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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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From its foot at White Point Gardens all the way up to the Boxing Club and beyond, as the map in this volume of Preservation Progress shows, King Street, with its variety of uses and undulating streetscapes, is central to the flourishing of Charleston.

TRANSITIONS

by Elizabeth Kirkland Cahill, Board Chair

The other night at dinner, my parents were reminiscing about Kafer's Paint store on King Street (located a few doors up from today's Preservation Society offices) and Home Appliance & Service Co. at 190 King Street, run by Mr. F.C. Wilburn, who had to close the store when he made a delivery or a service call since he was the only one there. "These merchants were part of the community fabric," my mother recalled, "and they knew everyone in the neighborhood." Kafer's, at 153 King Street, is now a women's pajama store, and the neighborhood appliance repair has been replaced by a high-end children's clothing and baby gear shop.

My own childhood experience of King Street encompassed attending rollerskating birthday parties at Skateland (1056 King Street), which as Brian Turner recounts in this issue, is now the vibrant Redux Contemporary Art Center; checking out stacks of books (under the tutelage of Miss

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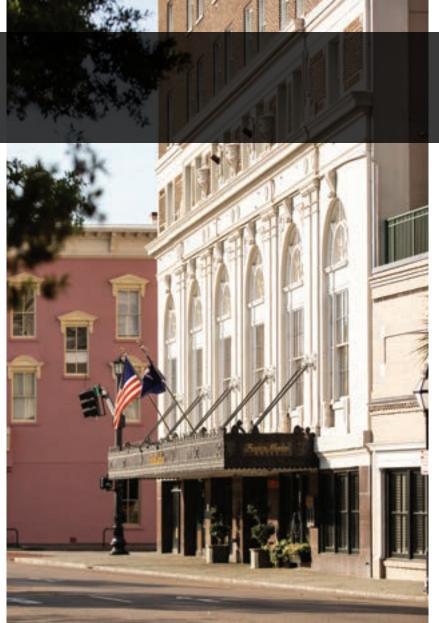


continued from page 03

Madeline Mosimann) from the "Pink Palace," the Charleston County Library at 404 King Street, now the Hotel Bennett; and buying virtually every pair of shoes I've ever owned from Bob Ellis Shoes at 332 King Street, currently being developed, alas, into yet another peninsular hotel. Even more recently, the losses of Il Cortile del Re and Brittain's, both within a few steps of the PSC offices, reflect a constantly changing retail corridor, and make me more thankful than ever for the staying power of Berlin's, Croghan's Jewel Box, M. Dumas & Sons, and now The Boutique Charleston! From its foot at White Point Gardens all the way up to the Boxing Club and beyond, as the map in this volume of Preservation Progress shows, King Street, with its variety of uses and undulating streetscapes, is central to the flourishing of Charleston.

Like King Street, the rest of Charleston seems to be in a state of flux and change. Indeed, if this issue of *Preservation Progress* were to have a theme, it would be transitions. The next thirty-odd pages explore several facets of our evolving city: the repeated reinvention of King Street, the projects large and small that enhance or diminish the character of Charleston (such as the proposed demolition of 609-613 King Street, saved by the efforts of the PSC, as recounted by Erin Minnigan), and our pivot towards a more inclusive telling of the city's history through the Charleston Justice Journey (see Anna-Catherine Carroll's article).

We know that things change, that they have to change, that our city must grow or die — but there is something about the period of change we are in right now that feels unplanned, unmanaged, and just plain unsettling. Every week the Board of Architectural Review, or the Board of Zoning Appeals, or the Planning Commission, is asked to consider incompatible architecture, use variances, or height variances that will have a significant impact on the look and feel of Charleston — or to take Brian Turner's phrase, projects that concern not only material preservation, but also cultural





vibrancy. Every week or two there seems to be another proposal for a hotel. And every week the Preservation Society staff stand up and urge compatibility, contextuality, sensitivity, and a balance of uses, expounding the preservation ethic that has guided our work for these 101 years.

Perhaps the change around us might feel less chaotic and more purposeful if we think of it not only as entailing loss, but conferring possibility. Charleston is changing from what it has been, yes, but it is also changing to what it will be. And in order to ensure that our city makes the transition to a better version of itself — not a playground for tourists, not a vessel for quick profits by out-of-town developers, not an enclave of luxury dwellings that prices out longtime residents, not an impassable flood-soaked bog — we need to navigate this transition with the right charts, maps, and instruments. For this city, with its rich history and unmatched architectural heritage, an essential navigational tool — perhaps the essential navigational tool — is the preservation ethic.

This preservation ethic is not opposed to progress; it does not slavishly rely on "the way we've always done things." Rather, it is a nimble, responsive approach, grounded in solid preservation principles, that should underlie a much-needed community-wide discussion about where we are trying to go as a city. What are our goals, and how might we best achieve them? What is worth preserving, and to whom? How does the built environment shape and reflect our values as a community? For as the essayist Alain de Botton wrote in his slim and worthy volume The Architecture of Happiness (available in the PSC Shop, along with lots of appealing locally-crafted wares), "Buildings are not simply visual



continued from page 05

objects without any connection to concepts which we can analyze and then evaluate. Buildings speak — and on topics which can readily be discerned. They speak of democracy or aristocracy, openness or arrogance, welcome or threat, a sympathy for the future or a hankering for the past."

How does the proliferation of hotels speak to our identity as a community of residents? What do the incompatible big-box buildings that now dot the upper peninsula say about our priorities? What can we afford to lose, and what must we hold onto to become the next version of Charleston? And perhaps most pointedly, as David Leckey, our Interim Executive Director remarked to me the other day, "Who gets to decide?"

It is the PSC's firm belief that the residents and stakeholders in this community should have a prominent voice in these decisions. Our advocacy work has always been premised on listening to the concerns of our members and channeling those into productive project and policy recommendations. On the heels of our Centennial campaign, with additional monies for people and tools to do that work, we will be better able than ever before to engage a wide swath of the city's residents as we work together to determine the future. As our founder, Susan Pringle Frost, once said (surely you didn't think I would write a piece for the PSC without at least one reference to Miss Sue!), "No tiny bit of this beauty in any remote section of our city is too insignificant, or too unimportant in its integral part of the whole setting, to be worth saving." As we expand our reach into West Ashley, Cainhoy, onto Daniel Island and James Island and Johns Island, we are mindful of the significance and beauty that reside in neighborhoods and thoroughfares in all parts of our city, from Clements Ferry Road to King Street.

Taking my cue from a recent Sunday sermon that counseled seeing "problems" as "gifts," I suggest that we approach the transition Charleston is undergoing not only with nostalgia for what we have lost, but with a sense of hopeful possibility for what might be. As long as the Preservation Society has a say, we will be recommending future policies and evaluating future projects by referring back to what has been — our beloved buildings, our cherished neighborhoods, our critical streets and alleyways — as an essential foundation for what is to be. Charleston's remarkable heritage can and should serve as a touchstone, not a millstone, by which we can move forward to shape a city that works first and foremost for its residents, a humane and human city, a city that will one day land on a list worth making: the best place to live. With the dedicated professionalism of our staff and the continued loyalty and engagement of our members and supporters, I have no doubt that we will get there. For all that you do to make this work possible, thank you!

Even as King Street and Charleston undergo transition, so, too, does the Preservation Society. On behalf of the Board, I would like to welcome David A. Leckey (pictured at left) as our Interim Executive Director. He took up his post on September 8 and over the past several weeks has been getting to know the Preservation Society and Charleston as he settles into this important role. He will keep the good ship PSC sailing forward as our search committee — ably chaired by John Massalon and consisting of Laura Gates, Andy Gowder, Harlan Greene, Elizabeth Hagood, Cindy Hartley, and me — launches a national search for a new leader. We are embracing the future with optimism and energy, and look forward both to introducing David to our members and to keeping you updated on the progress of our search.

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Projects that go beyond the building enhance the public realm and add to its vibrance and character.

THE REVIVAL OF KING STREET: BUILDINGS AND BEYOND

by Brian Turner, Director of Advocacy

Few experiences are as quintessentially Charleston as a stroll along King Street. The old "Broad Path" is not only the literal spine of high elevation on the peninsula, but one of the most revealing repositories of the City's culture.

From its southern boundary at the Battery to its northern terminus on the Neck, King Street is a literal case study in preservation practice. Resources range from architectural grandeur such as the Miles Brewton House, home of PSC founder Susan Pringle Frost (27), to simple deco retail storefronts (609-613), to a historic low-income housing district (900). Further north, 20th-century buildings also offer signficant value and play a key role in sustaining the community. Consider the churches (888, 1020, 1220), boxing gym (1099), naval library turned art center (1056), library (1067), and whole hog barbeque (1011).

For more than a century, the Preservation Society has pressed for good City policy to protect King Street's outstanding architecture and ambiance. While there is always room for improvement, our successes outshine the aberrations. Over the years we have fought hard to ensure that Charleston's planners have the tools to maintain consistency in design and that the public has the opportunity to shape projects for the better.

Yet the appearance of a building is not our sole measure of success. Our advocacy is targeted to not only material preservation, but to a more elusive goal: cultural vibrancy. The following lesser-known stories exemplify efforts of both the public and private sector to preserve the built environment along King Street in a way that sustains Charleston as a livable community in the face of the enormous pressure for growth.



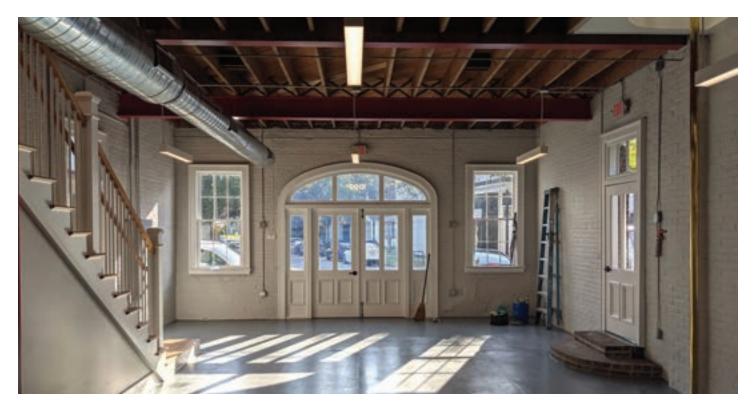


THE JOURNEY OF FIRE STATION NO. 9

The two-story brick structure at 1099 King St. was dedicated as Charleston's Fire Station No. 9 on August 21, 1933. In the midst of the Great Depression, it was one of a series of City municipal projects built with federal unemployment relief funds.

In 1983, boxing legend AI "Hollywood" Meggett repurposed the building as the Charleston Boxing Club. It subsequently became a mainstay of African American culture and life in the North Central neighborhood. Hollywood became a mentor for aspiring boxers and the old fire station provided space for training. It had a storied list of visitors, among them Muhammad Ali and Joe Frazier.

In 2018, the building, still owned by the City, was closed for major structural repairs. It is now slated to reopen as not only a boxing club, but a community center made available by the City's Parks and Recreation Department for meetings and events. City Council has also recently named the building in honor of Rev. Alma Dungee, long-time president of the North Central neighborhood association and friend of preservation.







Top: Recent renovation work by Huss, Inc. included a full overhaul of the interior and repointing exterior masonry; Bottom left: Detail of the restored 1930s brick façade; Bottom right: a "before" view of the interior prior to recent renovation work, courtesy CHS Parks & Rec.

STREET ART ON THE OLD AUTO ROW

Two old auto dealerships at 652 and 654 King Street have become a unique destination for Charleston's burgeoning street art scene. Owner Frank Haygood has attracted a unique and eclectic group of tenants to revive the complex, which includes popular restaurants The Daily and Neon Tiger.

Street art along the old auto row has been a notable new aspect of the property's evolution. The work has been shepherded by Tim McManus of Hed Hi media, described by Haygood as the "mural man," whose video production company is located in the complex. McManus explains Haygood's help as critical in working with the Board of Architectural Review (BAR) to gain approvals, which have generally been non-controversial in this area of King Street near the crosstown.

The project began with an installation by Shepard Fairey, a Charleston native who developed the Obey empire with Andre the Giant as the Mascot. In 2014, Fairey painted two murals along King Street, including one from his "Power and Glory" series at 658 King and an unnamed abstract piece painted on the brick side of 364 King St. Hed Hi media artists Jason Woodside, Jonathan Rypkema and Apexer have since added art to the 652/654 complex.

Ultimately McManus's vision is to create on the property the street art epicenter of Charleston. His leadership in working with the BAR to ensure compatibility has also led to other creative art and building integration projects, including a recent work by artist R. Robot at the John L. Dart Branch Library (1067 King), called the Cynthia Graham Hurd Memorial Mural. The artwork honors the community contributions of the beloved librarian who was one of nine killed in the 2015 Emanuel AME Church shooting.







Top: Shepard Fairey's work graces the walls at 654 King in a complex of buildings that once served as an auto dealership; Bottom left: Work by Apexer in the building housing Hed Hi Media, who has been helping to develop a street art scene in Upper King Street; Bottom right: mural by R.Robot honoring Cynthia Graham Hurd at the John L. Dart Branch Library





A BUSINESS ALLIANCE IS BORN

Each business in the retail district along King from Line to Broad Streets shares an interest in placemaking. The street's relative success over the last several decades owes much to the committed efforts of Mayor Joe Riley, and it has since become an economic lifeline for Charleston. Not surprisingly, this resurgence made the district especially hard-hit in 2020 when visitation dropped sharply and the City's investments in cleanliness and safety began to wane.

The non-profit, Charleston Downtown Alliance, Inc. (CDA), formed in April 2021 to address shared challenges. The group's mission is to "provide services to ensure a safe, clean, vibrant and economically prosperous King Street." It has already engaged experts from the Urban Land Institute, among others, to share strategies to help make King Street a more inclusive and attractive place.

The CDA has garnered the support of many businesses with a common goal of ensuring that tax revenue is reliable, consistent and directed at common needs. Holiday lights, flower displays, and additional street cleaning are notable examples. These attractions can add value to businesses by fostering a more inviting atmosphere for families when the street might otherwise be vacant. But when the City's budget is strained, these enhancements that add to King Street's appeal may be left unfunded.

The CDA is pressing for a King Street Business Improvement District (BID) as a potential solution. The BID would allow property owners to jointly provide for unique funding to improve the visitor experience. The CDA estimates, for example, that if the 468 building owners between Line and Broad were to agree to provide 0.0004% of the assessed value of their property annually, it could generate \$600,000. The fee would be over and above current real estate taxes and would take a majority vote of businesses to implement. If successful, funds would be dispersed through the CDA, which has a board of directors made up of King Street property owners, including the Preservation Society of Charleston.

The establishment of the CDA reflects just how far King Street has come in recent years as a cohesive landscape and contributor to the regional economy. Foot traffic has increased opportunities for entrepreneurism, particularly in the areas north of Calhoun Street, leading to new preservation efforts. Buildings like the Morris Sokol Department Store are now targeted for rehabilitation in what was not long ago a far reach for investment. Exemplary projects like this promise to offer contrast to other new construction projects that are less sensitively contextualized within King Street's dense, and increasingly denser, high-ground urban environment.

CONCLUSION

From its inception, the Preservation Society has aimed to care not only for the physical spaces we inhabit, but also for how they function in our lives. Projects that invest in the public realm sustain our city's quality of life and showcase its values to its many visitors. Good and lasting design, created at a human scale, has defined Charleston for generations. But if we preserve every building at the expense of the people that inhabit the city, we have won the battle but lost the war.

These historic structures provide an element of community enhancement going above and beyond preservation of material quality. These efforts are not confined to the work of government and charitable institutions; wise private actors know that placemaking and public buy-in are magnets for investment. In this spirit, we applaud those working to activate King Street and beyond, and we look forward to sharing more stories of inviting and inclusive uses that allow the city's culture to thrive.



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VOICES OF KING STREET

Since our inception in 1920, the PSC has relied upon public engagement on issues that matter most for Charleston. The organization's grassroots principles and community-driven activism still form the foundation of our work today. The Voices of King Street series tells the stories of residents, business owners, and entrepreneurs along one of the nation's oldest urban corridors. The range of backgrounds and perspectives reflects the diversity of King Street from the Battery to North Central.



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VOICES OF KING STREET - BEAU CLOWNEY & KATE CAMPBELL

Architects

by Courtney Theis, Acting Director of Advancement

Beau Clowney, a sixth-generation South Carolina native, and his business partner, Kate Campbell, have been prolific architects in the Lowcountry for decades. Their work is widely recognized for skillfully blending the old with the new, as well as paying homage to the Southern vernacular style. Kate explained, "I think the reason people come to us is that we create residential and commercial designs that speak to the architecture of Charleston, but work in a modern way." She further articulated their approach to good design: "While we are not formal Classicists, our designs are inspired by classicism, paying attention to the scale, proportion, detailing and honesty of materials that make older buildings great." Beau added that Southern architecture is grounded in traditions that go back to the Colonial period and relate to the climate and locale. He said, "These factors are ever-present in our mind when we're designing. Even if it is new or modern, we are thinking of how the design can be integrated contextually."

The partners emphasized the importance of context, juxtaposing their work with many of the large-scale developments rising on and off the peninsula. Many of these projects are criticized for their lack of attention to detail and non-contextual designs. Kate zeroed in on the seemingly problematic detailing and use of materials that may not be the best choice for the local climate and conditions. "Balconies are sagging three years later, there's water infiltration – what are these buildings going to look like down the road? It is not sustainable." Beau echoed her concern, noting the disruption and problems created by new buildings that must be upfitted, with façades and fenestration that must be replaced soon after construction. Kate added that it's also important for the City's zoning regulations to incentivize and streamline creative adaptive re-use and rehabilitation projects in order to attract better development opportunities that promote revitalization.

In concert with the large-scale development issue in Charleston, Beau and Kate are concerned about the growing impact of tourism on Charleston. Beau remarked, "I have no problem with increased density — that's what cities are made of. But it's important to keep a watchful eye on those developments related to tourism. There is a difference between a tourist city and a place where people live." He supports the PSC's advocacy for livability and strengthened tourism management.

For eighteen years, the firm has been based on Lower King Street in the Fort Sumter House, a 1923 hotel converted to condos in the 1970s. Beau said, "It's a great location. I often refer to Charleston as one of the best laboratories for Southern architecture in the country, and it is wonderful being amongst all of these amazing houses in the context of the city." From their perch at the foot of the peninsula, they have seen many changes to the King Street they once knew. As Kate said, "My family and I used to be able to go out to shop or dine on King; now we just tend to avoid it all together – there are just more people, and much less local activity." Beau added that one way the Preservation Society can make a difference is to continue to promote local businesses and products on King Street and throughout the city.

Beau served as a PSC Board Member and worked with the former Director of Historic Preservation, Robert Gurley, reviewing BAR and BZA plans for the Advocacy Committee. In reflecting on his time on the Board, he said, "I felt like I had my finger on the pulse of what was happening in Charleston, and for that reason we stay connected with what the Preservation Society is doing today." Kate observed that the PSC has been a partner and resource to the firm for BAR consultations: "The Preservation Society is good for this city, and I'm especially glad to see you continuing to expand off the peninsula." The PSC appreciates the efforts of thoughtful design professionals like Beau Clowney and Kate Campbell as we work together towards better outcomes for Charleston and the Lowcountry.



SPONSORSHIP HAPPY HOUR SPOTLIGHT

by Virginia L. Swift, Advancement Coordinator

The Preservation Society's sponsors provide critical support to the PSC's programs and events throughout the year. All of our sponsors, from new companies to legacy businesses, demonstrate a commitment to our mission to preserve and protect Charleston. We're encouraged by and grateful for the dedicated businesses that choose to renew their support year after year, and to those that level up to further engage in our programming.

Given the hardships of the COVID-19 pandemic, particularly on small local businesses, we are keenly aware of what it means to continue to support our cause. In addition to individual event sponsorships for our three signature programs: The Fall Tours & Master Series, Carolopolis Awards, and Preservation Month, the PSC launched a new and improved sponsorship program this year with greater opportunities for exposure, and more ways to collaborate. For the first time, businesses can become an Annual Sustaining Sponsor, a new level that supports all signature PSC programs and member meetings throughout the year. The PSC appreciates our corporate partners and we urge you to consider their goods and services as you spend your dollars in the community.

On September 30, we were thrilled to host a celebratory happy hour in honor of the 2020 and 2021 sponsors at Tobin's Market in the Jackson Street Cottages. Built c. 1891 as a set of four Freedman's Cottages at 193-199 Jackson Street, the cottages were threatened by demolition due to decades of vacancy and neglect. The Preservation Society listed the cottages as a Seven to Save site in 2011, leading to the successful nomination of the properties to the National Register of Historic Places and eligibility for state and federal historic tax credits. As a result, the Jackson Street Cottages were rehabilitated in 2018-2019 and turned into office and event space. As a recent winner of a PSC Carolopolis Award for outstanding exterior rehabilitation, the campus-style, outdoor venue was the perfect space to gather and give thanks to the businesses who support our programs, initiatives, and mission.

In addition to the Annual Sustaining Sponsorship level, the Preservation Society offers individual sponsorship opportunities each year for our three annual signature programs: The Fall Tours & Master Series in October, Carolopolis Awards in January, and Preservation Month in May. Please contact the PSC Advancement Department to learn more about sponsorship or other ways businesses can get involved. Thank you again to all of our sponsors!





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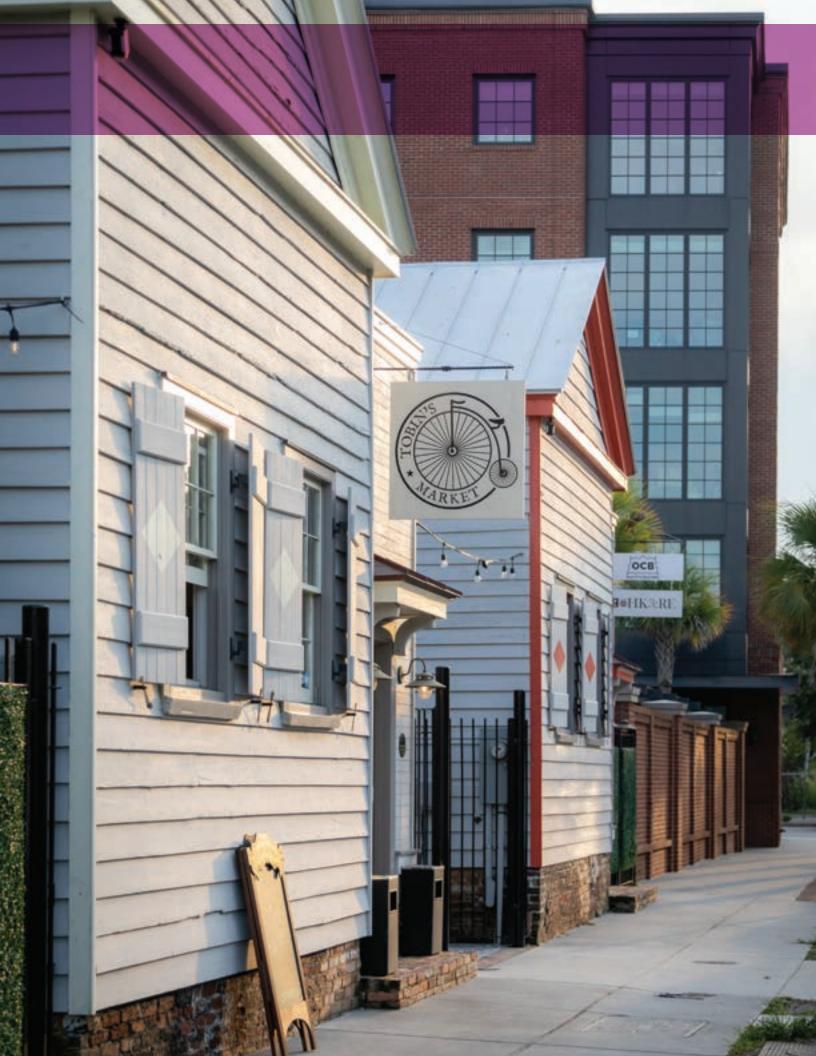


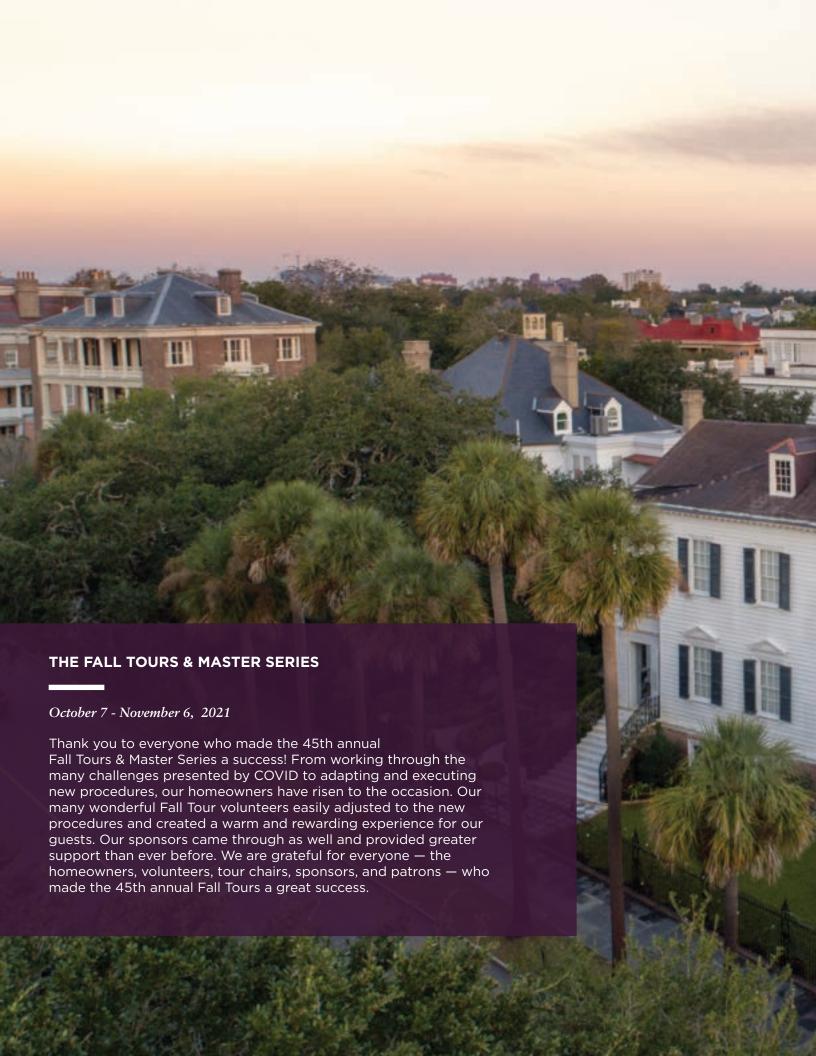
















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VOICES OF KING STREET - CAROLINE PALMER

Local author and King Street resident by Courtney Theis, Acting Director of Advancement

While Caroline Palmer is a relative newcomer to the residential end of King Street in Charleston's South of Broad neighborhood, she is certainly not new to Charleston. She grew up visiting relatives on Tradd Street and her family has strong ties to the Lowcountry. "I grew up in the DC area because my great-grandfather left Charleston during the economic depression in the early 1900s to move to New York, and my grandparents eventually settled in DC. My family is now returning, and I'm reconnecting with my roots - it's coming home in a way." It is her connection to the past that led Caroline and her mother, Anne Tinker, along with family friend, Dwight McInvaill, to team up on the recent publication of a book dedicated to the life and work of her great-great aunt, Alice Ravenel Huger Smith. As a leading figure in the Charleston Renaissance, Alice is best known for her serene watercolor landscapes of the Lowcountry. Caroline reflected, "As I started to work on the book, I learned so much about my own family, my Aunt Alice, and Charleston's history - it's been a great educational experience for me, as well as a really meaningful project."

As a happy coincidence, Caroline also told us that Alice Smith was a cousin of PSC founder, Susan Pringle Frost. In fact, in 1917 Alice and her father, Daniel Elliott Huger Smith, authored and illustrated *The Dwelling Houses* of Charleston, a tribute to the city's architecture and an inspirational text for the historic preservation movement of the 1920s. Commenting on her family's preservation legacy, Caroline said, "I deeply appreciate the efforts of Alice Ravenel Huger Smith, Susan Pringle Frost, and that generation. They saw what was at risk, and they worked really hard to preserve the character of Charleston at a critical juncture. We are the beneficiaries of that on a day-to-day basis." She believes that Charleston is at yet another critical juncture in its history: "All of the issues today, from climate change and flooding, to increases in new development that dramatically change the city's skyline, as well as the ongoing loss of historic buildings to neglect, the impact of increasing tourism, and the threats to the diverse neighborhoods of Charleston - those issues all feel just as big as the issues they faced back then." Caroline relies on the Preservation Society to advocate and to educate on these issues, as well as to safeguard the daily quality of life of the city's residents. "Few of us individually have the power, resources, time, or understanding to get in the weeds on these issues. We need the collective community effort that the PSC provides, where someone is doing this work day in and day out to advocate for Charleston - that's what I love about the Preservation Society."

In addition to the historic family ties to the PSC, Caroline became familiar with the Preservation Society as an attendee of our annual Carolopolis Awards. About the program, she remarked just how encouraging the award-winning projects are, and took special note of all the significant work happening both on and off the peninsula. From that experience she concluded, "I realized just what an important cause preservation is for Charleston, and supporting the PSC is one critical way to do that."



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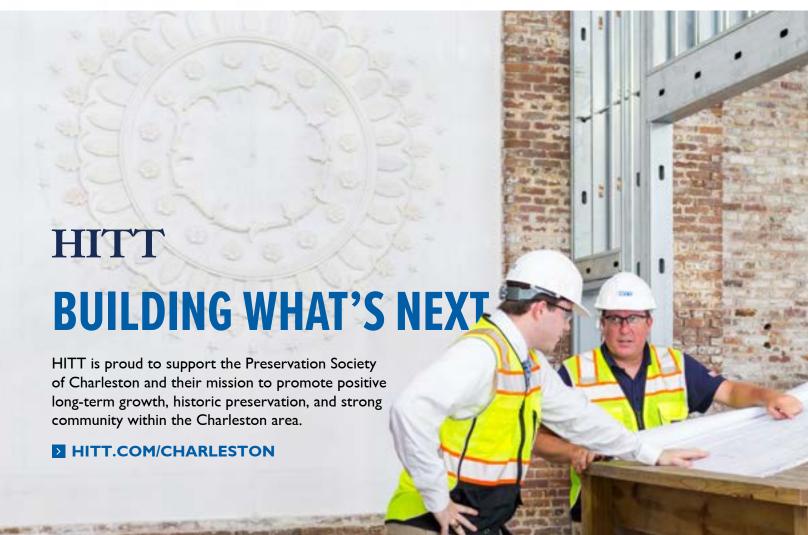
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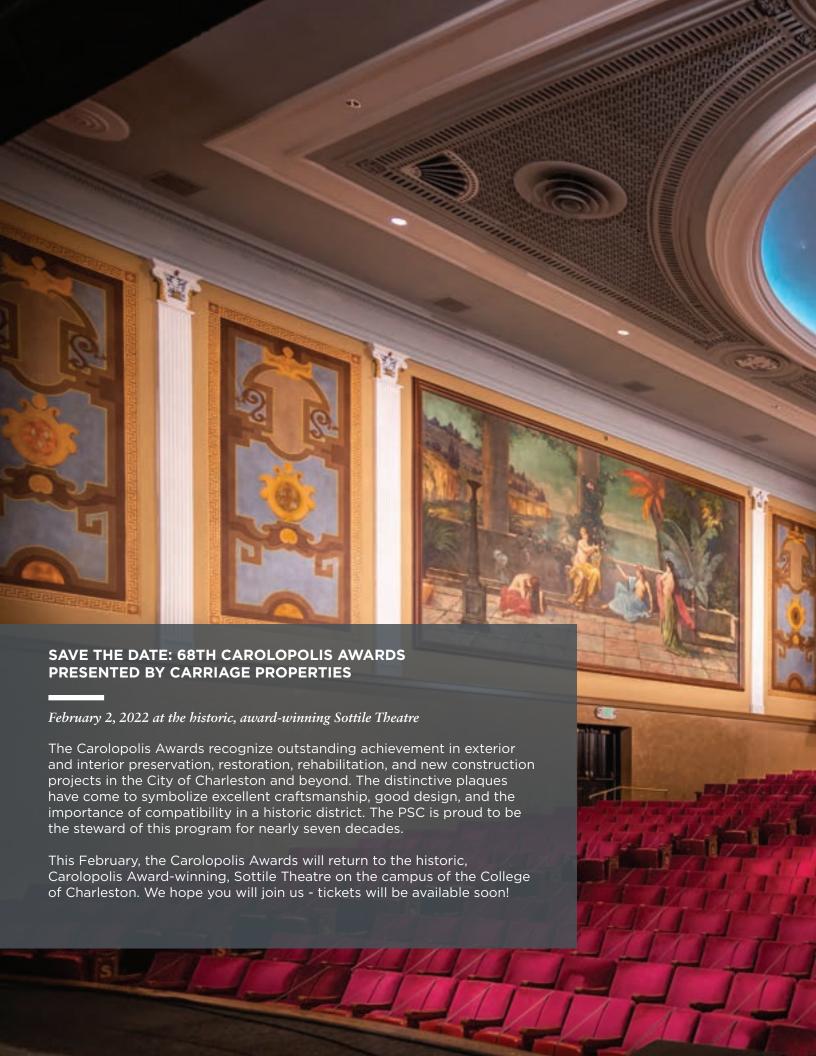
by Andy Archie, Director of Retail Operations

Since 2015, we've grown our retail business more than fivefold, and there has never been a better time to support local makers. When you shop at The Preservation Society of Charleston Shop, your support goes far beyond our mission and advocacy work.-+++++++ The PSC Shop will put over \$750,000 back into the local makers community this year alone.

Our partnership with local makers fits seamlessly with our mission – committing us to the quality of life of the Charleston community – and our storefront at 147 King Street brings exposure of these craftsmen to the bustling corner of King and Queen streets. As is the case with Brackish, Smithey Ironware Co., Burls & Steel, and J. Stark, The PSC Shop serves as the top national retailer for some of the most esteemed local brands.

We're thankful for our members and local customers who make The Shop a primary destination for regional literature, apparel and accessories, and even gourmet grocery items! Customers from out-of-town return home with genuine pieces of Charleston craftsmanship, and, in turn, share the work of our community with the world.

We invite you to our shop at 147 King Street - open daily between 10 AM and 5 PM. As a member of the Preservation Society, you receive 10% off your purchase and purchases are always tax free. You can also place a phone order for curbside pickup or order online for shipping. Don't forget to join us on December 4 from 10 AM - 5 PM for Member Appreciation Day in The Shop! PSC Members will receive an additional 10% off, for a total of 20% off their entire purchase - just in time for the holidays! We look forward to celebrating the local makers and your PSC membership together!







VOICES OF KING STREET - LOIS DAUGHTRIDGE

Owner of The Boutique Charleston by Courtney Theis, Acting Director of Advancement PS of C

Seven years ago, Lois Daughtridge took the helm of The Boutique, a local retail shop that has been in business in Charleston for nearly 70 years. While proudly listing the names of all the prior owners back to the original founder in the mid-1950s, Lois explained that while each woman has put her own stamp on the business, it has always drawn inspiration from Charleston. A case in point are the hand-made Charleston Bonnets that have been sold at The Boutique by the same maker for 50 years, in addition to the local books, scarves, prints, and photographs that Lois carefully curates. The shop has occupied multiple locations on both Church Street and Broad Street, but has recently opened its doors at 302 King Street in an area nicknamed "MiKi" or Middle King. Lois remarked, "We have the best neighbors, we're between Croghan's Jewel Box and M. Dumas & Sons, each legacy Charleston businesses in their own right. We couldn't have asked for a more perfect location." The historic storefront at 302 King was built as the Title Guarantee Building in 1915-16 by architect, John D. Newcomer in the distinctive Beaux Arts style. Lois observed that the beauty of the architecture and character of King Street bleed into her home wares on display. "The store has beautiful tall ceilings, detailed moldings, and it absolutely ties in our merchandise to the place itself."

According to Lois, the biggest advantage to being on King Street is the exposure. As the city's main retail corridor, there is no better place to capitalize on foot traffic. Sounding a cautionary note, however, she is careful to touch on the balance needed in the tourism industry. For retailers like The Boutique, attracting the right kind of visitor, one who is investing in the local community and respecting the city, is essential. Being on the front lines, Lois has observed all the changes happening in Charleston in just the past few years. She noted that by far the biggest shift has been in new people moving to Charleston from all over the country. She views her shop, and other local businesses like hers, as a place where new Charlestonians can learn and educate themselves on the city's unique customs and traditions. Despite the hardships that King Street has experienced in recent months, things appear to Lois to be taking a turn for the better. She reflected on the King Street of "long, long ago, when it was a place that was filled with little shops like mine, where you knew the owners and they had cool stuff you couldn't find anywhere else," as a King Street worthy of modern-day aspiration. For Charleston to realize that vision of a local and uniquely merchandised retail corridor, there must be significant improvements to both the cleanliness and safety of King Street, and Lois will continue to press with her fellow merchants for downtown revitalization. Preserving the special character of Charleston has always been a founding principle of the PSC, as Lois echoed in her parting comment, "Whatever brought you to Charleston, whatever you like about Charleston in the first place - those reasons are steeped in preservation."

Photo courtesy of Anne Rhett Photography for Middle King Shopping District







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The tenor of the various advocacy efforts highlighted in this issue of Preservation Progress underscores the urgent need to document, interpret, and protect the Lowcountry's African American history.

CHARLESTON JUSTICE JOURNEY UPDATE

by Anna-Catherine Carroll, Manager of Preservation Initiatives

Each year, the Preservation Society's Summer Internship Program provides opportunity for collaboration with dedicated and passionate student interns in support of organizational research and outreach initiatives. The objective of this summer's internship was to advance the PSC's work on the Charleston Justice Journey (CJJ), an online interactive research and mapping project that tells the stories of sites significant to the Lowcountry's ongoing journey toward racial equality through the lens of historic places, buildings, and landscapes.

The tenor of the various advocacy efforts highlighted in this issue of Preservation Progress underscore the urgent need to document, interpret, and protect the Lowcountry's African American history. From settlement communities in Mt. Pleasant to burial grounds downtown, intensifying development pressures pose a significant threat to the region's cultural heritage, and sites significant to African American life and history are disproportionately impacted.

CJJ is inherently connected to the PSC's work toward preserving sense of place and cultural identity in Charleston's many, diverse communities. This summer's CJJ research—spanning a broad geographic range from Cainhoy to James Island—enhances our collective understanding of Charleston's past, which guides us to be better advocates for threatened historic resources, as well as policy that is equitable and inclusive.

This summer, the PSC was pleased to partner with CJJ graduate intern Danielle Cox to research and elevate Charleston's underrepresented and under-told African American history. Danielle conducted community outreach, gathered information, and advanced interpretation for five new CJJ sites the PSC looks forward to launching in the coming months. This grouping of historic places, highlighted in the pages following, represents multiple periods of significance and unique resource types, illuminating the struggle toward racial equality as an integral theme consistent throughout Charleston's history.

Learn more at preservationsociety.org/charlestonjusticejourney







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VOICES OF KING STREET - THE JENKINS FAMILY

Abraham Bill Jenkins, Sr. and Jacqueline "Jakki" R. Grimball Jefferson by Courtney Theis, Acting Director of Advancement

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The Jenkins family has a proud legacy in the 20th-century history of Charleston. Esau and Janie B. Jenkins, both natives of Johns Island, were dedicated civil rights activists and community leaders. They advocated for a public high school on Johns Island for African American children, transported Island children and residents to school and work in Charleston during segregation, and demanded equal rights and the privileges of full citizenship for African Americans. Today, the back panels of the Jenkinses' 1966 Volkswagen Type 2 T1 Deluxe Microbus, on which are printed the words, "Love is Progress, Hate is Expensive," are installed in the Smithsonian National Museum of African American History and Culture. The Jenkinses were instrumental in the formation of the Progressive Club of Johns Island, an important community gathering space and home to a citizenship school. These schools were established throughout the South to teach adult literacy and promote voter education and registration.

It was a pleasure and a privilege to speak with the Jenkinses' son, Abraham Bill Jenkins, Sr. and their granddaughter, Jacqueline "Jakki" R. Grimball Jefferson, both of whom are active in the community and have collaborated with the Preservation Society to tell the story of the Progressive Club and the family's significant contributions in the Lowcountry. Mr. Jenkins detailed his parents' history with the Progressive Club, and discussed his involvement in the erection of a PSC historic marker on the site to commemorate the 50th anniversary of the Civil Rights movement in 2013.

The Jenkins family's contributions extend well beyond the boundaries of Johns Island; family members have a long-standing presence in the Upper King Street area as business owners and entrepreneurs. In 1971, Esau and Janie B. Jenkins purchased several historic mixed-use buildings situated on the southwest corner of King Street and Cannon Street, which remain in the family today. The first-floor storefronts of 569-571 King Street have housed a number of businesses over the past 50 years, including a corner convenience store, two shoe repair shops, a vegetable stand, a smoothie shop, a sandwich shop, and a record store called "Hot Spot Record Shop," owned by the Jenkins family. Two apartments are situated above the storefronts. As Ms. Jefferson recalled, "I was a tenant in one of the apartments from 1982 to 1987 with my husband and two daughters. I allowed my daughters to ride their bicycles down along King Street from Cannon to Calhoun, in an area that was accepting of African Americans. For us, that section of King Street was our safety net."



To mark 50 years of continuous ownership of the 569-571 King Street properties, the PSC is working with the Jenkins family to erect a historic marker that tells the story of these buildings, with specific focus on how they relate to the legacy of African American-owned businesses in the Cannonborough/Elliottborough neighborhood. Ms. Jefferson and Mr. Jenkins praise organizations like the PSC that are helping to educate and tell the African American story through our historic marker program and other preservation initiatives. In the coming months, the Jenkins family will rehabilitate these buildings, which they hope will be a significant boon for the block and a positive step toward preserving the historic African American built environment in Charleston. With a nod to her grandfather, Ms. Jefferson shared one of Esau Jenkins' favorite quotations, "We all have an obligation to be a bridge of education, a bridge of communication, and a bridge of friendship between the races." The Jenkins family supports ongoing partnerships with organizations like the PSC, as we strive to seek out and illuminate the lesser-known parts of Charleston's history as one way to build those bridges.



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

TAILORING OUR ADVOCACY: ONGOING PROJECT UPDATES

A primary focus for the PSC is to proactively monitor and speak to the projects shaping our city. We do this by collaborating with stakeholders and by keeping you, our members, informed and engaged. This is why we review every item on every agenda and work closely with designers, city staff, elected 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 approach to project advocacy and policy change. In every instance, the involvement and support of our members is critical and we thank you for standing up for Charleston with us.

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609-613 KING STREET: DEMOLITION THREAT TO A CULTURALLY SIGNIFICANT COMMERCIAL BUILDING

by Erin Minnigan, Director of Historic Preservation

The proposed demolition of the 1-story Art Deco style building at 609-613 King Street emerged as a priority advocacy issue for the Preservation Society this year. Designed by prominent local architect Stephen Thomas in 1937, the building is the last remaining historic structure fronting this block of Upper King Street, which was then a critically important center for African American and immigrant communities in Charleston.

The building is now threatened by pressure to increase residential density in the area. A proposal to redevelop the site as a 7-story senior living facility was submitted to the BAR in May, and with it a request to demolish the historic building at 609-613 King Street. The Preservation Society has been a leading voice in opposition to the demolition, bringing critical awareness to the architectural and cultural value of the building.

This building housed a series of immigrant and African American owned businesses that contributed to a diverse and thriving commercial corridor in the early to mid-20th century, including a Chinese laundry, a Greek-owned restaurant, a Polish-owned clothing store and a Black-owned barbershop, to name just a few. Neighborhood-scaled businesses like these provide a lens for modern understanding of the cultural and economic vibrancy of Upper King's streetscape during this time. Also, the historic tenants are highly representative of the melting pot of minority communities that established themselves and their businesses in this area, and are often underrepresented in interpretation of Charleston's history.

Additionally, this building is one of the few remaining examples of Art Deco architecture in Charleston that retains its original details, that while simple, are well-executed and highly indicative of the style. Notably, as the last remaining historic building on the block, it serves as the only record of the scale and character of the buildings that once occupied the streetscape.

The Preservation Society advocates for the importance of preserving not only buildings of exceptional architecture, but also vernacular buildings like these in an effort to tell the full story of Charleston and honor all past residents who helped shape its history. Our built environment serves as a physical record of our past and once a building is lost, so too is our best ability to convey the story and significance of a site. We also forego opportunities for new neighborhood-serving businesses to continue that story and occupy spaces that provide connection to the city's heritage.

After withdrawing the request in May in response to comments from the public and City Staff calling for further investigation into the building's cultural significance, the project team returned to the BAR in August. The Board ultimately voted to defer the request for full demolition, and the fate of the building still hangs in the balance. While not the PSC's desired outcome, the deferral has left the door open for continued conversation about the future of the site, and we understand that as of press time, the project team is seriously studying preservation options for the historic building.

We are hopeful this will allow for a creative plan that embraces the evolution of King Street by both introducing a new building that speaks to Charleston's future while preserving the historic building and honoring its past. There are examples of large new construction projects that have successfully incorporated historic buildings, such as 511 Meeting Street, and we feel confident this could also be accomplished at 609-613 King Street. Therefore, we will continue to push for the preservation and incorporation of the building into the overall redevelopment program that will serve to benefit the public and future generations of Charleston residents.

295 CALHOUN STREET: DENIAL OF AN INAPPROPRIATE LARGE-SCALE NEW CONSTRUCTION PROPOSAL

by Erin Minnigan, Director of Historic Preservation

In February, the community caught its first glimpse of the major mixed-use project proposed for 295 Calhoun Street when it was submitted to the BAR-L. Though initially withdrawn due to strong public opposition, the project has come back time after time, challenging the design review process and advocacy efforts to safeguard the character and integrity of Charleston's historic district.

Located at the corner of Calhoun Street and Halsey Boulevard, the site stands across the street from the Medical District and adjacent to the Harleston Village neighborhood. The proposal featured several stories of apartments wrapped around an interior parking garage with retail at the ground floor. Situated in a 7-story height district, the request included an additional 8th floor for architectural merit and context.

In 2017, the BAR enacted new policies including a revised Height District Ordinance and Design Principles to guide new construction projects and create better predictability for the size and quality of new buildings in the historic district. Yet we continue to see proposals for bigger, incompatible buildings due to vagueness around the ability to achieve additional height based on architectural merit and inconsistent application of the Principles. Additional height is intended to be reserved for the most exceptional projects, and the 295 Calhoun Street proposal is a prime example of a developer misusing the City's Ordinance and process to maximize a property's entitlements.





Top: Rendering of proposed building at corner of Calhoun Street and Halsey Boulevard submitted to BAR-L in April; Bottom: Bird's-eye rendering of proposed building, looking north

The proposal received its first review by the BAR-L in April, where there were over 80 comments received in opposition that reinforced the PSC's objection to the building's overwhelming height and mass, and total lack of relationship to Charleston's unique character. The Board agreed the design was a nonstarter and denied the project.

When a project is denied, it signifies the need to go back to the drawing board and significantly restudy the building's fundamental elements, including height, scale, mass and architectural direction. However, when 295 Calhoun was resubmitted to the BAR-L in August, there was only minimal change to the design. The PSC urged the Board to not deliberate over the details of the proposal, which would undermine the process and send a message to the developer and community that slight adjustments to inappropriate designs are acceptable. The Board agreed with our assessment and unanimously denied the project for a second time.

In an unfortunate turn of events, we discovered in our review of court filings that the owner of 295 Calhoun appealed the BAR's denial in September. The Board is a critical safeguard of the integrity of the historic district, and the PSC is unsettled by the applicant's efforts to subvert the public review process by seeking a closed-door settlement. We are especially concerned that a pattern has emerged whereby developers with financial means sue the City when they encounter roadblocks at the BAR. Rather than committing to redesign, these applicants are attempting to muscle-through their approvals in mediations, which allow for no public involvement. The PSC will be pressing the City to defend the authority of its BAR, and we will keep you informed as this case progresses.





Top: Rendering of proposed building from same perspective, submitted in August; Bottom: Rendering of rear of proposed building, facing Alberta Long Lake, submitted in August

CITY COUNCIL ADOPTS NEW POLICY TO PROTECT CHARLESTON'S BURIAL GROUNDS

by Brian Turner, Director of Advocacy

In a victory, Charleston City Council adopted an ordinance earlier this year to add protections for cemeteries and burial grounds. The law provides the City a mechanism to stop work on development projects that threaten known or probable gravesites without the need for state intervention. The City now also has the authority to levy financial penalties on violators.

The ordinance was developed at the urging of the Preservation Society and Councilmember Marie Delcioppo as a response to two major recent incidents. In the spring, a subdivision developer near Cainhoy pressed forward on plans for new homes directly adjacent to an unmarked African American burial ground and McDowell Cemetery. The area has been used consistently as a cemetery since at least the early 1700s, but has never been comprehensively mapped. When development encroached on probable gravesites, the City had no legal tools to stop the work. Following pleas from the Preservation Society and Mayor Tecklenburg, the State ultimately issued a stop work order and required the developer to conduct a site investigation.

Subsequently, in the summer, the Post and Courier reported that the City previously issued permits to a homeowner at 88 Smith Street to bore piles for foundation repair at a 1930s residence constructed atop two Black 19th-century burial grounds. Some of these piles were likely driven through one or more of the approximately 3,600 graves that have been documented in a small area around the home. Though the City and advocates were well aware of the



A large oak tree graces the yard of 88 Smith Street, site of the former Ephrath and Trinity Methodist Episcopal Burial Grounds.

land's origin as a cemetery, the City had no legal recourse to vet the permit request.

The Preservation Society supports the new law as a positive reflection of the City's values in honoring those laid to rest within its boundaries, and we intend to continue pressing for a more comprehensive policy approach. Given the nature of development and burial practices over time, many unwitting landowners have human burials on their property. This includes developers looking to make a profit as well as private homeowners and charitable institutions such as churches, nonprofits, and affordable housing developments.

We assume that most of the City's landowners have bona fide interests in protecting burial sites. Yet, currently, they have minimal guidance on how to proceed when ground-disturbing activity is needed for property improvements. A concerted effort by the Planning Department to inventory known and probable burial grounds is a starting point to provide much needed predictability. Thankfully the recently adopted City Plan lists this next step as a goal, which we specifically urged to be included.

There is also a clear need for a centralized knowledge base of individuals charged with educating the public on the issues involved in cemetery preservation. In a study of comparable ordinances, we have found that most municipal-level ordinances give a local commission or task force the authority to provide owners a knowledgeable forum to resolve issues related to burial protection. Such an entity could serve as a critical link to provide the education and awareness needed to keep the new law from entrapping those who act in good faith toward making property improvements in areas that include probable burials.

Moving forward, we look forward to continued engagement with descendant communities who have a vested interest in this issue. Community engagement is essential for developing the right policy approach, given the unique nature of many final resting places in Charleston and the surrounding Lowcountry.





Top: Community leader, Fred Lincoln, points out the location of an unmarked African American burial ground threated by a subdivision development in Cainhoy; Bottom: MaeRe Skinner provides local residents an overview of the McDowell cemetery and threats to nearby gravesites, photo courtesy of Lee Ann Bain



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- Promote good preservation practice
- Attend the Carolopolis Awards
- Participate in Preservation Month events



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