

ADDENDUM REPORT Phase I Cultural Resources Survey of Calhoun Street and the James Island Connector

Charleston County, South Carolina





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TABLE OF CONTENTS

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| TABLE OF CONTENTS | I |
| INTRODUCTION | 1 |
| RESULTS | 5 |
| Archaeology | 6 |
| Architectural History | 8 |
| Previously Surveyed Resources | 10 |
| The Charleston Old and Historic District (Expanded) – U/19/0282 | 10 |
| Newly Surveyed Resources | 15 |
| Banker’s Trust Building – 281 Calhoun Street (U/19/7902) | 15 |
| MUSC Walton Research Building – 39 Sabin Street (U/19/7903) | 21 |
| MUSC Rutledge Tower Building – 135 Rutledge Avenue (U/19/7904) | 25 |
| RECOMMENDATIONS..... | 27 |
| REFERENCES CITED | 31 |

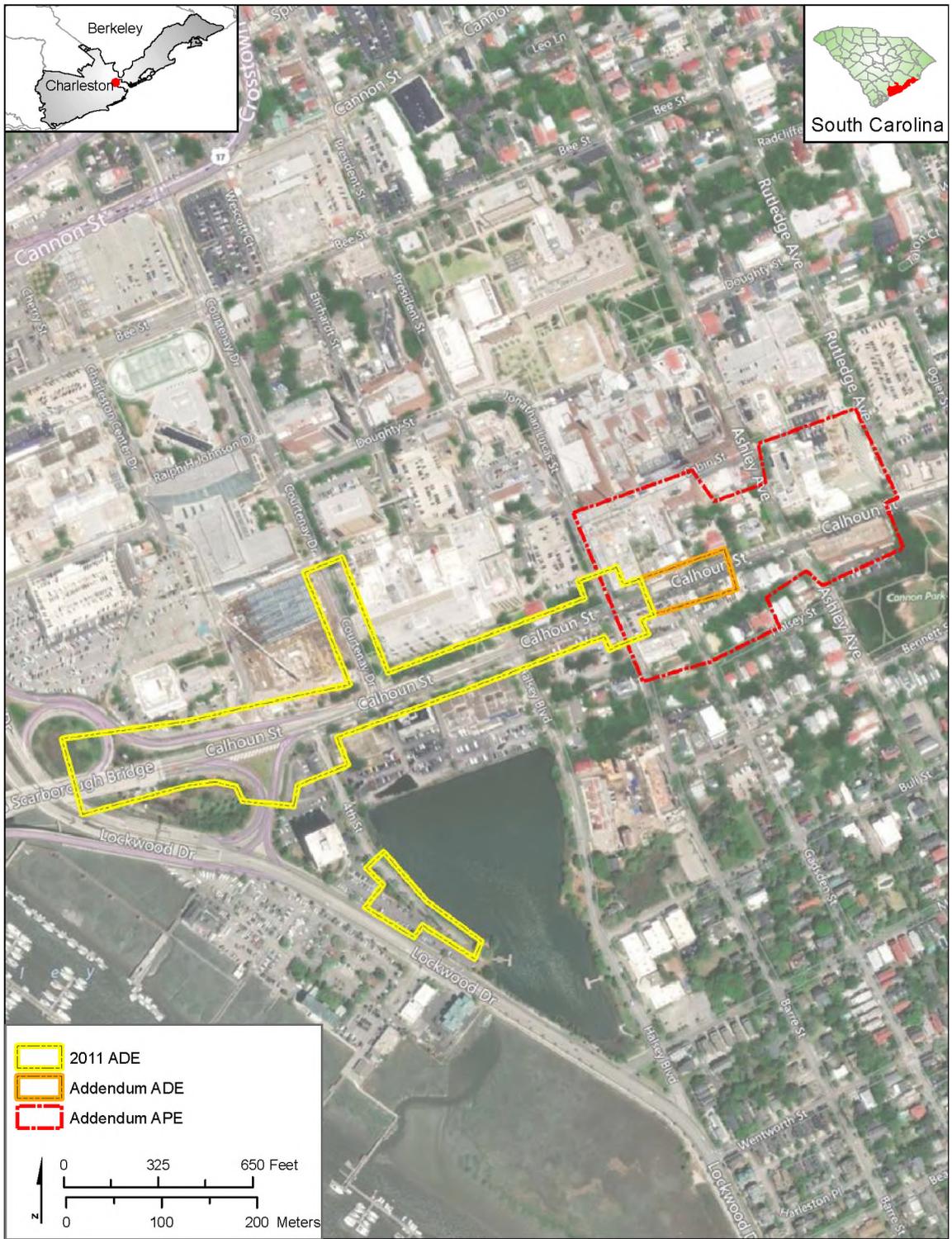


Figure 1. Location of the 2011 Project Area and the Current Project Area ADE and APE

In 2010 New South Associates, Inc. (New South) performed a Phase I Cultural Resources Survey of proposed improvements to the existing intersection of Calhoun Street/ Courtenay Street/James Island Connector in the City of Charleston, South Carolina (Tucker and Lockerman 2010). The project corridor extended roughly 0.4 miles from Lockwood Drive to the intersection of Calhoun and Jonathan Lucas Street and included an additional parcel at the southern end of Fourth Street to Calhoun Street and the James Island Connector. This work was performed on behalf of Florence and Hutcheson for Charleston County.

During the Phase I survey, site 38CH2303 was thought to have the potential to contain intact subsurface features. Subsequent Phase II evaluative testing and additional historical research determined that this nineteenth century deposit was the product of modern filling events associated with the expansion of the Roper Hospital buildings in the mid-1960s. The site was recommended as not eligible for inclusion in the National Register of Historic Places (NRHP) (Tankersley and Lockerman 2011).

Since the completion of that survey and testing project, the project area has been extended an additional 300 feet along Calhoun Street to approximately 60 feet east of Gadsden Street (Figure 1). Proposed improvements in this area consist of road widening and new landscaping. The Area of Potential Effect (APE) includes the Area of Direct Effects (ADE) and the viewshed. For transportation related projects, the viewshed is typically defined as 300 feet from existing right of way. However, in highly urbanized areas, such as Calhoun Street, the viewshed is considered to be any place within the APE where the road is visible from a historic building. This current work was performed on behalf of HDR.

Rebecca Shepherd served as Archaeologist and Katie Dykens Quinn served as Architectural Historian. The fieldwork was performed March 23, 2018. This addendum report includes this introduction and a discussion of the results and recommendations. The 2010 and 2011 reports should be consulted for discussions of environmental contexts, cultural contexts and methods; as well as results and recommendations from that initial work.





RESULTS

Archaeology

Background research indicated that there are no previously recorded archaeological sites within the ADE. The archaeologist walked the ADE with the plan to excavate shovel tests in any unpaved areas that did not contain utilities. No such areas were found. Figures 2 and 3 provide photographs of field conditions within the ADE. As can be seen, most of the ADE was paved. The top image of Figure 3 provides an example of a grassed area that has a sewer line beneath it.



Figure 2. Field Conditions in the ADE, 1 of 2. (Top) Calhoun Street at Intersection with Gadsden Street, Facing Northwest. (Above) Calhoun Street at Intersection with Gadsden Street, Facing West.

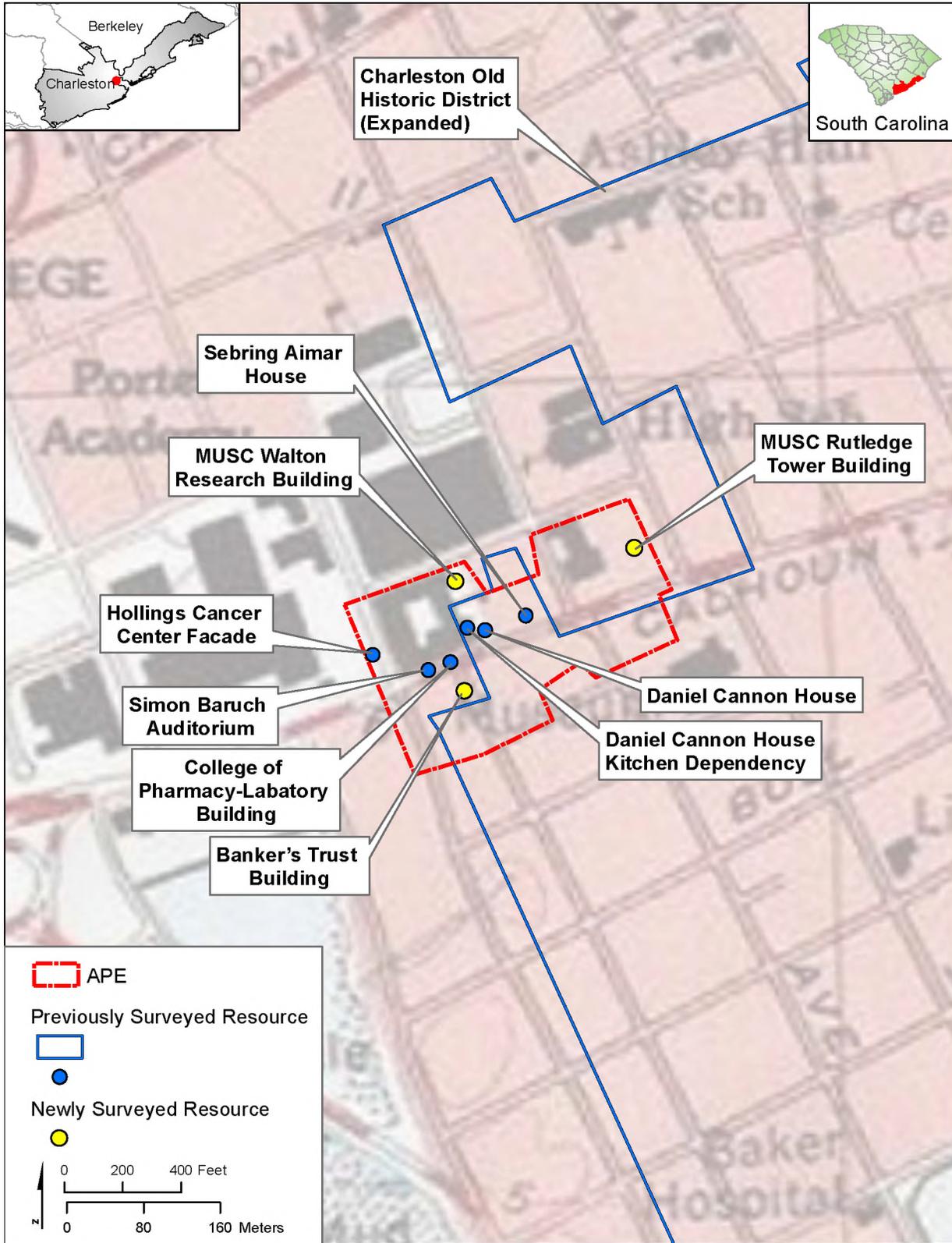


Figure 3. Field Conditions in the ADE, 2 of 2. (Top) Calhoun Street at Intersection with Gadsden Street, Facing East. (Above) Calhoun Street at Intersection with Gadsden Street, Facing Northeast.

Architectural History

On March 23, 2018, a survey was conducted of the APE to identify unrecorded historic resources 50 years of age or older. The APE for the historic resources survey was the area within the viewshed of the project area. Resources more than 50 years in age were surveyed in accordance with the *Survey Manual: South Carolina Statewide Survey of Historic Places* using a handheld tablet device. They were photographed using a digital camera. The information was recorded using FileMaker Pro. Resources were evaluated following the NRHP criteria and a preliminary assessment of effect for the proposed project was conducted for any property in the APE that was NRHP listed or that met the NRHP criteria for eligibility. South Carolina State Intensive Survey Forms were prepared for all individual resources.

As a result of the survey of the expanded project area, three new architectural resources were identified. One resource, the Banker's Trust Building (U/19/7902) has been recommended eligible for the NRHP under Criterion C and Criterion Consideration G in this report. The other two resources, U/19/7903 and U/19/7904, are recommended not eligible. All three are discussed in the "Newly Surveyed Resources" section of the report. As the project area encompassed by the Addendum is relatively small, most of the resources identified during this survey were already addressed by earlier work. Three resources, U/19/5860, U/19/5861 and U/19/5862, have shifted from the APE into the ADE as a result of the expanded project area. However, as none of these resources have been recommended eligible for the NRHP, this shift into the ADE does not impact the findings of the earlier report. Additionally, a larger portion of the NRHP-listed Charleston Old and Historic District (U/19/0282) has shifted into the APE. The district itself as well as three resources of particular note are discussed in the "Previously Surveyed Resources" section below. All newly and previously surveyed resources are demarcated in Figure 4. Previously surveyed resources are discussed below in the Previously Surveyed Resources section and are listed in Table 1. Newly surveyed resources can be found in the Newly Surveyed Resources section on page 15 of the report and are listed in Table 2.



Source: USGS Topographic Quadrangle Map, Charleston, South Carolina

Figure 4. Project APE Map Showing Previously and Newly Surveyed Architectural Resources

Previously Surveyed Resources

Table 1. Previously Recorded Architectural Resources

| Resource Number | Name/Address | Construction Date | NRHP Recommendation | Changes from Original Report |
|-------------------|---|-------------------------|---|----------------------------------|
| U/19/0282 | Charleston Old and Historic District (Expanded) | Circa 1700 – circa 1941 | Listed | None |
| Part of U/19/0282 | Daniel Cannon House – 274 Calhoun Street | Circa 1802 | Listed as part of district – Group 3+ | Not discussed in original report |
| Part of U/19/0282 | Daniel Cannon House Kitchen Dependency – 276 Calhoun Street | Circa 1830 | Listed as part of district – Contributing to resource with Group 3+ designation | Not discussed in original report |
| Part of U/19/0282 | Sebring Aimar House – 268 Calhoun Street | 1846 | Listed as part of district – Group 3 | Not discussed in original report |
| U/19/5862 | College of Pharmacy – Laboratory Building | 1952 | Not Eligible | Shift from APE to ADE |
| U/19/5861 | Simon Baruch Auditorium | 1940 | Not Eligible | Shift from APE to ADE |
| U/19/5860 | Hollings Cancer Center Façade | 1914 | Not Eligible | Shift from APE to ADE |

The Charleston Old and Historic District (Expanded) – U/19/0282

The National Register district currently holds approximately 700 historic resources representing myriad architectural styles and several construction eras. The original local historic district was the first ever established in the United States with its official date of recognition as 1931; over 30 years before any nationally recognized districts were founded. Upon creation of the NRHP in 1966, the Charleston Old and Historic District became a National Register district and its boundary was increased for the first time. Additional boundary increases followed in 1970, 1978, 1984, 1985, and 1986. A period of significance was extended to incorporate dates ranging from 1700-1941 in 1988 (Stockton 1977).

Approximately ten contributing historic resources are located within the newly expanded APE. The resources are located on both the north and south sides of Calhoun Street as well as along a portion of the north side of Halsey Street between Gadsden Street and



Figure 5. Halsey Street from Gadsden Street, Facing Southeast

Ashley Avenue. The resources on Halsey Street are largely Charleston Single Houses, a common local house type, with infill of larger, Craftsman-style American Foursquare and Georgian houses (Figure 5). The Charleston Single House is characterized by its distinctive tall and narrow shape and by its piazzas, long porches that run along one side elevation of the house. The Charleston Single Houses on Halsey Street have the front gabled roofs that are typical for the form and often have added additional living space to the house by finishing one or both floors of the outdoor piazzas. Detailing includes bayed windows and decorative multi-pane sash, columnar or otherwise Classically-inspired porch supports, and other Federal-style detailing such as wood frame arched transoms. The American Foursquare houses are roughly cubical in massing, typically two rooms wide and deep and two stories tall. The American Foursquare is recognizable by its asymmetrical ground floor, which features an offset front door and regularly spaced window bays. The American Foursquares on Halsey Street have shallow pitched hipped roofs, often with flat dormers. Detailing includes overhanging eaves and exposed rafter tails, heavy carved and grouped wooden and brick porch supports, the use of simple brackets, and corbelled brick chimneys. The Georgian Houses are similar in massing and



Figure 6. Daniel Cannon House (274 Calhoun Street). (Above) Southwest Oblique. (Below) First Floor Hall Ceiling, from HABS Documentation.



detailing to the American Foursquare Houses but have symmetrical front elevations. All of the development on Halsey Street falls within the period of significance for the district and all resources can be considered contributing.

Additionally, there are three resources located within the district on Calhoun Street that are of particular importance. The circa 1803 Daniel Cannon (Margaret Cannon) House is located at 274 Calhoun Street (Figure 6). The house was constructed by Daniel Cannon, developer of the suburb of Cannonsboro, for his daughter

Margaret (Stockton 1977). This Federal-style house is sited on a high raised basement and has a nearly symmetrical front elevation with five bays across the second floor and a central door flanked by multi-pane windows sheltered by a hipped porch on the ground floor. Detailing includes dentil molding, column supports, and three flat roofed

dormers. Of particular importance is the well-preserved Adamesque interior of the house, including decorative plasterwork and mantels.

This house was explicitly mentioned in the 1977 NRHP district expansion nomination as a Group 1 building (Stockton 1977). The nomination uses a categorization strategy adopted in Charleston in 1974 which entails placing significant buildings into groups based on their historic importance. Significant contributing buildings are rated as Group 1, 2, 3, or 4 with Group 1 being the most important. Group 1 buildings are considered “exceptional” while Group 2 resources are described as “excellent” and Group 3 resources are “significant” (Beaty and Bailey 2004). The Daniel Cannon House was subsequently downgraded to Group 3+ in the 1986 NRHP nomination update. Group 3 is still considered a resource that is “to be retained and protected,” while Group 2 resources are “irreplaceable” (Beaty and Bailey 2004; Charleston Board of Architectural Review 2003). As an explicitly mentioned Group 3+ resource within the NRHP district, special care should be taken with regards to this resource.

One outbuilding associated with the Daniel Cannon House still stands. The circa 1830 Daniel Cannon House Kitchen Dependency is located at 276 Calhoun Street (Figure 7). The building is rectangular, two stories tall, and constructed of Flemish bond brick. It has a hipped V-crimp metal roof and a symmetrical front elevation with two entrances on the ground floor. Two windows are located between the entrances and the four bays of the second story stack on the ground floor fenestration. Windows and doors are historic but not original to the building. While this building was not significant enough to individually warrant Group 1, 2, or 3 status, it should be considered as a contributing resource for the Daniel Cannon House and extra care should be taken with it as well. Both buildings were recorded by the Historic American Building Survey and were acquired for use as offices by the Medical University of South Carolina (MUSC) in 2002 (The Waring Historical Library 2017).

Located directly next door to the Daniel Cannon House at 268 Calhoun Street is the Sebring Aimar or Edward Sebring House. The construction of this Greek Revival house began in 1838 and was completed in 1846. The house’s original owner was Edward Sebring, who moved to Charleston from New York and was president of the State Bank of South Carolina (Historic Charleston Foundation 2018). The house was sold to Dr. Charles P. Aimar after Sebring’s death in 1880. The house is two stories on top of a full height raised basement. It is rectangular and has a flat membrane replacement roof concealed



Figure 7. Daniel Cannon House Kitchen Dependency (276 Calhoun Street) and Sebring Aimar House (268 Calhoun Street). (Top) Daniel Cannon House Kitchen Dependency, South Elevation. (Above Left) Daniel Cannon House Kitchen Dependency, Southeast Oblique, from HABS Documentation. (Above Right) Sebring Aimar House, South Elevation. Image courtesy Google Earth.

behind a Classically-detailed parapet (Figure 7). The brick basement level is stuccoed and the house is clad in weatherboard siding. The front elevation is largely symmetrical and is dominated by the two full piazzas which run along both stories of the house and continue along the right (west) side elevation. The porches have heavy wooden columnar supports and turned wooden balusters. The main entrance has a Classical surround which includes a transom, sidelights, and pilasters. Two multi-pane wood frame windows are located to either side of the entrance. Fenestration on the second story stacks above the first and includes a central door with Classical surround and two windows to either side. Interiors are Adamesque and original detailing including trim, plasterwork, and some fixtures are retained. The Sebring Aimar House was considered a Group 2 resource in 1974 and a Group 3 resource as of the 1986 update (Charleston Board of Architectural Review 2003). In 1987 it was purchased by MUSC and is used as offices (The Waring Historical Library 2017).

Newly Surveyed Resources

The survey identified three previously unrecorded architectural historic resources. One, the Banker’s Trust Building (U/19/7902), is recommended eligible for the NRHP. The three resources are discussed in more depth below.

Table 2. Previously Unrecorded Architectural Resources

| Resource Number | Name/Address | Construction Date | NRHP Recommendation |
|-----------------|--|-------------------|--|
| U/19/7902 | Banker’s Trust Building – 281 Calhoun Street | 1974 | Eligible under Criterion C and Criterion Consideration G |
| U/19/7903 | MUSC Walton Research Building – 39 Sabin Street | 1962 | Not Eligible |
| U/19/7904 | MUSC Rutledge Tower Building – 135 Rutledge Avenue | 1926; 1975; 1980 | Not Eligible |

Banker’s Trust Building – 281 Calhoun Street (U/19/7902)

The Banker’s Trust Building is a Brutalist drive-in bank building constructed in 1974. It is located at 281 Calhoun Street, on the southeast corner of Calhoun Street and Gadsden Street. There is no clear front façade but the building is accessed on the south elevation (Figure 8). The building is two stories tall with a flat membrane or built-up roof that is

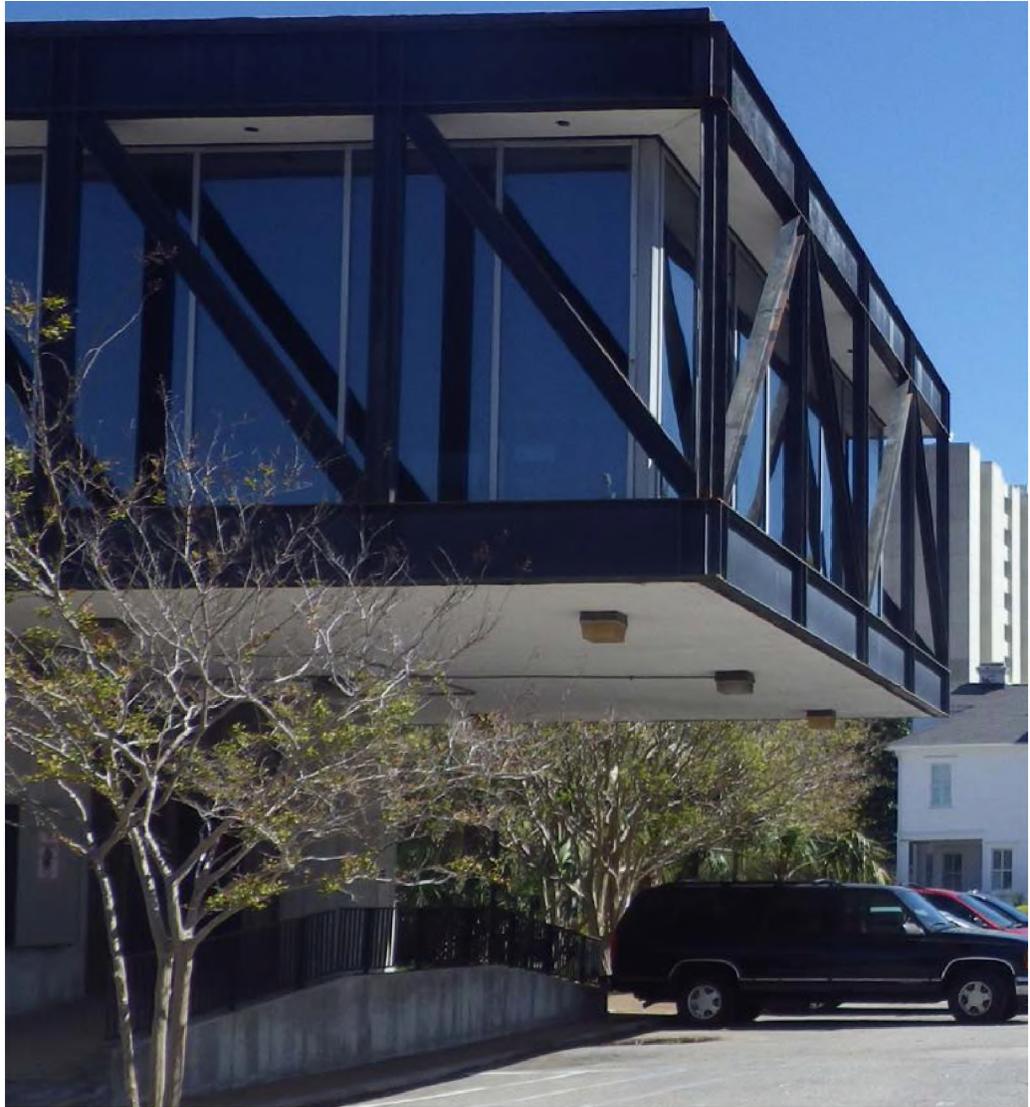




Figure 8. Banker's Trust Building – 281 Calhoun Street (U/19/7902). (Opposite above) Northwest Oblique. (Opposite below) Southwest Oblique (Above) I-Beam Detail, Facing Northeast.

not visible from the street. The ground floor is square in plan while the second story is rectangular and is cantilevered over the ground floor on the north and south sides. A central square poured-in-place concrete tower extends through both the first and second floors. The mold used vertically placed wood planks which has left a vertical pattern in the concrete. The corners of the concrete tower are chamfered. Fenestration on the ground floor includes the main entrance on the south elevation which is accessed via two shallow poured-in-place concrete ramps which echo the vertical wood pattern of the main tower. The entry is deeply inset, with brushed metal personnel doors and elevator doors on all three sides. There is a large metal gridded window centered on the north elevation which was original teller's window. An automated teller's window and corresponding drive through box were added in 1980 (City of Charleston 1972) . The added teller's window is sited to the east of the original and is steel and glass. Both the main entrance and the drive-through teller's window are sheltered by the cantilevered portions of the second story.

The second story of the building consists of the central concrete tower, which is unfenestrated, and two glass and steel cantilevered sections to the north and south. The second story is supported by two heavy I-beams which run the full length of the building. The flat roofline of the second story is demarcated and supported by a second

set of heavy I-beams. The central concrete tower rises slightly above the main roofline. Smaller, evenly-spaced I-beams run along the cantilevered portions of the building. These sections are punctuated and reinforced by diagonally placed small I-beams. The I-beams are all a matte black color. The walls of the cantilevered second story are inset roughly two feet behind the I-beam structure and are composed of fixed steel frame picture windows. The dark gray tint of the windows reflects the black of the I-beams. The undersides of the cantilevered portions and the boxed eaves are white. The building was designed by architect Jeffrey Rosenblum and was constructed by builder A.B. Youngblood & Co. for approximately \$160,000. Permits were filed in March of 1973 and construction was completed one year later (City of Charleston 1972).

Resource U/19/7902 was designed by Architect Jeffrey Rosenblum who received his Masters of Architecture from Tulane University and an M.B.A. from Long Island University. He worked with the firms Charles Luckman and Harrison & Abramovitz in New York before starting his own firm in Charleston in 1971 (Gane and Koyle 1970; Tulane University 2013). Charles Luckman was trained as an architect before pursuing a career as a business executive. It was in both capacities that he contributed to the design of Lever House, the landmark curtain wall Modernist skyscraper that defined the way a successful company's flagship building should look in the 1950s. His assistance in designing Lever House proved to be an impetus for him to abandon his career as an executive and refocus himself on architecture. His second career as an architect led him to such notable projects as Madison Square Garden and the Master Plan for the Kennedy Space Center, both unabashedly Modernist designs (Muschamp 1999). Harrison & Abramovitz was a firm with similarly strong Modernist designs. Work from the firm included the Original Headquarters Building for the C.I.A. the Metropolitan Opera House (Kennedy 2004). Perhaps the largest project headed up by Wallace K. Harrison was the United Nations Building in New York City, a project on which he collaborated with a team of architects including Le Corbusier and Oscar Niemeyer (Grant 2015). Thus, Rosenblum began his career with a strong background in Modernist design under the tutelage of some of its most famous practitioners.

Rosenblum had a long architectural career with Rosenblum & Coe culminating in his retirement in 2015, when his partner, Steve Coe, became sole owner of the nearly 50-year-old firm. The firm today focuses primarily on large civic, educational, and medical buildings such as the new Jewish Studies Center at the College of Charleston, a number of fire stations in Charleston and Dorchester counties, and a variety of interiors for MUSC

(Rosenblum Coe Architects 2018). These more recent projects are of contemporary design, with limited similarities in design to the Banker's Trust Building. The use of flat roofs with dramatic overhangs and exposed metal structural elements as decoration harkens back to earlier designs but remains quite different in overall expression and feel. Rosenblum is a Fellow of the American Institute of Architects and has been active in the organization, having served as President of the organization's South Carolina Chapter and serving on their National Board as a representative for Georgia, South Carolina, and North Carolina (College of Charleston Jewish Studies Center 2002). The Banker's Trust Building remains one of the most notable of his designs.

Resource U/19/7902 has integrity of location, design, materials, workmanship, feeling, and association. The building itself has excellent integrity. It has not been altered in any way except for the addition of the new automated teller's window and drive-through box in 1980. It is located within the City of Charleston-designated Old City District and thus any exterior alterations fell under the scrutiny of the City of Charleston's Board of Architectural Review. All work on the building has been basic in-kind maintenance and no alterations have been made (City of Charleston 1972). It is currently vacant but retained its original use as a bank until 2009. The parking area was altered and relandscaped in 1978 and many of the buildings within its viewshed on Calhoun and Gadsden streets have been added or altered since 1974, so the resource lacks integrity of setting. However, the general setting (a mixed commercial and medical urban environment) has not changed and the setting does not affect integrity of feeling or association.

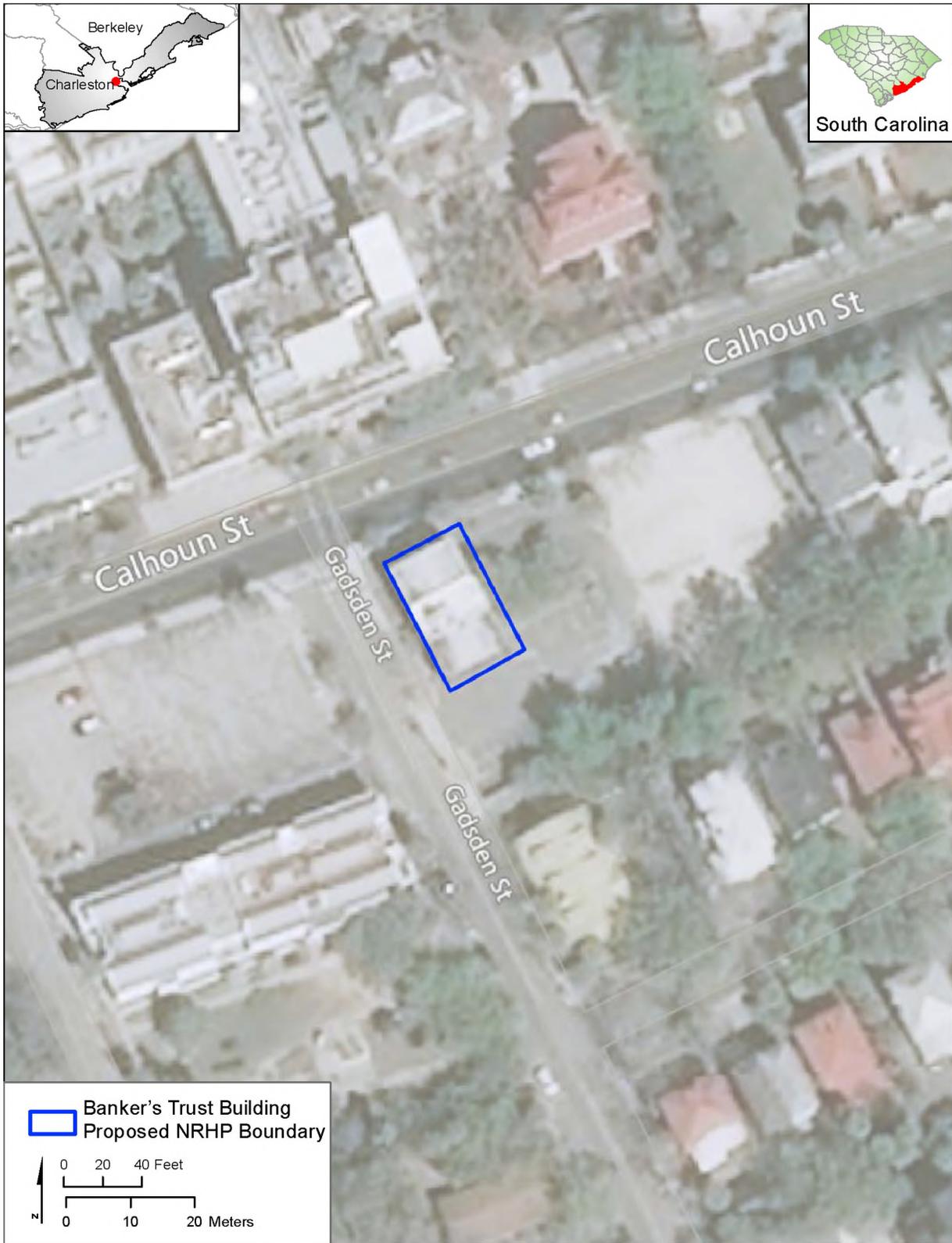
If Resource U/19/7902 was 50 years old, it would be recommended as eligible for the NRHP under Criterion C for architecture with a local level of significance. The building is an excellent example of Brutalist design, with its heavy central tower of exposed poured-in-place concrete and the spare, industrial design of its cantilevered second story. The building is located in downtown Charleston, where there are a limited number of Modernist buildings in general and no other known Brutalist buildings. Were it to be listed on the NRHP, it would be the only Brutalist building in Charleston County in the Register.

Resource U/19/7902 has not yet reached the 50-year threshold that is typically used in determining eligibility for the NRHP. However, it is an ideal candidate for consideration under Criterion Consideration G. Criterion Consideration G provides a pathway to eligibility for resources that are less than 50 years old but which have achieved historic

significance during that relatively brief period of time. Generally speaking the bar for eligibility under Criterion Consideration G is much higher than it is for the eligibility of resources 50 years or older, as a resource eligible under Criterion Consideration G must be deemed “exceptionally” important. It is important to note that the significance of the resource can still be on a local level—it is not necessary that the resource be exceptionally important nationally, for example (Sherfy and Luce 1998).

Resource U/19/7902 is an excellent candidate for consideration under Criterion Consideration G because it is the only building of its style locally, and it is a Brutalist building. National Register Bulletin 22 deals with eligibility under Criterion Consideration G and explains that the 50-year threshold was established to prevent the nomination of important contemporary buildings, as a certain degree of distance is necessary to determine whether something is historically significant or not. Brutalism is a prime example of a distinct architectural movement which has passed and has been subject to scholarly analysis despite the buildings often not yet reaching 50 years of age. Brutalism was an offshoot of Modernism which lasted for approximately 20 years beginning in the mid-1950s. Brutalist architecture was distinctive and characterized by the use of raw concrete and exposed structural elements to create geometric, sculptural forms (Encyclopedia Britannica 2018). The exposed I-beams, concrete tower, and rectilinear shapes of Resource U/19/7902 make it an excellent example of a Brutalist building. Brutalism fell out of style by the mid-1970s, and went through a period of extreme unpopularity, resulting in the loss of many Brutalist buildings. In recent years, this loss has been noted by preservationists, and a renewed effort is being made to save the Brutalist buildings that remain (Saval 2016).

As the only known example of this distinct and historic style of architecture in Charleston, Resource U/19/7902 is of “exceptional” importance on the local level. It is recognized as such by local groups, and is mentioned in Jonathan Poston’s *The Buildings of Charleston, A Guide to the City’s Architecture*, as an “unusual” component of Charleston’s architecture (Poston and Historic Charleston Foundation (last) 1997). Resource U/19/7902 is recommended eligible under Criterion C and Criterion Consideration G as the only known Brutalist building in Charleston. As the original lot has been altered and relandscaped and the resource lacks integrity of setting, the proposed NRHP boundary encompasses a five-foot buffer around the building only (Figure 9). It has been a branch office of Banker’s Trust and Bank of America and has no known associations with persons of importance. Therefore, it is recommended not eligible under Criterion A or B.



Source: Bing Hybrid Maps

Figure 9. Banker's Trust Building Proposed NRHP Boundary

MUSC Walton Research Building – 39 Sabin Street (U/19/7903)

The MUSC Walton Research Building (U/19/7903) is a multi-story tower located at 39 Sabin Street. It is visible from the project area as it rises behind 276 Calhoun Street, the two-story Daniel Cannon House Kitchen Dependency. Resource U/19/7903 was constructed in 1962. It has some Modernist and some Classical design elements but overall is not representative of any distinct style or type. It has a stuccoed concrete block ground floor level with seven stories clad in 5-to-1 common bond brick rising above (Figure 10). The main entrance is located on the north elevation facing Sabin Street.



Figure 10. MUSC Walton Research Building – 39 Sabin Street (U/19/7903). (Above) Northwest Oblique. (Opposite) Entrance Detail, North Elevation (Bottom) South Elevation.



The ground floor is symmetrical with an inset entrance flanked by three windows to each side. The entrance is a set of double metal doors with a transom under a Classically styled engaged porch with double square pilasters on either side. Two sets of stairs flank the ground floor entrance and rise to the main entrance on the brick-clad story above. The windows on the ground floor are metal frame one-over-one double hung sash set beneath round blind arches. The main entrance on the story above is also inset. The engaged porch is a stuccoed round arch on the interior and a heavy Doric-order Classical surround on the exterior with details including heavy single pilasters and dentil molding. Two wood panels doors with a wood frame fanlight transom provide access to the building. The stuccoed concrete portion rises to form a skirt wall with drip mold along the second story. Five metal frame one-over-one double-hung sash windows with brick and concrete jack arches are located to either side of the main entrance. Fenestration on the top six stories is regular and consists of eleven evenly spaced one-over-one windows. There is a ribbon of concrete molding that runs above the windows of the top floor but the building's façade is otherwise quite simple and does not have any setbacks or ornamentation at the roofline. Brick patterning along the edges of the building forms faux quoins. Fenestration on the east elevation is simple and consists of one row of centrally placed one-over-one windows on the top seven stories. A hyphen connects the resource to the Hollings Cancer Center (U/19/5860) on the west elevation. The rear (south) elevation of the building is slightly more irregular. The façade is stepped with an H-shaped portion that rises the full height of the building but does not fully extend to the east and west sides. A large air handler rests in the inset portion created by the H at the roofline. Fenestration is evenly spaced along the H-shaped portion of the building. A two-story rectangular portion extends further to the south. This utility area is fenestrated with a metal door and louvered metal windows. More HVAC and other utility equipment along with a series of metal stairs and catwalks is located on this two-story portion.

The building was constructed in 1962 and was named the Walton Research Building in 1982. It was named in honpr of Dr. Robert Petrie Walton, Ph.D., who was chairman of the Department of Pharmacology until his death in 1971. He was also the coordinator of research for the MUSC College of Graduate Studies (MUSC College of Graduate Studies 2017). The building has housed a variety of departments including the Department of Pharmacology and Department of Otolarygology. While resource U/19/7903 exhibits Modernist and Classical design elements, they do not form a coherent style and the resource was not found to embody the distinctive characteristics of a type, period, or

method of construction. It does not represent the work of a master or possess high artistic value. Thus the resource is not eligible under Criterion C. It was also considered under Criteria A and B for any possible associations with events or persons significant in the past. It is associated with the MUSC Department of Pharmacology and its staff. However, these associations do not rise to a level of importance to warrant inclusion in the NRHP. Therefore, the resource is recommended as not individually eligible for the NRHP under Criterion A, B, or C.

MUSC Rutledge Tower Building – 135 Rutledge Avenue (U/19/7904)

The MUSC Rutledge Tower Building (U/19/7904) is a large multi-story tower located at 135 Rutledge Avenue. It has a complex floorplan and takes up the whole eastern half of the block bounded by Rutledge Avenue and Ashley Avenue to the north and south and Calhoun Street to the east. The thirteen-story tower is visible from the project area as it rises to the east behind the Sebring Aimar House. A medical building has stood in this location since the 1800s. The current building has components dating to 1926. However, a massive remodeling and renovation effort dating from 1975-1980 has resulted in a building with a completely modern exterior structure (Medical University of South Carolina 1998). There is no historic fabric visible from the exterior of Resource U/19/7904. The current building is contemporary commercial in style and consists of two joined structures (Figure 11). The main tower is clad in stucco and appears to be a combination reinforced concrete construction and concrete block with metal framing. Unfenestrated rectangular tower supports run vertically through the building along the center of the side elevations and on the east elevation where the building fronts onto Calhoun Street. The walls are inset from the tower supports and are regularly fenestrated with aluminum frame sliding windows with no ornamentation or sills. This section has a built-up roof. A lower building is attached to the south of the main tower. This three-story component is irregular in plan and is clad in brick veneer. Windows are fixed with heavy aluminum frames and stucco panels above and below them, creating alternating bands of brick veneer and stucco across the building. Contemporary flat metal awnings shelter the windows. This section has a membrane roof. The foundation is not visible.

Resource U/19/7904 was evaluated for the NRHP under Criteria A, B, and C. The resource was not found to embody the distinctive characteristics of a type, period, or method of construction. It does not represent the work of a master or possess high artistic value. The resource lacks integrity of design, materials, workmanship and feeling. It conveys

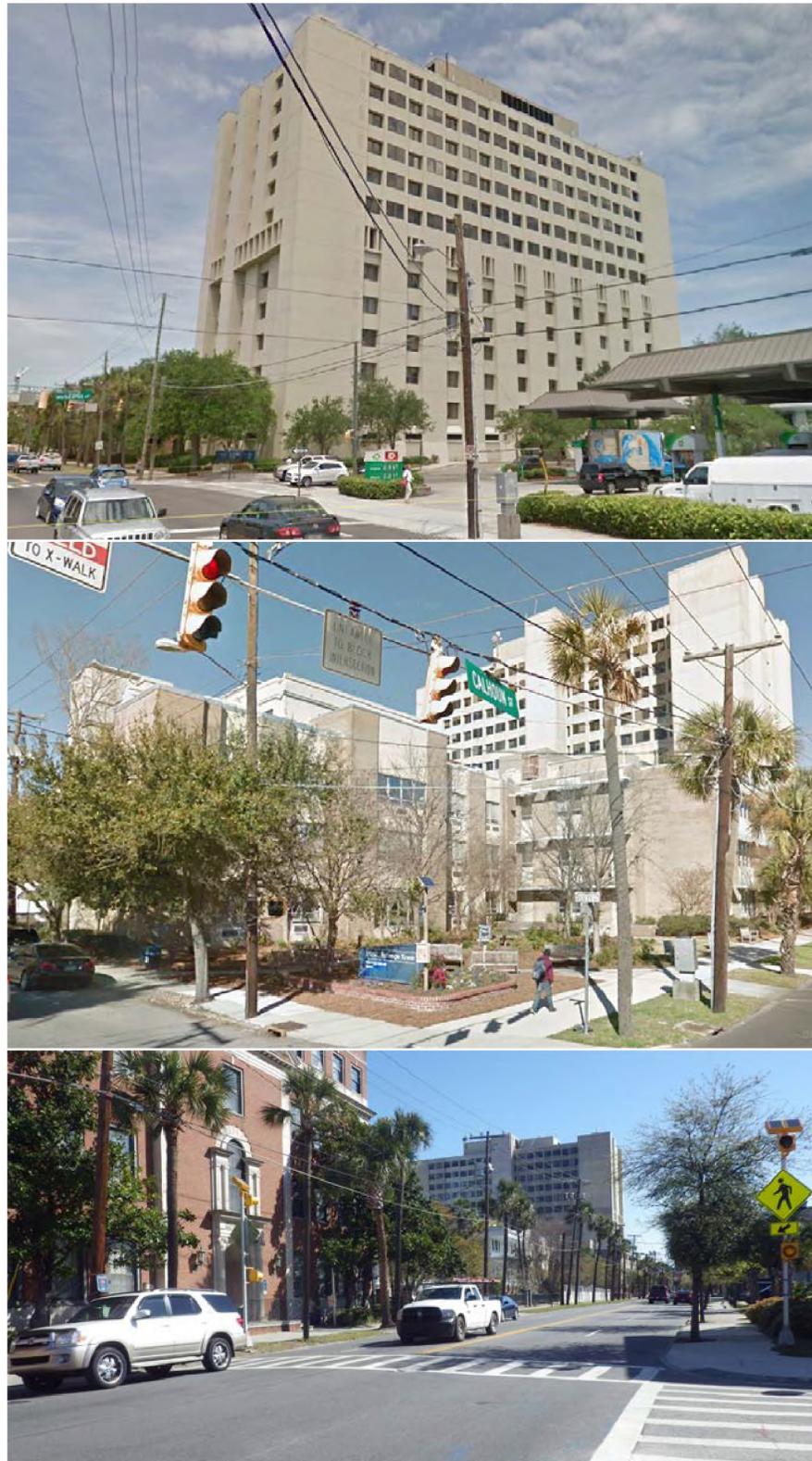


Figure 11. MUSC Rutledge Tower Building - 135 Rutledge Avenue (U/19/7904). (Top) Northeast Oblique. (Middle) Southeast Oblique. (Bottom) Contextual, View Northeast from Project Area

as a contemporary building and no historic fabric is visible from the exterior. Thus, it is not eligible under Criterion C for architecture. It was also considered under Criteria A and B for any possible associations with events or persons significant in the past. It is associated with the MUSC Pediatrics and Family Medicine practices and their staff. However, these associations do not rise to a level of importance to warrant inclusion on the NRHP and the building's lack of integrity precludes listing in the NRHP in general. Therefore, the resource is recommended as not individually eligible for the NRHP under Criterion A, B, or C.





RECOMMENDATIONS

The expansion of the project area has resulted in a larger portion of the NRHP-listed Charleston Old and Historic District falling into the APE. Additionally, a small portion of the district lies within the ADE. Of particular importance within the district are three Group 3 resources, the Daniel Cannon House and Kitchen Dependency and the Sebring Aimar House. All three resources are located on the north side of Calhoun Street. It is important to note that integrity of setting for all three resources is already lost. At the time that these buildings were constructed, the south side of Calhoun Street was Bennett's Mill Pond (Historic Charleston Foundation 2018). Today Calhoun Street is a busy thoroughfare with a dense assortment of both modern and historic mixed commercial buildings. Thus, indirect effects such as increased traffic and noise are not of major concern with regards to these resources. The Daniel Cannon House Kitchen Dependency is located within the APE only, as it is set back approximately 135 feet from Calhoun Street. The Sebring Aimar House is also within the APE only. There is a finding of no adverse effect for these buildings. The Daniel Cannon House does lie within the ADE but is not expected to be directly impacted by the project, which will be constructed along the south side of Calhoun Street. As long as the loss of ROW occurs on the south side of Calhoun Street, there is a finding of no adverse effect for this building as well. The portion of the APE that extends along Halsey Street is residential in nature and is part of the NRHP-listed district. Care should be taken to minimize indirect effects such as increased construction traffic and noise.

The Banker's Trust Building (U/19/7902) is recommended eligible for the NRHP and is located within the ADE. The building is on the south side of Calhoun Street where the loss of ROW is projected to occur. Current construction maps show the new ROW passing within 5 feet of the northwest corner of the building (Figure 12). There is a buffer between the new ROW and actual new construction, and it appears that actual alterations will be closer to 10 feet from the building, which is where a new sidewalk will be placed. If actual construction remains ten feet or more from the building and can be completed without affecting the building or its foundation then there is a finding of no adverse effect for this resource as well. The resource's integrity of setting has already been lost due to extensive remodeling of the parking lot that surrounds it and modern construction within its viewshed. However, if construction gets any closer to the building, the potential for it to negatively impact the resource becomes too great. Any construction which results in a direct impact to the building or a 5-foot buffer area around the building will result in an adverse effect.



Figure 12. Banker's Trust Building Potential Adverse Effects. (Above) Northwest Corner of Banker's Trust Building and Current ROW. (Left) Aerial Photograph of Proposed New Sidewalk and ROW.

| LEGEND | | | |
|--------|---------------------|--|-------------------|
| | EXIST. CENTERLINE | | RELOC. CENTERLINE |
| | EXIST. RIGHT-OF-WAY | | NEW RIGHT-OF-WAY |
| | EXIST. PAVEMENT | | NEW LANDSCAPING |
| | NEW PAVEMENT | | NEW SIDEWALK |





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