

# PRESERVATION PROGRESS

SPRING 2021

PRESERVATION  
ESTD SOCIETY 1920  
of CHARLESTON

VOL. 65 NO. 1





## FROM THE EXECUTIVE DIRECTOR

Much can change in a year. These words have never rung truer. Despite this, our work has remained constant. For 101 years, the focus of the Preservation Society has been to preserve and protect this incredible place that we are blessed to call home. Even if COVID put a damper on our celebrations, our Centennial proved invaluable in helping the Society adapt while maintaining our focus on preservation.

We committed years ago that our Centennial would not be about our past, but Charleston's future. This allowed us to concentrate on what preservation means today and how it can rise to meet the challenges of tomorrow. In reviewing this volume, you will see that for us, preservation is as much about innovating approaches as it is about principled and vigilant advocacy.

From our Carolopolis winners, whose incredible investments have helped preserve Charleston's unique character, to our supporters who have ensured that the Society enters its second century more focused and stronger than ever, I hope that 100 years from now, this community will appreciate the group of craftsmen and stewards who continue to stand up for Charleston, even during a global pandemic.

Thanks to our talented (and growing) staff, burgeoning grassroots support, and strong coalitions, I am optimistic about the future. We continue to listen and learn more everyday about what matters in Charleston and we are securing better outcomes and improving engagement on the decisions shaping our community.

Most of all, I am optimistic because of you; those who live here and those who love this special place. Preservation provides the long view and, in a time where profit is seemingly being strip mined from our community, this perspective has never been needed more. Thanks to your support we are ready for another 100 years of principled preservation leadership.

The PSC has been standing up for Charleston since 1920. Thanks to you, we stand taller.

A handwritten signature in black ink, appearing to read "K. King".

Kristopher B. King  
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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](mailto:preserve@preservationsociety.org).  
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## ON THE COVER

KKBE's plaster, domed ceiling was restored as part of a major rehabilitation of the historic sanctuary recognized in the Interior Award category at the 67th Carolopolis Awards.







*Our love for Charleston is undimmed, and we feel both the pain of defeat and the elation of success in equal measure. Everything we do, from appearing at each and every BAR, BZA, Planning Commission, and City Council meeting, to conducting research on pioneering projects like the Charleston Justice Journey, is animated by this love of our city — and we believe that all of you share that with us.*

## 100 YEARS OF FORTITUDE

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*by Elizabeth Kirkland Cahill, Board Chair*

Now that the Preservation Society of Charleston's yearlong Centennial observance has come to an end, it seems a good time to step back and consider the whole — what we learned, what it all means, and where we go from here.

As we navigated the choppy and changeable seas of 2020, we kept our members uppermost in our minds. Thus, Erin Minnigan and Anna-Catherine Carroll — with very little notice — worked with Kristopher King to put together a relevant and incredibly popular series of virtual events for Preservation Month. Susan Epstein and her team pulled off a sensitive and sensibly re-imagined Fall Tours program. Andy Archie and his capable staff kept retail sales more than afloat. We forged ahead with our campaign, adopting whatever outreach methods we could think of and exceeding

*continued on page 04*

*And finally, we still have the fortitude and determination to speak up on the issues, offering our honest, professional, principle-based perspective, even when we speak alone.*

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our own goal not once but twice, finishing up with the once-unimaginable sum of \$6.3 million. Despite Zoom fatigue, our first two membership meetings, in October and February, were well-attended — and we have high hopes for being able to gather safely and judiciously in person this spring. As planning and design issues in the Charleston area proliferated at an alarming rate, we continued to marshal the voices of our members to weigh in on projects ranging in size from the massive development proposed for Laurel Island to recent challenges to the city’s height regulations.

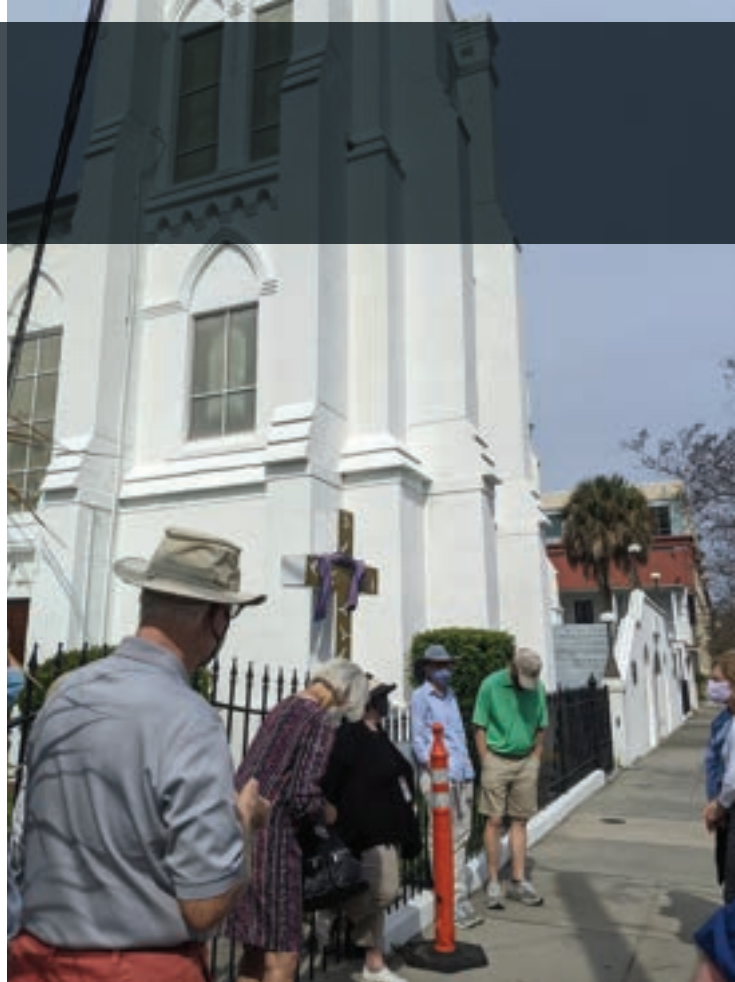
And so, we begin our second century, energized by your engagement and support. 100 years on, what is different? For starters, our level of organizational “wherewithal” is greater than ever before. We have solid financial resources, including an endowment that will double in size due to the campaign, a “defense fund” that we can dedicate strategically to specific advocacy issues, and monies to purchase critical new technologies. Our twelve-person staff, which we will be gradually increasing — thanks, again, to campaign funds — is highly professional and knowledgeable, from Advocacy and Communications to Advancement, Tours, and our remarkable retail operation.

Our preservation programs are thoughtfully administered and structured with care, and we have modern communication tools at our disposal — email and social media, for starters, not to mention the teleconferencing capabilities that the pandemic has made part of our daily lives — tools that our founders would have made much of (more than one person has speculated about how Sue Frost might have used Twitter!).

As much as things may have changed, important things remain the same, these 100 years on. Our founding identity as an organization by, for, and about members has only grown stronger, as has our commitment to communicate, educate, inform, and engage that now 2000-strong membership (and growing every week). Our love for Charleston is undimmed, and we feel both the pain of defeat and the elation of success in equal measure. Everything we do, from appearing at each and every BAR, BZA, Planning Commission, and City Council meeting, to conducting research on pioneering projects like the Charleston Justice Journey, is animated by this love of our city — and we believe that you share that with us.

And finally, we still have the fortitude and determination to speak up on the issues, offering our honest, professional, principle-based perspective, even when we speak alone. At the same time, as the issues continue to swell in size and complexity, we are turning with greater





frequency and enthusiasm to working in collaboration with our fellow non-profits, as evidenced by the coalition to protect settlement communities like Phillips in Mount Pleasant.

A birthday card I recently sent a friend read, “The more candles you have, the brighter you glow.” The Society’s candles will not be snuffed out, this year or any year, and as we begin our second century of preservation advocacy, our light is brighter than it has ever been. We are determined to continue to disseminate information and thoughtful analysis to illuminate the issues that will influence the future direction of Charleston — flooding, over-development, and other forces that make Charleston feel unbalanced — and to engage residents to advocate with us on these. We want to hear from you, and talk with you, and gather with you, and we know that is just around the corner. I, for one, hope that I never again have to end a membership meeting by clicking LEAVE MEETING, but instead will adjourn “live” and meet you over by the shrimp salad sandwiches.

We are proud of where we have been, and optimistic about where we are going. None of it, not one iota, would have been possible without your support and your engagement. On behalf of the Board and staff, thank you for sticking with us during a very challenging year, and we look forward to seeing you soon!



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*As of February 5, 2021*

We would like to thank the following families, friends, and organizations who supported the Preservation Society's Centennial Campaign. Thanks to the donors listed within the following pages, the Preservation Society has received more than \$6.3 million in campaign gifts and pledges.

The support for our Centennial Campaign has been remarkable and will serve as a critical launch pad for our second century. As we begin to deploy the campaign funds, these gifts will ensure that your voices will be heard as we work to protect what makes Charleston a national icon of good preservation, beautiful architecture, and livability.

We are extremely grateful for your commitment and look forward to getting to work. Thank you for standing with us to secure a better future for Charleston.



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<sup>+</sup> Campaign donors who have also supported our membership, sponsorship, and unrestricted giving program this fiscal year which ends June 30, 2021. // \*Deceased // All efforts have been made to ensure the accuracy of this listing. If an error has been made, please accept our sincere apologies and contact Jane McCullough, Director of Advancement.





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

## **TAILORING OUR ADVOCACY: PROJECT UPDATES**

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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 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.







## STANDING UP FOR PRESERVATION OF THE PHILLIPS COMMUNITY

by Erin Minnigan, Director of Historic Preservation

The Phillips Community is a significant cultural landscape as one of very few intact historic African American settlement communities east of the Cooper River. Phillips was established in 1878 by freedmen who purchased lands, which were formerly part of Laurel Hill and Boone Hall Plantations, and settled an independent and self-sustaining community. Many of the people living in the community today are descendants of these original freedmen and live according to the same settlement patterns as their ancestors.

For a number of years, Charleston County has been studying plans to reduce congestion and accommodate future traffic projections along Highway 41 from US 17 to Clements Ferry Road. An initial proposal announced in August 2020 would have irreparably destroyed the historic landscape of Phillips by widening the existing two-lane road to five lanes. In response to this proposal, the residents of Phillips mobilized and joined forces with a coalition of community partners, including the Preservation Society, to stand against this plan and advocate for less-impactful traffic solutions along Highway 41.

Given the threat of the highway expansion project, the Preservation Society felt this was a critical time to pursue nominating Phillips to the National Register of Historic Places. Last year, in partnership with the Coastal Conservation League and Historic Charleston Foundation, we secured grant funding from the National Trust for Historic Preservation to support the nomination process, which is currently underway.

The National Register is the official list of the nation's historic places worthy of preservation, which can offer honorary, financial and regulatory benefits. Foremost, the nomination will help communicate the cultural and historical significance of Phillips to County leaders and the greater Charleston community. As a national-level designation, it will also help elevate Phillips' story as an important, yet largely disappearing cultural resource type,



Left: 1875 plat of Phillips Community; right: Map of the Charleston County revised plan for the Highway 41 Improvement Project, diverting traffic on a 4-lane road around Phillips



to a broader audience. Finally, any future infrastructure projects that require federal dollars or permitting will require a heightened level of review, which provides for public participation to ensure any negative impacts on this historic area are minimized.

The good news is the National Register nomination proved an effective tool in promoting the preservation of the Phillips Community in the Highway 41 conversation. In March of this year, Charleston County announced that it would be considering a new alternative that reduces impacts to Phillips, in response to an unprecedented level of public engagement and media coverage surrounding the initiative to list the community on the National Register. The updated plan would divert the majority of traffic to a new 4-lane road around Phillips, rather than widen the road through the community.

This positive development for Phillips is also meaningful for other African American settlement communities seeking greater recognition of their unique and often over-looked cultural significance. Our hope is that the nomination may provide a road-map for their designation and preservation as well. Across the region, skyrocketing land values threaten the displacement of the longstanding kinship networks of settlement communities, and so much has already been lost. However, we are greatly encouraged by the efforts of the City of Charleston and Charleston County to document and account for settlement communities in their Comprehensive Plans, and the PSC will continue to advocate for our municipalities to uphold their policies to preserve these unique, cultural landscapes in the face of development pressure.



*Top left: aerial view of the Phillips area, showing encroaching suburban development; top right: PSC Staff attend site visit to Phillips with community partners, Spring 2021; bottom left: an historic residence in the Phillips community; bottom right: mapping studies of settlement communities within Charleston County; source: Charleston County Historic Resources Survey Update, 2016, p.64*

## MAJOR BAR PROJECTS: 363-369 KING STREET & 102 PRESIDENT STREET

by Erin Minnigan, Director of Historic Preservation

At the end of last year, two major proposals for student housing developments at 363-369 King Street and 102 President Street went before the Board of Architectural Review – Large (BAR-L) for conceptual design review. Both projects requested additional height for “architectural merit and context,” which under the City’s Height District Ordinance, is intended to be reserved for projects that exemplify design excellence and strong compatibility with surrounding buildings. The bigger the building, the bigger the impact, and the PSC’s effective advocacy resulted in more contextual designs for these large-scale projects proposed within Charleston’s sensitive historic districts.

### 363-369 KING STREET

The December 9, 2020 meeting of the BAR-L marked the Board’s first review of the student housing proposal for 363-369 King Street, which is located just south of Calhoun Street and set back only 50 feet from King Street. Situated in a 6-story height district, the proposal included a request for an additional 7th story penthouse, which would be most visible from Marion Square over the 2-and 3-story buildings along King Street.

The PSC led the charge in urging the Board to not only disapprove the request for an additional floor, but to further reduce the 6 stories allowed in this height district by a half-story, given the building’s close proximity to King Street. We are incredibly pleased that the Board concurred with our assessment and deferred the project with a condition to reduce the height to 5-1/2 stories – marking the first time the BAR has implemented its



NEW DESIGN



PREVIOUS DESIGN

*Top left: Rendering of the initial design of 363-369 King Street presented to the BAR-L in December 2020, with a proposed additional 7th floor penthouse; bottom left and right: comparison drawings of the initial and revised design of 363-369 King Street. As seen on the right and top, the revised design presented to the BAR-L in January 2021 reflects a reduction in height to 5 ½ stories*



power under the ordinance to require a downward adjustment of allowable height. Following the board's directive, the project team returned in January with a revised 5-1/2-story design. The PSC was pleased to support the new proposal, which we felt was more suitably scaled for the site, and presented significant design improvements that better reflected Charleston's unique architectural character. In this case, we commend the Board for their leadership in exercising their authority to reduce height, as well as the project team for their appropriate response. This put the project on the right path and presents a positive example of how the design review process can result in better, more contextual new development.

## 102 PRESIDENT STREET

The BAR-L also reviewed a proposal for a major mixed-use, student housing development at the corner of Cannon and President Streets at the December meeting. Following recent approvals from Planning Commission and City Council to upzone the property from a 4-story to a 5-story height district, the developer requested that the BAR award yet an additional 6th story, based on architectural merit and context.

The 102 President Street site is an important gateway to the Cannonborough-Elliottborough neighborhood, and the PSC argued the proposal did not rise to the level of achieving additional height, based on concerns with the building's imposing mass on the street corner and incompatibility with the nearby residential character. The board agreed the case had not been made for architectural merit nor context, and while the project was conceptually approved, the request for an additional 6th story was denied.

However, in an unfortunate turn of events, the developer challenged the BAR's ruling and entered into mediation with the City in February. The City agreed to reverse the BAR's denial and award an additional 6th story in exchange for minor design revisions. The PSC was dismayed at this concession, which we feel undermines the BAR process and sends the wrong message to the community that well-funded developers can circumvent the rules that should be evenly applied to all applicants. However, we were encouraged that City Council supported our position that the City's ordinances and processes need to be strengthened to withstand legal challenges like this and the PSC stands ready to assist in this effort.



*Renderings of 102 President Street design reviewed by the BAR-L in December 2020, of which the additional 6th floor was denied*

## BREAKING DOWN THE ARMY CORPS SEAWALL ENVIRONMENTAL REVIEW PROCESS

by Brian Turner, Director of Advocacy

The City is currently studying a seawall to protect Charleston from a massive storm surge event, increasingly probable as a result of climate change and sea level rise. If built, it would be one of the most significant infrastructure projects in the City of Charleston's history.

The public policy to safeguard the City's life and property is clear and undisputed, yet how we get there is the subject of great debate. Considering the potential impacts a newly-walled waterfront would have on the City, the Preservation Society is working to ensure that federally-required environmental review for the proposal will engage the public and result in the selection of the least harmful alternatives.

The Army Corps of Engineers is the federal agency leading the review. Before its plan can be approved, the agency must conduct review under two federal laws aimed at protecting historic resources: the National Environmental Policy Act (NEPA) and Section 106 of the National Historic Preservation Act (NHPA). The agency has heightened responsibilities in Charleston considering that 138 acres in the City are a designated National Historic Landmark District.

The seawall proposal will undergo a particularly unique environmental review this year due to the sheer complexity of the proposal. The concept includes multiple phases of construction along 8.6 miles of the Peninsula's perimeter to take place over a time period likely to span a decade or more. Yet, much will remain uncertain, even after NEPA and NHPA review are complete. Not only will the precise placement and design of the wall still need to be determined, but also the integration of related infrastructure. Floodgates and other drainage infrastructure would be needed to allow rainwater to disperse off of the peninsula to prevent a "bathtub effect."

**NEPA UPDATE**

- USACE determined EIS is appropriate
  - visual impacts, wetland mitigation, PA
  - EIS will comply with new NEPA regulations
  - Publish NOI in early March?
  - Public "scoping" meeting in March or April?
- Requesting 10-month extension, \$700K
  - Requires ASA/CW approval (if study not completed w/in 3 yrs and \$3M)
  - Moves study completion date from Oct 2021 to July 2022
  - Still feasibility study; does not fund PED activities or new data collection
  - More time to complete consultations
  - Opportunity for additional public input

**USACE's NEPA Process Flow Chart**

The flowchart illustrates the NEPA process, starting with 'Project Approval' and 'EIS Scoping', leading to 'EIS Preparation', 'EIS Review', 'EIS Decision', and 'EIS Implementation'. It includes decision points for 'EIS Scoping' and 'EIS Review'.





Earlier this year, the Preservation Society and its coalition partners secured a major victory in the NEPA process. At our urging, the Army Corps agreed to undertake a more thorough analysis of potential impacts and analyze a more robust set of alternatives to the currently proposed plan in an Environmental Impact Statement, or EIS. The EIS process will include public engagement opportunities this year that will help the community better understand the preferred proposal and explore alternative ways to protect public safety and minimize damage to historic properties in Charleston from storm surge. The EIS will examine impacts to historic properties as one category of the “environment” at stake, while also considering other factors, such as water quality, environmental justice, and recreation.

Relatedly, the Army Corps is engaging the Preservation Society as a consulting party in the NHPA process. The NHPA specifically requires consideration of impacts to historic properties designated or eligible for listing on the National Register of Historic Places. The Army Corps is proposing a Programmatic Agreement with the consulting parties that would create binding promises on the Corps’ review and mitigation of effects to historic properties. Because the approach to the seawall construction is phased, this agreement will help establish a consistent process for ongoing review by parties like the Preservation Society as the project is planned and built, to ensure the best possible outcome.

We look forward to sharing with our membership critical updates as this very consequential project moves forward. While much remains to be seen about the final product, the Preservation Society will work diligently to ensure the best outcome for the Charleston community.





# THE FALL TOURS

ARCHITECTURE, HISTORY & GARDENS

## THE FALL TOURS OF ARCHITECTURE, HISTORY & GARDENS

*October 7 - November 6, 2021*

Join the celebration as the Preservation Society continues to recognize over 100 years of national leadership in the field of preservation and in protecting our historic city of Charleston, South Carolina. **The Fall Tours of Architecture, History & Gardens** is a great opportunity to visit numerous private piazzas and gardens throughout the peninsula.

**Tickets go on sale this summer at**  
**[preservationsociety.org/falltours](https://preservationsociety.org/falltours)**



## THE FALL TOURS RE-IMAGINED

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*by Susan McLeod Epstein, Manager of Tours*

Needless to say, 2020 was a challenging year. We usually begin planning for The Fall Tours in February; last season, it was June before we were able to think realistically about the possibility of hosting our annual Tours program. Once we decided to move forward, there were many factors to consider: whether or not we would have homeowner and volunteer support, where we would focus our energy in order to get the most return on our investment, and how the program would work logistically in order to provide tour-goers and homeowners the safest, most comfortable experience possible. We like to think of it as “The Fall Tours Re-imagined.” We have been working to reduce our footprint in Charleston’s historic neighborhoods for years, but a new format with different expectations thanks to the pandemic gave us the opportunity to embrace ‘heritage tourism’ in a new way while continuing to engage a more local audience.

The first step was to poll homeowners to determine their support, and true to form, an incredible number of homeowners were supportive and willing to participate. Next, we held a Zoom meeting with key volunteers to gather their feedback about measures necessary to ensure safety for both docents and our guests. Several homeowners and docents said they were grateful to have the tours to look forward to after long months of quarantine. Notes like those in response to our emails and calls gave us hope.

With a tentative schedule, as well as homeowner and volunteer support behind us, we had to decide how to best promote the tours with a focus on mostly Charleston residents. Because fewer people would be traveling, and due to the need for social distancing, the number of guests would be dramatically reduced from prior years.

Without the option for guests to pick up tickets and maps in person, we went back to the drawing board yet again. While researching our digital ticketing outlet, we found several applications that we had not tapped into before. A virtual ticket office became a reality and a successful Fall Tours became more and more viable each day. As our Fall Tours calendar quickly populated with piazza and garden tours, next came the reality that we had to shift the focus from interior details of architecture, furniture, and decorative items to exterior architecture, house, and neighborhood histories. Almost every house and neighborhood history had to be rewritten with this new focus in mind. Tours became smaller yet simultaneously richer in content and brought greater attention to our mission as a result.

Through innovating our approaches in response to COVID, we learned valuable lessons that we will carry forward. We were able to improve the content and experience, attract more locals, and greatly reduce any impacts on the neighborhoods. These lessons will allow us to offer a more sustainable and enriching experience this fall.

We are so grateful to the homeowners for opening their properties, to the many volunteers who graciously and tirelessly gave their time and talents, and to our patrons for supporting the tours by their attendance and appreciation.





## THE PRESERVATION SOCIETY OF CHARLESTON SHOP

*by Andy Archie, Director of Retail Operations*

There has never been a better time to support local businesses. Did you know that when you shop at The Preservation Society of Charleston Shop, your support goes far beyond our mission and advocacy work? Last year, The PSC Shop generated over \$400,000 for more than 40 local makers and craftsmen. From regional literature to locally-made accessories to gourmet grocery items and everything in between, The PSC Shop offers something for everyone.

We invite you to our shop at 147 King Street for a sanitized and safe personal shopping experience - open daily between 10 AM and 5 PM. You can also place a phone order for curbside pickup or order online for shipping.







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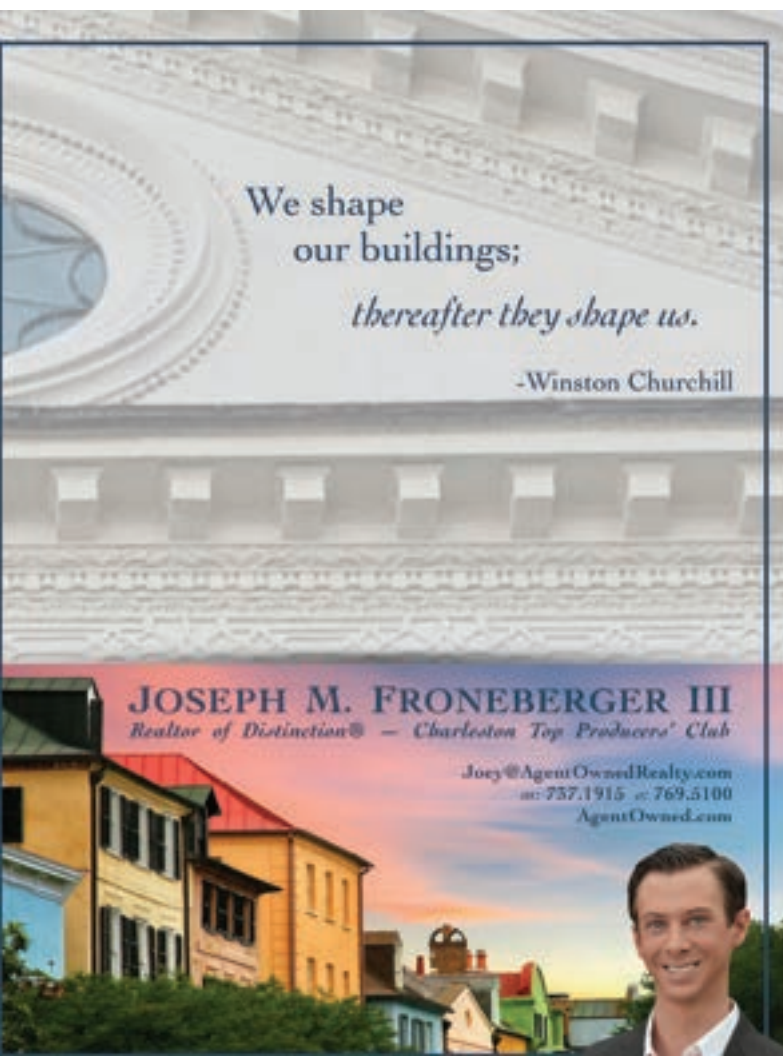
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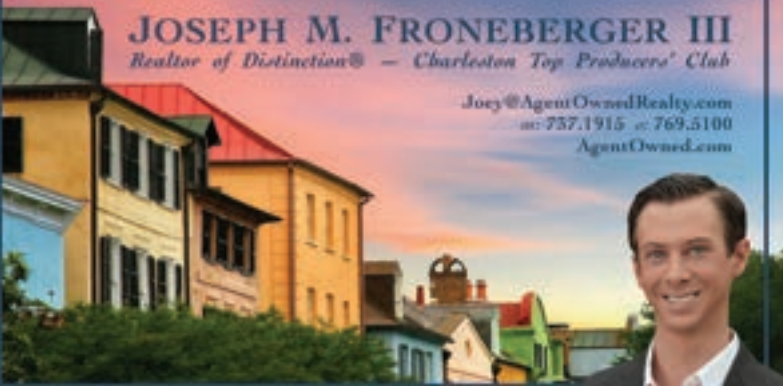


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*thereafter they shape us.*

-Winston Churchill

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## THE 67TH CAROLOPOLIS AWARDS

*by Anna-Catherine Carroll, Manager of Preservation Initiatives  
and Erin Minnigan, Director of Historic Preservation*

This January, the Preservation Society of Charleston continued its time-honored tradition of celebrating the very best in preservation at the 67th Carolopolis Award Ceremony. This year's program highlighted eighteen projects exemplifying exceptional preservation efforts representing a diverse array of projects from Hollywood to Hampton Park.

As one of the largest groups of winners to date, this year's incredible projects include awards for historic preservation, restoration, and rehabilitation of both exteriors and interiors. These success stories demonstrate the value the Charleston community places on historic preservation—and that is something the PSC is honored to highlight each year. Through the Carolopolis Award program, individual property owners and project teams are recognized for going the extra mile to protect what makes Charleston special.

The following transformations highlight this year's award-winning projects and the incredible teams behind them.

*continued on page 32*

## 5 CUMBERLAND STREET

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*Owner: Kinsale, LLC*

*Architect: David Richards, Architect*

*Contractor: Crest Industries*

*(Interior Carolopolis Award and Exterior Carolopolis Award)*



## 5 WARREN STREET

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*Owner: Joe Rice*

*Architect: Simons Young + associates*

*Contractor: Unique Constructors*

*(Exterior Carolopolis Award)*





## 20 SOUTH BATTERY

---

*Owner: Jack Schaeffer*

*Architect: Tommy Manuel Architect*

*Contractor: In a Pinch Construction  
(Pro Merito Award)*



## 23 MONTAGU STREET

---

*Owner: Trapp Lewis*

*Architect: Samuel S. Logan Architects | Craft Design Studio*

*Contractor: Renew Urban Charleston  
(Exterior Carolopolis Award)*





## 69 MEETING STREET

---

*Owner: Julie and Rowan Taylor*

*Architect: e.e. fava architects*

*Contractor: OMNI Services*

*(Pro Merito Award)*



## 79 ANSON STREET

---

*Owner: Chris and Debbie Swain*

*Architect: Glenn Keyes Architects*

*Contractor: Gochnauer Construction*

*(Pro Merito Award)*





## 84 CANNON STREET

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*Owner: Marion and Lori Hawkins*

*Designer: American Vernacular*

*Contractor: Black Pine Forestry*

*(Exterior Carolopolis Award)*



## 85 SPRING STREET

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*Owner: BBRE 85 Spring Street, LLC*

*Architect: Stephen Ramos*

*Contractor: Flyway Construction*

*(Exterior Carolopolis Award)*





## 132 EAST BAY STREET

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*Owner: Eve and Matthew Barkley*

*Engineer: Bennett Preservation Engineering*

*Contractor: Huss Construction | UpSouth Masonry*  
*(Exterior Carolopolis Award)*



## 133 CANNON STREET

---

*Owner: Tift Properties*

*Designer: Andrew Gould*

*Contractor: Arnett Construction*  
*(Exterior Carolopolis Award)*





## 150 WENTWORTH STREET

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*Owner: Ralph H. Johnson VA Medical Center | Friends of Fisher House Charleston*

*Architect: Julia F. Martin Architects*

*Contractor: Dow Incorporated*

*Engineer: Constantine Engineering Associates*

*(Exterior Carolopolis Award)*



## 227 NASSAU STREET

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*Owner: Nancy Eckstein*

*Developer: Mulberry Street Development*

*Architect: Glenn Keyes Architects*

*Contractor: Rockwell Construction*

*(Exterior Carolopolis Award)*





## 288 KING STREET

---

*Owner: Blas-Milani Real Estate Holdings*

*Architect: Bill Huey + Associates*

*Contractor: Renew Urban Charleston*

*Engineer: ADC Engineering*

*(Pro Merito Award)*



## 496 HUGER STREET

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*Owner/Contractor: T. Dyllan and Anna Rankin*

*Architect: Elizabeth Drake*

*Engineer: SK Structural Engineers*

*(Exterior Carolopolis Award)*





## 635 EAST BAY STREET

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*Owner: TERAS, LLC*

*Architect: Constantine Architecture*

*Contractor: Artis Construction | Atrium Builders | Renaissance South Construction Co.*

*UpSouth Masonry*

*Engineer: Bennett Preservation Engineering*

*Conservator: Frances Ford*

*(Pro Merito Award)*



## KAHAL KADOSH BETH ELOHIM

---

*Owner: Kahal Kadosh Beth Elohim*

*Architect: Glenn Keyes Architects*

*Contractor: Dillon Construction | The Ways of Wood | Rhode Construction | Koozer Painting*

*(Interior Carolopolis Award)*





## YONGES ISLAND POST OFFICE

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*Owner: Stevens Towing Company*

*Architect: e.e. fava architects*

*Contractor: Johnston Contracting*  
*(Exterior Carolopolis Award)*



## COLLEGE OF CHARLESTON SOTTILE THEATRE

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*Owner: College of Charleston*

*Architect: McMillan Pazdan Smith*

*Contractor: AJAX Building Company*

*Engineering: Bennett Preservation Engineering*

*Conservator: Rogers Art Conservation*

*(Interior Carolopolis Award)*





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*In addition to the incredible potential for study of Jehossee's full landscape, the opportunity to preserve and interpret the intact overseer's house and rice chimney would be significant not only to the Lowcountry, but to the understanding of the broader landscape of slavery in the Atlantic world.*

## **JEHOSSEE ISLAND PROJECT UPDATE**

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*by Anna-Catherine Carroll, Manager of Preservation Initiatives*

To fully understand Charleston's history, it is critical to study and interpret the under-documented landscape of slavery and rice cultivation in the Lowcountry. That's why the Preservation Society has been working with a group of dedicated stakeholders to study and protect Jehossee Island, a former rice plantation on the Edisto River, built and sustained by one of the largest enslaved populations recorded in the American South. Now owned and managed by the U.S. Fish and Wildlife Service (USFWS), Jehossee's remarkable landscape presents a rare opportunity to examine the evolution of life on a Lowcountry rice plantation from the 18th through the 20th century.

As one of the most productive plantations in the region, rice cultivation at Jehossee relied on elaborate infrastructure created entirely by the island's estimated 700-1,200 enslaved people. This intricate network of landscape features included rice fields, berms, canals, trunks, and machinery used for processing harvested rice. Additionally, period accounts and a site plan created as part of the 1856-1857 U.S. Coast Survey indicate Jehossee Plantation consisted of 98 individual structures associated with rice production, as well as the domestic architecture of the island's enslaved population and plantation owners. Today, Jehossee's intact historic resources include a brick rice chimney once used for threshing harvested rice and an 1830s overseer's house. However, Jehossee Plantation's complex, historic landscape is still legible, presenting a significant opportunity for long-term study of this site, both above and below ground.

*continued on page 47*













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*continued from page 44*

## **RICE CHIMNEY AND OVERSEER'S HOUSE**

The preserved rice chimney on Jehossee Island is significant as one of a few remaining examples of this structure type in the Lowcountry, but perhaps even more rare is the early-19th century overseer's house built under the ownership of Governor William Aiken Jr., which is thought to be one of a small handful of surviving overseer's residences in all of North America. In the 18th and 19th centuries, the term "overseer" referred to an employee of a plantation owner responsible for the daily management of agricultural operations, including the productivity of enslaved laborers. The architecture and location of the overseer's house in relation to other sites on Jehossee provides insight into the hierarchy of power within the plantation system and how planters maintained surveillance of enslaved populations. In addition to the incredible potential for study of Jehossee's full landscape, the opportunity to preserve and interpret the intact overseer's house and rice chimney would be significant not only to the Lowcountry, but to the understanding of the broader landscape of slavery in the Atlantic world.

## **RESEARCH AND DOCUMENTATION**

This spring, Preservation Society staff and our partners at the USFWS, the ACE Basin Task Force, and the Charleston Museum visited Jehossee Island to observe an in-depth research and documentation project currently underway. The study is designed to contribute to modern understanding of pre-Civil War rice cultivation, provide insight into the daily lives of the enslaved men and women who lived and worked on Jehossee Plantation, and support the long-term preservation of this significant historic site. To accomplish these goals, initial fieldwork included extensive digital documentation of the island's historic structures and topography, utilizing innovative 3D modeling and landscape mapping techniques, such as laser scanning and drone survey. Made possible by our generous supporters, the ongoing work is led by Dr. Brent Fortenberry, Director of Preservation Studies and Associate Professor of Historic Preservation at Tulane School of Architecture, and restoration contractor, Tommy Graham.

Stay tuned for additional project updates as the PSC continues to work closely with our partners to document Jehossee Island and secure funding for the stabilization and preservation of at-risk structures on site. You can learn more about the history of Jehossee Island and join us in ensuring more sustainable, long-term protection and interpretation of this significant historic property by visiting the PSC website at [preservationsociety.org/jehossee-island](https://preservationsociety.org/jehossee-island).



*Aerial view of the overseer's house on Jehossee Island courtesy of Dr. Brent Fortenberry.*





## PRESERVATION MONTH: MAY 2021

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*Learn more at [preservationsociety.org](https://preservationsociety.org)*

### SPRING MEMBERSHIP MEETING

**April 22, 2021 | 6:00 PM | The Bend, North Charleston, South Carolina**

The Preservation Society of Charleston invites its members to The Bend on the banks of the Ashley River for an exciting presentation and drive-in movie special. Author, historic preservation professor, and restoration consultant Christina Butler will join us to discuss her book, *Lowcountry at High Tide: A History of Flooding, Drainage, and Reclamation in Charleston, South Carolina*. Following the presentation, the PSC will premiere the new virtual tour film of 5 East Battery while members watch and enjoy refreshments from the comfort of their vehicle.

### THE PSC SHOP MEMBER APPRECIATION DAY

**May 1, 2021 | 10:00 AM - 5:00 PM and Online | 147 King Street, Charleston, South Carolina**

All current PSC Members will receive a special discount and online promo code for a total of 20% off all purchases through our Shop and online store. This includes handcrafted products from our local makers such as Brackish, Smithey Ironware, J. Stark, and more! As always, purchases are tax-free. Additional details and the online discount code will be released via email as we get closer to this bi-annual event and PSC membership benefit.

### EXCLUSIVE HARD HAT TOURS

**Dates TBD | May 2021**

Hard hat tours offer a unique view of some of Charleston's most notable buildings in an untouched state before or during restoration. Join us as we explore the historic Masonic Temple at the corner of King and Wentworth streets, and other iconic Charleston buildings. Additional details will be released at [preservationsociety.org](https://preservationsociety.org) and via email as we get closer to Preservation Month.

### VIRTUAL FORUM WITH THE PSC ADVOCACY TEAM

**May 20, 2021 | 10:30 AM | Zoom Webinar**

For those who want to know more about the Preservation Society's work to influence major projects in the region and how you can lend your voice, tune in for a live forum with our Advocacy team. Submit your questions and/or comments in advance by emailing [advocacy@preservationsociety.org](mailto:advocacy@preservationsociety.org).

### VIRTUAL EDUCATIONAL SERIES

**May 2021 | Emailed to members weekly during Preservation Month**

The Preservation Society has developed a series of quick reads, virtual tours, scavenger hunts and more which tell the stories of historic preservation and advocacy in Charleston. All month long, learn about the important places that continually impact the preservation movement.







*A special thank you to our Preservation Month sponsors*



*20 South Battery*





## MEET THE NEW CITY ARCHITECT

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*by Erin Minnigan, Director of Historic Preservation*

This January, the City of Charleston hired Tory Parish as its new City Architect, who will help shape the city's built environment by overseeing the work of the Board of Architectural Review (Large and Small) and Design Review Board. In addition to managing the operations of the Preservation and Design Division, she is also responsible for interpreting and enforcing the zoning ordinance and managing applications for alterations, new construction, and demolition within the historic districts. Parish brings to the table over 20 years of experience as an architect, and has both administered and served on design review and preservation boards. The Preservation Society is pleased to welcome Ms. Parish to her new position and looks forward to a productive relationship working toward best outcomes for the preservation and enhancement of Charleston's unique, historic environment.





## TORY PARISH

*City Architect*

### **Tell us about yourself. What is your background?**

Born and raised in Rock Hill, South Carolina, I feel like I'm coming back home with this move. As early as elementary school, I knew that I had an interest in architecture and the built environment and later recognized a bend towards historic cities like Charleston. After graduating from the University of Tennessee in Knoxville with a Bachelor of Architecture, I moved back to Rock Hill and worked in Charlotte for a large architectural firm for three years before moving to Florida.

My most recent job in Florida was serving as the Town Architect for a handful of communities in which I worked to determine lot regulations and coordinated with builders, developers, residents, and municipality. I also served as the chairperson for the Winter Garden Architectural Review and Historic Preservation Board as we reviewed designs to sensitively integrate new projects into a well-loved and vibrant downtown historic district.

### **How do you see your background and unique expertise helping to guide you in this role?**

While architecture has always been my passion, and my avenue in the built environment, I've also been interested and pursued studies in overlapping areas of design such as preservation, urban design, and safe street design. This allows me to look at a project from several perspectives and how we might be able to enhance the architecture through those other means.

Over the years, I've seen the difference between disposable-like buildings and those that are

*continued on page 54*

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culturally significant and stand the test of time. I've also been influenced by my hometown's decision decades ago to put a roof on Main Street to compete with the suburban mall draw of the time. Now, in Rock Hill the mall is quiet, and the downtown is engaging, attractive, and fosters community.

Professionally, I have presented to my former local Board of Architectural Review and Historic Preservation while running my own business, and I have served as the Chairperson on the same board. I have been an advocate for good design in my community and against poorly executed plans as my community grew exponentially, speaking before the Board of County Commissioners and at Planning and Zoning hearings. These experiences have benefited me by placing me on all facets of the municipal design review process. I know what it's like to present to the Board, respond as a board member, and advocate as a community member for or against a project.

**Being new to Charleston, what are your impressions of the built environment? How do you feel the new buildings interact with the city's historic architecture and urbanism?**

I am always happy to find a new street to walk or drive down and discover a new area. There is still much of it that is new to me. Charleston is full of interesting nooks and crannies which are made possible by the smaller scale building fabric of decades past. There is an inherent human scale that came with these older buildings, and it's important to study height, scale, and mass in newer buildings. There are certainly pressures to build bigger. There is a pool of very talented designers, architects, and preservationists in Charleston who work to find that balance.

**As the City Architect, how do you plan to approach balancing the demand for growth and development with the preservation of Charleston's unique character?**

Charleston is certainly a vibrant and growing city. In the process of designing and building, we must always approach projects as if they will last hundreds of years just like the historic fabric that surrounds us. This relates to detailing, aesthetics, materials, and durability. No matter the style, designs should be made timeless, interesting, and lovable by using the tools of proper scale, massing, and proportions. We are making decisions that will be around for generations, and we have to consider the legacy we leave our children and their children. From my time in Florida, I always appreciated the quote by Edward Bok, "make the world a bit better or more beautiful because you have lived in it."

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

Public participation is important throughout the project process, but it is difficult to follow projects through the entire process, from zoning through design review. Residents are the ones that are often impacted the most and will live with a project long after a developer may leave. I realize that it takes much time, initiative, and proactivity to follow the development processes, but I do encourage it.

**Awarding additional height to new buildings based on architectural merit and context is a hot topic right now - what are the key qualities you will look for in buildings making this request?**

It does seem like every application is seeking this. Architectural merit, per our Ordinance, is achievable when a project demonstrates exemplary design, the highest grade and use of materials, and a contribution to the public realm. It's important to understand that all three of these are requirements for a finding of architectural merit in seeking extra height. In Charleston specifically, I believe there is the additional pressure to clearly express how a new design complements the existing context and relates to what we understand to be Charleston architecture.









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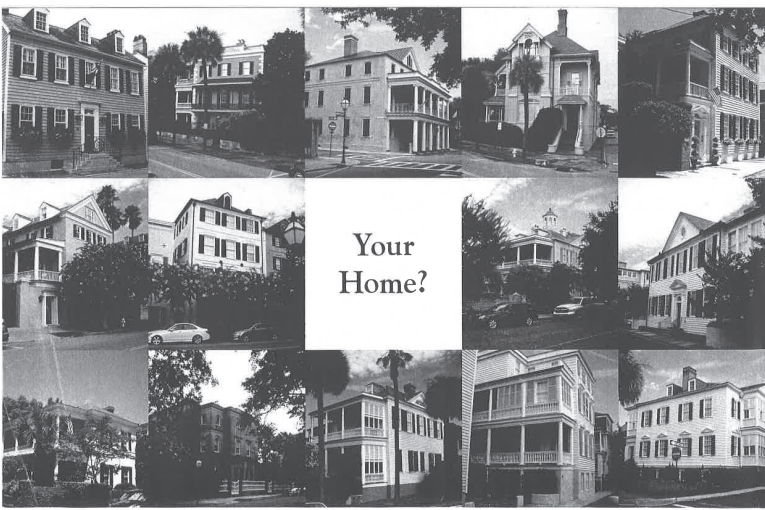


### DO YOU KNOW WHO WE ARE?

- We are the oldest insurance agency in downtown Charleston, founded 1933.
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# Membership has been the foundation of our advocacy work for 101 years.



The PSC network is strong and comprised of devoted members from across the city, state, country, and world, all with the common goal of advocating for Charleston's distinctive character, quality of life, and diverse neighborhoods.

## DEDICATED

25% of Preservation Society members have renewed their membership consecutively for over ten years.

## PASSIONATE

80% of members say the reason they joined the PSC was to stay informed and take action on the issues facing Charleston.

## INFORMED

## GENEROUS

## INFLUENTIAL

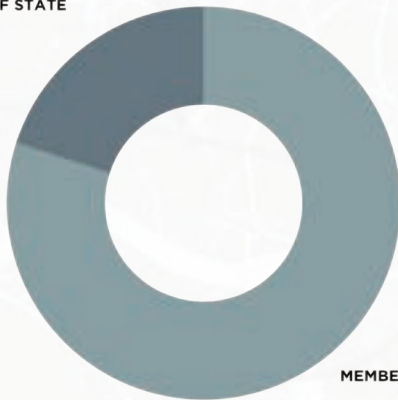
PSC Members read over 700 advocacy alerts, e-newsletters, and social media posts per year.

48% of all Preservation Society members, on average, donate above and beyond their membership dues every year.

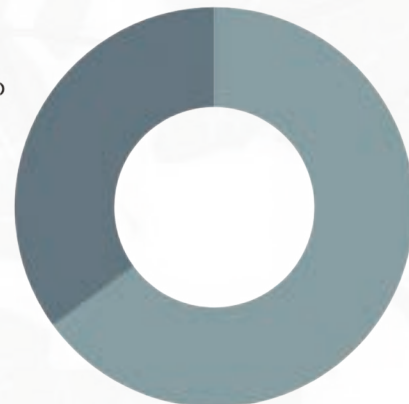
101 years of membership dues: We've expanded our reach, refined our mission, increased our staff, and influenced public policy thanks to the support of our members.

Members first learn of the PSC through word-of-mouth, social media, newspaper articles, public meetings, or The PSC Shop.

MEMBERS LIVING OUT OF STATE  
20%



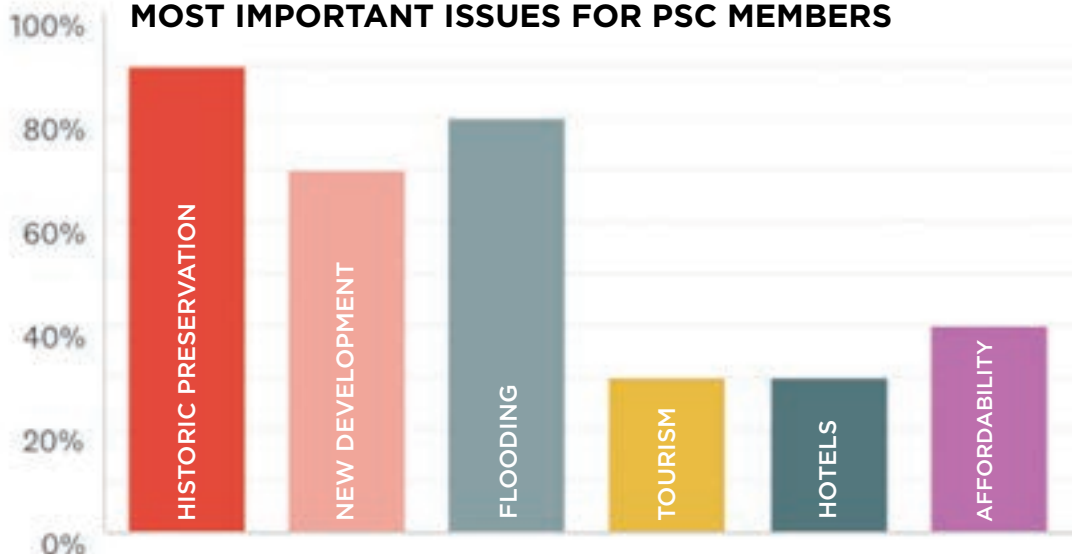
NEW MEMBERS (2020)  
35%



RENEWED MEMBERS (2020)  
65%

MEMBERS LIVING IN SC  
80%

## MOST IMPORTANT ISSUES FOR PSC MEMBERS



*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

### **PSC SPRING MEMBERSHIP MEETING**

April 22, 2021 | 6:00 PM  
The Bend, North Charleston, South Carolina

### **THE PSC SHOP MEMBER APPRECIATION DAY**

May 1, 2021 | 10:00 AM - 5:00 PM and Online  
147 King Street, Charleston, South Carolina  
*PSC Members receive 20% off in The PSC Shop*

### **HISTORIC MORRIS STREET WALKING TOUR**

May 6, 2021 | 10:00 AM  
Morris Street, Charleston, South Carolina

### **MASONIC TEMPLE HARD HAT TOUR**

May 12, 2021 | TIME TBD  
270 King Street, Charleston, South Carolina

### **VIRTUAL FORUM WITH THE PSC ADVOCACY TEAM**

May 20, 2021 | 10:30 AM  
Zoom

### **KKBE EXCLUSIVE INTERIOR TOUR**

May 27, 2021 | 12:30 PM  
90 Hasell Street, Charleston, South Carolina

### **VIRTUAL EDUCATIONAL SERIES**

May 2021  
Emailed weekly during Preservation Month

### **THE FALL TOURS OF ARCHITECTURE, HISTORY & GARDENS**

October 7 - November 6, 2021