

# UPDATE

News and Events from Historic Charleston Foundation

## Edmunds Revolving Fund continues to preserve Architectural fabric of historic neighborhoods

HISTORIC CHARLESTON FOUNDATION MADE A NATIONAL name for itself in the 1950s and '60s when it pioneered a new and innovative approach to preservation: Rather than focusing only on saving individual historic buildings threatened by demolition, the young preservation organization focused on preserving the architectural fabric of an entire historic neighborhood.

The Foundation accomplished this by establishing the nation's first Revolving Fund in 1958, through which it purchased endangered residences and sold them to preservation-minded buyers willing to undertake sensitive restorations or rehabilitations. As part of the purchase contract, HCF placed restrictive covenants on the properties, thereby ensuring that their architectural integrity would be protected for the long term, even as the properties passed through subsequent owners.

The sales proceeds then revolved back into the fund to purchase another residence in the neighborhood. This initial effort, which restored nearly 60 properties, is credited with saving Charleston's first suburb, Ansonborough, now one of the most desirable residential neighborhoods in Charleston.

Today the Frances R. Edmunds Revolving Fund remains vibrant, with efforts focused in the Harleston Village neighborhood, whose historic residential character has been threatened by change fueled in part by the growth of neighboring institutions of higher education. Harleston Village's proximity to the College of Charleston and Medical University of South Carolina, and the large size of its historic houses and lots, make it attractive for developers who could divide antebellum residences into small rental units and construct new condominiums on oversized lots. Through several Revolving Fund purchases over the past three years, most recently the c. 1824 antebellum residence at 61/63 Smith Street, HCF's board of trustees hopes to preserve the architecture and character of this early 19th century neighborhood.

The value of this particular property, according to Susan Friberg, chair of the Edmunds Revolving Fund committee, lies not only in restoring the main house to single family residency, while protecting the valuable open space.

"This residence was particularly vulnerable because



*Director of Preservation Winslow Hastie (center) leads an HCF staff tour of the Charles Magwood House, c. 1824, a large Charleston single house with dependencies and a half-acre lot at 61/63 Smith Street. The house was recently preserved as a single family residence when HCF purchased it through the Frances R. Edmunds Revolving Fund. Richard Marks Restoration has undertaken basic repairs on the property, and HCF is now seeking a preservation-minded buyer who will complete restorations to this magnificent property and its open space.*

it had already been divided into five apartments and there was a significant amount of developable land," said Winslow Hastie, HCF's director of preservation. "We wanted to ensure that the main house would not be re-developed as condominiums. We were likewise concerned that a buyer might construct new condos on the large lot. There are few open spaces of this size remaining in the city's historic district; it would have been detrimental to the historic character of the neighborhood to construct an oversized condominium project on it."

In addition, the house's interior is particularly significant because most of its outstanding period woodwork remains intact, Hastie added.

Prior to HCF's purchase, little was known about the property's history, so HCF funded research to understand more about how the property has evolved.

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## City's 2008 Preservation Plan begins journey toward adoption

THE CITY OF CHARLESTON'S PROPOSED 2008 PRESERVATION Plan began working its way toward adoption with approval by the city's Planning Commission in May.

The plan, an update to the city's groundbreaking 1974 plan, began its development last year when Historic Charleston Foundation pledged \$75,000 to the city to hire the consulting firm of Page and Turnbull to begin gathering community input. HCF's gift was given in honor of its 60th anniversary in 2007.

"The new Preservation Plan began by reviewing the current state of preservation in the city, which has changed dramatically over the 32 years since the first plan was developed," said Winslow Hastie, HCF's director of preservation. "At that time a dying downtown urban core and suburban flight were key issues, along with demolitions and neglect of historic properties. Today the city is facing a much different preservation agenda brought about by enormous economic growth, a strong real estate market, and infill development."

HCF played a key role in the development of the 1974 plan, as it has in the development of the 2008 plan, said Kitty Robinson, HCF's executive director. "One of the strengths of

the new plan, which was virtually non-existent in the 1974 plan, is its focus on evolving portions of the city outside the



*Mayor Joseph P. Riley Jr. joins HCF Director of Preservation Winslow Hastie and the city's Division Director of Architecture and Preservation Eddie Bello on a panel to present the 2008 Preservation Plan to the public in January.*

historic lower peninsula that have yet to be comprehensively analyzed in a preservation context," she said.

The plan received first reading approval by City Council in June. The process is expected to be complete by the end of the summer.

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## Edmunds Revolving Fund *Continued from page 1*

The house was built in 1824 by Col. Simon Magwood for his son Charles and his new bride, Rebecca O'Hara. Col. Magwood lived next door at 67 Smith Street. The Magwoods' three unmarried children retained ownership for decades, though they rented the property and lived on Franklin Street until the Great Earthquake of 1886, after which they returned to their childhood home.

In 1905, the Magwood sisters, who survived their brother, sold the property to Margaret E. Gibson, whose husband Charles was a successful vegetable grower during the height of Charleston's truck farming industry. They raised their seven children here until the Great Depression, when they rented it to Alice Youngblood, who operated it as a boarding house.

Dr. Josiah Smith bought the property in 1935 and the house was converted into three apartments with two rental units in the rear buildings. William and Dorothy Watson moved into one of the apartments in 1944 and purchased the property in 1961.

The Foundation has undertaken basic structural repairs on the property to prepare it for the market, including restoring the original stair hall and stabilizing the piazzas. Still, much restoration remains to be undertaken, and the Foundation wants to allow the new owner the freedom to make those decisions.

"In addition, this large lot offers the new owner the opportunity to create a fabulous private garden," Hastie said. "Finding such a large lot in the city's historic district with this much potential is truly rare."

The \$2.15 million asking price will allow the Foundation to recover its investment, with any proceeds going back into the Edmunds Revolving Fund to be used for future preservation purchases.

The Smith Street project builds on the success of two other significant properties in Harleston Village that HCF has recently purchased and resold to preservation-minded buyers: the Hannah Groning House, c. 1809, at 28 Montagu Street and the Henry Gerds House, c. 1859, at 13 Pitt Street.

## Building materials, architectural elements

### Warrant second look at Rivers Federal Building

THROUGHOUT CHARLESTON'S HISTORIC PENINSULA ONE FINDS a wide spectrum of architectural styles spanning more than three centuries. This diversity constitutes a well preserved architectural tapestry that sets our city apart and makes it so aesthetically appealing.

With the recent sale of the L. Mendel Rivers Federal Building to a private developer, some preservationists and residents are asking themselves where this 1960s architectural example rooted in President John F. Kennedy's "New Frontier" domestic agenda fits within that tapestry.

"It's not everyone's favorite example of a beautiful building," says Katherine Saunders, HCF's associate director of preservation. "It's not even my ideal of a beautiful building, but preservation is about more than personal tastes." Personal aesthetics aside, she says, the building is a rare example of a high-quality structure representative of the progressive, democratic, post-war society of the 1960s, and as such deserves a second look before possibly being demolished to make way for a large new development on the edge of Charleston's highly visible Marion Square.

The Rivers Building has sat abandoned by the federal government since 1999, when Hurricane Floyd caused its interior asbestos to spread. While the building's future remains uncertain, preservationists have advocated that any redevelopment plans should consider adaptive reuse.

One issue has been the prevalent misperception that the building must be demolished due to asbestos contamination; however, the asbestos will have to be remediated whether the building is demolished or retained, Saunders noted.

In a 1965 *News and Courier* editorial, columnist Ashley Cooper notes the building was designed with Charleston's architectural traditions in mind. A 1964 article highlights how local architect John Califf borrowed architectural design features from various historic buildings around town, including the segmental arches at the base of the building (from 70 Ashley Ave.), the use of Flemish bond brick and marble window surrounds and panels (from 21 Legare St.), and the punched window openings and use of polychrome materials (from 213 King St.)

"The building is stepped back from Meeting Street to create a landscaped plaza in front and to mitigate the building's mass on the streetscape," Winslow Hastie, director of preservation, told members of HCF's community planning committee in May. "This setback allows Citadel Square Baptist Church to remain a prominent visual landmark as one enters town via Meeting Street."

The Rivers Building is a product of "The Great Society," Lyndon Johnson's federal domestic agenda of the 1960s marked by an unprecedented federal building program throughout the nation. This program grew out of President Kennedy's "Guiding Principles for Federal Architecture," which he commissioned in 1962 and which promulgated two main goals: to incorporate the best in contemporary architectural thought and to include local and regional architectural traditions in a building's design. The Rivers Building accomplishes both goals successfully, Saunders says, adding that Charleston does not have many buildings from this period, and most of the city's remaining examples do not share the quality of materials and detailing of the Rivers Building.

Once there were similar prejudices against Victorian architecture in Charleston, Saunders notes, "but now we understand how fortunate we are as a community to have saved good structures from that period."

Michael Maher, director of the city's Civic Design Center, writes: "The Federal Building's fate challenges our wisdom in responsibly projecting the city into the future. How do we define historical and architectural quality? Are we stewards of the full history of this place, or only a preferred image of history?"

*Since the recent sale of the L. Mendel Rivers Federal Building to a private developer, local preservationists are suggesting that any redevelopment plans should consider the advisability of a rehabilitation.*



## Wachovia Bank leads the way in support of 2009 Charleston International Antiques Show



Collectors Circle members Libby Winthrop and Sarah Donnem join CIAS Honorary Chair Carleton Varney, HCF Executive Director Kitty Robinson and Preview Party Chair JoAnn Nipper at a Collectors Circle party.

WACHOVIA BANK HAS DEMONSTRATED ITS SUPPORT FOR THE preservation initiatives of Historic Charleston Foundation by signing on as the Presenting Sponsor for the 2009 Charleston International Antiques Show, set for March 19-22.

“I am pleased to announce that Wachovia will sponsor the Charleston International Antiques Show for 2009,” said Leonard L. Hutchison, Wachovia’s senior vice president and Charleston area president “As the show gains prestige as one of the premier antiques shows in the nation, we are proud to continue to support Historic Charleston Foundation. We recognize and applaud the Foundation for the positive economic impact and the national recognition that the show brings to our community.”

As Presenting Sponsor, Wachovia has pledged \$60,000 toward support of the 2009 show, which seeks to generate funds for the furtherance of HCF’s preservation mission, as well as educate the public about Charleston’s cultural and decorative arts heritage. Wachovia also served as the Presenting Sponsor of the 2008 show.

“The trustees and staff of Historic

Experts. Tickets go on sale Nov. 1 and can be purchased online at [www.historiccharleston.org](http://www.historiccharleston.org) or by phone at 843-722-3405.

CIAS is managed by Keeling Wainwright and Associates.

Charleston Foundation appreciate greatly Wachovia’s leadership in returning as CIAS’s Presenting Sponsor for a second year,” said Kitty Robinson, HCF’s executive director. “Wachovia’s continuing support underscores its commitment to the Charleston community, to preservation and to educating the public about Charleston’s cultural legacy.”

A part of the city’s Antiques Week in Charleston, the 2009 show will again feature more than 30 of the nation’s most highly respected exhibitors representing American, Asian and European antiques ranging from the 17th to early 20th centuries. Exhibits showcase a spectrum of antiques from period furnishings, decorative pieces and fine art.

Special programs being planned for next spring’s show include the Preview Party on March 19, a Young Collectors’ Soiree on March 20, educational luncheon lectures, and guided behind-the-scenes Tours with the



Dr. James Allen takes in the fine art offerings at the Charleston International Antiques Show. More than 30 renowned dealers are represented at CIAS.

## Curator's Corner

By Brandy Culp, Curator

WITH EVERY COLLECTION ACQUISITION, HISTORIC CHARLESTON Foundation works to preserve the city's unique material past. HCF is dedicated to securing key decorative and fine art holdings with local provenances, especially artifacts that originated in Charleston.

Thus the Foundation was immediately receptive to Winterthur Museum's offer to sell HCF the Charleston-made desk and bookcase currently on loan and exhibited in the Nathaniel Russell House. Opportunities to purchase such an object are as rare as the item itself. Now that the purchase commitment has been made, HCF must raise the funds to acquire this outstanding example of late 18th century furniture so that it will remain on public view in Charleston.

Since 2000, Winterthur Museum has loaned the desk and bookcase, made in the workshop of Charleston cabinetmaker Jacob Sass (1750-1836), to the Foundation. In the past eight years, the object has become integral to its interpretation of Nathaniel Russell's "office," his career as a merchant, and Charleston's commercial vitality.

In the post-Revolutionary War years, German artisans played a seminal role in furthering the city's cabinetmaking trade, and foremost among these individuals was Jacob Sass. Sass immigrated to Charleston in 1773 and served as a lieutenant during the Revolution. Local artist Thomas Coram painted the patriotic Sass in his full military regalia, and this portrait remains in the collection of the German Friendly Society. Sass was among the first craftsmen to renew his trade after the Revolution, and he operated a successful workshop into the 19th century.

The desk and bookcase is one of a very few examples of signed 18th century Charleston furniture. In his own hand

within one of the drawers, Sass wrote, "Made by Jacob Sass— Charleston/ Octr. 1794—£25—JS." While the object's size, solid construction, and use of fine mahogany veneer commands

notice, it is not the most high-style example of Charleston neoclassical furniture. Yet he chose to sign and date this particular desk and bookcase, suggesting that he was proud of his fine workmanship on such an unusually monumental case piece.

It is thought to have been made for Mary Motte and her husband William Allston, who lived in the Miles Brewton House. William Allston was the grandfather of Governor William Allston, who purchased 51 Meeting Street from the Russell family. Susan Pringle Frost, a descendant of Mary and William, sold the desk and bookcase to Henry Francis du Pont.

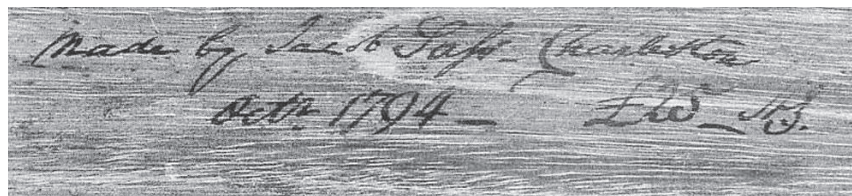
With the acquisition of the Sass desk and bookcase and its accession into the permanent collection, HCF will gain stewardship of this important, Charleston-made artifact, preserving it for the general public and scholars alike.

For information on how you can contribute to the purchase of the Jacob Sass desk and bookcase or support the HCF acquisition

fund, contact Director of Museums, Fielding Freed at (843) 720-1187 or Curator Brandy Culp at (843) 724-8483.



*HCF has committed to purchasing this rare Jacob Sass desk and bookcase from Winterthur Museum, allowing this important Charleston-made artifact to remain within the public domain for the public and scholars alike.*



*Jacob Sass' signature.*

## Foundation recognizes contributions of Festival volunteers

NEARLY 400 VOLUNTEERS, HOMEOWNERS AND GUESTS GATHERED on High Battery at the historic Capt. James Missroon House on May 19 for the 2008 Volunteer Appreciation Party to celebrate the culmination of the 61st Festival of Houses and Gardens. The spirited crowd enjoyed barbecue and a gorgeous spring day by the harbor. Live bluegrass music performed by the Bluestone Ramblers capped the festive atmosphere.

Long-time volunteers were recognized for years of service, and extraordinary volunteers and homeowners were inducted into the Frances R. Edmunds Society. Individual awards were presented to recognize volunteers who embody the characteristics of the ideal docent and street marshal.

The 2008 Docent of the Year award went to Jane Nepveux. "Jane serves as an extraordinary ambassador for the Foundation," said Fanio King, HCF's manager of volunteer and public relations. "She is a true Southern lady in the best sense of the word. I don't think she has ever met a stranger."

The 2008 Street Marshal of the Year Award, named in honor of the late Ward Smith, recognized a deserving street marshal couple, the team of Carol and Arthur Knapp. The Knapps go beyond the typical street marshal duties of directing visitors to the next site, said Street Marshal Chair V.C. Sutton. They take the guests under their wings and aid them in any number of ways.

The trustees and staff of HCF salute all of the volunteers who reached special milestones in 2008 for their years of service with the Foundation.



*In addition to house and garden tours, the Festival offers a range of entertaining and educational "enhancement" programs, including luncheon lectures, period musical concerts and harbor cruises. The Festival Wine Tasting pairs vintages from The Wine Shop with delicious appetizers from Circa 1886 restaurant. Both wine tastings were sold out this year. HCF is most grateful to Debbie Marlowe (standing by front table) of The Wine Shop and Linn Lesene of Charming Inns/Circa 1886 for their support of this popular fund-raising program.*

## Volunteer Service Awards

### 5 Years of Service

Diane Bean  
Hollace K. Boswell  
Joan Bryce  
Tom Bryce  
Sally Calvin  
Judy Campbell  
Margie Carley  
Pam Eccles  
Frances Ford  
Laura Graham  
Bill Graver  
Cathy Handzo  
Bridget Hill  
Rita Holton  
Peggy Huchet  
Banner Hughes  
Hilde Kuck  
Jayne Larion  
Robert Leonard  
Linda Leonard  
Dawn Limberg  
Gail Masocco  
Helen McCarthy  
Carolyn McCormack  
Bar McMurray  
Jo Miller  
Don Miller  
Joanne C. Miller  
Mary Ann Montague  
Carolyn Kircher Morris  
Sue Murner  
Terry Newman  
Charlotte Otterbein  
Keith Otterbein  
Faye Raisley  
Sally Rose  
Carla Schmidt  
Eileen Schmitz  
Kathi Seatter  
Peter Silveston  
Cherie Small  
Kevin Small  
Miels Smith  
Phil Snead  
Starr Snead  
Bill Tucker  
Keeling Warburton

### 10 Years of Service

John Barnhill  
Chris Baroody  
Carolyn Bean  
Mary Brigman  
Clea DeBusk  
Kathy Frye  
Eleanor Huggins  
Myra Lawson  
Larry Millhouse  
Debbie Palmer  
Sheila Quigley  
Mildred Rivers  
Judy Roberts  
Orlando Sanchez  
Bill Schandall  
Al Straub  
Kay Uhler  
Bob Uhler  
Lila Whetstone

### 15 Years of Service

Dudley Andres  
Martha Andres  
Ann Douglas  
Peg Gumb  
Lee Hurd  
Anne Rumer  
Charlene Staples  
Melissa Sutton  
V.C. Sutton

### 20 Years of Service

Gail Banks  
Faye Campbell  
Mary Jacobs  
Joan Levesque  
Pauline Ray  
Ned Schall

### 25 Years of Service

Mary Jo Young



*Nearly 400 Foundation volunteers and homeowners celebrated a successful conclusion to the Foundation's nationally award-winning house and garden tours with a Lowcountry barbecue at the Capt. James Missroon House in May. The Missroon House's harbor-front dining provided the perfect backdrop for an evening of celebration and appreciation.*

# Spring AT HISTORIC CHARLESTON FOUNDATION

Through membership in the Frances R. Edmunds Society, the Foundation seeks to recognize those volunteers and homeowners who serve as role models by going the extra mile and then some. They rise above the pack when met with a challenge, all the while maintaining a positive attitude. Like Mrs. Edmunds herself, they set an example for others to follow.

## Frances R. Edmunds Society 2008 Inductees

Anne Alster  
 Everett Alster  
 Craig Bailey  
 Susanne Banks  
 David Barnard  
 Faythe Benson  
 Mary Boyd  
 Becky Calcutt  
 Jo Clem  
 Marian Cook  
 Elaine Cuthbertson  
 John Edwards  
 Martha Erwin  
 Nancy Flynn  
 Phyllis Fullmer  
 Mary Anne Grenfell  
 Robert Grenfell  
 Tony Keinath  
 Beth Kiger  
 Judy Klutz  
 Linn Lesene  
 Wilma Maiers  
 Bar McMurray  
 Dyke Messler  
 Rhett Morgan  
 Karla Newsom  
 Alice Oliver  
 Shirley Pilcher  
 Marv Pontiff  
 Rachel and Robert Prioleau  
 Faye Raisley  
 Diane Roth  
 Zoe Ryan  
 Carolyn Scholz  
 David Singleton  
 Mary Caroline and Steven Stewart  
 Chuck Sumner  
 Barb Swilley  
 Susan Thomas  
 Ashley Warnock  
 Kay Woelfel  
 Gina Yeager  
 Joan Younce



## Charter Day

At its 61st Charter Day celebration in April, Historic Charleston Foundation honored six individuals for their accomplishments in preserving the historic character of Charleston and the Lowcountry. Joe Wells of Wells Roofing Sheet Metal accepts the Robert N.S. and Patti Foss Whitelaw Award from HCF President Brad Waring.

## Preserving Charleston's Material Culture

Manufacturers' representatives associated with HCF's licensed products program visited Charleston this spring for their annual business meeting and to research new resource material for future products that have a tie to Charleston's history, architecture and decorative arts legacy. A highlight of this spring's meeting was a visit to Chicora Wood plantation on the banks of the Pee Dee River in Georgetown County, as guests of Mr. and Mrs. Jamie Constance (seated and front row center).



## National Advisory Council's Spring Meeting

Members of HCF's National Advisory Council enjoyed a visit to Delta Plantation as guests of Mr. and Mrs. John Cay (center) in May. A highlight of the trip was seeing the Cays' recently completed pool house, which was featured in the May 2008 edition of Architectural Digest.



## Protecting Cultural Landscapes

The staff of Historic Charleston Foundation was pleased to welcome The Cultural Landscape Foundation to Charleston in March for its annual conference. TCLF is the only not-for-profit foundation in America dedicated to increasing the public's awareness of the importance and irreplaceable legacy of cultural landscapes. Mayor Joseph P. Riley Jr. joins HCF Executive Director Kitty Robinson in welcoming TCLF Executive Director Charles Birnbaum. TCLF presented Mayor Riley with a "10 for Ten" award recognizing his accomplishments in protecting public parks and open space in Charleston. Renowned local gardener Patti McGee was also recognized with a "10 for Ten" award.

*Historic Charleston Foundation  
will again be offering its  
FALL WORKSHOP SERIES*

## Protecting Your Historic Assets Workshops

The workshops focus on the care  
and security of your historic  
house and collections.

*For details on dates  
and topics visit:*

[www.historiccharleston.org](http://www.historiccharleston.org)

## Get all the latest HCF news!

Join our new electronic mailing  
list by sending your e-mail  
address to Fanio King at:  
[fanio.king@historiccharleston.org](mailto:fanio.king@historiccharleston.org).



## November Trunk Show to Benefit HCF's Preservation Programs

The historic Henry Gerdts House, c. 1859, was the setting for last fall's Peter Pap oriental rug sale benefiting Historic Charleston Foundation. Pap, a regular exhibitor with the Charleston International Antiques Show, will be back in Charleston Nov. 20-23 to again support HCF's preservation initiatives through a trunk show scheduled to be held at the Aiken-Rhett House, 48 Elizabeth Street.



## HISTORIC CHARLESTON FOUNDATION

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