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1968/2

REVIEW OF ARCHITECTURE



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COVER

The Turtle Lane Cabanas in Sea Pines Plantation, Hilton Head Island: Corkern, Wiggins & Associates, Architects.

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The Spanish poet and philosopher Lorca once said that the public which demands the traditional in architecture forgets that old houses are created, not by architects, but by time.

Happily, this issue of the **Review** features a place in South Carolina where this saying is believed. At Sea Pines Plantation on Hilton Head Island more than four hundred new houses have been built. Each was designed by an architect and none has an Old South portico or a trace of Colonial detail.

Admiration for this accomplishment, however, does not diminish appreciation for the timeless beauty of an old house like the one by Robert Mills, also featured in this issue.

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SOUTH CAROLINA CHAPTER AMERICAN INSTITUTE OF ARCHITECTS

REVIEW OF ARCHITECTURE IS PUBLISHED QUARTERLY BY WING PUBLICATIONS, INC., POST OFFICE DRAWER 3, COLUMBIA, SOUTH CAROLINA, 29202, FOR THE SOUTH CAROLINA CHAPTER OF THE AMERICAN INSTITUTE OF ARCHITECTS. ISSUES ARE AVAILABLE FROM THE PUBLISHERS FOR \$1.00 PER COPY; \$3.50 PER YEAR.

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NEWS

Architects Chosen For Tricentennial Centers

A diversity of architectural expression can be expected in the design of the state's three Tricentennial centers from the announcement of the selection of the architects by the Tricentennial Commission recently.

Upon recommendation of a special advisory board composed of the president and immediate past president of the SCAIA and the dean of the Clemson School of Architecture the commission has made the following selections: Charleston, Corkern, Wiggins & Associates of Hilton Head; Columbia, John Tabb Heyward; and Greenville, Craig and Gaulden in collaboration with R. Buckminster Fuller.

The site of the Charleston center is to be at Old Town, the locale of the first permanent settlement in South Carolina. The major building will be an exhibition hall with an adjoining movie theater and there will also be a restaurant. In addition to these permanent improvements Corkern and Wiggins will work out a master plan in consultation with landscape architects for the preservation and utilization of the 200-acre historic site.

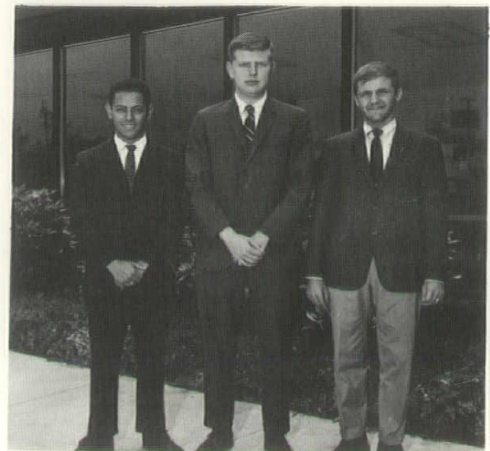
Restoration of the Hampton-Preston House and construction of nearby temporary exhibition pavilions will be included in the scope of the Columbia project. The historic house, built in 1818 by the wealthy merchant Ainsley Hall and sold to the first General Wade Hampton in 1823, was the social headquarters in Columbia for Confederate dignitaries. Its furnishings, statuary and gardens were among the finest in the old South. It will be Heyward's task to recreate this glory.

Representing the third century of the state's history, the Greenville center will probably contain Craig and Gaulden exhibition structures housed under a Buckminster Fuller geodesic dome similar to the United States pavilion at Expo 67 in Montreal last year.

Graduation For First 'Archi-Technicians'

South Carolina's expanding technical education program had its first impact on architecture this June when the first three graduates of the architectural technology course at Richland Tec in Columbia received their diplomas and went to work.

These architectural technicians, Carlos Berrio, James Blume and Charles Seay, had finished two years of study in architectural drafting, structural engineering technology, site development, material



South Carolina's first architectural technicians Berrio, Seay and Blume.

(Photo: Richland Tec)

selection and construction techniques. Designed to enable them to become the equivalent of architectural draftsmen, the course was put together by the Richland Tec staff with the assistance of an advisory committee from the SCAIA.

Registered architect Frank G. Lundy is in charge of teaching the architectural work and is planning to have eight first-year and nine second-year students when classes begin this fall.

Added recognition is expected next year when the school is expected to be accredited by the Southern Association of Colleges and Secondary Schools and the Engineering Council for Professional Development.

Names and Firms

James Roberts Lawrence has opened his own office at 48 Rock Creek Drive, Greenville. He was formerly executive vice president of A/E Incorporated in that city.

The former firm of Geiger/Califf/Player Architects has now become two offices. John W. Califf, Jr., and Samuel J. Player are continuing to practice architecture as Califf/Player/Architects at 1208 Bull Street, Columbia. William N. Geiger, Jr., has taken H. Donald McElveen and Robert H. Kennedy, Jr., into the new firm of Geiger, McElveen and Kennedy, Architects, Engineers and Planners to be located at 2821 Millwood Avenue in the late fall.

Harold Townes, president of Townes Associates, Greenville, is attending the Soviet-American Symposium on Architecture and Urban Design in Moscow in September. Professional conferences will also be held in Leningrad, Budapest and Vienna. In addition to lectures and discussions, the American architects will tour historic buildings and new planning projects.



The Hampton-Preston House to be restored as a part of the Tricentennial project in Columbia. (Photo: Russell Maxey)



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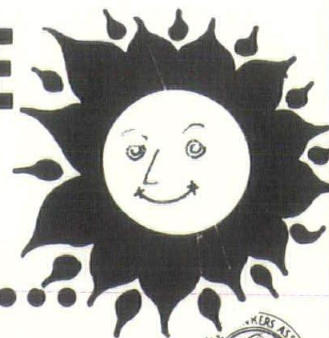
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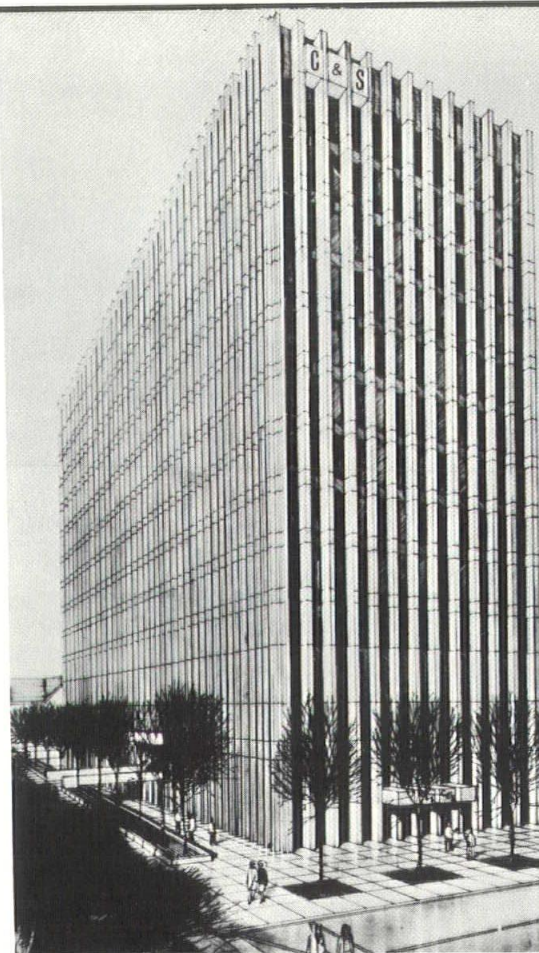


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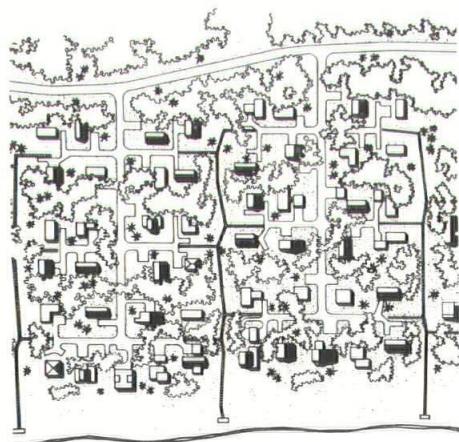
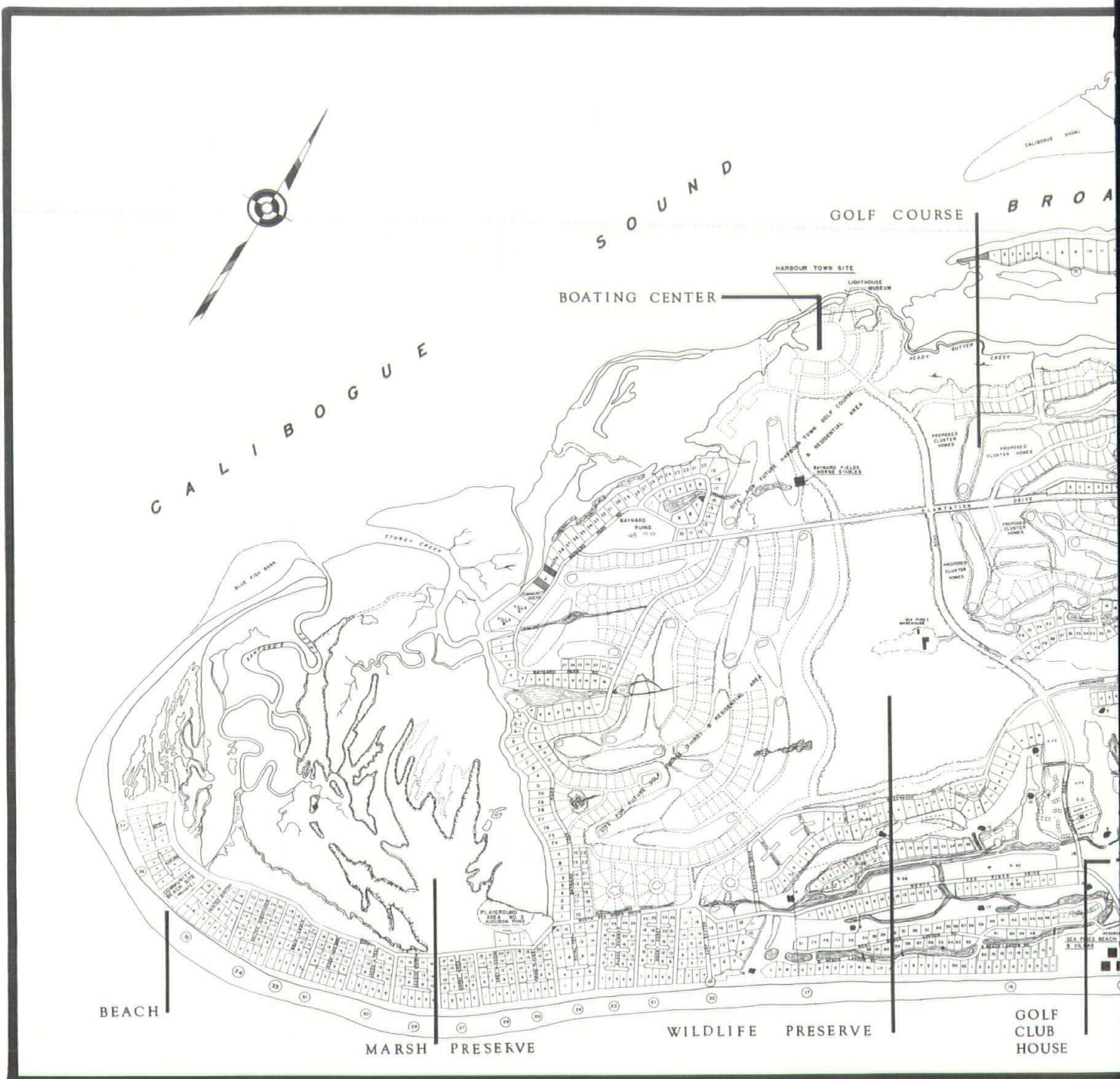


Sea Pines Plantation from the air looking out over the Plantation Club and its two golf courses toward Calibogue Sound.



A CITATION FOR EXCELLENCE IN COMMUNITY PLANNING TO SEA PINES PLANTATION, HILTON HEAD ISLAND

For the first time this special presentation in the AIA's Community Citation awards program has honored a total community, other than a municipal body, which was privately conceived and privately developed. The citation was presented to Charles E. Fraser, developer of Sea Pines Plantation on Hilton Head Island, "in recognition of private entrepreneurs who create an orderly environment and sense of place through design of cohesive and meaningful communities." It commended Fraser and "the many architects and planners who have worked toward the development of this resort community which provides for both vacation and permanent living in an architecturally unified residential area which enhances privacy and a sense of community amid the carefully preserved natural beauties of this historic island."



The Master Plan Which Has Turned a Forgotten Off-Shore Wilderness Into One of the Great Vacation and Retirement Areas of America.

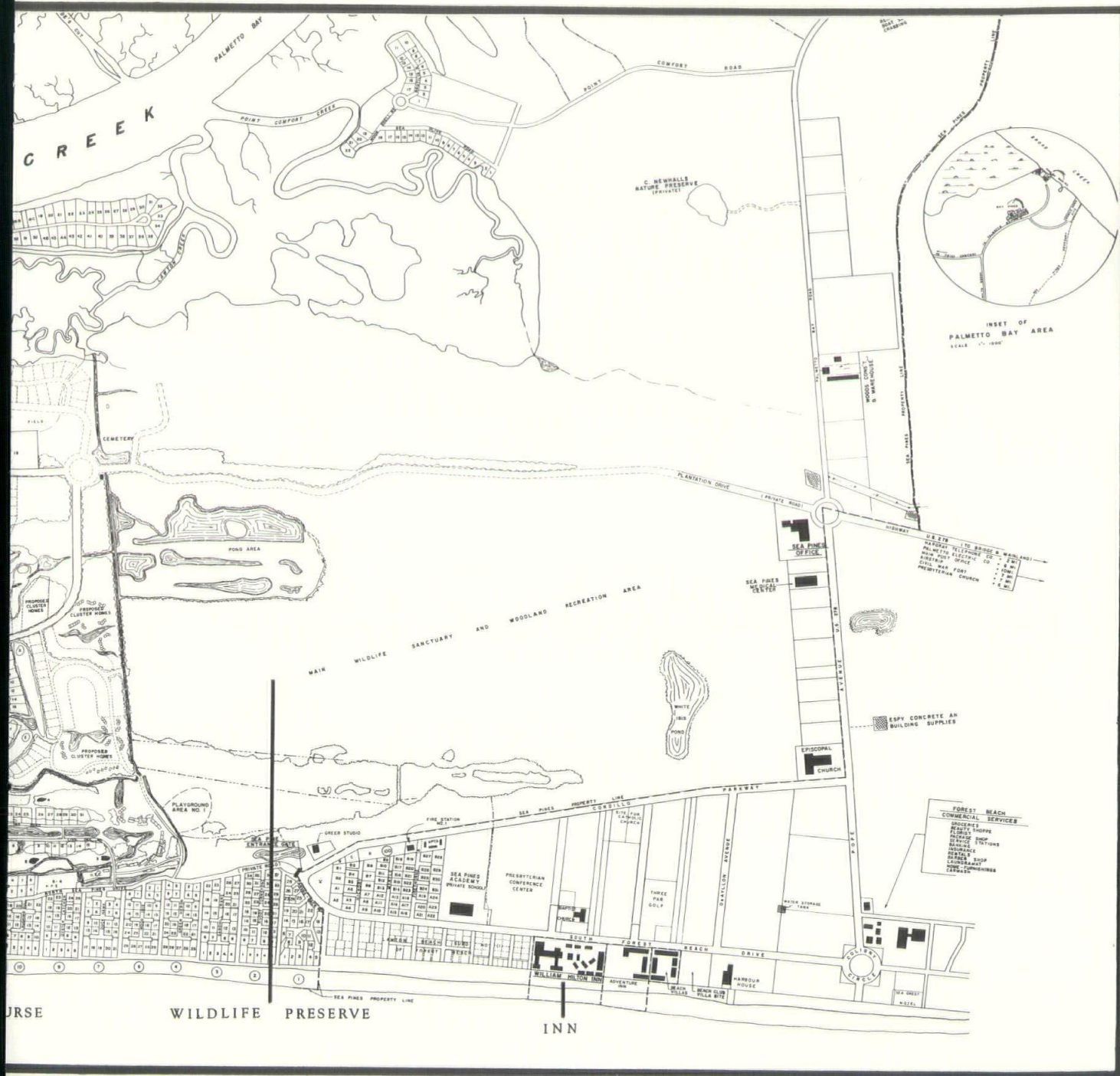
In 1950 Fraser's father bought 5200 acres at the southern tip of Hilton Head Island for timber development. The largest of the sea islands off the southeastern coast of the United States, it was then a forgotten off-shore wilderness. Fraser saw the great potential of the lush semi-tropical area as a vacation and retirement area.

As the first step in making a reality of this potential with the best planning, de-

sign and control skills available anywhere Fraser retained Hideo Sasaki, chairman of the department of landscape architecture at Harvard, to develop the master plan. The American Society of Landscape Architects immediately awarded it a Certificate of Excellence in Design, its first recognition.

The major features of the master plan were:

1. A cluster scheme which opens up to



six rows of houses on the ocean side of the main road to a view of the water and to auto-free access to the beach. (See sketch at left)

2. Golf fairways winding through developed areas.
3. A refuge for wildlife on over 1600 of the 5200 acres.

Revised and updated in 1960 and again in 1967, the master plan has maintained

its overall concept while providing for three golf courses, a marina, hotel facilities and varying types of residential development areas. Types of use for which land has been reserved include additional churches, a fourth golf course, schools and playgrounds, limited apartment and villa sites, a medical center expansion program with a hospital and nursing homes, horse pastures, private stables and riding trails, a cotton plantation restora-

tion, boat docks, agricultural areas, experimental farms, research facilities, historic sites for preservation and a preparatory school and college.

Harbor Town is the next major development scheduled for Sea Pines. To be located on Calibogue Sound it will include a large sailing harbor, community services and shops, varied residential areas and areas for cultural activities.



A group of Court Garden Villas overlooking the fairway. (Photo: Frederick C. Baldwin)

Set Down in This Natural Landscape

Live oaks, pines, sabal palms, magnolia, myrtle and hickory trees beautifully cover most of Sea Pines' vast acreage. This sub-tropical forest comes down to fringe four miles of wide, gently sloping, hard-packed white sandy beaches on two sides of the Plantation; the third side, its marshes veined with creeks, opens onto a protected bay.

Set down into this natural landscape are the facilities of Sea Pines and private residences, all separated by the marsh and wildlife preserves.

Golf has been a great attraction and Sea Pines has been selected as one of the four great golf resorts. Its third course, designed by Jack Nicklaus and Pete Dye, will open next summer. Besides golf, the beach and sailing are the other major attractions.

The beach at Sea Pines where the forest meets the ocean. (Photo: Haycox Photographic, Inc.)





Part of the Ocean Course carved out of the island jungle. (Photo: Frederick C. Baldwin)

The green in front of the Golf Villas, a group of condominiums. (Photo: Frederick C. Baldwin.)





The porte cochere of the William Hilton Inn with the recently completed Planter Hall in the background. (Photo: Sea Pine Plantation)

A golf course rain shelter by Corkern, Wiggins & Associates. (Photo: Andrew Pine)



All Reflect an Appealing Cohesion of Design

Structures erected by Sea Pines Plantation itself from the William Hilton Inn down to the simplest golf course rain shelter all reflects an appealing cohesion of design. The Turtle Lane Cabanas won an honor award in the last regional AIA competition.

Typical of the Sea Pines buildings, the Plantation Club, a handsome facility located between the two golf courses. Included in the building are an excellent dining room featuring Continental and Carolina Low Country cuisine, a lounge, pro shop, sauna baths and a heated indoor-outdoor swimming pool, which one may swim from inside to outside in cool weather under a glass door as well as terraces and patios.



Two views of the Plantation Club by Corkern, Wiggins & Associates. (Photos: Andrew Pine)





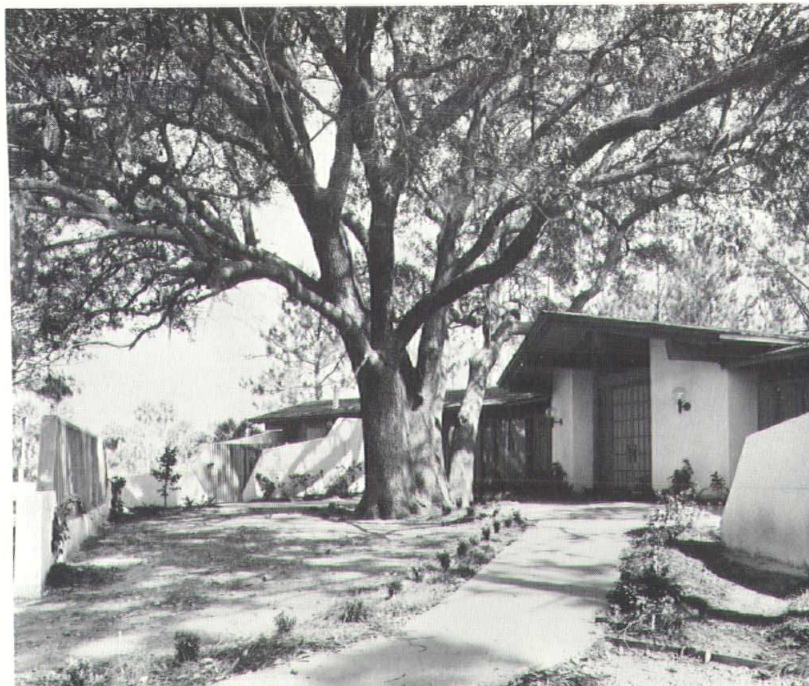
The McDonald Residence by Corkern, Wiggins & Associates.

The Largest Collection of Architect Designed Homes In the Southeast

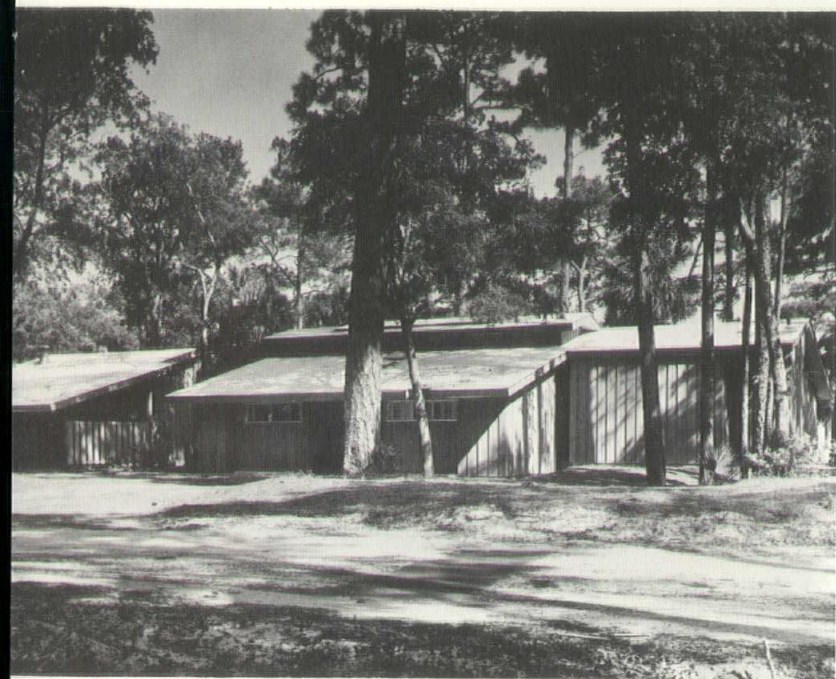
Sea Pines' 450 homes and villas comprise the largest, and to many, most compatible, collection of homes designed by individual architects in the Southeast. Yale University law professor Myres S. McDougal developed the concepts of the deed covenants which have provided the architectural control necessary for the continuity of design. This control is administered by Fraser and a committee including the local architects.

To establish an acceptable design standard at the start of the development Fraser built prototype houses to sell. These were designed by John Wade, the first architect on the Island. Most of the later work in the period covered by the citation has been done by McGinty and Stanley and Corkern, Wiggins & Associates.

The Evans Gazebo by Corkern, Wiggins & Associates. (Photo: Andrew Pine)



The Gaines Residence by Corkern, Wiggins & Associates. (Photo: Charles Henry)



**The Timberlake Residence by Corkern, Wiggins
& Associates. (Photos: Andrew Pine)**

**The Taylor Residence by McGinty & Stanley.
(Photo: Andrew Pine)**





The Murdaugh Residence, one of the earlier houses by John Wade. (Photos: Andrew's Studio)



The Sterrett Residence by Corkern, Wiggins & Associates. (Photo: Charles Henry)



Andrew's Studio



Architects: Corkern & Wiggins

Andrew's Studio



Architect: John Wade

Frank J. Miller



Architects: McGinty & Stanley

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Architects McGinty & Stanley

Frederick C. Baldwin

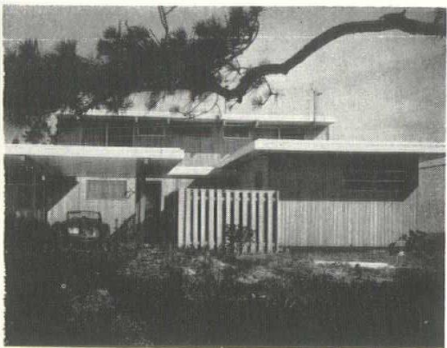


Architects: McGinty & Stanley



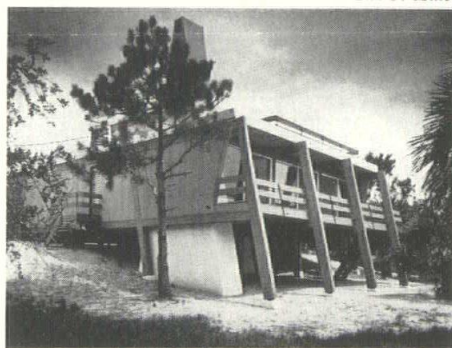
Architects: Corkern & Wiggins

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Architects: McGinty & Stanley

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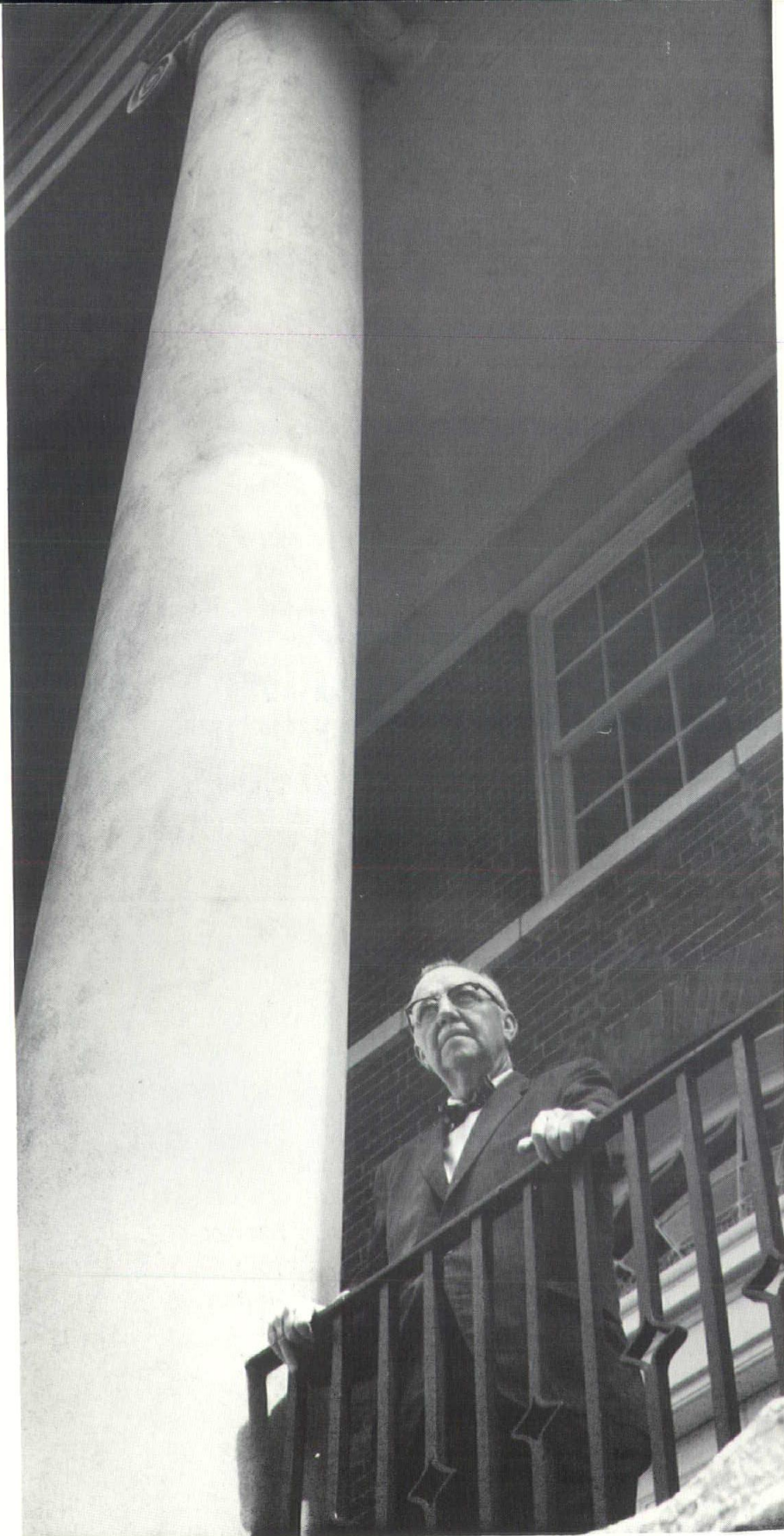
Photographs By Russell Maxey

ABOUT THE AUTHOR

This summer Walter Petty was made a Fellow in the American Institute of Architects in recognition of his service to the profession and his work in historic preservation. Born in Portsmouth, Virginia, and educated at the University of Pennsylvania, he came to Columbia in 1934 with the firm of Lafaye, Lafaye and Associates and has compiled a prodigious list of accomplishments far beyond the confines of the drawing board. Some of these contributions to the architectural profession and preservation include serving as secretary, president and continuous preservation officer and historian of the SCAIA receiving its first Certificate for Distinguished Service in 1963; serving on the national AIA committees on Preservation of Historic Buildings and the Octagon House and the NCARB Board of Review and as secretary of the South Carolina State Board of Architectural Examiners since 1958.

He has written two books, *Architectural Practice in South Carolina 1913-1963*, a 151 page volume published by the SCAIA, and *A Study Outline History and Theory of Architecture*, a seventy page document published by the Clemson Architectural Foundation and the State Board of Architectural Examiners.

A prime leader in the movement to preserve and restore the Ainsley Hall House, he has been chairman of the Restoration Advisory Committee for the past two years. His membership on other boards, committees and societies are legion. In addition to all of this activity Walter Petty has always found time to be an advisor and confidant to younger and less knowledgeable members of the profession.



Walter Petty FAIA on the portico of the Ainsley Hall House.

ROBERT MILLS' UNFINISHED AINSLEY HALL HOUSE

The restoration of the Mills' designed Ainsley Hall House, and the establishment of the Robert Mills Memorial Garden and Park, in Columbia, South Carolina is now nearing completion. The interest in historic preservation that has been generated by this effort has had far reaching effect in Columbia and in the region. Among these, are two historic areas in the new zoning ordinance, and the creation of a City Historic and Cultural Buildings Commission. One accomplishment effort of this commission has been a city-wide survey, recently completed, of the historic buildings, classified and placed in priority of importance. This survey will be a major tool in formulating orderly plans for development, restoration and preservation of these structures. The Ainsley Hall House project was cited as one important factor in the selection of Columbia as an "All America City" in 1965,

the second time the city has been so honored.

Little of historic interest is known about Ainsley Hall, other than his birth in England in 1783, his arrival in Columbia as a young man, his becoming a merchant prince in a few short years and his death in Virginia in 1823. During this short span of forty years (approximately twenty in Columbia) he amassed a huge fortune and built the two finest houses constructed in Columbia during the early part of the nineteenth century. Hall's first mansion, now the Hampton-Preston house, was constructed about 1818 and sold to General Wade Hampton in 1823. Hall purchased the entire city block immediately in front of the first house and retained his close friend, Robert Mills, to build the new house. Foundations were laid in 1823; but Hall's death left the house unfinished, except for the exterior shell and

rough partitions. Hall's widow completed the interior of the house on a more modest scale and sold the property to the newly formed Presbyterian Theological Seminary, founded in 1828. The Seminary occupied the house in 1831 and remained until 1925. It was later used as a school and as a dormitory by the Columbia Bible College. Two original flanker buildings (one occupied by Hall's widow) were pulled down and two larger buildings, now destroyed, were erected on the flanker sites in 1850 and 1852. In 1963, the house and the entire city block were purchased by the Historic Columbia Foundation.

The campaign for funds is perhaps the most interesting, certainly the most unbelievable part of this project's story. For several years, beginning in 1960, concern for the preservation of this significant house had resulted in many plans, much talk and no results. The property owners



The Ainsley Hall House as viewed from the lawn on Blanding Street.

refused to sell any portion of the city block and the asking price of \$425,000.00 for the parcel offered no possible hope for local purchase. Demolition permits had been issued for the three buildings and bulldozers were at work on the site. A chance visit to the main house by the writer disclosed wrecking operations already begun in the quarry-tile basement floor. A group of interested persons who had been taking the initiative in efforts to save the house were alerted and the Historic Columbia Foundation was organized overnight. Quick, funds were found to satisfy the wreckers financial interest in the "old brick" and Mr. Mason Gibbes, the first Foundation president, erected a fence around the house and boarded up the windows. A drive for funds was begun, but by June, 1962, it became apparent that no easy method of endowment would appear and that a public fund drive was the only hope. This drive was faced with the sobering fact that community leaders and business men, as well as the male members of the Foundation membership, felt that the goal was too ambitious to achieve success. Mrs. James F. Dreher was elected

president of the Foundation and some two hundred ladies were recruited. Mason Gibbes, G. Thomas Harmon, FAIA, and the writer, leading skeptics in the beginning, have remained as trustees of the Foundation and have followed with enthusiasm the leadership of Jennie Dreher and her "distaff" corps of workers.

The "female powered" campaign got off with a bang on November 17, 1962. A fifteen-minute color slide show was assembled, narrated by one of Columbia's best radio announcers, and the story was told dramatically and factually. This show was booked all over the state, wherever possible, at service clubs, chambers of commerce, PTA meetings and even cocktail parties. The category of "founder" was established for those giving a minimum of \$1,000.00, these names to be inscribed on a memorial plaque. The founderships proved to be the backbone of the campaign. City and county officials, who would not endorse the drive originally, were persuaded to commit themselves for \$20,000 annually for maintenance and operation of the garden and park. By December 1962, a total of \$113,000 had been

raised and a purchase contract was negotiated at a reduced price of \$350,000 with a ninety-day period in which to close the deal. Over two hundred women dug in with renewed vigor. In January, 1963, a \$5,000 bequest was received, as well as a challenge gift of \$15,000. The Richardson Foundation made a challenge grant of the last \$25,000 needed to reach \$350,000. At its 1963 spring meeting, the S. C. Chapter, AIA, became a "founder" and agreed to underwrite architectural fees. The ladies were rolling in high gear! On the deadline date of March 22, 1963, the goal was short \$62,000, but with city and county backing, the Foundation picked up the purchase contract, borrowing from five Columbia banks, pledges to the property fund being used as collateral. It became necessary to have a legally constituted authority to hold ownership, and in January the legislature had created the Richland County Historic Preservation Commission. This commission has worked diligently to further the aims of the Foundation. During the spring of 1964, this commission with the city and county requested and received a grant of \$105,000



The beautiful double rooms on the main floor as they might have looked had the house been completed in 1823

from the Open Space Land in Cities Program. This was applied to winding up the details of the property purchase. The \$60,000 bank loan has been paid off, the property is clear, furnishings in the value of \$8,000 have been accumulated, and a building contract was signed in November, 1964. Rebuilding the two flanker buildings has been done. The final purchase price for the city block was \$366,993.76, including interest on loans, etc. On May 6, 1966 the Junior League of Columbia granted the Foundation \$15,000 to rebuild the carriage house.

The old statement, "Behind every good man stands a good woman" has been reversed by the ladies of the Historic Columbia Foundation, and having reversed the usual position of the "power behind the throne," the Ainsley Hall House and Robert Mills' Memorial Garden and Park stands today as a tribute to the women of Columbia, and to the citizens who gave them unstinted support. Those of us who have had the privilege of sitting on the "sidelines" at trustee meetings saw "Roberts Rules of Order" chunked out the window, funds constantly shifting from

Peter to pay Paul, discouragement not accepted, every move "sharp" but strictly legal (no doubt due to lawyer husbands) and the volunteer treasurer's books given a perfect score at every semiannual CPA audit. Truly a remarkable story.

We now go back to 1963 to cover the architectural portions of this story. The S. C. Chapter having agreed to underwrite the architectural services, G. Thomas Harmon, FAIA, and the writer, as Foundation Trustees, were requested to select the restoration architects. Our choice has proven to be a most happy one. The Charleston firm of Simons, Lapham, Mitchell and Small has served as restoration architects with H. Reid Hearn and Associates of Columbia, S. C., Associates. The writer, as chairman of the Restoration Advisory Committee, was most fortunate in securing the generous services of well-known engineering consultants, namely, Johnson and King for structural; Reed-Flemming and Associates for mechanical; and Holladay-Coleman and Associates for electrical. Too much praise cannot be given these men, who gave unstintingly of their time and talents. Marvin McCrory

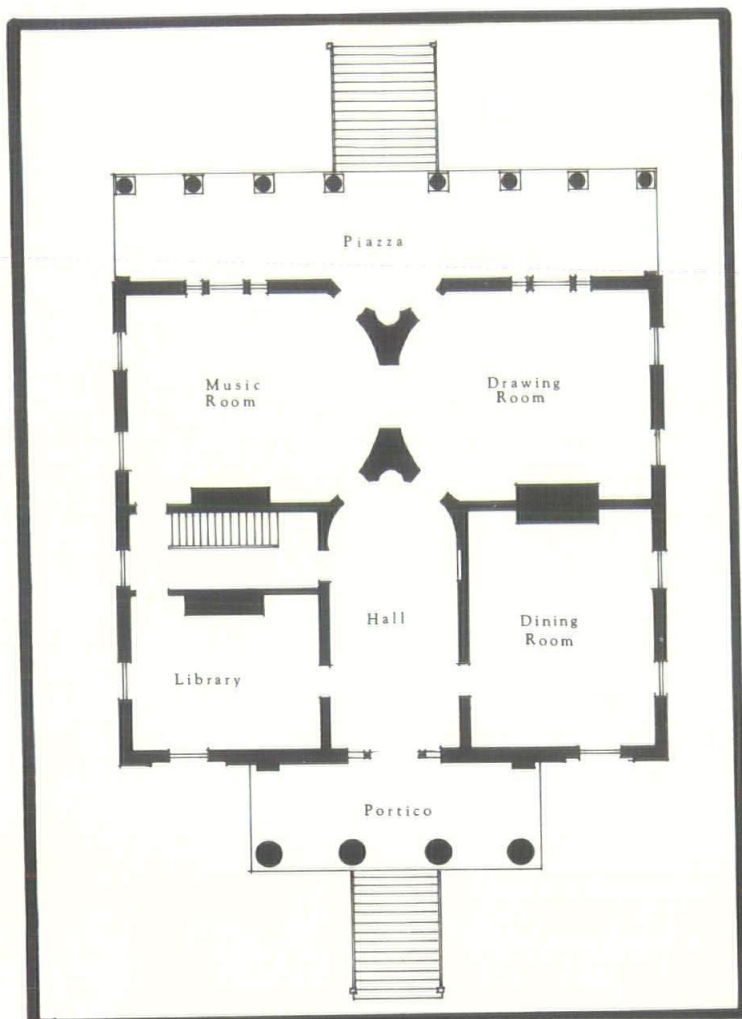
of McCrory Construction Company agreed to undertake the work at a sacrifice when much more lucrative work was at hand. Special mention must be made of Wayne Griffith, McCrory Construction Company's conscientious and resourceful foreman, and Stuart Clarkson, architectural inspector for H. Reid Hearn. Much credit is due these two for the final results obtained.

The principal restoration architect, Albert Simons, FAIA, had, over the years, acquired considerable familiarity with the work of Robert Mills, having done restoration work on the Wickham-Valentine house in Richmond, Virginia; the Presbyterian Church in Camden, South Carolina; and the Fire-Proof Building in Charleston, South Carolina. Further study was made during 1966 of other Mills' designed buildings by visits to Richmond, Philadelphia and Washington. A fresh familiarity with Mills' architectural vocabulary, as a result of these trips, proved of great value in achieving a sympathetic approach to the restoration of the Hall house, a building that had undergone many misfortunes.

In Columbia during the year 1963, many documents, some by Mills' own hand, were

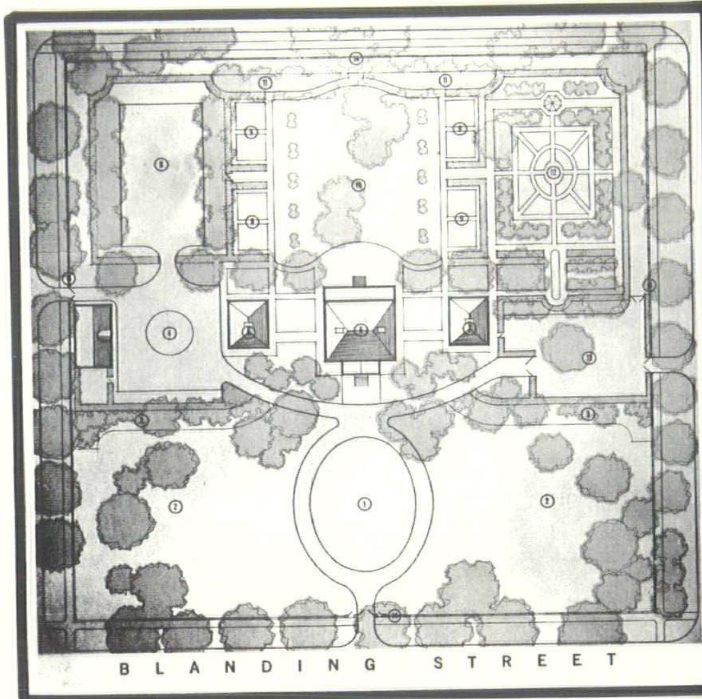


One has been furnished with period pieces as a drawing room; the other as a music room.



The main floor plan.

The garden and park plan by landscape architect Edward Pinckney.



The sumptuously appointed dining room

discovered that related directly to the design and construction of the Hall house. These documents now repose in the South Caroliniana Library at the University of South Carolina, and have been fully described in the December, 1963 issue of the *Journal of Architectural Historians*. It must be borne in mind that this house was never finished in accordance with Mills' plans or specifications, nor with the fine interior finishes contemplated by Ainsley Hall. No steps remained to the north portico, and a flight of winding steps of granite, so characteristic of Mills, was designed for the restoration and then abandoned due to excessive cost. A single straight flight of steps was decided upon and the rightness of this decision was proven when excavation revealed the remains of the original bottommost step. The removal of a fairly recent concrete floor for the south piazza disclosed by marks on the brick the proper location of the original wood floor and beams. Here again excavation disclosed the remains of the bottommost steps. A tin-covered



roof of modest pitch over the south piazza was removed and disclosed the remains of a flat deck at the second-floor line. The central window over this deck showed unmistakable signs of a later change from a door to a window. The balustrade detail around the flat roof deck was indicated by the discovery of a lone turned baluster under the roof of the attic. It was discovered that the exterior brick work of the second and third floors had received a penetrating red wash over which had been inscribed narrow white mortar joints having no relation to the real vertical mortar joints. When the tin roof to the piazza was removed, these simulated mortar joints continued down to the wood roof deck, further indication of the original flat deck construction. Prior to his return to South Carolina, Mills had worked for some years in Baltimore and Philadelphia, and was familiar with

the use of pressed red brick with tight white mortar joints. The use of a red wash and simulated narrow joints to cover the roughness of Carolina brick was no doubt a superficial conformity to metropolitan sophistication.

While no photographs of the original flanker buildings remain, a very complete description of them has been found in the Memorial Volume of the Semi-Centennial of the Theological Seminary; George Howe, DD, LLD; published in 1884. New flankers have been constructed, built as nearly as possible in accordance with Dr. Howe's description. These buildings house all utilities, public toilets, snack bar, etc., keeping the main house free of such services. The original carriage house, which had been removed to the campus of Winthrop College, will be replaced by a replica, rebuilt on the original foundations. Careful measurements of the build-

ing by Reid Hearn and Stuart Clarkson will make it possible to reconstruct this building in an authentic manner.

Throughout the progress of this memorial project, with uncertainties and the acute shortage of funds, the architects and the Foundation Trustees, have been constantly reminded of a passage found in a letter from the gallant and devoted Eliza to her husband, Robert Mills, "Do send me what you can spare in the way of funds. Remember, I have everything to purchase, a small purse and a high spirit." A "high spirit" has been the dominant note all through the fund-raising, the research, the planning and the construction of this project. It has been the resolve of all concerned to accomplish something of real and lasting distinction, worthy of our best traditions. The public opening of this Memorial Project occurred in late 1966.

The Taylor Street facade with its arched piazza and apse-like entry.



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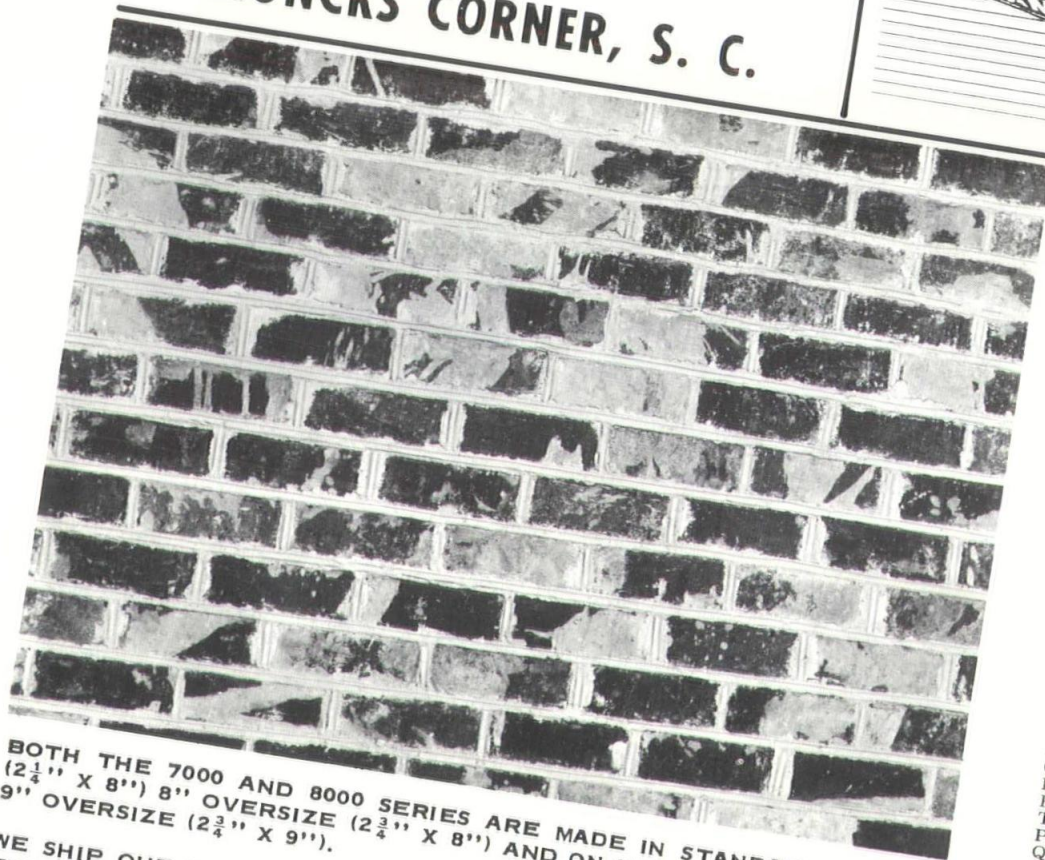
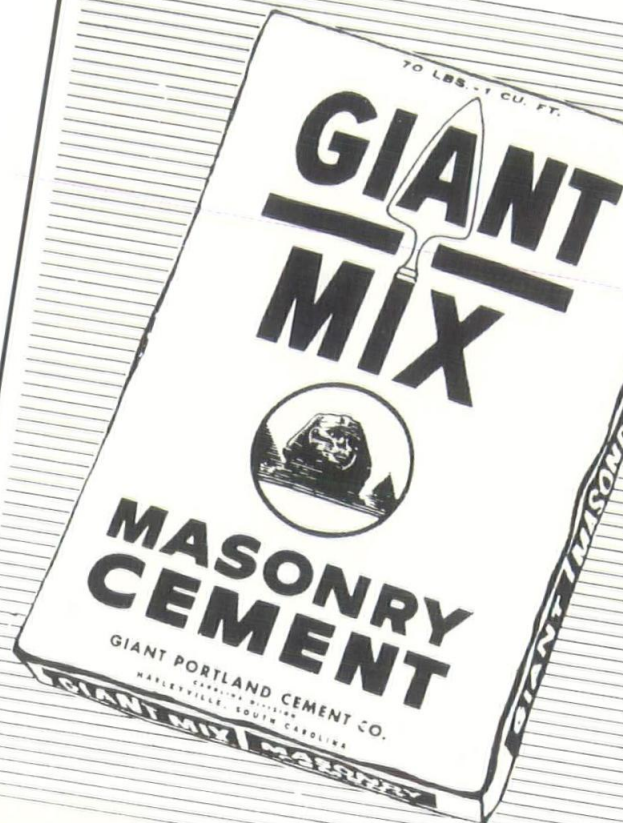


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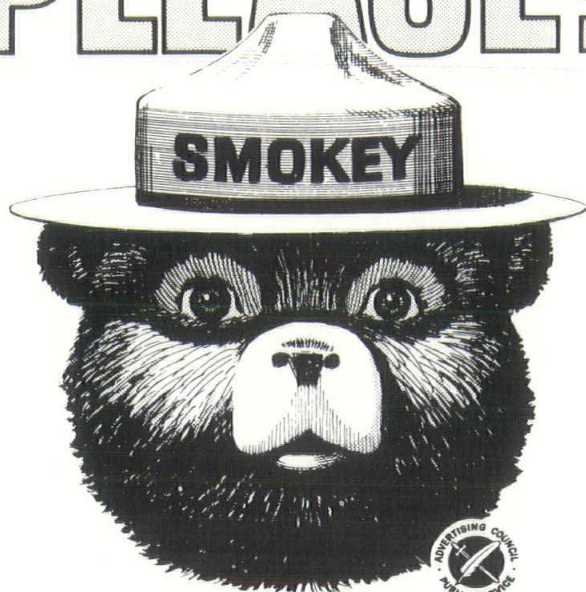
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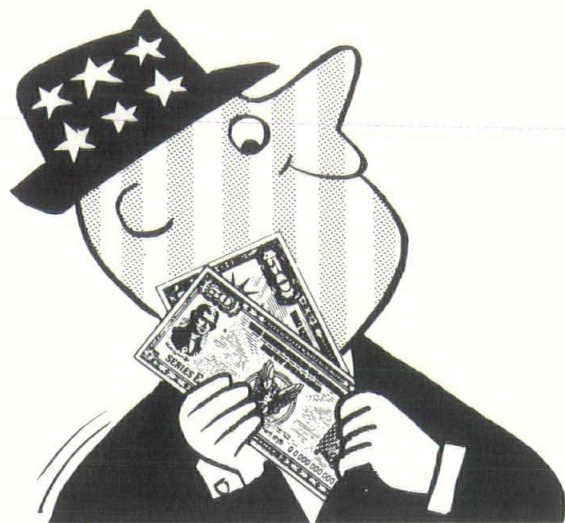
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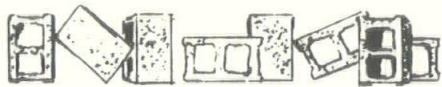
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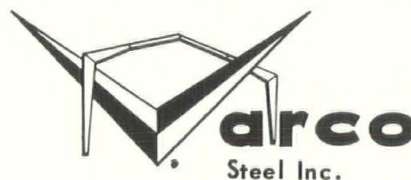


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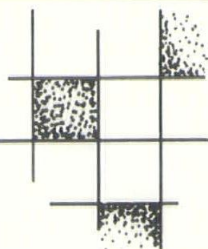
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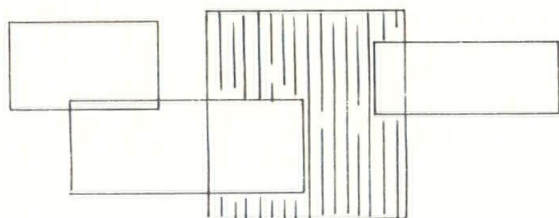
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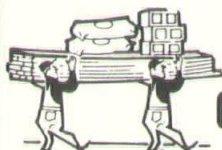
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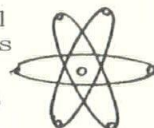
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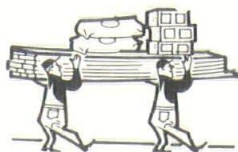
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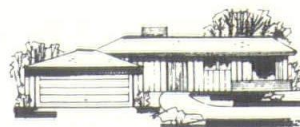
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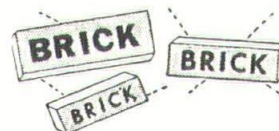
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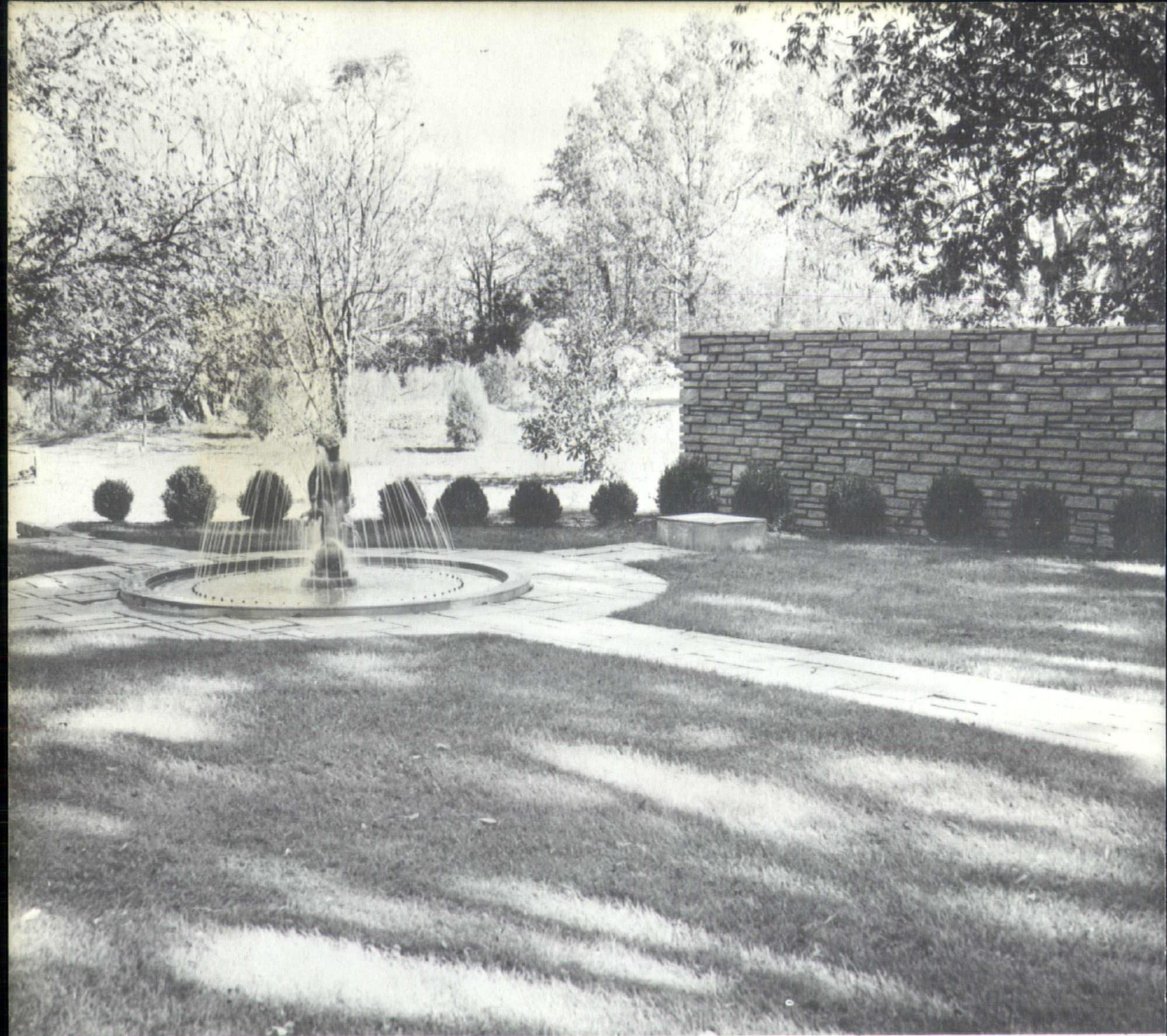
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