he served on PSC's Architectural Review Committee, which reviewed submissions and prepared responses to the city's Board of Architectural Review. The Society has never hesitated to speak out about projects that threatened the city's historic architecture and residents' quality of life. Glenn continues to appreciate the Society's willingness to hold firm on the issues that matter most to Charleston's residents. He says, "The reason you love Charleston is because of the work that has been done by the Preservation Society for the past 100 years."

For this reason, Glenn was an early supporter of the Society's Centennial Campaign. He sees the PSC as the organization that can sound the alarm and engage residents in the public process so that the authenticity of Charleston is not lost. He says, **"We need to support the Society because they have people working full-time to protect this city. The PSC is Charleston's watchdog.** If you love Charleston and want to preserve this city then you will want to be a part of this movement."

Love where you live.



*The team at Lois Lane Properties applauds the Preservation Society
of Charleston for 100 years of preservation progress.*



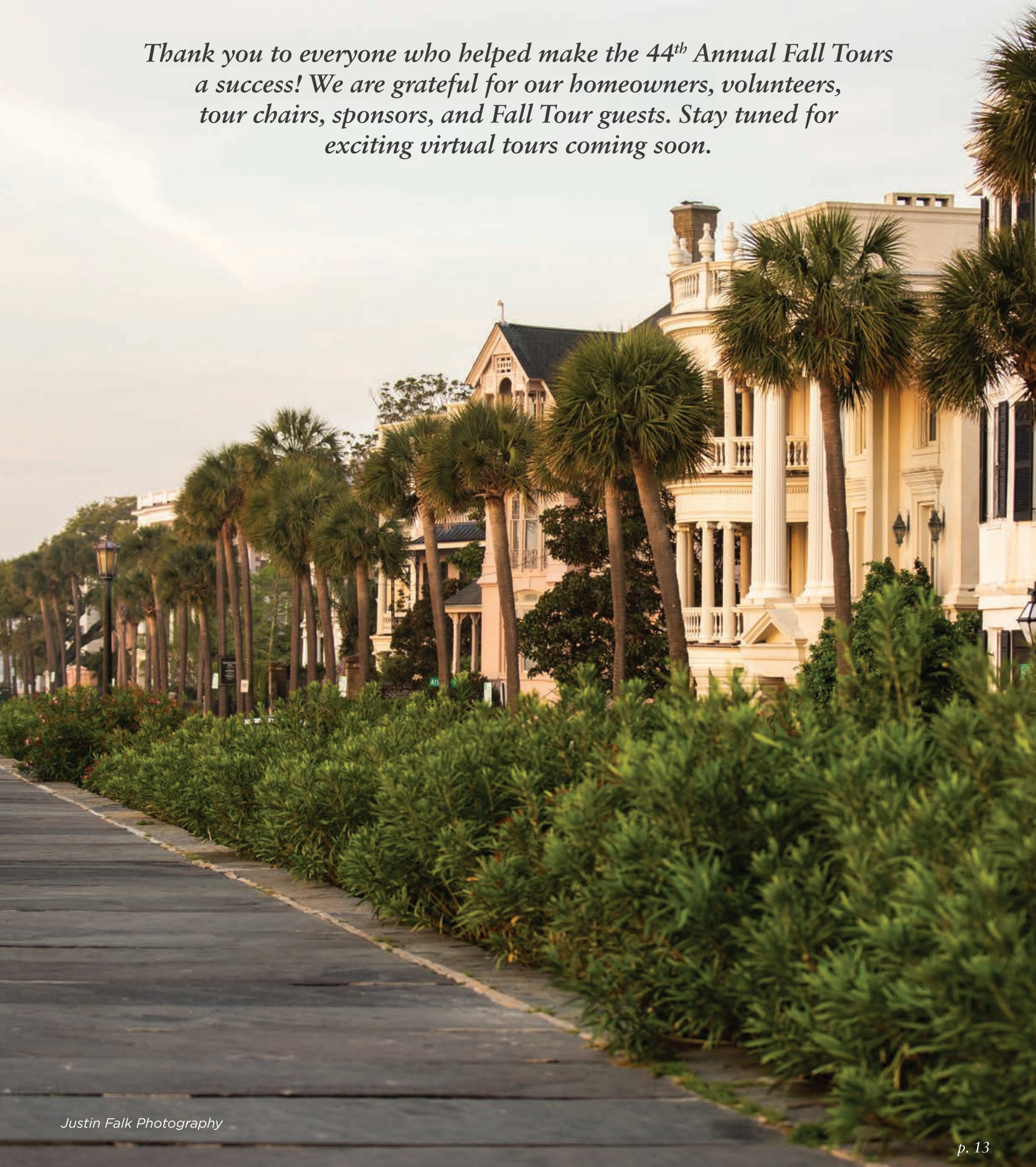
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THE FALL TOURS

ARCHITECTURE, HISTORY & GARDENS

Thank you to everyone who helped make the 44th Annual Fall Tours a success! We are grateful for our homeowners, volunteers, tour chairs, sponsors, and Fall Tour guests. Stay tuned for exciting virtual tours coming soon.



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

TAILORING OUR ADVOCACY: PROJECT UPDATES

by Erin Minnigan

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

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

continued on page 16





Looking north on America Street from the Reid Street intersection in Charleston's Eastside neighborhood. Photo: Justin Falk Photography

TAILORING OUR ADVOCACY: US ARMY CORPS PENINSULA SEAWALL PROPOSAL

Perhaps the biggest proposal to come forth this year with significant potential impacts on Charleston's future is the Army Corps' plan to construct a 12 ft. seawall around the peninsula. Since 2018, the Corps has been evaluating a range of storm surge protections and, in the spring of this year, published their "Tentatively Selected Plan" (TSP) for the seawall, based on a cost-benefit analysis. While Charleston is just one of many communities competing for funding, if Congress approves the plan, the federal government would cover 65% of the cost, while the City of Charleston would have to commit to paying the remainder.

Given that this is the single largest infrastructure investment in Charleston's history, the PSC prioritized engaging the community in the Army Corps public process. Following the release of the TSP in April, our communications focused on disseminating critical information to residents on the details of the proposal and the many questions it raised for the future of Charleston. Based on the call of the PSC and many of our community partners, the Army Corps agreed to extend the initial public comment deadline to June, and set a second public comment period for early 2021.

The cost share for this project would potentially put a \$600 million burden on the City, when \$2 billion of existing flood infrastructure needs have already been identified from West Ashley to Johns Island. It is important to note that the proposed system is focused solely on storm surge and would provide little protection against storm water inundation or sunny day, high tide flooding. Our community recently undertook a major planning exercise through the Dutch Dialogues to determine optimal water management solutions for Charleston, and the PSC feels that careful consideration must be given to how this proposal fits within the framework for city's the overall flood mitigation priorities.



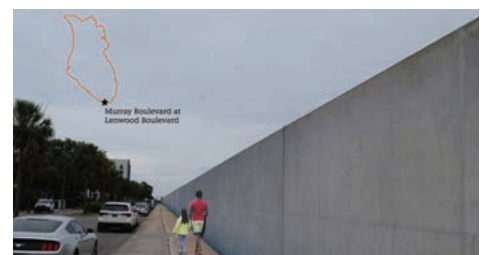
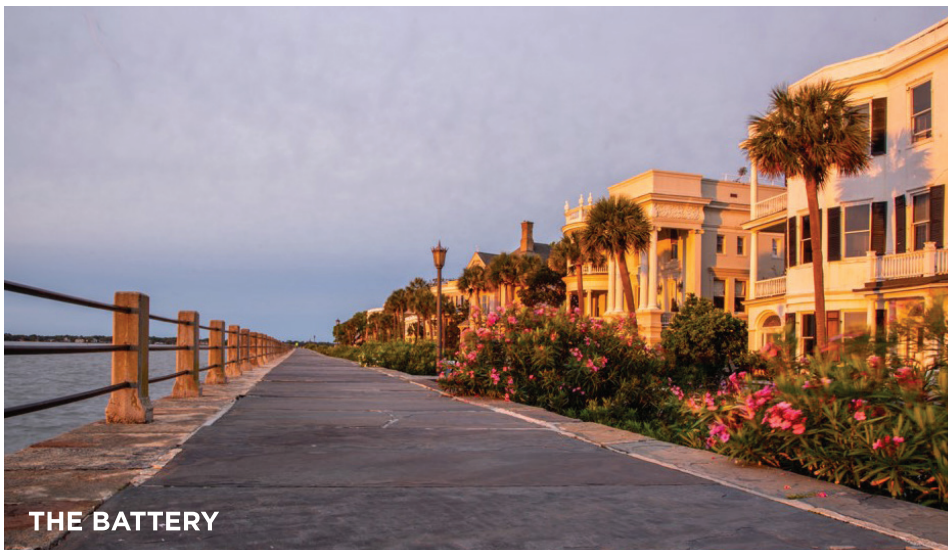
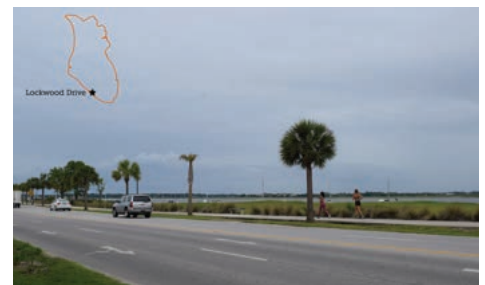
The Tentatively Selected Plan calls for a 12ft storm surge wall along the perimeter of the peninsula as well as relocation, buyout, elevation or floodproofing of individual properties



The wall proposal contemplates combination walls and flood gate barriers, such as these examples from New Orleans

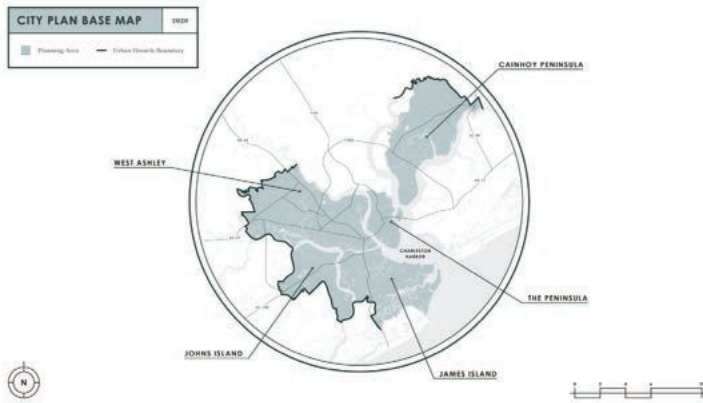
We also have great concerns with the impacts of the project on Charleston's historic and natural resources, residential quality of life, and heritage tourism industry. While the plan provides storm surge protection for the majority of the peninsula, it also acknowledges adverse impacts on historic and archaeological resources, as well as our city's visual character. The Army Corps has also unfortunately elected to not pursue a full Environmental Impact Statement to provide the necessary investigation on the project's consequences for Charleston's waterways, marshes, and creeks. **For residents and visitors alike, how will a 12 ft wall alter the quality of our experience of Charleston?**

Currently, there are too many unknowns, but as we look ahead to the next public comment period for the Army Corps in January 2021, as well as City Council consideration of the City's contribution of funding, the PSC will push for the information necessary for the community to understand the full impacts of the project before any decisions are made.



The proposed 12 ft perimeter wall would drastically alter shoreline views, like that of Lockwood Drive from the Ashley River, and the appearance of Charleston's most iconic, historic settings, such as the Battery. The local, award-winning team of hydrologists and engineers at Robinson Design Engineers developed high-quality renderings of the proposed seawall at various points on the peninsula, including at Murray Boulevard and Lockwood Drive, shown here. The PSC has long felt these visualizations are critical for the community to fully understand the impact of the wall, and was encouraged to see RDE step up and take the initiative.

TAILORING OUR ADVOCACY: COMPREHENSIVE PLAN UPDATE



The Comprehensive Plan is the single most important document in framing a vision for the next decade in the City of Charleston.

This year marks a significant update for the City's Comprehensive Plan, the over-arching planning document that articulates the goals for the city's future in terms of community development and public policy. This essential plan guides local decision makers in managing change from issues of land use, to transportation, to housing. The Comprehensive Plan is the single most important document in framing a vision for the next decade in the City of Charleston, and this year's update is the opportunity for residents to help shape that vision.

State law requires that local planning commissions review their Comprehensive Plans every five years and update them every ten years. The existing plan was adopted in 2011 and is required to be updated by February 2021. However, due to challenges with in-person public participation due to COVID-19, the public engagement process was long delayed, and only got under way in a virtual format in late August.

The City Planning Department launched a website on the 2020 Comprehensive Plan update, complete with information on the purpose and function of the plan, background on the consultants assisting the process, and a calendar of community engagement opportunities. Virtual meetings included "community conversations" for each geographic area of the city, "labs" on housing and water, and "open listening sessions," through which residents were invited to share their thoughts, concerns and vision for Charleston's future.

THE PLAN IS ROOTED IN FOUR BASIC CONCEPTS OR GUIDING PRINCIPLES.

While the City Plan will make recommendations on a wide variety of topics, at its foundation, the focus remains closely tied to the following principles:

CHARLESTON CITY PLAN

THE CITY OF CHARLESTON COMPREHENSIVE PLAN 2020



WATER FIRST

*anchored in where water
is and where water is
going to be*



DATA SMART

*using the best data
available to understand the
challenges facing the City*



STRENGTH IN DIVERSITY

*oriented toward actions
that protect our City's
historic diversity*



COMMUNITY EMPOWERED

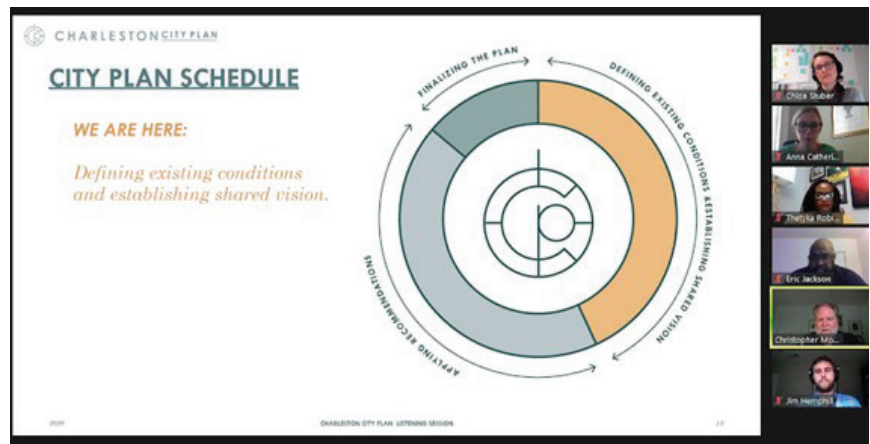
*asking all members of the
community to partner in
the planning process*

Known simply as the **Charleston City Plan** the upcoming Comprehensive Plan update will lay out the vision for Charleston's next decade. Above is an image detailing the four guiding principles as the foundation of all recommendations made in the Comprehensive Plan. View the plan in its entirety at charlestoncityplan.com

The PSC has been highly involved throughout the public engagement process and used the virtual sessions as an opportunity to inform and advance many of our advocacy goals on top line issues, including over-development, over-tourism, and flooding.

Above all, we stood up for a plan that prioritizes livability for residents and strengthens policies on affordability, resiliency, and economic vitality for all areas of our city.

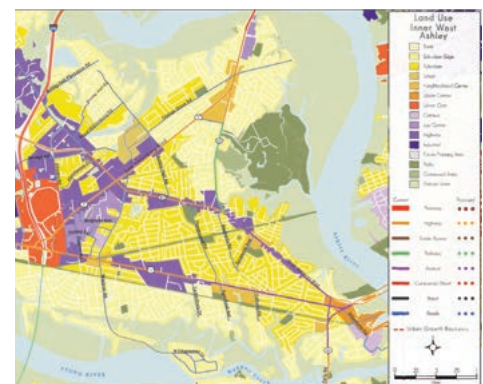
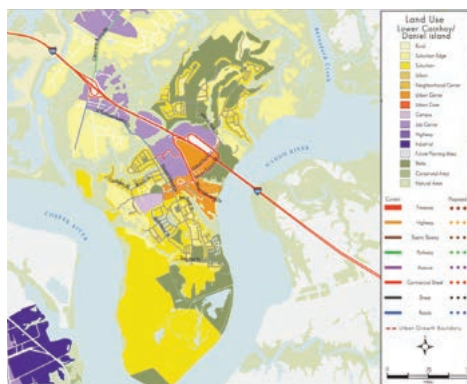
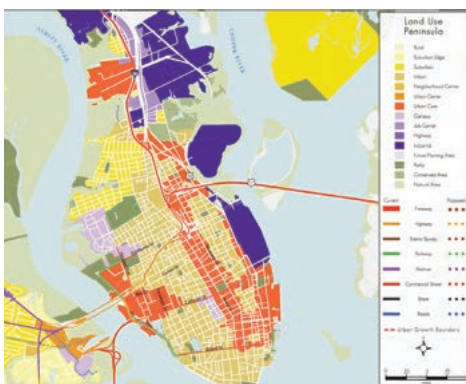
With the delayed public engagement phase and limited interaction through virtual platforms, we are fearful that the fast-approaching February 2021 deadline will not allow the time and attention necessary for the re-write of such a significant planning document. The PSC has consistently advocated that the City not rush the plan update process and instead pursue a deadline extension from the State government. The Comprehensive Plan will guide Charleston through the next decade, and it is imperative that we take the time to achieve the best plan possible.



DISCUSSION QUESTIONS

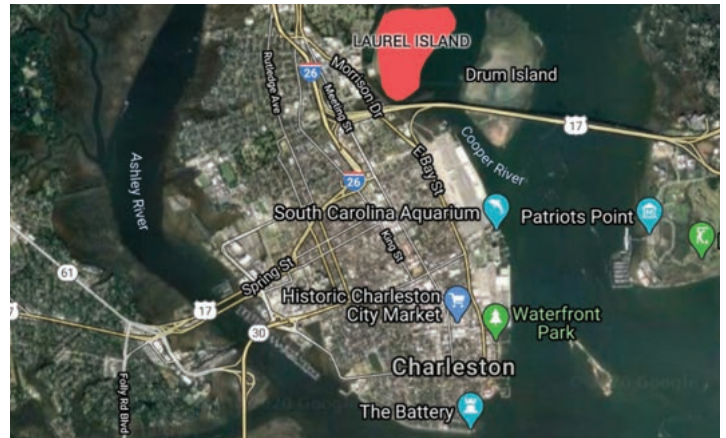
1. What do you like most about your community? What makes your community special?
2. The mission of the Planning Department is to improve the quality of life for all people in Charleston. The plans we implement primarily affect the physical environment of our communities. When you think of "quality of life" what do you think of? In your experience, what is most important for quality of life (especially aspects of the physical environment)?
3. The plan will inform changes to the City over the next 10 years. What kind of changes (especially to the physical environment) would most improve the quality of life for people in your community?

A series of virtual public engagement sessions were hosted over the months of August and September, focusing on different geographic areas of Charleston, as well as special topics such as housing and water.



Future Land Use Maps, such as these from Charleston's 2010 Century V Plan, provide a visual framework for how the City envisions appropriate future development. (Left to Right: Peninsula, Cainhoy/Daniel Island, and Inner West Ashley.)

TAILORING OUR ADVOCACY: LAUREL ISLAND PUD



Laurel Island is a once-in-a-generation development that will forever change the cityscape of Charleston.



The major request to rezone Laurel Island to a Planned Unit Development (PUD) first appeared on the radar in late 2019, and worked its way through the city approval process during virtual public meetings in 2020. The proposal calls for a high-density, mixed-use development of a 196-acre former landfill site just north of downtown, which **will undoubtedly be one of the largest and most impactful projects in Charleston's history. A PUD document locks in fundamental zoning, land use, and design regulations, allowing the developer to build out the project over decades without having to seek further approvals.** Therefore, the PSC emphasized the need to slow down and take the time to get the PUD right, especially given the magnitude of the Laurel Island project.

When the PUD was initially heard as an “information only” review by the Planning Commission in July, the PSC voiced strong concerns over the complete lack of public engagement to date. Through extensive outreach to surrounding neighborhoods, the PSC learned that the developer had not been in contact with residents about the massive rezoning request. In response to our comments, the project team began outreach to the community only after the July meeting, via virtual communication platforms. These last-minute zoom meetings were rushed and insufficient, and in a time when so many are unable to focus on city proposals due to COVID-19, residents were left feeling still uninformed about the project, or alarmed that the plan was proceeding so quickly without their concerns being heard.

Additionally, the PSC felt the PUD lacked the level of detail and predictability necessary to frame the vision for what the development would ultimately become. Our recommendations included greater specificity in the land use plan, a commitment to a higher amount of usable open space, enhanced opportunity for public review and City oversight in the design review process, and an increase of permanent workforce housing from 10% to 20% of all residential units on Laurel Island.

The PSC alerted the community to the project's return to the Planning Commission for formal review in August and urged participation at the meeting. Over 20 comments echoing the PSC's concerns with the PUD were received. However, many residents unfortunately experienced difficulty submitting comments through the City's online portal, and City Staff opted to quickly summarize written statements, which was far from the level of strong engagement that would have occurred at an in-person meeting. Despite resounding community concern and a multitude of unanswered questions, the Planning Commission unanimously recommended approval of the Laurel Island PUD.

Though it was a disappointing outcome, many of the PSC and community comments did have an effect, and the Commission attached several positive conditions to their approval, including the incorporation of retail and office throughout the build-out of the development, commitment to more open space, and an extension of the time requirement for non-permanent workforce housing units. Following the Planning Commission's recommendation, City Council gave first reading to the Laurel Island PUD in September with very little conversation. However, thanks in large part to the PSC's advocacy, Council called for a community meeting prior to second reading to facilitate necessary public discourse on the project.

Laurel Island will be a once-in-a-generation development that will forever change the cityscape of downtown Charleston. The PSC will continue to stay involved as the development moves forward and will keep you informed on any opportunities to engage on the future of Laurel Island.



Standard Oil Buildings built c. 1910 on eastern edge of Laurel Island, courtesy of Post & Courier



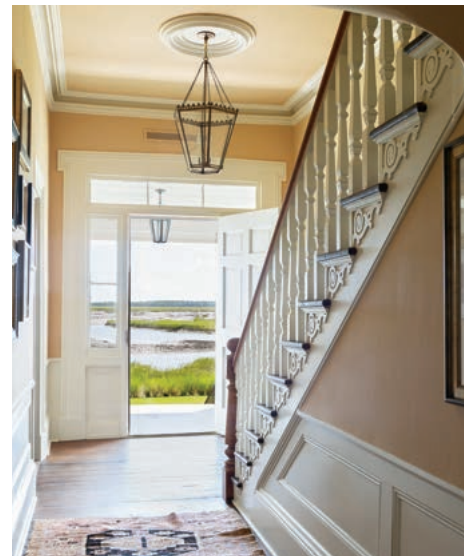
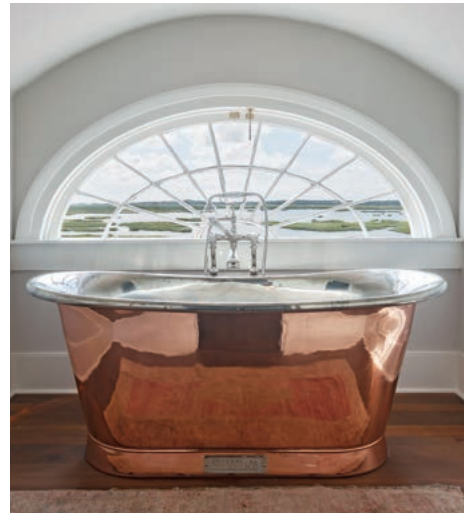
Laurel Island PUD base plan, showing blocks, street grids, building footprints, and open space



Height Districts established for Laurel Island include a 12-story district toward the center that steps down to 8-stories, then 2.5-3.5 stories at the outer edges



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MEMBER FEATURE: SHEILA WERTIMER

by Kaylee Dargan and Courtney Theis



Sheila Wertimer has been designing gardens in Charleston for three decades. Her work graces the environs of the Lowcountry, from rooftops to city parks, from small residential gardens to rural properties. She says, “Charleston is such a rich and diverse place to live and it’s a wonderful place to be a design professional. You can’t go anywhere in the city without seeing examples of beautiful details and craftsmanship. The architecture and landscape architecture are not only thoughtfully designed, but carefully preserved over time, and it’s such an inspiration.” She points to the high standards and attention to detail that are hallmarks of Charleston design as major influences on her work.

Sheila has served several terms on the PSC Board of Directors since the 1990s. She initially worked on the membership committee — and sees the Society’s identity as a membership organization as fundamental to its ability to represent a wide range of ideas in guiding change. In fact, she believes that the PSC finds strength in broadening its reach and encompassing diverse points of view.

In her early years with the Society, Sheila recalls that there was a strong emphasis on house tours and more “traditional” historic preservation. Today, she says, “It’s so much more of an advocacy organization. Now, we’re talking about diversity, affordability, development pressures, tourism management, cruise ships, and flooding. We do still have a commitment to monitoring the Board of Architectural Review, but it’s so much more of a thoughtful force in the community.” She encourages those who may not be familiar with the PSC to attend an event or a public meeting and learn how important this organization is to Charleston.

Sheila attributes the Society’s advocacy leadership in part to its longevity. “The Preservation Society has been around 100 years — it is tried, and true, and tested. People understand that the opinions of the Preservation Society are coming from a place of deep concern and a thoughtful understanding of the past that can inform where we are going and how we harness change. The PSC has a terrifically strong reputation, in part due to its long history.”

The Preservation Society’s 100-year anniversary has been the catalyst for its Centennial Campaign, an effort that Sheila strongly supports. She says, “In Charleston, the development pressures are incredibly powerful. **If you love the city, and you want to retain the unique and positive character of that environment, you have to support the work that the Society is doing.** You need to show up in the same way that the Society shows up.”



PRESERVATION SOCIETY *of* CHARLESTON SHOP

The Preservation Society of Charleston Shop supports Charleston's local makers, highlighting the products of artisans and business owners who invest their time and talents in our community.

The Shop at 147 King Street in Charleston is always adding new, local and regional items – and refreshing our extensive collection of literature. Stop in today to see what's new.

Please join us for a

Three-Day Member Appreciation Event

December 3–5, 2020

10 AM–5 PM

Members receive an additional 10% off!

(That is 20% off EVERY item from December 3–5 for members)

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

**Online discount code will be sent to members via email for those who cannot make it in person*

**Not all items in the Shop will be available online*

We invite you to our shop at 147 King Street for a sanitized and safe personal shopping experience. Please know that, for everyone's safety and comfort, we will be allowing only five customers (or a small group shopping together) in at any given time. You can also shop our Member Appreciation event online. A discount code will be emailed to members in advance. **Not all items in the Shop will be available online.*

Phone orders can be placed by calling the Preservation Society Shop at 843.723.2775



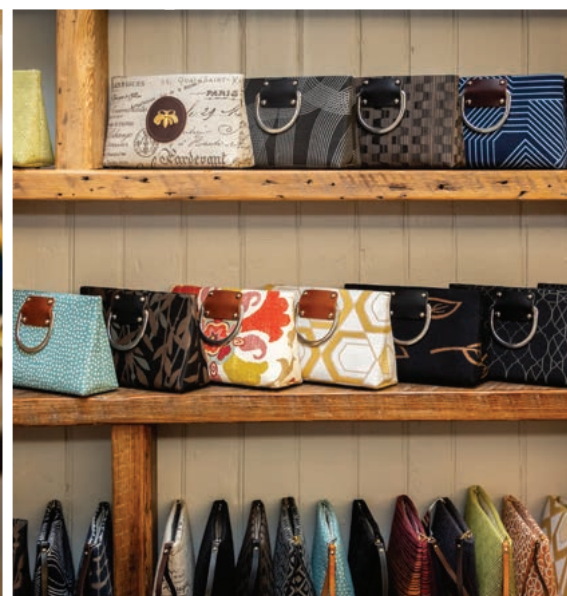
photos by Justin Falk Photography

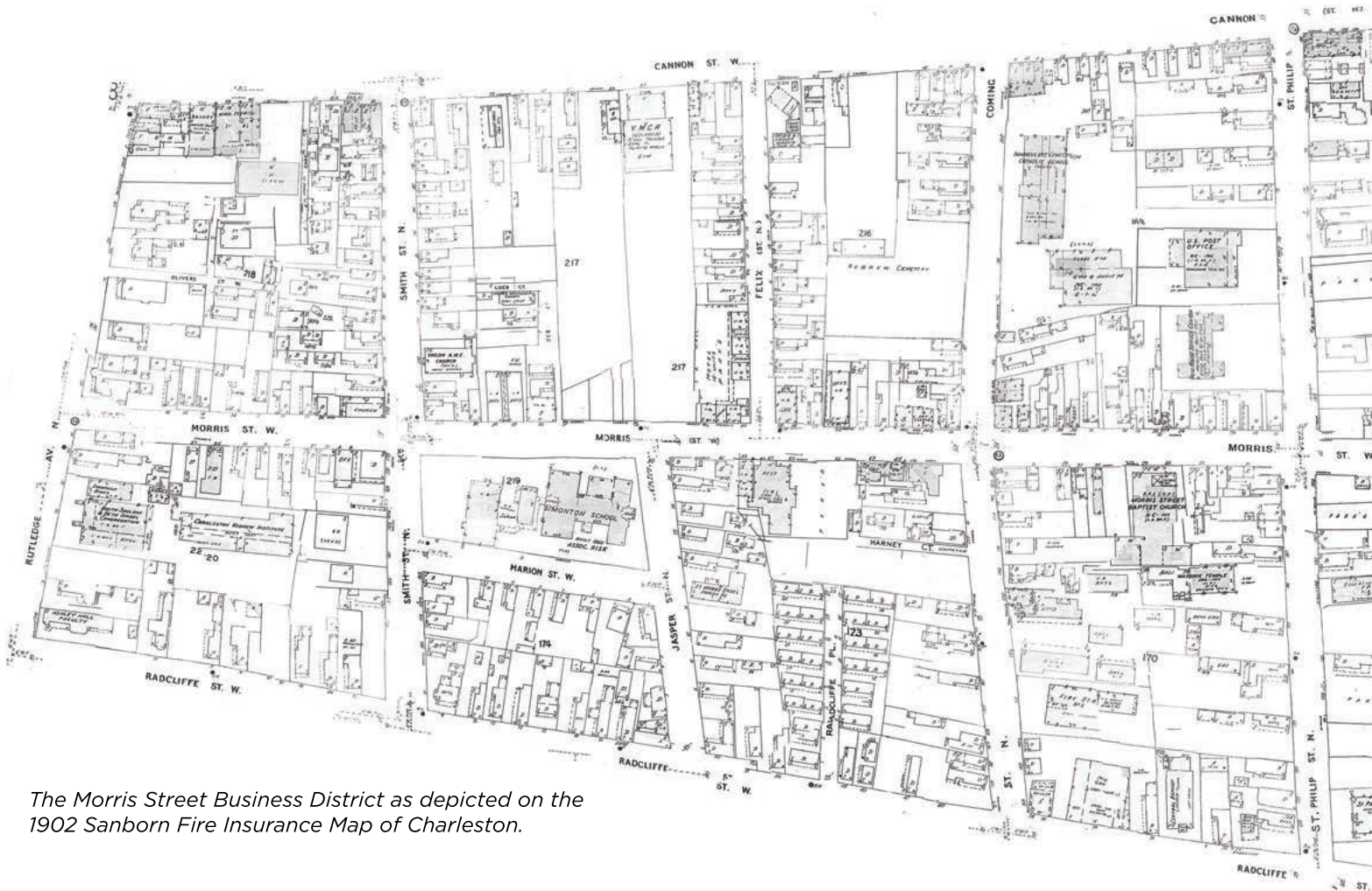



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The Morris Street Business District as depicted on the 1902 Sanborn Fire Insurance Map of Charleston.



Robert F. Morrison's Esso Station, 179 Coming Street (SW corner of Morris and Coming), c. 1938, now demolished. Image courtesy of Our Charleston, Vol. III.



*The untold story of one of Charleston's largest
and most diverse commercial corridors*

THE MORRIS STREET BUSINESS DISTRICT DIGITAL EXHIBITION

The Morris Street Business District Project, initiated by the Preservation Society of Charleston's Thomas Mayhem Pinckney Alliance, in collaboration with the Lowcountry Digital History Initiative, explores the evolution of the diverse community that shaped the architectural and cultural landscape of Morris Street. The digital exhibition, coming Spring 2021, utilizes an online storyboard and interactive map to illuminate the experiences of Morris Street's African American and immigrant populations in the 19th and 20th century.

The Morris Street Business District is geographically small, but its history is full, representing nearly every decade from its development in the postbellum period through the Civil Rights Movement. Following the Civil War, Morris Street became a place where newly emancipated citizens began their lives as free people, where their children went to school and their families attended religious services under their own terms. By the 20th century, nearly every block contained an immigrant-owned business; in addition to an array of Black-owned establishments, Morris Street housed German grocers,

continued on page 29

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Our Centennial Collection cuffs and bow tie from Brackish are back in stock - and now include the widely-popular thin cuff.

This collection has been created exclusively for the Preservation Society to commemorate our 100th anniversary.

Find them online at preservationsociety.org, call The Shop at 843.723.2775, or in person at 147 King Street.

The Shop is open daily
from 10 until 5 PM

continued from page 27

Irish laborers, Chinese businessmen, and Russian merchants, becoming one of the city's largest and most diverse business districts. Evolving into an important center for civil rights activism in the mid-20th century, Morris Street today tells a story of survival, cultural identity, and the fight for equality.

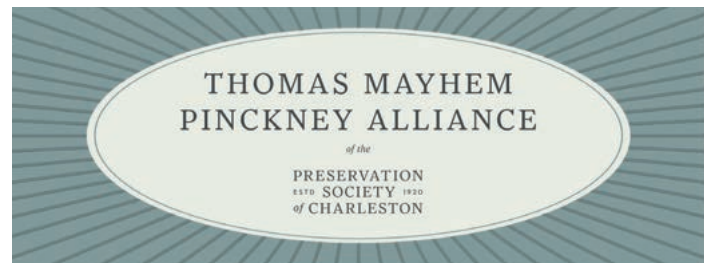
The loss of some of the street's most significant spaces, however, such as 1850s tenements, immigrant-owned corner stores, and private businesses linked to the Civil Rights Movement, represents the challenge of preserving historic architecture and neighborhood character amid the unprecedented pressures brought by modern development in one of the world's most visited cities.

Follow along with the PSC on our website and social media platforms for updates on the launch of this extensive digital exhibition in partnership with the LDHI, showcasing the histories of more than 20 individual sites significant to the powerful history of Morris Street.

Morris Street Business District contributors include Kayla Halberg, Tim Condo, Anna-Catherine Carroll, Erin Minnigan, Leah Worthington, and Brittany Lavelle Tulla.



Panorama of the Brooks Motel that once stood at the corner of Morris and Felix Streets where key figures of the national Civil Rights movement lodged while in Charleston, including Dr. Martin Luther King, Jr. in 1963. Photograph taken 1/25/1990 by Steve Rhea. Constructed c. 1963, demolished 2000.



In 2013, the PSC established the Thomas Mayhem Pinckney Alliance (TMPA) to identify, recognize, and preserve not only the contributions of African Americans to the built environment of Charleston and the Lowcountry, but also those places that are significant to the African American experience.

The initiative's namesake, Thomas Mayhem Pinckney (1877-1952), a renowned African American craftsman, was an integral, early player in the pioneering of Charleston's preservation movement. Specializing in the restoration of historic structures, Pinckney was highly skilled in hand-carved woodworking and was one of the most sought-after artisans of his day. He employed and trained numerous other African American tradesmen and founded his own contracting firm in the early-20th century. Pinckney worked on numerous historic rehabilitation projects with Preservation Society founder, Susan Pringle Frost, who called his craftsmanship "lasting monuments to his genius and his love of our old city."

The Morris Street Business District Project was initiated by the Thomas Mayhem Pinckney Alliance to offer an opportunity for interactive exploration of the diverse history of Morris Street, its evolution, and the community it fostered. Notably, Thomas Mayhem Pinckney was a member of this community, living just blocks away from Morris Street at 160 Spring Street for many years. This project endeavors to honor those who lived and worked in this neighborhood, like Thomas Mayhem Pinckney, who shaped the character of this important district.



PRESERVATION
ESTD SOCIETY 1920
of CHARLESTON

PRESERVATION MONTH
May 2020

On behalf of the Preservation Society of Charleston, thank you to our members, event sponsors, and everyone who engaged with us virtually for May's Preservation Month program. We had a record turnout at our virtual spring membership meeting, and our online lectures reached more community members than we could have imagined.

We couldn't do what we do without the support of our members and the community. With your engagement, the Preservation Society will continue to educate and engage citizens and to advocate ceaselessly for a livable Charleston.

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MEMBER FEATURE: MINI HAY AVANT

by Kaylee Dargan and Courtney Theis



Charleston's history and Mini Hay Avant's family go hand in hand. The great-granddaughter of William Joseph Croghan, founder of 110-year-old Croghan's Jewel Box, Mini grew up in the 1873 Prioleau-Miles House that her family has owned since 1950. After graduating from Ashley Hall and Clemson University, she joined the family business, and launched Croghan's Goldbug Collection in 2014. She says of her designs, "Charleston inspires every part of my work: the colors, the buildings, the waterways, the people, the streets, the flowers. It's so crucial to me that we protect everything that makes her such a beloved city."

Mini first observed the Preservation Society in action while attending BAR and Planning Commission meetings with her mother, Mariana Hay, a longtime PSC member. She says, "The Preservation Society does such a great job representing us – every concern that we have." Mini views the PSC as a voice for the community and applauds the Society's research, advocacy, and willingness to fight every day for the character of Charleston.

Given that Croghan's Jewel Box is an anchor on King Street, Mini is particularly concerned with the health of Charleston's main retail corridor. Reflecting on the challenges of recent months, she says, "Maintaining this area as a vibrant, walkable, and thriving shopping district in the heart of the city is critically important."

While citing some positive aspects of the increased media attention, tourism, and popularity of the city, she notes that all growth needs to be managed, citing large-scale development and hotel proliferation as potentially problematic if left unchecked. Mini relies on the Preservation Society to help manage these inevitable changes, and reflects on the Society's growing importance to Charleston: "What the PSC is doing now is crucial, maybe now more than ever. It is so important that we have an organization that is standing up for Charleston, protecting her buildings and cityscape, and promoting livability for residents." She points to the PSC Advocacy Alerts — issue-specific emails about urgent preservation or planning projects — as an excellent way to stay informed.

As a member of the Preservation Society's Advancement Committee, **Mini feels strongly about the importance of membership in the PSC. For her generation in particular, she has the following message: "If you care about the city, and love the city, then I believe it's your duty to be involved... Helping the Preservation Society is helping Charleston."**

LOST CHARLESTON

CALVARY EPISCOPAL CHURCH, 71 BEAUFAIN STREET

by Grace Hall and Anna-Catherine Carroll

In this special edition of *Lost Charleston*, the Preservation Society is pleased to feature our most recent Charleston Justice Journey site, **Calvary Episcopal Church**, the oldest African American Episcopal congregation in Charleston. Calvary's original church building at 71 Beaufain Street was constructed in 1849, but was unfortunately demolished in 1961, despite the preservation community's efforts to save it. Summer 2020 PSC intern, Grace Hall, conducted extensive research on the property to tell the complex story of the congregation's founding and the establishment of its first house of worship.



Calvary Episcopal Church c. 1960, Preservation Society archives

TWO DOWN AND ONE TO STAY

CALVARY CHAPEL



Another
landmark gone
by default.
The bricks
from its old
walls have
been shipped
to Georgia.
Embarrassing,
is it not, to



see how much others appreciate the treasures that we hold so lightly?

The PSC lamented the demolition of Calvary Episcopal Church in Preservation Progress Vol. VI, No. 4, p. 5, 1961.

Today occupied by a small playground, the southwest corner of Beaufain and Wilson Streets was once the site of the first church building to house Calvary Episcopal Church, the oldest African American Episcopal congregation in Charleston.¹ Calvary Church, now located at 106 Line Street, was established in 1847 by the Episcopal Diocese of South Carolina for the religious instruction of free and enslaved African Americans in Charleston, separate from white parishioners. For nearly a century, Calvary's original church building served as an important spiritual center for much of Charleston's Black community. However, in 1961, Calvary Church was demolished as a result of redevelopment pressure that disproportionately impacted historically Black neighborhoods and institutions in Charleston during the mid-20th century.

Constructed in the Early Classical Revival Style in 1849, the design of Calvary Church represented a combination of Greek and Roman influences.² Built of brick with a white stucco finish, the one-story church building could accommodate up to 400 people.³ The front façade featured a broad entablature and pediment over a paneled door with an elliptical fanlight flanked on each side by square corner pilasters and semicircular niches. Full-height, triple-hung windows spanned the east and west facades, with a semicircular apse located at the rear.⁴

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LOST CHARLESTON: CALVARY EPISCOPAL CHURCH

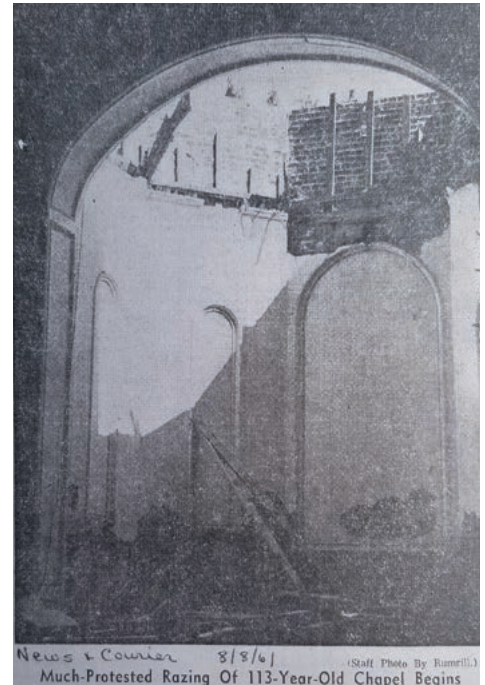
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The congregation faced one of its earliest and most severe trials before the construction of the church was complete. On July 13, 1849, a riot began at the Charleston Work House, a notorious penal institution utilized primarily for the punishment of enslaved people, located less than one block away from Calvary. Led by an enslaved man named Nicholas, approximately 37 prisoners temporarily escaped the Work House, inciting the panic and anger of the white community.⁵ The day following the riot, a mob of white Charlestonians assembled in an attempt to destroy the church in retaliation; while the Calvary Church congregation was closely surveilled by an all-white clergy, many in the community viewed the founding of Calvary Church as a dangerous and unprecedented allowance of Black independence, and sought its destruction.⁶ Notably, violence was quelled by prominent local attorney James L. Petigru, known for openly representing free people of color, who convinced the mob not to destroy the church.⁷

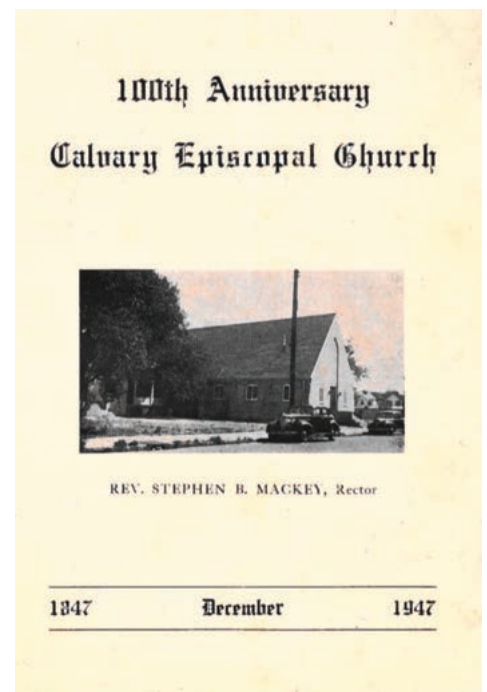
On December 23, 1849, Calvary Church was consecrated by Rev. Christopher Gadsden, Bishop of the Episcopal Diocese of SC.⁸ By the end of the following decade, Calvary had one of the largest Sunday School programs in the city, and eventually claimed the membership of some of Charleston's most prominent African American citizens, like Justice Jonathan Jasper Wright. Calvary's growth continued into the early 20th century. By 1940, however, neighborhood demographics in the area now known as Harleston Village were shifting toward a predominantly white population, resulting in the loss of congregants at Calvary. Simultaneously, the Housing Authority of Charleston began pressuring the congregation to relocate as the newly-constructed, white, housing project, Robert Mills Manor, surrounded the church on all sides.⁹ As a result, the congregation ultimately purchased a piece of property at 106 Line Street as the new location for the church, where services are still held today. On November 25, 1940, the last service was held at Calvary Church on Beaufain Street.¹⁰

Following relocation, old Calvary Church stood vacant for 20 years until the Housing Authority submitted a request for demolition on April 29, 1960. In spite of community opposition to the request, all attempts to save the Church from demolition ultimately failed, and after being deemed unsafe, Calvary was razed in August, 1961.¹¹

Visit charlestonjusticejourney.org to read the full Calvary Church story, access additional resources, and explore related CJJ sites. The Preservation Society of Charleston internship program is made possible by the generous support of the Patrick and Ann Marie Dolan Charitable Fund, the Daniel M. Hundley Fund of Coastal Community Foundation of SC, and Mr. and Mrs. John Winthrop. For more information on how you can support our internship program, please contact Jane McCullough, Director of Advancement, at jmccullough@preservationsociety.org or call 843.722.4630 ext 23.



Demolition of Calvary Episcopal Church in 1961, News and Courier, August 8, 1961.



Pamphlet acknowledging the 100th anniversary of Calvary Episcopal Church, featuring a photo of the new church building on Line Street, courtesy of Avery Research Center.

MEET GRACE HALL, SUMMER 2020 PSC INTERN

*Second year, Master of Arts in History
College of Charleston*



Tell us about your research goals as a student and what drew you to support the PSC's work on the Charleston Justice Journey.

I am currently in my second year of the Master of Arts in History Program at the College of Charleston, and for my thesis I am researching the history of Charleston's commemorative landscape and its monuments. I am a part of the new Public History Concentration being offered by the Program, and my research focus is on the history of race relations and collective memory making in the American South, which is why the PSC's Charleston Justice Journey was brought to my attention. Recently I have been trying to find a way to make my work more relevant and accessible to the public, so when this internship opportunity was suggested I jumped at the chance to be of service to the Charleston community by giving voice to the underrepresented.

How were you able to overcome the challenges of navigating the research process during the COVID-19 pandemic?

Despite the unique challenge presented by the COVID-19 pandemic I was able to conduct in-depth research on all of the sites by making use of digitized sources like newspaper articles, academic articles, Ebooks, and other archival materials that I was able to access online. I think many would find it surprising how much information one can find using a basic web or library catalog search, but the key is using multiple combinations of search terms, and cross-referencing sources for related subjects. Ultimately, the research I was able to conduct would not have been possible without the remote research and pick-up services offered by the College of Charleston's Addlestone Library, the wonderful remote research assistance of Georgette Mayo, Processing Archivist at the Avery Research Center, and the staff of the South Carolina Room at the Charleston County Public Library.

What is your most valuable takeaway from this summer's internship experience?

The discoveries I have made about the long struggle for civil rights in Charleston are without a doubt the most valuable takeaway from this summer's internship. As someone who went to high school in the Lowcountry I should have learned about Esau Jenkins, the Progressive Club, Septima Clark, Ruby Cornwell, Calvary Episcopal Church, the Kress Sit-In, Bill Saunders, and the Hospital Works Strike of 1969, yet I did not learn about their importance until now. I have admittedly grown very attached to the stories of these people and places in a way I definitely did not expect, but I think I am a better historian and person for it.

[1] K. R., "Do You Know Your South Carolina: Calvary Church: Extension of Robert Mills Manor Forces Negro Episcopal Congregation to Vacate 90-Year-Old Building," *The Charleston News and Courier*, July 22, 1940. [2] Calvary Episcopal Church, "Calvary Episcopal Church Profile," n.d., http://www.episcopalchurchsc.org/uploads/1/2/9/8/12989303/calvary_episcopal_church_profile.pdf; K. R., "Do You Know Your South Carolina: Calvary Church." [3] "Calvary Church, Charleston, in Beaufain-Street,," *Charleston Gospel Messenger and Protestant Episcopal Register* (1842-1853), January 1850.; Calvary Episcopal Church, "Calvary Episcopal Church Profile." [4] Calvary Episcopal Church, "Calvary Episcopal Church Profile," n.d., http://www.episcopalchurchsc.org/uploads/1/2/9/8/12989303/calvary_episcopal_church_profile.pdf; K. R., "Do You Know Your South Carolina: Calvary Church." [5] Bernard E. Powers, *Black Charlestonians*, 17. [6] Bernard E. Powers, *Black Charlestonians*, 17; Calvary Episcopal Church, "Calvary Episcopal Church Profile."; K.R., "Do You Know Your South Carolina: Calvary Church."; Robert F. Durden, "The Establishment of Calvary Protestant Episcopal Church for Negroes in Charleston," 77. [7] Bernard E. Powers, *Black Charlestonians*, 17; Calvary Episcopal Church, "Calvary Episcopal Church Profile."; K.R., "Do You Know Your South Carolina: Calvary Church."; Robert F. Durden, "The Establishment of Calvary Protestant Episcopal Church for Negroes in Charleston," 77. [8] Calvary Episcopal Church, "Calvary Episcopal Church Profile." [9] Calvary Episcopal Church, "Calvary Episcopal Church Profile."; Edward G. Lilly, ed., *Historic Churches of Charleston, South Carolina*, 131.; K.R., "Do You Know Your South Carolina: Calvary Church."; "71 Beaufain Street (Calvary Chapel) - Property File," Charleston Past Perfect, accessed June 9, 2020, <https://charleston.pastperfectonline.com/archive/2A7D91C8-2A24-473F-AB0F-052572729247>. [10] Calvary Episcopal Church, "Calvary Episcopal Church Profile."; Edward G. Lilly, ed., *Historic Churches of Charleston, South Carolina*, 131. [11] Barbara J. Stambaugh, "Calvary Chapel Demolition Ordered by City Officials: Attempts to Preserve Church Fail."



Rainbow Row, Justin Falk Photography



As we look to our future, a glance back at our past proves that when naming our newsletter *Preservation Progress*, we did better than we knew. For its pages track a progression of ideas that show a growth of what we stood for long ago to what we stand for now.

THE PRESERVATION SOCIETY AT ONE HUNDRED

by Harlan Greene

As we celebrate this 100-year milestone, we might be tempted to believe that 1920, when the Preservation Society was founded, was a different time, in a different city. However, as we are today, Charleston in 1920 was at a crossroads: A nasty election had put in a progressive pro-change mayor, a man more interested in new statutes than old statues. The infrastructure was inadequate, the streets a mess, a retaining wall had just been finished around the lower end of town in the city's centuries-old battle to keep out the sea. Charleston was still reeling from a worldwide pandemic, and a fear of a new plague (the bubonic, from rats!) was worrisome; race riots with looting and shootings lingered in recent memory from 1919.

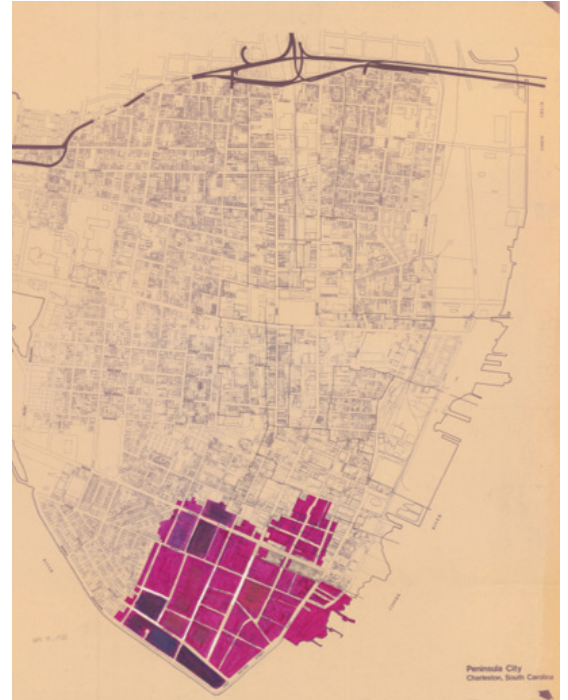
On April 21 of that same year, a band of men and women met in a drawing room of a mansion on the Battery, drawn together by common concern for Charleston's future. They saw cranes taller than churches rearing their heads over the skyline; hotels and gas stations popping up to replace dwellings. Members of the city's white social elite, yet with hardly a cent among them, these housewives, artists, fanciers of old houses and holders of bold new ideas (some of whom would literally mortgage their future for their beliefs) rallied to create the Society for the Preservation of Old Dwellings, today the Preservation Society of Charleston. But it was more than brick and mortar, cornices and balconies they saw at risk; it was the soul of the city as they saw it, and they determined to do something.

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THE PRESERVATION SOCIETY AT ONE HUNDRED

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Executive Director Kristopher King has summarized it succinctly by saying “preservation has evolved from saving personal heritage to saving communities.”



So, people wondered what could these preservationists do to help the tough issues Charleston faced? The present was so pressing, in fact, that the city forgot to mark its 250th anniversary, bumping the event to 1930 instead, to honor the year the town transferred from its original site west of the Ashley to the peninsula ca. 1680.

While the city was preoccupied with new challenges, the scoffed-at “idealists” of the Preservation Society achieved a few victories, saving a row of buildings along a street here, a teetering mansion there, importuning the city to take notice of what they were doing.

And amazingly enough, proving exactly what a grassroots organization with a core mission and a dedicated leadership can achieve, within just a decade of its founding, this mouse that roared had the city paying heed. Preservation was not just pretty, administrators came to realize; it was good business, a path to visibility, and a viable economy. The Society’s ideas were incorporated into the zeitgeist and gestalt of the city. In 1931, the Society played a key role in the first historic preservation ordinance in the country, protecting historical assets, while not selling out the city to an aggressive and sweeping-the-board clean modernity. Over the years, the scope and geographic coverage of that ordinance has grown to encompass not just the Old and Historic district, but much of the entire city.

However, the ethic of early preservation efforts was complex, and not always equitable. While women exerted progressive and unprecedented influence in the pioneering of the movement, the voices of African American Charlestonians were simultaneously excluded from the conversation. As Susan Pringle Frost captured in compelling, 1910s-20s streetscape photos, early target areas for preservation, including Tradd Street, Rainbow Row, and St. Michael’s Alley, were once densely populated with African American families, many of whom were later displaced as white wealth began to pour into the area. It’s a challenging legacy echoed in historic cities across the country, but one we own and continue to learn from as our organization evolves.

We of the PSC have grown in the last century and outgrown some of our old ideas too.

Now in 2020, what is there to do? With discussions of newer and higher retaining walls and hotels, failing infrastructure, pandemics, and racial injustice still occurring, it may seem we’ve been caught in an endless mobius strip, like in a car just looping the Battery, going in circles, getting nowhere quick.

Yet –

The good news is that if Charleston’s problems have remained the same as the city has grown, the problem solvers have not. In the past few years specifically, we have grown at warp speed, given up some outdated ideas, adapted to new challenges and matured. Today we stand poised and ready with not just an enlarged membership, but with a larger tool kit, a more comprehensive approach, and a dedication to the diversity of our city and its issues. A spry centenarian, we are now more fit than ever. We have to be, for the challenges Charleston faces are greater than ever before.

As we look to our future, a glance back at our past proves that when naming our newsletter Preservation Progress, we did better than we knew. For its pages track a progression of ideas that show a growth of what we stood for long ago to what we stand for now. Our Executive Director Kristopher King has summarized it succinctly by saying “preservation has evolved from saving personal heritage to saving communities.”

What was once dismissed as a band of idealists has become a respected cadre of professionals focused on preservation and political realities. But we are still firmly nourished and inspired by our grass roots.

It’s not just the old walled city neighborhood anymore, and not even just the peninsula but the entire Lowcountry to which we are committed. From flooded downtown and suburban streets, to the disappearance of tidal creeks, to the lowering of aesthetics to the razing of buildings, we stand firmly for the people, and the place and pace of living that make us unique.

We see what gentrification, to which we unwittingly participated in the past, has done. If we don’t take care of a neighborhood here, it will displace a neighborhood there. All are integral to the organic life of a city. As all citizens, Black and white, or blue blood and new, are equal before the law, all those who want to develop Charleston must be, too. Displaced people have lost their traditional neighborhoods, and we have lost our tradition of being an integrated city; the fact is Charleston was more geographically integrated by race and class in 1920 than we are now. We want to help bring some of that diversity back, so now we fight for uptown, central, northwest and established suburban neighborhoods wherever they may be and wherever there is need. In the past, we would not have turned our attention to the Morris Street Business district. But now we are amplifying the under-told story of the African American and immigrant communities who shaped one of Charleston’s largest and most diverse commercial corridors

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The Society’s first meeting was held at the Stevens-Lathers House at 20 South Battery on April 21, 1920. Photo courtesy of the Historic American Building Survey.



View of lower King Street looking south c. 1920. Image courtesy of the Library of Congress.

THE PRESERVATION SOCIETY AT ONE HUNDRED

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*Looking west on Tradd Street near the intersection of Tradd and East Bay Streets in March, 1918.
Photo taken by Susan Pringle Frost.*

in the 19th and 20th century (see page 27). We are as concerned about the changes on America Street, as those on Ashley Avenue and West of the Ashley; we are concerned about East of the Cooper, Colonial Lake, and Cainhoy, James Island, and Jasper Street. We pledge to keep the city vital and real instead of evolving into a visitor's playground, where vestiges of a non-existent past are invoked.

The Preservation Society stands up for our local businesses, and churches and institutions. Visitors and those discovering what makes us special are welcome, but our citizens and the way we live and shop and commute are our top priorities. As our Board Chair Betsy Cahill has said, "Charleston should not only be the number one place to visit, but the number one place to live."

Just as we have embraced a diversity of architectural styles over the years, so now we embrace and do our best to preserve the power and dignity of our social diversity. African Americans built this city, and those who live (and visit) must acknowledge that past and work to reverse the worst of our historical denials and insensitivities. We welcome, and seek – we need – recruits and input and voices from the overlooked, underfunded and undervalued. We were the first to document the historical places of protests like sit-ins via our Civil Rights Era Historic Markers program; and through the Charleston Justice Journey, we seek to publicize places significant to Charleston's long and ongoing march toward racial and social justice (see page 34), to keep that ennobling spirit alive. We acknowledge the overlooked contributions of African American, women, immigrant, LGBTQ and other communities.

In our centennial year, it's good and necessary to look back and evaluate, reconsider and reconnoiter. A celebration one day, maybe, but instead of wishes and a cake, let's roll up our sleeves and commit. Our past can be a torch to the future, for as always, it's really the future of this city we have been standing up for.

For one hundred years.

PSC Board member Harlan Greene is an author, archivist, historian, and current scholar in residence in the Special Collections Department of the College of Charleston. With decades of research experience on Charleston's complex social history, Harlan Greene has created a body of work that centers on the city's underrepresented history.

As Chairman of the Board of Zoning Appeals, Mr. Krawcheck had the unique ability to discuss a subject that many consider to be arcane and complex and make it accessible to the public.

HONORING LENNY KRAWCHECK

After more than four decades of distinguished service, Lenny Krawcheck stepped down as Chairman of the Board of Zoning Appeals – Zoning (BZA-Z) in August, 2020. The Preservation Society of Charleston wishes to express our deep appreciation for his dedicated leadership and his thoughtful approach in guiding the Board’s deliberations that shape our city.

As Chairman, Mr. Krawcheck had the unique ability to discuss a subject that many consider to be arcane and complex and make it accessible to the public. Under his leadership, public meeting rooms became classrooms; Mr. Krawcheck’s articulate comments during Board discussion helped people more fully understand and appreciate why zoning is relevant and critical in keeping Charleston a livable city. In a historic city that does not always conform to the modern zoning code, Mr. Krawcheck had an exceptional ability to weigh the appropriateness of variance and special exception requests within Charleston’s historic built environment. Perhaps most importantly, during Mr. Krawcheck’s tenure as Chairman of the BZA-Z, both the public and the applicant knew they would receive a fair and respectful hearing—win or lose.

Long-time, former Director of Preservation, Robert Gurley remembers: “I always felt Lenny respected the Preservation Society’s point of view and always seriously considered our opinion. Even if we lost on an issue, if Lenny happened to vote our way, I felt our point of view had been validated.”



MEMBER FEATURE: DIANE HAMILTON

by Kaylee Dargan and Courtney Theis



Diane Hamilton, a native Charlestonian and retired educator with the Charleston County School District, is dedicated to protecting her historic West Ashley neighborhood of Maryville/Ashleyville. Part of the site of the original English settlement in South Carolina, this land was subdivided into lots in the 1880s and became a prominent African American town. In her roles as President of her neighborhood association and a Commissioner for the West Ashley Revitalization Commission, Diane attended many public meetings and gradually became involved with the Preservation Society. Her connection to the PSC does not stop there: her home church, Graham AME, is built on land donated in 1867 by Edward and Harriet Horry Frost, the grandparents of PSC founder, Susan Pringle Frost.

As a member of the PSC, Diane understands the challenges of safeguarding her neighborhood's authenticity while also balancing the realities of a growing city. She says, "The Preservation Society understands what it means to preserve small historic neighborhoods, such as mine, and they help us bring this issue to the forefront." She wants the community to understand the work the PSC is doing to address livability issues in neighborhoods throughout the city. Diane observes, "The education and advocacy components of the PSC's work are very important. Some people don't understand the value of what they have until it is pointed out to them by someone else."

Diane also praises the Preservation Society for its willingness to collaborate, remarking, "The PSC works with various stakeholders: city staff, property owners, developers, and other organizations, and bringing all these interests together is key to successful community involvement." She also appreciates the PSC's expanded reach, which now includes areas outside of the peninsula. Diane comments, **"I see the Preservation Society as an ally to help support communities and listen to their voices. Development and the impact on the quality of life, as well as access to affordable housing — these are real concerns for us."**

Diane appreciates the Preservation Society's commitment to residential livability. She says, "We need to prioritize the people who live and work here, and balance that with tourists and investors. As a member, I know that this is something the PSC cares about." Having retired from the CCSD in 1999, she has since been re-enlisted three times to teach history. Now that she's finally retired for good, she pours her passion for history back into helping her community. When asked what makes Charleston special, she says without hesitation, "It's the people." And really, that's what the Preservation Society is all about.

Membership ensures a better future for Charleston

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

MEMBERSHIP LEVELS

Susan Pringle Frost Circle: \$1,000

Partner: \$500

Friend: \$250

Business: \$250

Family: \$75

Student: \$25

MEMBERSHIP BENEFITS

Our signature publication, *Preservation Progress*

Our monthly electronic newsletter, *E-Progress*

Invitations to the Carolopolis Awards, Membership Meetings, and Annual Meeting

Exclusive updates on urgent planning and preservation issues

10% discount in our Shop and on The Fall Tours tickets

For membership inquiries, contact Courtney Theis at 843.722.4630 ext. 17 or ctheis@preservationsociety.org

Please enclose a check in the envelope secured in the binding of this issue of *Preservation Progress* or join online at preservationsociety.org.



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

THE FALL TOURS OF ARCHITECTURE, HISTORY & GARDENS

October 8—November 7, 2020

Tickets available at preservationsociety.org/falltours

100TH ANNUAL MEETING

October 22, 2020 | 6:00 PM to 7:00 PM

Zoom Webinar

Members will receive a registration link via email

MEMBERSHIP APPRECIATION HOLIDAY CELEBRATION

December 3–5, 2020 | 10:00 AM to 5:00 PM

The PSC Shop, 147 King Street

Members receive an additional discount

67TH CARLOPOLIS AWARDS

Details to be announced at preservationsociety.org

WINTER MEMBERSHIP MEETING

Details to be announced at preservationsociety.org

CHARLESTON HERITAGE SYMPOSIUM

March 12–14, 2021

Details to be announced at charlestonheritagesymposium.org