# PRESERVATION PROGRESS

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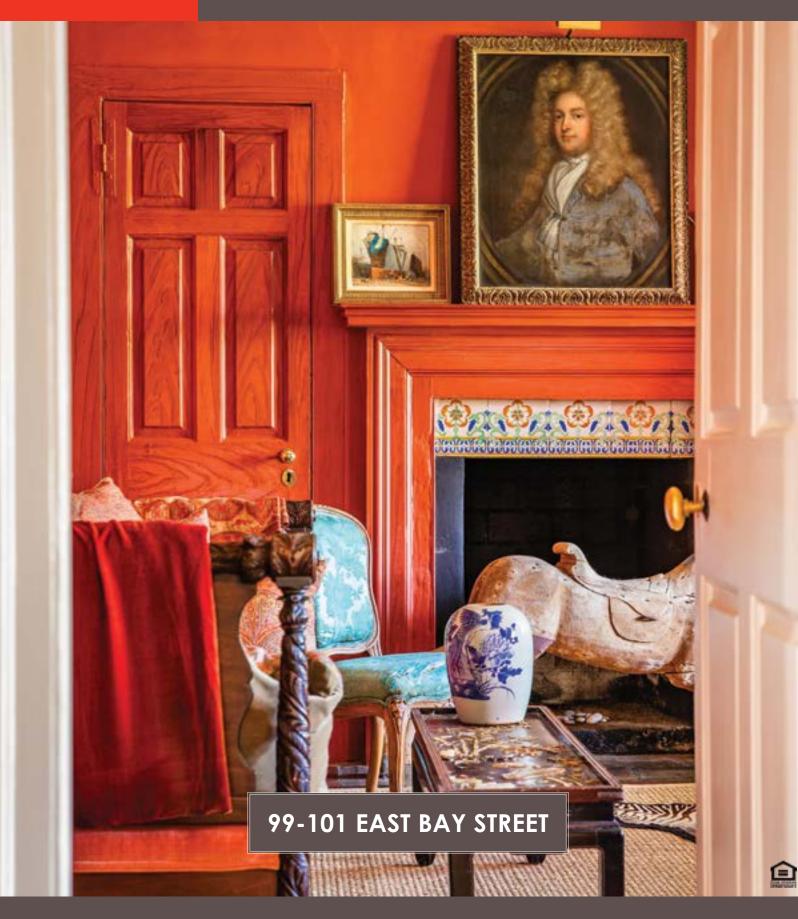
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Preservation Progress is published by the Preservation Society of Charleston to educate and inform its membership and the public about historic preservation. The Preservation Society of Charleston serves as a strong advocacy leader for citizens concerned 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 preserv@preservationsociety.org. © 2021 Preservation Society of Charleston

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Taken individually, each of these stories constitutes a single facet of the preservation enterprise. Taken together, they not only show in compelling fashion the many ways in which the preservation ethic permeates this city, but also demonstrate how critically important that ethic is to Charleston's future.

#### E PLURIBUS UNUM: THE PRESERVATION ETHIC AT WORK

by Elizabeth Kirkland Cahill, Board Chair

A review of current and slated projects along Morrison Drive on Charleston's rapidly changing Upper Peninsula. The story of a family's four-generations-long (and counting) connection to a house on Smith Street. Illuminating and important research on the rice culture that dominated Charleston's economy in the 18th century, being conducted on an island in the ACE basin. The fascinating account of one couple's decision to rescue their 450-ton masonry home from floodwaters by elevating it, inches at a time. A recap of an informative and fact-filled presentation on the economic benefits of historic preservation from our winter membership meeting.

Reader, look no farther: the breadth, depth, and variety of the Preservation Society's work is on glorious, verdant display in this spring issue of *Preservation Progress.* 

Taken individually, each of these stories constitutes a single facet of the preservation enterprise. Taken together, they not only show in compelling fashion the many ways in which the preservation ethic permeates this city, but also demonstrate how critically important that ethic is to Charleston's future. We are not a typical American city; as our founder said decades ago, "We have something that few cities in this new-world country have; let us safeguard it by concerted effort." What was true then is even truer today: the Charleston we live in and love

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did not happen by accident, but because of the concerted efforts of many, including many preservationminded people. It will take the continued efforts of people who care about Charleston's distinctiveness to safeguard the city as it makes its way in the 21st century.

During the many years I was away from Charleston, I lived both in dynamic urban environments like Cambridge, MA, and New York City, and also in beautiful and idyllic spots like Oxford, England and Greenwich, CT. Charleston, of course, has elements of both. We are a bustling city with a significant industrial corporate presence, a burgeoning technology and creative sector, a robust medical district, several institutions of higher learning, and successful (some may say too successful) tourism marketing operations.

At the same time, we have a unique architectural heritage noteworthy for its quality and variety, ranging from Georgian residences to Greek Revival churches (and even synagogues) and Craftsmen bungalows, with a few Art Deco structures like 609 King for good measure. The expanse of King Street with its varied facades and distinctive sense of place, the church steeples that reach up towards the sun, the quiet graveyards and majestic public buildings, the wrought iron gates around every corner – there is so much beauty and history here. It is incumbent on all of us who are presently the stewards of that beauty and history to ensure that as the city grows, it grows in ways that will not destroy what we have.

That, in short, is why the Preservation Society undertook a major campaign in connection with our recent Centennial. We felt increasingly that Charleston was facing a triple threat: poorly-sited or poorly-designed developments, excessive tourism that has put increasing pressure on our authenticity and livability, and of course the most existential threat of them all, rising floodwaters. We put forth a plan to tackle these issues head-on – and you responded magnificently, collectively contributing upwards of \$6.3 million to help save this city.

We have begun to deploy those funds in earnest, in a variety of ways. We have expanded our Advocacy staff, having added Kelly Vicario to our team as Community Outreach Coordinator. We have recently purchased GIS (Geographic Information System) technology that will allow us to analyze, visualize, and disseminate relevant geographic data with our members, and are in the process of hiring a GIS Specialist to undertake this work. With the monies raised for our Preservation Defense Fund, we have been able to petition the court to intervene in the 295 Calhoun lawsuit, and to follow up with an appeal of the decision to deny us standing.

The campaign, and our Centennial observances overall, have conferred many other benefits on the PSC. We learned that people have faith in us to make headway on these issues. By sharpening our message and publicizing our work more effectively, we emerged from our Centennial year – which, you will recall, was mostly dominated by COVID – with a highly burnished reputation as advocacy leaders in Charleston. We have always been an advocacy-first organization, indeed, an advocacy-*only* organization, and we are known for taking thoughtful, principled positions on projects and issues – let the chips fall where they may. Our Centennial elevated our profile, and in recent months, stakeholders from members of the BAR to developers and City staff have said both privately and publicly that they are grateful for our contributions to their own thinking and work.

We have also reaffirmed that, while tactics and tools have changed, spirit and mission remain the same. I've often wondered what Susan Pringle Frost, our outspoken and tenacious founder, would have done with an iPhone and a Twitter account. She was limited to erratically typed letters and personal haranguing of public officials (many of whom she was probably related to!). Today we have a varied and well-equipped toolbox for informing, educating, and engaging our membership – our semi-annual print magazine, *Preservation Progress*, our monthly email newsletter, E-Progress, and our vibrant Instagram and Facebook accounts, where we have gained thousands of followers who are primarily interested in hearing about the advocacy issues, not seeing pretty pictures. We solicit new members by sharing videos and putting a pop-up signup form on our website, rather than delivering personal invitations by hand. But while we might have different approaches to outreach and advocacy from our founders, we are animated by the same spirit that animated them: a love for this city and a passionate desire to protect its unique character.

A final lesson: Membership matters. The Preservation Society came to life in 1920 as a membership organization, founded by citizens and for citizens, and based on the premise that if enough people band together and speak up, they can get things done. Our grassroots identity keeps us grounded and informed. We hear from our members all the time, and reach out to them for information and advice. We spend a lot of time devising programs and events that will both educate and engage our membership, and we are eager to continue to build our ranks.

Indeed, thanks to an excellent and effective communications platform, and thanks to a growing realization across region about what is at stake, we now have members from every zip code in the area and draw support from across the state, the nation, and the world. This is important for two reasons: the greater our numbers, the stronger our advocacy voice. And the greater our numbers, the more solid our bottom line. Or as Sue Frost wrote to News & Courier in 1931, drumming up support for the Society's first official membership drive (dues of \$1), "Your one-dollar fee will help in our work; but your influence, and your sympathy with us would be of far greater value to us and to the cause for which we stand." (In my opinion, your fee and your sympathy are equally valuable!)

I often think about original the 32 citizens who gathered at 20 South Battery over tea and mocha cakes on a spring afternoon in 1920, determined to confront the threats their beloved city faced. There was no guarantee that they would pull it off. The early days of the fledgling organization were difficult, characterized by a shortage of money and members. But this scrappy, passionate, tenacious group persevered, and here we are, 102 years later, stronger than we have ever been, and well-positioned to help move our city forward.

As you read through the pages of this wonderful issue of *Preservation Progress*, I hope you will share my gratitude that an organization like the Preservation Society exists, that we are staffed with such an extraordinarily talented group of professionals, and that we are committed to building on our century-old track record of principled and thoughtful advocacy to keep Charleston the unique and wonderful city that it is. We take our inspiration from your commitment and your passion, and we thank you once again for your steadfast support of our message and our mission.





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#### THE STATE OF THE PRESERVATION SOCIETY

#### by David Leckey, Interim Executive Director

You learn a lot about an organization when you serve as its Interim Executive Director. As the Preservation Society of Charleston prepares to welcome a new Chief Executive Officer, I thought it would be helpful to share with you my learnings and observations about the nuts and bolts of this storied institution.

Embedded deep in the culture of the Preservation Society Board of Directors and staff are profound feelings of respect, pride, and responsibility to the members. Not a day goes by that they don't think about how to best represent member priorities and needs, and how to best communicate with them. And, of course, they want to find more of them! This organization is 3,000 members strong and growing!

While serving as Interim Executive Director, I also observed the way in which the Board goes about its work of governing. Internal discussions are dynamic, inclusive, and deliberate in order to build a thriving organization led by thoughtful advocacy and a desire to foster innovative preservation initiatives. They are a working group: Between full Board and committee meetings, some combination of them meet 37 times a year, not including assisting staff, fundraising appeals, and member meetings. Collectively they donate many hundreds of hours a year to this cause.

And then there's the staff – a professional, passionate, and powerful team - 13 strong. I've witnessed the keen devotion they bring to advocacy, education, and thoughtful communications – determined to honor and save the special beauty and grace of Charleston. Holding high standards for themselves, they gather all the facts before taking positions on the issues at hand and proactively share that information with all of Charleston.

For example, in the space of time between the October and February member meetings, the team attended 16 BAR meetings, met with external stakeholder groups more than 30 times, published another edition of Preservation Progress magazine, sent 43 member email reports about our advocacy positions, issues, and educational offerings, were referenced or quoted in 46 local media outlets, and provided expert information about historic house elevations to CBS Sunday Morning and The New York Times. And the website was visited over 68,000 times!

Finally, I've learned about the financial investment made by PSC stakeholders. As you all realize, transformational impact requires transformational resources. PSC has built this thanks to the overwhelming response to the Centennial Campaign, which created an endowment and operating base of nearly \$10 million in assets. PSC now sits at the most powerful financial position it has ever had in its 102-year history. And it continues - the annual appeal conducted at the end of the 2021 was the most successful in the history of the organization topping out at \$240,000 and adding 245 additional members. Our retail shop is trending toward \$2 million in sales this fiscal year, eclipsing the previous highest year by \$700,000. Note that 88% of those sales come from local area suppliers, a benefit that aligns with the organization's mission.

I feel fortunate to have had the opportunity to lead an organization with such stalwart support from many community members devoted to the legacy and mission of the Preservation Society of Charleston. PSC possess all of the important ingredients for success, starting with an engaged Board of Directors, a talented staff, and a highly supportive membership base and community. I have full confidence that the stewardship of the organization is in the best hands possible, led by people who believe in the mission and can deliver on the promises made to members, stakeholders, and this city. Without a doubt, this organization is built to remain a powerful advocate for Charleston preservation!



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HITT is proud to support the Preservation Society of Charleston and their mission to promote positive long-term growth, historic preservation, and strong community within the Charleston area.

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This article recounts some of the data Donovan Rypkema shared in a point/counterpoint fashion. By debunking myths, it becomes clear why preservation has such a strong base of support. This is not an assertion that we are always perfect; when critique is due, we must embrace it and improve. In this spirit, we are committed to our shared heritage of a common bond for Charlestonians.

#### THE ECONOMICS OF HISTORIC PRESERVATION

by Brian Turner, Director of Advocacy

On February 24 the PSC welcomed Donovan Rypkema as a guest speaker at the Winter Membership Meeting. The historic American Theater on King Street was at capacity, and it was a fitting location to discuss the role historic buildings play in downtown revitalization.

Mr. Rypkema is principal of PlaceEconomics, a private sector firm with decades of experience analyzing the economic impacts of historic preservation. With experience in cities large and small throughout the country, their cumulative research offers compelling evidence for preservation's role as an economic development strategy. The presentation, entitled "Historic Preservation and the Local Economy," featured some of the most significant data the firm has compiled. Their reports are typically analytical and stop short of providing recommendations. That role falls to local preservation advocates who can use the data to convince decision-makers that local investments in historic preservation have paid off and will continue to pay off.

Rypkema explained that several high-profile critiques of preservation, including one recently published in Forbes, decry its impacts without defensible data. While his firm has not done Charleston-specific research, its findings from other cities are highly relevant. Our community, for instance, has recently grappled with questions over the scope of BAR authority and how to better enforce permit conditions. Comparative data showing the positive results of strong preservation policy empowers us as we make the case for why public investments in the stewardship of historic assets is a worthy effort.

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#### Myth #1: Preservation stymies job growth

Counterpoint: Rehabilitation results in more labor-intensive work, which has stronger residual impact in the economy. PlaceEconomics has found that in the U.S., for every 100 jobs in new construction, 135 jobs are created elsewhere. The same 100 jobs in rehabilitation create 186 jobs elsewhere in the economy. This additional work is due to the fact that rehabilitation projects require more skilled labor and fewer materials.

Further, older neighborhoods attract new jobs at a disproportionate rate. In Nashville, the firm found that 40% of job growth occurred in its historic districts compared to 9% in the rest of the city. There has also proven to be a catalytic impact of investment in neighborhoods when "anchor" historic properties are rehabilitated. This trend has been measured by examining the relative population growth and building permit applications filed. Rypkema shared the example of Rouses Market in Mid-City New Orleans, where his firm measured cumulative investments in the area following the renovation.

#### Myth #2: Historic sites are a drain on city budgets

Counterpoint: Research has proven that "heritage tourists," or those who visit to focus on a place's history, bring greater value to a community than visitors for other purposes. In several cities the firm documented that this type of visitor spent considerably more than "non-heritage" visitors on lodging, transportation, food and beverage, retail and recreation. These statistics reveal that even if dollars are not being spent on the heritage sites that attracted them, their impact resonates in the economy in other way. In Utah, for instance, less than 7% of heritage tourism dollars were spent on the sites that attracted them.

#### Myth #3: Historic district designations curtail property values

Counterpoint: Protection of historic districts has consistently resulted in greater appreciation of home values over time and more resilience during economic downturns. This may not be a surprise to Charlestonians, as realtors commonly tout historic materials and design as a value-added asset (though maybe not commonly enough). Yet the data is important to counter charges that excessive regulation adds undue burdens on



historic property owners. These arguments are particularly noteworthy for older neighborhoods that do not have the benefit of protections, as they may be more vulnerable to cyclical economic downturns.

The foreclosure market offers further supporting data about the lower financial risk of owning protected historic properties. During the 2008-2013 time period in Raleigh, North Carolina, local districts had 28.8 foreclosures per 1000 households compared to the citywide average of 100 per 1000 households. This premise also held up in San Antonio, where foreclosures in all nine of its historic districts were less than or, in one case, equal to the citywide average.

#### Myth #4: Preservation hinders small business development

Counterpoint: Trends have made clear in recent years that historic commercial corridors are more economically resilient. In a study of historic Main Street Districts in North Carolina, data proved that the ratio of business openings to closings was substantially higher through time with data extending from 1993 to 2018.

Further, start-up and younger businesses are increasingly attracted to older neighborhoods. In Saratoga Springs, New York, PlaceEconomics found that the large majority of jobs in historic districts were smaller firms with fewer than 50 employees and young firms less than three years old. In Nashville, historic districts contain just 3% of all jobs, but 11% of all job growth. Further, the districts had 13% of the cities start-up jobs and 15% of all small business jobs.

#### Myth #5: Urbanist millennials prefer newer developments

Counterpoint: From city to city, statistics show that younger populations are favoring older and historic housing. In Los Angeles, a majority of those living in its historic districts are between 25 and 34. And in Nashville, a disproportionate amount of millennials choose to live in its historic districts. PlaceEconomics has studied the trends nationwide and found that, while millennials represent just 34% of all home buyers, they represent 59% of buyers of pre-1912 houses.



#### Myth #6: New construction is more energy efficient

Counterpoint: The greenest building is the one that is already built. In calculating the costs of constructing even the most environmentally responsible new buildings, the environmental cost of materials flow is frequently an afterthought. This is problematic given the landfill debris created by demolition. In Los Angeles, a 2,000 square foot house demolished generates 84 tons of debris. And more than a quarter of the waste in Los Angeles landfills has been found to be from construction debris.

Rypkema detailed the work his firm did to quantify the benefit of conserving the Cass-Mead Building in Providence, Rhode Island versus tearing down and building anew. Understanding the environmental benefit of preservation vs. replacement required investigation into a variety of metrics, including vehicle miles traveled and the value of its embodied energy in BTUs. They ultimately calculated that the infrastructure investment saved between \$400,000 and \$640,000, prevented 2,000 tons of debris from entering the landfill, and conserved \$80,000 in natural resources.

Further, older neighborhoods are far less car-dependent as many historically relied on walkability as a basis of their value. PlaceEconomics documented that historic districts in Savannah were highly walkable to places where most daily errands can be accomplished.

#### Myth #7: Historic neighborhoods are less dense, contributing to housing shortages

Counterpoint: Density in historic districts often far outpaces the density in other parts of urban areas. PlaceEconomics found in Indianapolis that the population per square mile in historic districts was almost 25% greater than the rest of a compact area of the city they studied. The trend is even more significant in Raleigh, where local historic districts are more than twice as dense as the rest of the city. The firm compared the 1925 Oakwood neighborhood to a 1992 neighborhood of the same size called Reedham Oaks/Wyndhom. Both are roughly 114 acres and their survey found the older neighborhood to have more than triple the population of the newer one.

Another factor affecting density is vacancy rates. In Indianapolis, Rypkema's team found that abandoned housing was far less frequent in historic districts: 1.8% compared to 5% in the City as a whole.

#### Myth #8: An incidental impact of creating a historic district is racial and economic homogeneity

Counterpoint: In studies of historic districts in Indianapolis, Los Angeles, San Antonio and Phoenix, Rypkema's team found a wider diversity of ethnic and racial backgrounds in historic districts as compared to the rest of the city. This fact has important implications with respect to the disproportionate rise in values associated with districting. Homeowners stand to benefit from increases in value, but renters, disproportionately persons of color, may be more vulnerable to displacement resulting from corresponding price changes.

While mindful of the potential impact, Rypkema says that a direct cause/effect relationship between historic designation and higher eviction rates has not borne out. In Miami-Dade County, the team found that renters in historic districts actually have less of a housing cost burden compared to the rest of the city (57% to 62%, respectively). The same was true in Los Angeles where the team also found that its districts only sparsely overlapped with a detailed map of gentrified areas.

Regardless, housing affordability is an important topic of discussion in preservation. To remain strong and relevant as a movement we must invite strategies that limit displacement pressure. Given the major affordable housing shortage in Charleston, we must look for opportunities to support well-integrated infill that adds density while respecting the built environment.

Comparative models in other communities also encourage us to think creatively about how we give greater weight to the cultural significance of our neighborhoods, and not simply their architecture. One compelling recent example is Historic Denver's work to create a unique conservation plan to limit displacement in the historically Chicano La Alma Lincoln Park neighborhood, profiled in the National Trust's Winter 2022 Preservation Magazine.



#### Myth #9: Preservation stagnates communities by limiting growth

Counterpoint: The urban core of Charleston, like many American cities, declined in population in the mid-20th Century. But that trend shifted in the 1990s according to our 2021 Comprehensive Plan Update. Since then, the peninsula has been steadily gaining population with increasing demand to live close to jobs and other amenities.

PlaceEconomics has conducted several studies that show that, as cities re-urbanize, population growth is rising at a faster rate in historic districts and that older neighborhoods are attractors of growth. In Philadelphia, between 2000 and 2012, historic districts gained over 12,000 residents while the rest of the city lost nearly 4,000. Pittsburgh saw a similar trend in this time period. Its overall population declined nearly 10% overall, but historic districts grew by nearly 4%.

#### Myth #10: Preservation policy discourages infill and densification of urban areas

Counterpoint: Preservation is often misperceived to be a movement focused on halting growth. In reality, it is a land use philosophy that values managed change. In a study of Savannah's historic districts, Rypkema's team found that new construction expenses actually exceeded rehabilitation expenses. A similar trend held in Los Angeles, where expenses for additions and new constructions outpaced rehabilitation expenses in historic districts.

#### Myth #11: Preservation deprives cities the opportunity for increased tax generation

Counterpoint: Consistent with data about property values in historic neighborhood, land values per acre have been proven higher than city averages. In Miami and Indianapolis, for instance, land in historic districts was found to be approximately four times the city average.

In Savannah, Rypkema put it in practical terms, the preservation premium resulting from the higher land value meant the School District could pay the salaries of 86 teachers. The County could pay a fourth of the annual budget of the Sheriff's Office. And the City could provide a \$200/month rental subsidy every month for 1,283 families.



#### Conclusion

Rypkema's presentation brought home that there is ample reason to celebrate the successes accruing to communities that embrace strong preservation policies. It also served as a reminder of why the preservation movement has evolved to celebrate more than just outstanding examples of architecture, but vernacular older neighborhoods built to last. The values inherent in our historic assets have become impossible to ignore for economists and environmentalists alike, even if they are hard to measure.

For good reason, preservation is a big tent movement that has achieved longevity in local land use policy throughout the nation and found adherents on all sides of the aisle. As it continues to evolve and adapt to meet our future challenges, advocates for the cause are bolstered by seeing the data-driven proof of its effects.



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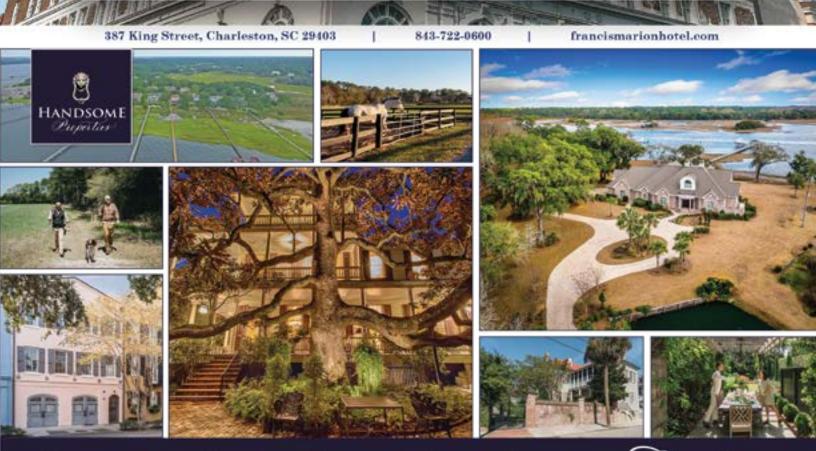
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Since our inception in 1920, the PSC has relied upon public engagement on issues that matter most for Charleston. The organization's grassroots principles and community-driven activism still form the foundation of our mission today. The Voices of Charleston series gives us the opportunity to share the stories of local residents and PSC supporters, without whom our work would not be possible.

#### VOICES OF CHARLESTON - DR. AND MRS. BERNARD MANSHEIM

Owners of 2021 Carolopolis Award-winning property at 1 Water Street by Courtney Theis, Acting Director of Advancement

No other project on the peninsula has drawn more interest in the past three years than the transformational house elevation project at 1 Water Street. A stone's throw from the High Battery, the James Chapman House was built in the Italianate style in c.1857 by local architecture firm Jones & Lee. As one of two originally identical "sister houses," at 1 Water Street and 3 Water Street, the house was initially built as an investment property that operated as a tenement until c.1866. In typical Charleston fashion, the house was constructed of brick overlaid with stucco, which was then scored to resemble the heavy stone masonry villas of Europe – and heavy it is, weighing upwards of 450 tons. The house is considered an excellent example of the style and craftsmanship of the mid-19th century, with its notable symmetrical façade, tripartite windows with ornate bracketed hoods, and unique banded piazza columns.

Resting on infilled land that was historically Vanderhorst Creek, the original brick foundation is situated atop a bed of cypress logs that allowed for a 2 1/2-foot crawlspace. As is all too common on the peninsula, the soil conditions, low-lying land, inadequate drainage, and rising surrounding waters contributed to persistent and worsening water infiltration in the crawlspace on a regular basis.

The real breaking point for the homeowners, Denise and Bernie Mansheim, came after a series of storms, including the Thousand Year Flood in 2015, Hurricane Matthew in 2016, and Hurricane Irma in 2017. These events repeatedly damaged the mechanical and electrical systems of the house, as well as inundated the first floor with water. In what became an unfortunate and costly routine, the Mansheims would elevate their furniture and belongings, then retreat to the second floor of the house during the floods. Ultimately, they made the choice to raise their historic masonry home eight feet to ensure its preservation. In reflecting on the decision, the Mansheims remarked, "We had three options: sell the house at a loss and walk away, live with worsening floods every year, or raise the house." With the help of a team of contractors, engineers, and architects, the elevation project began in earnest in the fall of 2018.

In what would be the most significant elevation of a masonry structure in Charleston, the team prepared extensive plans for six months before construction began, which included seeking approvals through the city's Board of Zoning Appeals and Board of Architectural Review, as well as acquiring a FEMA Variance. Among the considerations included the design of a new double staircase to access the newly-elevated front door and massed piazza, as well as a lot occupancy variance for the rear patio and stairs. About the process, Dr. Mansheim emphasized, "I can't overstate how impressed I am with the support of the city, the review boards, and organizations like the Preservation Society. Concepts like raising an old house have changed, and it's so critically important that if we want to save Charleston, we need to talk about these options. People have been nothing but supportive."

The homeowners moved out of the house in May 2019, and three structural engineering teams were brought in: one to oversee the initial excavation and temporary supports, one to handle the physical elevation process, and one to design the new elevated foundation. In order to ensure stability for a lift of this weight in Charleston's soil conditions, the team had to pour fifteen concrete pads supported by helical piers seventy feet deep to form a solid base. A network of support beams braced the house, and a strike line between the foundation and the wall was established to naturally break during the elevation process. A series of thirty jacks with individually calibrated pressures were deployed to lift the house eight inches at a time over six days. Once the house was raised, it rested on a temporary foundation while the new reinforced concrete foundation, supported by ninety-one helical piers, was constructed up to the historic walls. Contractor Robert "Buz" Morris underscored, "From the house down, it's all modern, by today's codes and standards, and will ultimately be extremely solid and built to last. Meanwhile, inside the house will be exactly as it was; there will be very little that's changed."

While the majority of the new construction takes place below grade or under the house's prominent façade, the new double staircase, designed by architect Julia F. Martin, seamlessly blends the old with the new. While similar in scale and overall design to several existing historic examples in the city, there are architectural elements that clearly differentiate the structure as modern. The design provides small-scale interest at the pedestrian level, such as the arched doors and landing window. On the whole, the project exemplifies the many recommendations found in the city's Design Guidelines for Elevating Historic Buildings, which the PSC helped to develop several years ago. The document focuses on four key areas to guide elevation projects: streetscape and context, site design, foundation design, and preservation and architectural considerations.

The newly designed landscape of the site was also skillfully planned to withstand increasing weather events. The modern space under the house now includes porous concrete flooring, and a series of cisterns that collect water from the rooftop gutters and efficiently distribute it for irrigation. Landscape architect Glen Gardner also thoughtfully incorporated water tolerant plantings and improved permeability and drainage in his garden plan. Iron gates, salvaged prior to the elevation, were repurposed and incorporated into a new landscape design that complements the historic architecture.

The Mansheims were able to move back into 1 Water Street in the fall of 2021, three years after embarking on this journey to raise their house. The Preservation Society was eager to celebrate their success, hosting our Susan Pringle Frost Circle reception this past November to showcase the finished product. The project was also awarded a Pro Merito Carolopolis Award, which acknowledges properties that have maintained a high standard of preservation or have undergone a second, significant exterior rehabilitation, restoration, or preservation effort. Without a doubt, the 1 Water Street project meets the standard of a significant preservation effort, as the Mansheims will attest, "We love it here, we love the house, and it's worth the investment to us. People told us we couldn't raise a masonry house, but as it turns out, we can."

The PSC is grateful for the incredible stewardship of Denise and Bernie Mansheim, as well for the talents and dedication of the team of design and engineering professionals that set the standard for house elevations of this scale and architectural merit in the city. The challenges of flooding in Charleston continue to negatively impact historic resources on and off the peninsula, and the PSC is committed to developing sensitive and innovative solutions that safeguard both individual homes such as 1 Water, as well as the city at large.



This year's group of winners features a majority of Pro Merito Awards, given in recognition of properties that received a Carolopolis Award at least 20 years ago and have undergone a second, significant exterior project, or have maintained a high standard of continuous preservation. Out of 11 winners, 7 received their second award this year, which is a powerful testament to the long-term, consistent ethic of stewardship that makes Charleston so special.

#### THE 68TH CAROLOPOLIS AWARDS

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

In February, the Preservation Society of Charleston hosted the 68th Carolopolis Awards at the Sottile Theatre to celebrate the achievement of the property owners and project teams behind this year's 11 incredible Carolopolis Award-winning projects. The PSC team has the distinct privilege of collaborating daily with homeowners and members of the preservation, design, and construction community, and we know firsthand the labor of love, time, and resources behind projects like the ones highlighted on the following pages.

SOTTILE

This year's Carolopolis Award-winning projects showcase multiple creative strategies to address the many challenges facing the Lowcountry's historic places. From innovative flood adaptations to major undertakings to combat demolition by neglect, these 11 projects demonstrate the Charleston community's commitment to historic preservation. The quality of work we see in this year's winners points to the wide range of expertise in architecture, engineering, and traditional craftsmanship we have in the Lowcountry. By celebrating these professionals in the building arts, we aim to inspire continued preservation of our region's historic places.

The 68th Carolopolis Award-winning projects serve as an encouraging reminder that, amid intense development pressure, good preservation work is happening across the Lowcountry every day, thanks to dedicated property owners and highly-skilled project teams. After all, historic preservation has always been a grassroots movement.

2021 award-winner listing begins on page 30





#### **1 WATER STREET**

Pro Merito Award

Owner: Bernard and Denise Mansheim Project Team: Julia F. Martin Architects, Morris Construction, Glen R. Gardner Landscape Architect, Caskie Engineering, Perryman Engineering, and Wolfe House & Building Movers



#### **42 SOUTH STREET**

#### Exterior Award

Owner: William Easterlin, Mulberry Street Development Project Team: William Jefferson, AAQ Construction Services



#### **6 JUDITH STREET**

Pro Merito Award

Owner: Glen R. Gardner Project Team: Glen R. Gardner, Patrick Bradley, and Shaun O'Shea



#### **5 EAST BATTERY**

Pro Merito Award

Owner: Scott Bessent and John Freeman Project Team: Glenn Keyes Architects, Richard Marks Restorations, 4SE Structural Engineers, Live Oak Consultants, and Perry Guillot Inc. Landscape Architecture



#### QUARTERS J

Exterior Award

Owner: Charleston Naval Complex Redevelopment Authority Project Team: SMHa, Inc., SぐME, ADC Engineering, RMF Engineering, and Huss, Inc.



#### **195 SMITH STREET**

Exterior Award

Owner: Vicki Richardson Project Team: Rockwell Construction and b Studio Architecture



#### 90 EAST BAY STREET

Pro Merito Award

Owner: Eric A. Nofzinger Project Team: Artis Construction, Rosen & Associates, UpSouth LLC, and Elysa Lazar Design



#### **63 ANSON STREET**

Pro Merito Award

Owner: PIC Anson, LLC (Paul Picarazzi) Project Team: Renew Urban Charleston and Daniel Beck Architecture



#### **BRICK HOUSE**

#### Exterior Award

Owner: Brick House Trust LLC Project Team: Brick House Ruins Preservation, LLC, John Moore, Artis Construction, and Richard Marks Restorations



#### CHARLESTON VISITOR CENTER

Interior and Pro Merito Awards

Owner: City of Charleston and Explore Charleston Project Team: Glenn Keyes Architects, Hood Construction, 4SE Structural Engineers, Live Oak Consultants, Healy Kohler Design, 1220 Exhibits, and Glen R. Gardner Landscape Architect



#### **70 TRADD STREET**

Pro Merito Award

Owner: Daniel P. and Rebecca Herres Project Team: Fenno Architecture, Richard Marks Restorations, Bennett Preservation Engineering, Charleston Fireplace and Chimney Restoration, Charleston Awning and Metal Company, and Karl Beckwith Smith

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#### MARK YOUR CALENDAR FOR THE FALL TOURS

#### October 2022

Now in our 46th year, the Preservation Society continues to re-imagine our Fall Tours program to closely align with our mission of advocacy and education.

This annual program gives the PSC the opportunity to showcase the unique and special character of Charleston through walking tours, hard hat tours, lectures, and other educational offerings that highlight all of the work the PSC does in and around the city.

Check back to the Preservation Society's website for more information regarding tickets and scheduling. As always, we are grateful for our gracious homeowners, steadfast volunteers, and dedicated guides and tour chairs who make this event possible, as well as our corporate sponsors who partner with us every year to present this event in the community.





#### THE PRESERVATION SOCIETY OF CHARLESTON SHOP

#### 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 \$900,000 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 April 30 from 9 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. We look forward to celebrating the local makers and your PSC membership together!



Ongoing preservation efforts on Jehossee Island illustrate how partnerships advance creative solutions for the protection of invaluable cultural heritage.

#### JEHOSSEE ISLAND PROJECT UPDATE: OVERSEER'S HOUSE STABILIZATION AND REHABILITATION

by Anna-Catherine Carroll, Manager of Preservation Initiatives

Preservation efforts on Jehossee Island have reached a critical milestone with the successful stabilization of the c. 1830s Overseer's House, made possible by innovative collaboration between federal and state agencies, local non-profit organizations, and generous donors. Working alongside our partners, the Preservation Society has been a catalyst for action as we seek to elevate the profile of this crucially important site of conscience.

#### The Overseer's House: A Rare Opportunity

Jehossee Island was the largest rice plantation in South Carolina at peak production in the mid-19th century. Under the ownership of Gov. William Aiken (1806-1887), the sprawling plantation comprised a complex landscape of structures directly associated with rice cultivation and the daily life and labor of enslaved Africans and African Americans. By the mid-20th century, a majority of the buildings and infrastructure that made up the robust community once inhabited by thousands of enslaved men, women, and children were gone. The two structures that remain to tell the story of this settlement, and its relationship to the larger landscape, are the Overseer's House and Rice Chimney ruin.

On plantations throughout the American South, overseer's houses were modest residences for the white "overseer" tasked with managing daily agricultural operations and the labor of enslaved African Americans. Overseer's houses were located in close proximity to the dwellings of the enslaved population to maximize surveillance of their domestic life. Though a central feature of the landscape of slavery, strikingly few remain today.

Following the abolition of slavery and collapse of the plantation system, available resources were generally allocated to maintaining the architecture of elite, white, land-owners. Utilitarian structures, especially places significant to the experiences of enslaved people, were largely forgotten, removed, or replaced. As a structure not traditionally prioritized

continued on page 44





by preservation efforts, the Jehossee Island Overseer's House is thought to be the nation's best surviving example of this building type. The Overseer's House makes visualizing and studying the lost landscape of slavery on Jehossee more feasible, and presents a rare opportunity to study and interpret the lifeways of enslaved Africans and African Americans, woefully underrepresented in the historical record today.

To secure the future of the Overseer's House, a field team comprised of Brent Fortenberry, Ph.D. (Tulane University School of Architecture), restoration contractors Beekman Webb and Thomas Graham III, and structural engineer John Moore, undertook comprehensive documentation and a conditions assessment on the Overseer's House in March, 2021. Information gathered on-site directly informed a subsequent submittal to the State Historic Preservation Office (SHPO) outlining a plan for its long-term preservation.

With SHPO approval, the project team successfully stabilized and began rehabilitation of the Overseer's House in fall 2021. To date, the scope of work has included major foundation and siding repairs, repointing of chimneys, and in-kind replacement of the failing roof and window sashes. With routine maintenance, the Overseer's House will be stable and secure for decades to come. We are hopeful that this work will allow for future rehabilitation of the interior to make the house usable for low-impact study and interpretation of the broader Jehossee landscape.

#### **Looking Forward**

Beyond rehabilitation of the Overseer's House, a key priority project on the horizon is the structural evaluation and stabilization of the Rice Chimney ruin, which is also one of very few extant structures of its kind in the Lowcountry. The Jehossee Island project team also has its sights set on continued landscape mapping, archaeological exploration, interpretation, and education. Of particular interest is in-depth archaeological study of the portion of the site once occupied by a unique grouping of residential structures constructed by and for Jehossee's enslaved population. Today, only small piles of brick from former chimney stacks remain as above-ground evidence of this former settlement.

Enhanced understanding of Jehossee Island's landscape would provide new insight into the daily lives and material culture of enslaved Africans and African Americans, and directly support the creation of a robust interpretive program focused on elevating underrepresented narratives. In developing interpretive material, community engagement will be crucial, and the question of access for descendant communities of those enslaved in the ACE Basin region must be placed at the forefront of a long-term stewardship strategy. The Preservation Society looks forward to working alongside our current partners to develop new inroads with regional stakeholders in this effort.

#### **Preservation Through Partnership**

Preserving Jehossee Island's significant historic landscape requires a unique approach, as the island is not only incredibly remote, but federally-owned. By the time Jehossee Island came under ownership of the U.S. Fish and Wildlife Service (USFWS) as part of the ACE Basin National Wildlife Refuge in 1993, the 4,500acre former rice plantation had already been uninhabited for more than half a century, presenting major maintenance challenges after decades of neglect. The work of the PSC and fellow stakeholders to elevate the significance of Jehossee Island is geared toward partnering with the USFWS to ensure sustainable stewardship of the historic landscape.

While cultural resource management is not the primary mission of the USFWS, it has important federal resources at its disposal as part of the Department of the Interior and is in a strong position to work with its sister agencies, such as the National Park Service, to consider the best long-term preservation and interpretation strategy for the site. Ongoing efforts on Jehossee Island illustrate how partnerships can advance creative solutions for the protection of invaluable cultural heritage, which we hope can be referenced as a model for responsible management of other important, federally-owned heritage sites throughout the country.

To learn more about Jehossee Island, please visit the PSC website, or email the Advocacy team at advocacy@preservationsociety.org. The PSC is proud to be working on this project in collaboration with our partners at ACE Basin Task Force, Charleston Museum, Drayton Hall, Historic Charleston Foundation, and U.S. Fish and Wildlife Service.

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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 mission today. The Voices of Charleston series gives us the opportunity to share the stories of local residents and PSC supporters, without whom our work would not be possible.

#### VOICES OF CHARLESTON - ELEANOR CLARK NELSON AND VICKI RICHARDSON

### *Owners of 2021 Carolopolis Award-winning property at 195 Smith Street by Courtney W. Theis, Acting Director of Advancement*

It was a privilege to learn more about the rehabilitation project at 195 Smith Street from long-time Charleston resident, Eleanor C. Nelson, and current owner, Vicki Richardson, following their acceptance of a Carolopolis award at this year's ceremony. The Carolopolis Awards program is intended to honor excellence in historic preservation and its impact on the built environment, which is exemplified to the highest degree at 195 Smith Street. Beyond the bricks and mortar, the history of this house and this family lie at the heart of why historic preservation matters here: places like 195 Smith Street represent powerful personal and collective memories that let us understand our city in different and meaningful ways.

Constructed in c.1835, the 2-1/2 story house is an excellent example of the vernacular style found throughout Cannonborough-Elliottborough. This is evidenced by the surviving materials and detailed craftsmanship uncovered during the rehabilitation. While the house has certainly weathered many important historic events throughout its 180-year history, it was notably the first meeting place of the Owl's Whist Club in 1914, under the ownership of Frank W. Dawson. What began as an informal group of African American men who played cards and discussed social issues of the day in a safe space is now one of the nation's oldest African-American membership clubs, and continues to meet regularly in the Maryville neighborhood located west of the Ashley.

Remarkably, the house has also been continually owned and occupied by the Clark-Richardson family for the past four generations. Eleanor C. Nelson's grandparents initially purchased the property, which was later inherited by Mrs. Nelson's mother, Henrietta Clark, and aunt, Frances Richardson. Mrs. Nelson recalled what a full house it was growing up in the 1950s-60s with her extended family living under one roof. Mrs. Richardson echoed, "I am not from Charleston, I married into the family, but every time I visited the house, it was always full of people. It was a warm and accepting atmosphere. All the kids in this family were college-educated and went off to all parts of the country, but they always had 195 Smith as a base and they always came home."

Mrs. Nelson and her cousins attended Immaculate Conception School, a private high school built for African Americans and run by the Roman Catholic Diocese of Charleston. She recollected her experience there: "Growing up on Smith Street was special, the neighborhood had a wide variety of people from all different backgrounds and it was very close-knit." She described a vibrant, urban community where kids roller-skated in the street, enjoyed cookies from the corner store, and had all the amenities they needed nearby, such as: butcher shops, doctors' offices, laundromats, pharmacists, churches, and much more that lined Cannon Street to the north and Morris Street to the south.

Both Mrs. Richardson and Mrs. Nelson have experienced the dramatic changes in Cannonborough-Elliottborough in recent years, and solemnly listed the many closed businesses, demolished buildings, and displaced long-time residents they'd known. Mrs. Richardson underlined, "Every time I came to Charleston, another house was gone." She added that the families that lived in this part of town all originally owned their homes, which was very important to them. This meant they were self-sufficient, contributing members of the community, and had property to leave to their children. Mrs. Nelson agreed that it was very important to her that the property stay in the Clark – Richardson family and they continue that legacy for future generations.

It was the family's long history at the property, and the notion that it was their duty to keep a part of the quickly disappearing neighborhood intact, which ultimately led to its rehabilitation. Vicki Richardson and her husband Louis Richardson (Mrs. Nelson's cousin), a trained contractor and engineer, completed at least two renovation projects at 195 Smith, but the building was still in need of significant repairs when they embarked on the project in 2018. Vicki Richardson remarked that it was fate that connected her with Rick Rockwell of Rockwell Construction after her husband's passing, and she spoke highly of the care the team took in preserving as much historic material as possible.

The team at Rockwell Construction worked for nearly two years to complete this rehabilitation project, and there wasn't much in the house that did not require some level of intervention, both on the exterior and the interior. The house had to be raised due to extreme settling over time, a measure that now provides long-term flood protection for the property. The first-floor masonry had to be fully re-pointed, including the walls, fireplaces, chimneys and columns. All the failing exterior stucco had to be removed, the cracks repaired, and a new skim coat applied. The clapboard siding was restored, repaired, and repainted, and the historic 9/9 windows were restored with their operability returned. Later modern additions like a metal spiral stair on the exterior were removed and the piazzas were restored. The house was outfitted with modern electrical and mechanical systems, and the historic tern metal roof was washed, scraped and re-painted. The PSC applauds the standard by which historic materials were retained and repurposed throughout the project, and the house now stands an example of modern-day preservation on Smith Street.

Mrs. Richardson emphasized that the process was long, but rewarding when Rockwell Construction made some surprising discoveries as they worked through the house. She said they removed eight layers of linoleum covering historic hardwood floors, and the team found artifacts such as historic bottles, an old easel, and other items hidden beneath the drywall. For her, she said that they just wanted the house to live again, and chose to expose some of the beams and masonry that tell the story of how this house was constructed. Rockwell Construction indicated that the bricks were laid in a pattern typical of African American builders at that time, which added another layer of meaning for the family.

When asked about the experience of the Carolopolis awards ceremony, Mrs. Nelson and Mrs. Richardson eagerly replied, "It was an honor." For them the plaque represents the culmination of a lot of hard work and a substantial investment, which was a real cause for celebration. Many extended family members with personal connections to the house traveled from all over the country to receive the award and honor the project. Mrs. Richardson said, "It meant the world to me, and I did not know how prestigious this was before learning more about the Preservation Society. It was just amazing." For Mrs. Nelson, it was a triumph to see her grandmother's image on the screen while accepting the award. She stated proudly, "They were the ones who purchased the house and set it aside for their family and that's special for us."

The property at 195 Smith Street is a true preservation success story as it weaves together so many elements significant to the history of this community. The multi-generational legacy of the Clark-Richardson family, their resiliency, their achievements, and their connection to the neighborhood that was at the center of the African American experience in Charleston during the 20th century is one that the PSC is eager to share and honored to celebrate.







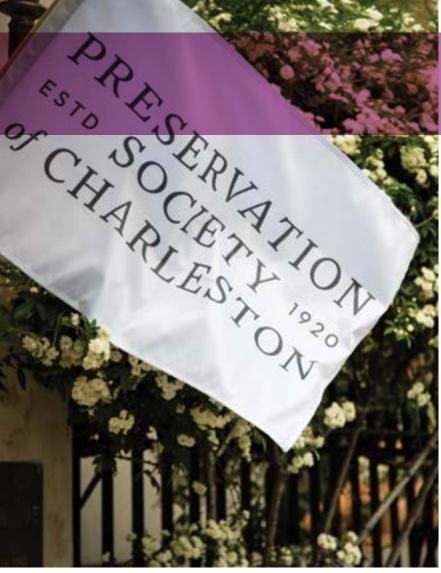
#### 2022 PRESERVATION MONTH

#### by Virginia L. Swift, Advancement Coordinator

National Preservation Month is an exciting time for preservationists and organizations all across the country, but especially for those in Charleston. Charleston has become synonymous with the work of historic preservation, not only because it is one of America's oldest cities, but because of the role it has played in establishing the preservation movement. Founded in 1920, the Preservation Society of Charleston was the first grassroots historic preservation organization in the country, and subsequently, Charleston was the first city to pass a local zoning ordinance that protected historic buildings in 1931. This ordinance served as a model for hundreds of municipalities across the country, and has made Charleston the unique and beloved city that it is today.

Originally established in 1973 as National Preservation Week, the month of May was officially declared National Preservation Month in 2005 by the National Trust for Historic Preservation in order to promote historic places and heritage tourism, and demonstrate the social and economic benefits of historic preservation. For this reason, the Preservation Society of Charleston puts on a series of events each Spring to educate the public about the importance of advocacy and historic preservation.

The Preservation Society hopes to shine a light on the remarkable preservation projects taking place in and around the city. Hard Hat tours provide an opportunity to see these projects in progress, and give patrons a chance to hear from the architects, contractors, or designers. Social events, like the Preservation Happy Hour and Picnic, allow us to engage with community partners, local businesses, residents, and friends of the PSC. We hope you will join us for this year's Preservation Month events!









#### 2022 Preservation Month Event Listing

#### MEMBER APPRECIATION DAY AT THE PSC SHOP

#### April 30, 2022 | 9 AM - 5 PM and Online | 147 King Street, Charleston, SC

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 and support the mission of the PSC.

#### FARMERS & EXCHANGE BANK HARD HAT TOUR

#### May 3, 2022 | 4-6 PM | 141 East Bay Street, Charleston, SC

The Farmers and Exchange Bank (c. 1854), located just North of Broad Street on East Bay, is one of few examples of Moorish style architecture in South Carolina. Join the PSC and local historic preservation architect, Glenn Keyes, to examine this unique building's architecture and history in the midst of its ongoing rehabilitation. The tour will be followed by light refreshments and the opportunity for further discussion. Tickets available at preservationsociety.org

#### PRESERVATION HAPPY HOUR

#### Date TBD | Location TBD

Join us for a happy hour to celebrate the role of preservation in Charleston. Come meet and mingle with the PSC staff, board, and other community-minded individuals. This event is free and open to the public - registration is required.

#### PRESERVATION PICNIC

#### May 14, 2022 | 11 AM - 2 PM | Wadmalaw Island, Private Residence

Visit Wadmalaw Island for a picnic lunch with the Preservation Society. From 11 AM – 12 PM, guests are invited to walk through one of the property's private residences modeled after a historic 1850s building in the Greek Cross style layout. Afterwards, enjoy a picnic lunch with views of the Wadmalaw River. Tickets available at preservationsociety.org

#### AFRICAN AMERICAN CLASSICISM

#### May 19, 2022 | 5-7 PM | Location TBD

Join the PSC and Phillip Smith for a lecture and exploration of the origins of Greco-Roman architecture and the influence African Americans have had on American Classical architecture and the built environment. Smith is an Assistant Professor of Architectural Design at the American College of the Building Arts and Associate Architect with MHK Architecture and Planning. The lecture will be followed by light refreshments and the opportunity for further discussion. This event is open to the public and "pay-what-you-can" – registration is required.

#### READ BROTHERS BUILDING HARD HAT TOUR

#### May 24, 2022 | 5:30-6:30 PM | 591-593 King Street, Charleston, SC

The Read Brothers Building (c. 1912), located on the corner of King and Spring streets, originally opened as the Read and Dumas five and dime store and remained the home of Read family-run businesses for over a century. In 2017, the Read Brothers' stereo and fabric store was forced to close due to dangerous structural issues, evident by the bricks that had begun to fall from the façade. Join the PSC and local preservation and research consultant, Brittany Lavelle Tulla, to learn more about the building's past and its ongoing restoration. Tickets available at preservationsociety.org

#### LEARN MORE ABOUT PRESERVATION MONTH EVENTS AT PRESERVATIONSOCIETY.ORG



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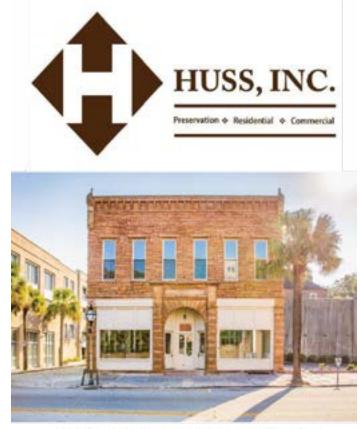
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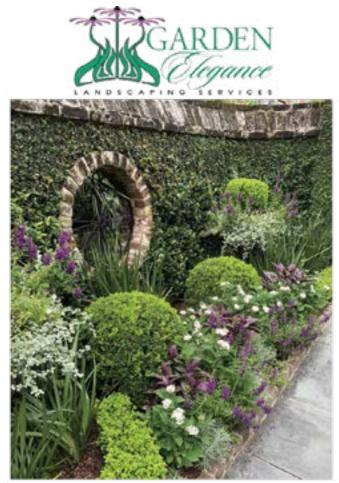
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#### THE RAPIDLY CHANGING LANDSCAPE OF MORRISON DRIVE

by Erin Minnigan, Director of Historic Preservation

If you've traveled north on the peninsula lately, its impossible to ignore the explosion of construction activity occurring in this part of the city. Specifically, several new, large-scale developments have broken ground along Morrison Drive, making this an apt time to check-in on the major projects coming online, and contemplate this area's future growth.

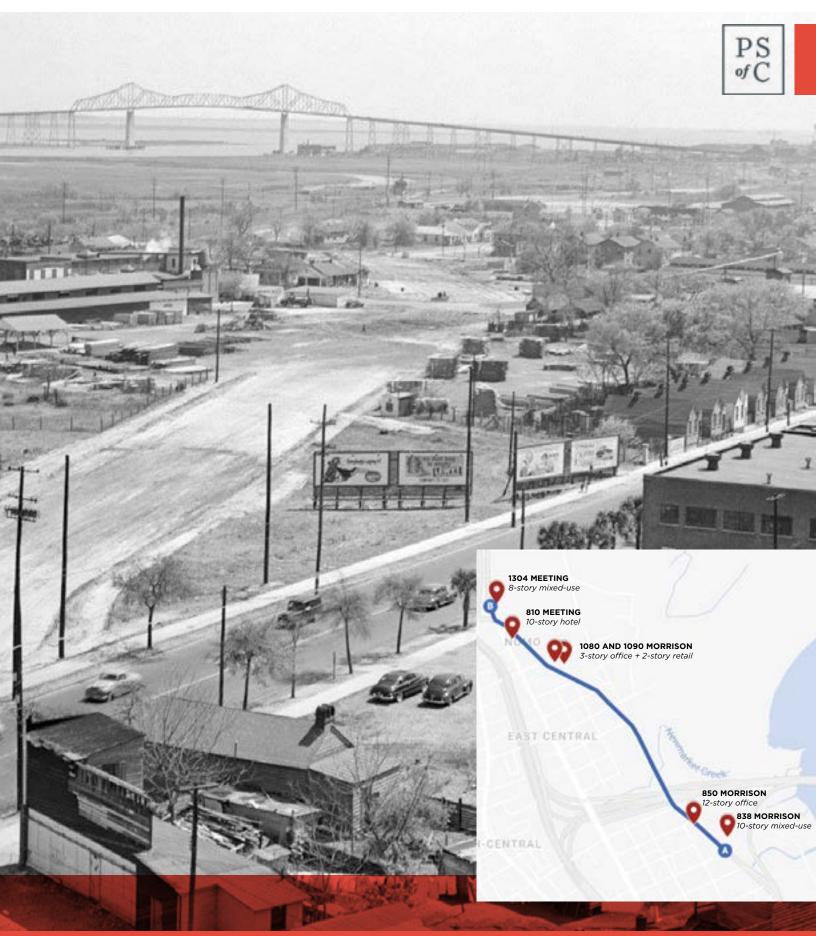
Dubbed "NoMo," or North of Morrison, a new district is forming on the Charleston Neck, which is generally bounded by Huger Street to the south, Greenleaf Street to the north, Meeting Street to the west, and the Cooper River on the east. Historically, this area was comprised of several small plantations, which later gave way to farms, residential subdivisions, and industrial uses by the end of the 19th century. Much of the area east of current-day Morrison Drive was marshland until private rail companies starting filling in land for rail lines to bring goods from surrounding industries to Charleston's wharves for export. This facilitated the establishment of several phosphate and lumber companies in the upper peninsula, as well as the construction of brick industrial buildings along the Cooper River, including a coal tipple and facility for the Standard Oil Company.

The road now known as Morrison Drive was created around 1950 when East Bay Street was extended northward. The corridor quickly became a center for auto-dealerships, while continuing to serve as a largely industrial part of the city. However, over recent decades, Morrison Drive has begun to attract diverse, vibrant uses such as breweries, restaurants, office complexes, and multi-family housing developments. The high concentration of technology companies that have chosen to locate to Morrison Drive has also earned it the nickname the "Creative Corridor."

The uptick in development can be attributed to the upper peninsula's close proximity to the historic district and easy access to nearby suburbs such as Mount Pleasant and West Ashley, but is also being driven by incentives provided by local zoning and federal legislation. In 2015, the commercial areas in the Upper Peninsula between Huger and Milford Streets were rezoned to encourage growth, offering height and density bonuses in exchange for added community benefits, such as workforce housing, public open space, and storm water improvements. Additionally, Morrison Drive is located within a massive Opportunity Zone that extends from the Crosstown into North Charleston. Created by Congress as part of the 2017 Tax Cuts and Jobs Act, Opportunity Zones provide developers significant tax savings to promote economic development in low-income urban and rural areas.

Generally, the PSC supports greater density for this area, but in exchange, feels new development should follow principles of good urbanism, utilize the highest quality design and materials, and offer meaningful public benefit. As we are seeing bigger buildings rise along this corridor, at a rate faster than ever before, we must be vigilant to ensure the upper peninsula develops with a cohesive, thoughtful vision. Among all of this activity, let's take a moment to pause and take stock of the upcoming and future additions to the Charleston skyline along Morrison Drive:

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Early 1950s aerial looking southeast down the newly established East Bay Extension/Future Morrison Drive, courtesy of SCDOT archives. Triangular site in foreground where Morrison and Meeting Streets converge is current day location of 810 Meeting Street where Flatiron Building is proposed, see page 63

#### MORRISON YARD: 838 AND 850 MORRISON DRIVE

The Morrison Yard project is shaping up to be one of the most impactful developments, not just for Morrison Drive, but for Charleston as a whole. Situated near the foot of the Ravenel Bridge, the project is comprised of an office and housing component and is quickly beginning to dominate views as you approach downtown from Mount Pleasant. The underlying "Upper Peninsula" Zoning allows for up to 12 stories, if certain community benefits are incorporated, such as affordable housing, active ground floors, sustainable infrastructure, etc. Both sites took advantage of the incentives for additional height and density.

Proposals for designs of the two buildings first appeared on the scene in early 2019 and went through several rounds of review with the Board of Architectural Review (BAR). The office building in particular struggled with approvals, initially being denied for height, scale, mass and architectural direction, but came back with a much-improved design, and both projects ultimately received final approval in November 2019. In our advocacy, the PSC worked with the design teams and BAR to enhance public spaces, connectivity to adjacent wetlands, and relationship of materials and details to the context.

The office building at 850 Morrison followed a more contemporary design direction and is undoubtedly the



Top: rendering of approved design for 838 Morrison Drive, obtained from November 13, 2019 BAR-L Image Overview; Bottom: current view of 838 Morrison Drive under construction, photo by PSC Staff

more conspicuous of the two developments, standing at 12 stories high. Based on its location near ports along the Cooper River, the building's architecture incorporates shifting masses that evoke the idea of stacked shipping containers. An elevated base provides views under the building to the marshes beyond, with seven stories of office space and a penthouse deck for events above. The ground floor also hosts retail uses surrounding an open public plaza.

The residential development just to the south at 838 Morrison drive contains 386 apartment units, as well as ground-floor commercial space. The site is broken up into two primary building masses at the north and the south ends, which are further modulated into a 10-story high rise portion toward the back of the site that steps down to a 6-story mid-rise portion as it approaches the street. The design for the apartments is more traditional and utilizes materials more familiar to Charleston, such as brick, metal and glass.



Top: rendering of approved design for 850 Morrison Drive, obtained from November 13, 2019 BAR-L Image Overview; Bottom: current view of 850 Morrison Drive under construction, photo by PSC Staff

#### THE MORRIS: 1080 AND 1090 MORRISON DRIVE

Just a few blocks north of Morrison Yard is another building under construction that is considerably smaller in scale than many of its contemporaries. Known as "The Morris," the project includes a main 3-story office building at 1080 Morrison Drive and smaller 2-story retail building at 1090 Morrison Drive, connected by an open courtyard. Notably, despite being in a district that allows for some of the greatest heights on the peninsula, the developer elected to keep the scale of these structures relatively modest.

The PSC weighed in favorably on the design throughout the process, which was granted final approval by the BAR in November 2019. We felt the project was a refreshing change from the typically much larger-scale proposals that come before the Board, attempting to maximize their zoning envelopes. The office building shields a 350-car parking garage, and includes large windows, terraces, and private balconies. The PSC was pleased the project team responded to our suggestions by introducing more vertical elements to help break up the building's horizontal emphasis, which we felt resulted in a successful design.

The smaller building at the corner of Brigade Street is outfitted to house a restaurant on the first floor and office space with a private balcony upstairs. Seating for outdoor dining will be located in the adjacent courtyard. Though related to the office in materials and details, this building has more distinctive features including a butterfly roof form that will help it serve as an interesting gateway building as you drive into the city down Morrison Drive.



Top: rendering of approved design for 1080 Morrison Drive, obtained from the Post & Courier; Bottom left: rendering of approved design for 1090 Morrison Drive, obtained from the Post & Courier; Bottom right: current view of 1080 Morrison Drive under construction, photo by PSC Staff

#### FLATIRON BUILDING: 810 MEETING STREET

Even further north, at the triangular-shaped site where Morrison Drive converges with Meeting Street, a new hotel is slated for construction. The property received approval to rezone into the Accommodations Overlay in May 2019, and immediately entered the design review process. After gaining initial BAR approvals the same year, the project experienced delays due to COVID, but returned to receive final approval in February 2022.

When built, the hotel will certainly be a highly visible, and defining building for the district. The unique shape of the lot lent itself to the proposal for a flatiron building design. "Flatiron buildings" are a historic building archetype found in many cities across America. These structures were the product of new technology available at the end of the 19th century with the advent of steel frame construction, which allowed for greater flexibility in building form. Where streets converged at odd angles, building footprints could be maximized to fit awkwardly shaped lots. The often-resulting wedge-shaped structures have become a point of architectural fascination, called "flatiron" due to their resemblance to old cast irons for clothes.

Called "The Thompson," the hotel will stand at 10 stories tall, house 191 rooms, and offer amenities including a café and restaurant on the 1st floor, as well as a bar, meeting space, and outdoor terrace on the top floor. The PSC was generally encouraged to see a traditionally designed building for this area, and presented comments that served to enhance material and detail execution. We are hopeful the building will provide a positive gateway experience as you enter Charleston, but there is no doubt its prominent form and height will have significant impacts on the surrounding context.



Rendering of approved design for 810 Meeting Street, obtained from February 9, 2022 BAR-L Image Overview



Top: current view of 1304 Meeting Street under construction, photo by PSC Staff; Bottom: rendering of approved design for 1304 Meeting Street, obtained from axiomarchitecture.com; Right: The International Longshoremen's Association Hall at 1142 Morrison Drive, photo by PSC Staff

#### THE FUTURE OF UPPER PENINSULA DEVELOPMENT

Some developments taking shape on the far reaches of the peninsula's urban boundaries are giving an indication of what we might anticipate for future development in this area. Notably, the new 8-story mixeduse apartment complex at 1304 Meeting Street is a stark contrast to the 1-story Santi's restaurant that has long occupied the site directly adjacent. Crossing over into Design Review Board territory above Mount Pleasant Street, the design received approval in 2018 and has been under construction this past year. Containing over 300 apartments with ground floor retail, this building serves as a strong visual for the type of scale and density of development that is sure to soon occupy much of the upper peninsula.

The Charlotte-based developer of 1304 Meeting, LMC, is now eyeing an even larger residential venture for 1142 Morrison Drive, located just one property to the south and currently home to the International Longshoremen's Association (ILA) Hall. Constructed in 2002, the ILA headquarters was one of the first modern investments in Morrison Drive, paving the way for future development along the corridor. Designed by Harvey Gantt, a Charleston native and the first African American to graduate from Clemson, the building's unique architecture is reflective of the Longshoremen's work in the maritime industry, including the prominent tapered tower and small windows meant to resemble a ship's smokestack and portholes.

The Preservation Society has ardently advocated for the incorporation of the building into the site's redevelopment, which we feel would honor the cultural significance of ILA Hall and embrace the evolution of this rapidly transforming district. Unfortunately, conceptual plans filed with the City in March 2022 show the construction of a 424-unit apartment complex that would result in the demolition of the existing building. While we mourn the potential loss of this significant structure, we will continue to closely monitor and speak to proposals on the upper peninsula to ensure new development respects the area's history and unique character. Given all projects touched on in this piece have been approved and initiated construction in the past 3-4 years, keep your eye on the skyline – it is changing quickly.



Sources: Christina Butler, "East Central/NoMo: Charleston's Diverse Neck Neighborhood." Charleston Empire Properties, April 12, 2020; Barry Waldman, "Morrison Yard's different approach." Charleston Regional Business Journal, March 10, 2021; Emily Williams, "2 Meeting Street hotels, including Charleston's Ist 'flatiron' building gets design OK." Post and Courier, October 11, 2019.; Emily Williams, "Flatiron-shaped Charleston hotel is up for final review." The Post and Courier, February 6, 2022; Warren Wise, "Home builder's apartment division to build first SC complex with 303 units in Charleston." The Post and Courier, October 12, 2018; Warren Wise, "\$50M Charleston office project gets underway." The Post and Courier, February 6. 2021; Warren Wise, "440-unit apartment project could replace dockworkers' ex-headquarters in Charleston." The Post and Courier, December 14, 2021; Warren Wise, "10-story, 38–unit apartment building coming to Morrison Drive in Charleston for \$150M." The Post and Courier, January 22, 2020; "A Flatiron Building in the Upper Peninsula." www.charlestonlivability.com, October 23, 2019.



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#### SUSAN PRINGLE FROST MEMBER SPOTLIGHT: DR. ELIZABETH HARDEN AND DR. RICHARD HOEFER

#### by Courtney W. Theis, Acting Director of Advancement

Dr. Elizabeth Harden and Dr. Richard Hoefer have been full-time residents of Charleston for the past two years, and they have been wonderfully engaged and active members of the Preservation Society ever since. After frequent visits to browse the local goods and books at our retail shop, they joined the PSC and participated in several of our programs. With a deep appreciation for historic architecture and the significance of Charleston's historic district, they chose to live downtown in an early 20th century house on one of Charleston's oldest streets. Dr. Harden and Dr. Hoefer reflected, "We lived here part-time following our retirement, but after about six months we realized that we wanted to be here all the time. We fell in love with our house and the city's walkability, convenience, and unique qualities."

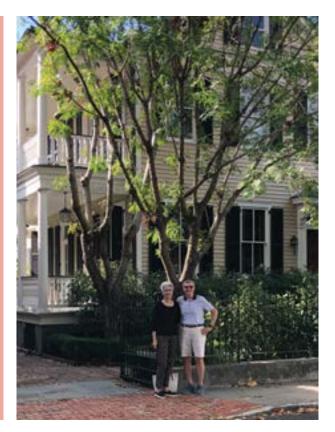
After attending the annual Charleston Heritage Symposium, and graciously volunteering their locallydesigned garden for the PSC Fall Tours & Master Series, Dr. Hoefer stressed, "I think the educational programs are essential. Patrons may come to see a garden or a house, but they leave with a newfound appreciation for the special resources of this city." Their own historic house is under easement with the Preservation Society, which requires approvals for exterior alterations. About the easement process Dr. Harden commented, "It may seem daunting at first, but I was proud that the house has to be maintained at a certain level and the easement ensures that protection. That's why we moved here."

Dr. Harden and Dr. Hoefer have since joined the Preservation Society's Susan Pringle Frost Circle to learn more about our work and meet fellow Charlestonians. "We've been to a number of the events, and it's a great group of people with the common goal of preserving historic Charleston. We've been very happy to be members," Since joining, they feel the work of the PSC is critical for Charleston, especially in the face of the over-development that continues to threaten historic buildings in the city. They're also concerned with improving residents' quality of life, and protecting both the built environment and the local culture. To emphasize that point, Dr. Hoefer said, "There's only one city like Charleston in the world, and the Preservation Society leads the way in preserving our history and our city." The PSC is very fortunate to have Dr. Elizabeth Harden and Dr. Richard Hoefer as committed allies and Susan Pringle Frost members as we work together to stand up for Charleston.

#### JOIN THE SUSAN PRINGLE FROST CIRCLE

The Susan Pringle Frost Circle, named for the visionary founder of the PSC, is a giving society that provides critical support with annual gifts of \$1,000 and above. Susan Pringle Frost was by all accounts tenacious, resourceful, and unapologetically dedicated to standing up for Charleston. She also didn't work alone – a core group of ardent supporters were vital to the early success of the PSC. Our organization continues to rely heavily on our close donors and members to advance our mission today. We celebrate our SPF members with a reception and other special events throughout the year.

Consider renewing your membership at the Susan Pringle Frost Circle level to learn more about the work of the PSC and ways that you can advocate on behalf of historic preservation. Contact Virginia Swift: vswift@preservationsociety.org; 843.722.4630 ext. 21 for more information on the Susan Pringle Frost Circle and membership with the PSC.



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The Preservation Society of Charleston is dedicated to the preservation and enjoyment of Charleston's distinct character, quality of life, and diverse neighborhoods.

# **EVENTS CALENDAR**

#### **SPRING MEMBERSHIP MEETING**

April 26, 2022 | 4-7 PM | Charleston Naval Base, North Charleston, SC | PSC Members Only

PSC MEMBER APPRECIATION DAY

April 30, 2022 | 9 AM - 5 PM | 147 King Street | PSC Members Only

#### PRESERVATION MONTH

May 2022 | Charleston, SC | Tickets and events at preservationsociety.org

#### **46TH ANNUAL FALL TOURS**

October 6 - October 29, 2022 | More information coming soon