### TOWN OF JAMES ISLAND BOARD OF ZONING APPEALS

#### **Town Hall**

# 1238-B Camp Road, James Island, SC 29412 BZA AGENDA March 21, 2017 6:00 PM

NOTICE OF THIS MEETING WAS POSTED IN ACCORDANCE WITH THE FREEDOM OF INFORMATION ACT

l.	<b>CALL TO</b>	<b>ORDER</b>
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- II. PRAYER AND PLEDGE
- III. COMPLIANCE WITH THE FREEDOM OF INFORMATION ACT
- IV. INTRODUCTIONS
- V. REVIEW SUMMARY AND RULINGS FROM THE FEBRUARY 21, 2017 BZA MEETING

BZAV-1-17-007

428-03-00-055

1122 Dills Bluff Road

Variance request for the removal of one (1) grand tree (39" DBH Pecan) for the construction of the Town of James Island Town Hall

#### **APPROVED WITH CONDITIONS**

- VI. BRIEF THE PUBLIC ON THE PROCEDURES OF THE BZA
- VII. ADMINISTER THE OATH TO THOSE PRESENTING TESTIMONY
- VIII. REVIEW OF THE FOLLOWING APPLICATIONS:

#### **NEW BUSINESS:**

1. BZAS-2-17-009 454-00-00-006

221 Fort Johnson Road

Special Exception request for the demolition of three historic structures at 221 Fort

Johnson Road 2. BZAS-2-17-010

425-08-00-012

1595 Highland Avenue

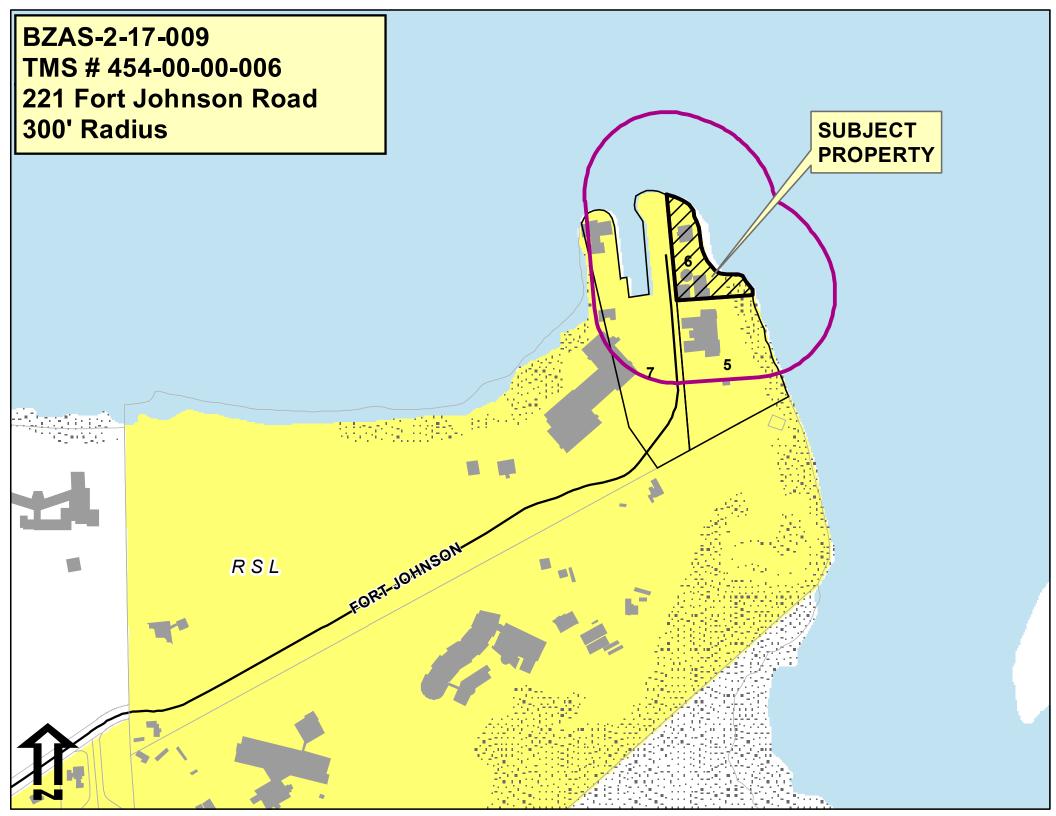
Special Exception request for the placement of a Fast Food Restaurant in the Community Commercial (CC) District and the Folly Road Corridor Overlay Zoning District (FRC-O)

3. BZAV-2-17-008 425-08-00-012

1595 Highland Avenue

Variance request for the removal of one grand tree (25" DBH Hackberry) for the driveway of a Fast Food Restaurant in the Community Commercial (CC) District and the Folly Road Corridor Overlay Zoning District (FRC-O)

- IX. ADDITIONAL BUSINESS
  - 1. Next Meeting: April 18, 2017
- X. ADJOURN





14 February 2017

Town of James Island
Zoning Department – Special Exception

RE: MUSC Fort Johnson Storage Building and Cistern

221 Ft Johnson Road Charleston, SC

To Whom It May Concern:

Please accept this letter as our request for a Special Exception under the Town of James Island Zoning Ordinance, Article 153.045, for the demolition of 3 existing structures at MUSC's property at the above mentioned site. MUSC's property contains 4 structures (3 buildings and 1 cistern). While the property has been used for various purposes over the past 50+ years the existing Warehouse Storage Building and Cistern have not been occupied or used to support any existing functions for some period of time.

As part of MUSC's interest in demolishing these structures they worked with Brockington and Associates to develop a mitigation plan (copy attached) to mitigate the adverse effect the demolition of these structures would render on the Fort Johnson National Registry Historic Property District. This Mitigation Plan has received approval from the SC Department of Archives and History and includes photodocumentation of the existing structures, development of a contextual history, public outreach and education measures, and the commitment to explore the reuse of some of the existing materials in other structures.

These structures are being considered for demolition because they have experienced decline, are in a dilapidated state, and are considered a safety concern as follows:

**1.** <u>Warehouse (labeled Resource #1):</u> Portions of the warehouse roof and exposure to the elements have deteriorated the materials.

#### 2. Storage Building (labeled Resource #2):

- a. This structure has not been occupied for many years and has experienced significant roof and interior damage. The existing roof has been compromised in multiple locations and exposure to the elements have deteriorated much of the structural capacity of the roof and significant areas of exterior walls.
- b. Existing exterior sheathing can be observed and is noted to appear to be a type of pressboard or fiberboard, typically utilized in construction around WWII. This material serves little structural capacity and was observed to be damaged in several locations.

- c. Based on the observations of two SC Registered Structural Engineers repairing this structure is not feasible. To bring the facility back to an occupiable state would require the removal and replacement of a majority if not all of the existing structural components.
- d. The building does not support MUSC's educational mission and with other financial obligations there are currently no budgeted funds available for repairs.

#### 3. <u>Cistern (labeled Resource #3):</u>

- a. It is unknown when the cistern was last used for any water-source. It is not known how the cistern is filled or drained. Currently it serves no known functional use.
- b. The interior of the cistern is visible through existing openings in the side wall above grade and standing water is visible inside. This water is stagnant and an existing overflow was observed to be dripping water.
- c. Due to concerns of spalling concrete, compromised structural reinforcing, and health/environmental concerns of the standing/stagnant water MUSC believes this structure is a health and safety hazard.

Based on observations noted above and the condition of existing structures, it is our opinion that the demolition of these structures complies with the <u>Criteria Town's Special Exception</u> as follows:

- a. **Consistent with Comprehensive Plan and character of underlying zoning district:** The existing site is currently zoned RSL and as we discussed with the Town, is not applicable to the actual site. Application is only for demolition and will not impact current character.
- b. Is compatible with existing uses in the vicinity and will not adversely affect the general welfare or character of the immediate community: The existing site is primarily research facilities (DNR and College of Charleston Grice Marine Lab). The existing Warehouse, Storage Building and Cistern are in dilapidated state and demolition will not adversely affect the character of the immediate community.
- c. Adequate provision for setbacks, buffering, etc.: This does not apply as the request is only for the demolition of existing structures.
- d. Where applicable, will be developed in a way that will preserve and incorporate any important natural features: not applicable / demolition.
- e. **Complies with all applicable rules, regulations, laws and standards of the Ordinance:** complies with demolition provisions of zoning ordinance.
- f. Vehicular traffic and pedestrian movement on adjacent roads shall not be hindered or endangered: the demolition plan will include safety measures to protect pedestrians. No traffic will be impacted.

We look forward to your review and are available to answer any questions you may have.

Respectfully,

Steven H. Coe, AIA

An H. Ge.

# Town of James Island Special Exception Criteria / Letter of Intent

## Attachments:

- A. Letter of Approval, SC Department of Archives and History dated 17 November 2016, 2 pages
- B. MUSC letter & Brockington & Associates Mitigation Plan, dated October 27, 2016, 35 pages.
- C. Application for Special Exception
- D. Posted Notice Affidavit
- E. Current Survey
- F. Survey indicating structures to be demolished
- G. Covenants & supporting documentation



November 17, 2016

Gregory W. Weigle Chief Facilities Officer Medical University of South Carolina 97 Jonathan Lucas Street MSC 190, Room 206 Charleston, SC 29425

RE: MUSC Fort Johnson Mitigation Plan

James Island, Charleston County, South Carolina

SHPO Project No. 14JS0416

Dear Mr. Weigle,

Thank you for your October 27, 2016 letter and proposed mitigation plan, which our office received electronically on October 28 from Rachel Bragg with Brockington and Associates, regarding the proposed demolition of state owned historic properties at Fort Johnson. Our office has previously commented on March 11 and June 15, 2015 regarding the proposed demolition of historic properties at Fort Johnson.

Our office understands that the Medical University of South Carolina (MUSC) intends to demolish a cistern and two storage buildings that are located on MUSC owned property at Fort Johnson. The cistern and two storage buildings, along with the adjacent MUSC owned President's House, contribute to the significance of the Fort Johnson/Powder Magazine National Register property. The demolition of these historic properties would constitute an Adverse Effect, in accordance with 60-12-10(1) of the State Owned or Leased Historic Properties law.

Our office concurs with the proposed mitigation plan. Please find attached a copy of the plan's signature page documenting our concurrence.

We appreciate the level of documentation and public outreach and education that will be conducted as part of MUSC's mitigation efforts. We look forward to our role in the fulfillment of the mitigation plan.

Our comments are provided pursuant to SC Code of Laws Title 60, Chapter 12, Protection of State Owned or Leased Historic Properties. Please feel free to contact me at 803-896-6129 or <a href="mailto:isylvest@scdah.sc.gov">isylvest@scdah.sc.gov</a> if you have any questions about our comments or any other issues.

Sincerely,

John D. Sylvest

Project Review Coordinator

State Historic Preservation Office

South Carolina Department of Archives & History



Engineering and Facilities 97 Jonathan Lucas Street MSC 190 Charleston, SC 29425 Tel 843 792 2721 Fax 843 792 0251

www.musc.edu/vpfa/eandf

October 27, 2016

John Sylvest South Carolina Department of Archives and History State Historic Preservation Office 8301 Parklane Road Columbia, SC 29223

Re: MUSC Fort Johnson Mitigation Plan

Dear Mr. Sylvest:

The Medical University of South Carolina (MUSC) owns a parcel (PIN 4540000006) that contains four (4) resources that the South Carolina State Historic Preservation Office (SHPO) has determined contribute to the significance of the Fort Johnson/Powder Magazine National Register of Historic Places (NRHP) District. These four resources include: the President's House, a cistern, and two (2) storage buildings. MUSC has determined that the adaptive reuse or relocation of three (3) of these resources, the cistern and two (2) storage buildings, is not economically feasible. MUSC intends to demolish the cistern and storage buildings due to the poor structural condition of these resources and the economic infeasibility of adaptive reuse or relocation.

MUSC presents the attached plan to mitigate the adverse effect of this demolition on the Fort Johnson NRHP District. This plan includes three phases: photo documentation of the resources, development of contextual history, and public outreach and education. In addition, MUSC will work to ensure local organizations, such as the Lowcountry Maritime Society, have the opportunity to reuse historic materials, as appropriate. MUSC is committed to our role as stewards of historic resources.

MUSC is seeking SHPO review and concurrence on this mitigation plan in anticipation of any future state permit requirements between the owner (MUSC) and the SC Department of Health and Environmental Control Office of Ocean and Coastal Resources Management (OCRM), to provide compliance with the SC Statutes Sections 60-12-10 through 60-12-90 and to comply with the City of James Island Zoning Code 153.338 by assisting with the application for a special exception.

Sincerely.

Gregory W. Weigle, PE MBA, FACHE

Chief Facilities Officer

MUSC University- Engineering & Facilities

MUSC Health- Facilities & Capital Improvements

Medical University of South Carolina

97 Jonathan Lucas Street

MSC 190, Room 206

Charleston, SC 29425

843-792-7526 (o)

843-670-8012 (c)

# Mitigation Plan for Resources 1, 2, and 3 at the Fort Johnson Quarantine Station Charleston County, South Carolina

**Brockington and Associates** 

**Revised Draft** 

October 2016

# 1.0 Scope of Work

#### 1.1 Introduction

The Medical University of South Carolina (MUSC) owns a parcel (PIN 4540000006) that contains four (4) resources that the South Carolina State Historic Preservation Office (SHPO) has determined contribute to the significance of the Fort Johnson/Powder Magazine National Register of Historic Places District (NRHP District). These four resources include: the President's House, a cistern, and two (2) storage buildings. MUSC has determined that the adaptive reuse of three (3) of these resources, identified in Figure 1 as the cistern, and two (2) storage buildings, is not economically feasible. MUSC contracted ADC Engineering to determine the structural condition and level of work required to stabilize resources 2 and 3; their complete report can be found in Appendix C. They concluded Resource 2 would need to be entirely rebuilt and that Resource 3 was not structurally sound. MUSC sought alternatives to the demolition of Resource 1, such as relocation, after determining the cost to rehabilitate Resource 1 for a use consistent with their mission was prohibitive. MUSC consulted with the Lowcountry Maritime Society to determine if the relocation of Resource 1 to the property of the Lowcountry Maritime Society would be feasible. Unfortunately, the Lowcountry Maritime Society does not have the funding necessary to relocate Resource 1. However, both parties intend to work together to ensure much of the wood from Resource 1 is reused on the Lowcountry Marritime Society Property. MUSC intends to demolish Resources 1, 2, and 3 due to the poor structural condition of these resources and the economic infeasibility of adaptive reuse or relocation.

The South Carolina State Historic Preservation Office (SHPO) has determined that Resources 1, 2, and 3 contribute to the significance of the Fort Johnson/Powder Magazine NRHP District. Due to the adverse effect of demolition, MUSC has contracted Brockington and Associates (Brockington) to develop a mitigation plan for Resources 1, 2, and 3 for submittal to SHPO, the Town of James Island, and other interested parties and stakeholders.

This mitigation plan will be submitted to the South Carolina SHPO for concurrence prior to any actions that would adversely affect the historic property. The proposed plan is in anticipation of any future state permit requirements between the owner (MUSC) and the SC Department of Health and Environmental Control Office of Ocean and Coastal Resources Management (OCRM), to provide compliance with the SC Statutes Sections 60-12-10 through 60-12-90, and to comply with the City of James Island Zoning Code 153.338 by assisting with the application for a special exception.

The following pages describe each recommended phase of the mitigation plan. Detailed tasks, costs, and schedules for each phase may be found in Appendix A. Appendix B includes Brockington's qualifications, the project team, and project roles. Appendix C consists of the ADC Engineering report regarding the physical conditions of Resources 1, 2, and 3. Appendix D is the most recent communication between MUSC and Lowcountry Maritime Society.



Figure 1. Identifying Resources 1, 2, and 3 at Fort Johnson Quarantine Station, Charleston, South Carolina.

#### 1.2 Mitigation Plan

#### 1.2.1 Photo Documentation of Resources 1, 2, and 3

To mitigate the adverse effect to the NRHP District contributing resources, we propose high resolution digital photographic documentation of Resources 1, 2, 3 and the President's House. This photography would follow photographic guidelines in South Carolina Department of Archives and History (SCDAH) 2013 Survey Manual. Photographic documentation will be conducted concurrently with the development of the contextual history (see Section 1.2.2).

The architectural historian will physically inspect and photograph the exterior and interior of Resources 1 and 2. If Resource 1 and 2 are determined to be unsafe to enter, they will only be externally documented. Resource 3, the cistern, will only be inspected and photographed externally due to safety concerns. The architectural historian will take multiple photographs of each elevation and oblique, as well as any significant architectural elements such as windows, doors, or other construction details. The best of these photographs will be included in the documentation. No less than 20 and no more than 35 photographs each for Resource 1, 2, and the President's House will be included in the final documentation. Resource 3 will be represented by no less than 5 and no more than 10 photographs. Photography will be completed using a digital SLR camera, with the images measuring at least 2000x3000 pixels, a minimum resolution of 300dpi, and in .tiff format. Images would be saved to a media that is designed for long-term (over 100 years) storage. A proof sheet containing six images per page that includes the name of the property and view would be submitted on archival paper along with the other media. One (1) set of black-and-white photographs that meet the standards set out in the SCDAH 2013 Survey Manual will be submitted to SHPO along with the final contextual history report. Three copies of the gold, 100-year archival quality CD-R and proof sheets will be submitted along with the three (3) additional copies of the report submitted to MUSC and two (2) local repositories, to be determined during the project.

### 1.2.2 Contextual History of Fort Johnson Quarantine Station

Brockington will develop a contextual history of the Fort Johnson Quarantine Station. This history will identify the themes, geographical limits, chronological period and areas of significance of the Fort Johnson Quarantine Station. The history will not be limited to the property owned by MUSC, but will discuss the entirety of Fort Johnson during the Quarantine period. This history will be prepared concurrent with the photographic documentation project.

## 1.2.2.1 Background Research

To complete the history, Brockington's architectural historian will visit state, regional, and national repositories to collect available archival and historical records. Such records may include historical monographs, newspaper articles, photographs, notes and other pertinent information.

#### 1.2.2.2 Report Preparation

Brockington will develop an illustrated narrative history of the Quarantine Station. The document will include:

- A selection of current photographs from the documentation phase;
- Available historical photographs;
- Available historical plans or documentation;
- Figures illustrating the architectural composition of the Fort Johnson quarantine station;
- Background history of the quarantine station;
- Narrative overview of the architectural characteristics of the Fort Johnson quarantine station;
- A cohesive narrative of the role of the Fort Johnson quarantine station in local, state, and national history that identifies the areas of significance or themes, time periods, and geographic areas that are encompassed by the context.

The report will be professionally edited, formatted, and typeset. Brockington will produce four (4) bound copies to be distributed to MUSC, SHPO, and two (2) local repositories, to be determined during the project. The final contextual history report will include the index and digital photographs from the photo documentation phase on a gold, archival quality CD-R. The report submitted to SHPO will include one (1) set of black-and-white photographs that meet the guidelines and standards set out in the SCDAH 2013 Survey Manual.

#### 1.2.2.3 Public Lectures

Brockington will conduct three (3) public lectures to share the results of our research. We will us historical photographs and documents to develop a program about the history of the Fort Johnson Quarantine Station that may be of interest to the public. MUSC and Brockington will work with community organizations to ensure the interested community has access to these lectures. These community partners maybe include: Charleston County Public Library system, the College of Charleston, the Town of James Island, local historical societies, and private developments with an interest in local history. These relationships will be developed further during the mitigation project.

#### 1.2.3 Public Outreach and Education

The History Workshop (THW) is Brockington's exhibit design and development department. THW will develop, design, and fabricate two (2) 24-inch x 36-inch outdoor interpretive panels for display on the Fort Johnson grounds. The panels will have aluminum frames set into the ground and displayed at a 45-degree angle. The panels will explain the history of Fort Johnson during the Quarantine period and describe how the architecture of the site reflects its history. The signs may incorporate historic images, maps, floor plans, or info-graphics to engagingly and accurately tell the history of the Fort Johnson Quarantine period. THW will also develop content for a one-page webpage. It will be designed and programmed by MUSC and hosted on their website. The content of the interpretive panels and the website will be based on information gathered during the resource documentation and development contextual history; public outreach will begin after completion of these projects.

## 1.2.4 Archaeology

MUSC has no plans for subsurface ground disturbance. Therefore, no archaeological resources will be ad-versely effected and no treatment plan is recommended. If unanticipated cultural materials (e.g., intact artifacts or animal bones, large clusters of artifacts or animal bones, large soil stains or patterns of soil stains, buried brick or stone structures, or clusters of brick or stone indicating a former structure) or human skeletal remains are discovered during construction activities, MUSC will temporarily halt any activity and notify the SHPO as soon as practicable. MUSC or the SOI-qualified archaeological consultant will consult with the SHPO and to determine whether excavations or investigations are needed.

If unanticipated human remains are found or suspected, they should be left in place and protected until appropriate consultation is completed. MUSC is responsible for notifying the SHPO and the local coroner or medical examiner of the find to initiate consultation. Please note that human remains and burial grounds are subject to South Carolina law that addresses abandoned cemeteries and burials, including but not limited to S.C. Code Ann. §§ 27-43-10 to 27-43-30, 16-16-600, and 61-19-28 to 61-19-29.

## 1.2.5 Summary

MUSC intends to demolish Resources 1, 2, and 3 due to the poor structural condition of these resources and the economic infeasibility of adaptive reuse. Due to the adverse effect of demolition, MUSC has contracted Brockington to develop a mitigation plan for Resources 1, 2, and 3 for submittal to SHPO, the Town of James Island, and other interested parties and stakeholders. Brockington proposes to photographically document the three (3) contributing resources, develop a contextual history of the quarantine period construction at

Fort Johnson, produce two (2) interpretive signs, and develop content for an educational webpage to be hosted on MUSC's website.

This mitigation plan will be submitted to the South Carolina SHPO for concurrence prior to any actions that would adversely affect the historic property. The proposed plan is in anticipation of any future state permit requirements between the owner (MUSC) and the SC Department of Health and Environmental Control Office of Ocean and Coastal Resources Management (OCRM), to provide compliance with the SC Statutes Sections 60-12-10 through 60-12-90 and to comply with the City of James Island Zoning Code 153.338 by assisting with the application for a special exception.

# **References Cited**

South Carolina Department of Archives and History (SCDAH)

2013 Survey Manual: South Carolina Statewide Survey of Historic Properties. South Carolina Department of Archives and History, Columbia.

# Agreement to Execute Plan

\_\_\_\_. 2016

10/26 ,2016

The parties hereto have caused this mitigation plan to be executed by their duly authorized representatives.

South Carolina State Historic Preservation Office

By: Elphin M. Jolen	11/17
Elizabeta M. Johnson (Name)	1
Director, Historical Services (Title)	

Medical University of South Carolina, Engineering & Facilities

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Gregor	4 C	الم	idle	_(Name)
Chief	Facili	ties (	Office	∠(Title)

# Appendix A

Tasks, Costs, and Schedule for

Mitigation Plan for Resources 1, 2, and 3 at the Fort Johnson Quarantine Station Charleston County, South Carolina

**Brockington and Associates** 

October 2016

#### 1.2.1 Photo Documentation of Resources 1, 2, 3

#### **Tasks**

- Brockington will visit Resources, 1, 2, 3 and the President's House at the Fort Johnson Quarantine station
- Brockington will take multiple photographs of each elevation, oblique, interior space, and distinctive architectural feature with a digital SLR camera
- Images will be saved to a media designed for long-term (100 years) storage
- An index will be created that identifies each photo number, resource number, and view
- One (1) physical set of black-and-white digital photographs that meet the guidelines and standards set out in the SCDAH 2013 Survey Manual will be submitted to SHPO along with the final contextual history.
- Index sheets and gold archival quality CD-Rs will be submitted with the three (3) final contextual history reports to be submitted to MUSC and two (2) local repositories
- This project will be conducted concurrently with the contextual history phase.

#### 1.2.2 Contextual History of Fort Johnson Quarantine Station

#### Tasks

- Brockington will conduct background research, including visiting appropriate state and regional repositories
- Brockington will examine historical documents and relevant histories
- Brockington will write a draft contextual history report for Fort Johnson Quarantine station. It will include historical maps, photographs, and documents to illustrate and support this history.
- Brockington will submit a draft contextual history report to SHPO and MUSC for comment.
- Brockington will make necessary changes and submit a final draft contextual history for approval.
- Upon final approval, Brockington will produce four (4) bound copies to be distributed to MUSC, SHPO, and two (2) local repositories, to be determined during the project. The final contextual history report will include the index and digital photographs from the photo documentation phase on a gold, archival quality CD-R. The report submitted to SHPO will include one (1) set of black-and-white photographs that meet the guidelines and standards set out in the SCDAH 2013 Survey Manual.
- Brockington will host three (3) public meetings to present the results of the background research and historical context development. MUSC will be responsible for procuring the venue and advertising the public meeting.
- This project will be conducted concurrently with the photo documentation phase.

#### 1.2.3 Public Outreach and Education

#### Tacks

- THW will host a project kick-off meeting to review the scope of the project, the prepared content, available images, and establish the overall look and feel for the signs
- THW will develop draft content for two (2) interpretive panels and a one-page website. The two (2) panels will measure 24 inches wide by 36 inches high. They will be set into aluminum, in-ground frames, where they will be at a 45-degree angle.
- THW will develop a draft design-scheme that sets out the look and feel of the panels
- THW will submit the draft content for the signs and webpage and the design scheme for the signs to MUSC for review
- THW will design the two interpretive panels using approved content and scheme
- THW will submit the draft interpretive panels to MUSC for review
- THW will make any necessary changes based on MUSC's review and submit the final draft of the interpretive panels and final content for the website to MUSC and SHPO for final approval
- Upon approval, THW will submit the website content to MUSC for design, programming, and hosting. THW will work with qualified fabricators to construct the interpretive signs. THW will supervise the installation. MUSC will be responsible for physical installation.
- This project will occur after documentation and contextual history report phases are completed.

Fort Johnson Mitigation Project deliverables:

- Digital photographs of three (3) resources and the President's House, with indexes, on Gold archival quality CDR
- One (1) set of hardcopy photographs for three (3) resources and the President's House
- Four (4) copies of the contextual history
- Three (3) public meetings to present the findings of the contextual history
- Two (2) 24in x 26in interpretive panels set in aluminum frames
- Content for a one (1) page addition to the MUSC website

#### Schedule

#### Table 1

Took	Week Completed	
Task	(from executed contract)	
Photographic documentation of resources complete	Week 3	
Background research complete	Week 6	
Draft contextual history complete	Week 16	
MUSC and SHPO Review complete	Week 20	
Public meeting scheduled	Week 20	
Final photo documentation and contextual history complete	Week 22	
Kick off meeting for public outreach phase	Week 24	
Draft content and design scheme complete	Week 27	
Draft interpretive panels complete	Week 29	
Final web page content complete and interpretive panels sent to fabricators	Week 31	
Installation of interpretive panels scheduled	Week 32	

<sup>\*</sup>Any delay in task completion may result in a delay in the overall project timeline

## Costs

## Table 2

Phase		Cost
Public Outreach		\$11,514.17
Photographic Documentation		\$5,488.10
Contextual History		\$19,357.38
	Total Cost for Proposed Mitigation	\$36,359.65

<sup>\*</sup>Additional reviews may result in the delay of the overall project timeline

# Appendix B

# **Project Team for**

Mitigation Plan for Resources 1, 2, and 3 at the Fort Johnson Quarantine Station Charleston County, South Carolina

**Brockington and Associates** 

October 2016

#### **Brockington Qualifications**

**Brockington and Associates**, a woman-owned small business, is dedicated to providing high quality, professional cultural resources consulting services throughout the United States and abroad. Our archaeologists and historians help our clients meet federal, state, and local requirements that protect cultural resources and historic sites. Our innovative scoping, quality control, and responsive scheduling are key parts of our approach to cultural resources consulting.

#### Our main services:

- Archaeology
- History
- Exhibits & Education
- Military Studies
- Oral History
- Tribal Consultation
- Administrative History
- GIS & Remote Sensing
- · Permit Planning
- Cemetery Services
- Archival Preservation
- Collections Management
- Transportation Projects
- Energy Projects

Many of our projects are multidisciplinary. Our team's experience allows us to work effectively and seam-lessly across multiple service areas to deliver consistent, harmonious products. Our extensive background also means we are able to work resourcefully with agencies to meet their requirements while satisfying our clients' needs.

We work with a diverse selection of clients, including:

- Federal agencies
- Military installations
- State agencies
- Local government agencies
- Departments of transportation
- Architects
- Engineering firms
- Developers
- Environmental firms
- Utility companies
- Pipelines
- Non-profit organizations
- Museums

#### **Our Staff**

Over the past 30 years, Brockington has built a veteran team of professionals. We employ dozens of senior historians and archaeologists with graduate degrees, along with a full complement of crew chiefs, archaeological technicians, laboratory directors, and analytical specialists. These technical personnel are supported by graphics specialists, GIS technicians, editors, exhibit specialists, administrative staff, and information technology specialists.

Our large team allows us to carry out numerous concurrent projects and provides us with the depth of resources to cover unexpected conditions. Technical cross-training and team approaches to our projects allow us to solve difficult schedule needs. We also have strong working relationships with experienced subcontractors to provide specialized services when needed.

All senior staff members in supervisory positions meet the appropriate Secretary of Interior standards for archaeologists and historians, holding a Master's or Ph.D. degree with at least one year of experience in a supervisory role. Technicians have a minimum of a Bachelor's degree in Anthropology or a related field, as well as at least a year of field or laboratory experience. Unlike other CRM firms, most of our technicians are full-time, permanent employees, rather than temporary project hires. Our company culture, working environment, and benefits are best in class and help us retain the highest quality, most experienced team. Average company tenure is currently 11 years.

All Brockington employees, from field technicians to branch chiefs, receive **continuing education** and training to improve their technical, managerial and client relations capabilities. **Training is customized to enhance individual professional development.** We encourage employees to participate in professional and academic conferences to **share and** further their areas of study. Our training program helps employees achieve their personal and professional goals while ensuring the highest level of service to Brockington's clients.

#### **Project Management**

Brockington has the trained personnel to accommodate multiple concurrent projects of any type. We consult closely with clients to find out their schedule needs. We work hard to eliminate bottlenecks in fieldwork, processing, or report production. We manage our workflow by hiring and training experienced and effective employees and by having efficient standard operating procedures.

We developed in-house our own specialized project management software, OTIS. This allows real time management of task orders and other projects. The software is housed online, ensuring its continuous availability to staff throughout the world. Major components of OTIS include:

- Communication among all members of a project team
- Tracking project milestones and deadlines
- Budget estimating and reporting, including time and expense tracking
- Centralized file sharing
- Safety planning
- · Quality control

# **Facilities and Equipment**

We have five offices:

- Atlanta, Georgia
- Charleston, South Carolina
- Elizabethtown, Kentucky
- Savannah, Georgia
- Jackson, Mississippi

Each office has secure storage areas, individual staff offices, libraries, meeting rooms, and equipment storage. Our Atlanta and Charleston offices have large laboratory areas for artifact cleaning and cataloging, and specialized conservation labs. We meet federal standards for curation of artifacts and records. Our computer servers are backed up on schedule, and our secure networks link our offices to allow file sharing and concurrent multiparty conferencing.

In addition to standard archaeological field equipment, Brockington owns mechanical sifter screens for use on large data recovery projects. All field crews carry smartphones for efficient communication with offices and clients. Laptop computers with appropriate software, Total Station mapping equipment, and GPS equipment are routinely available for field use. We maintain sufficient field equipment for multiple concurrent projects.

We are deeply committed to safety, and our commitment is evident in our exemplary track record. We continuously improve our extensive safety manual, as safety officers from each office meet regularly to find innovations and enhancements to our program. We require project managers to develop a unique safety plan for each project and each separate job site. All employees are certified in emergency first aid and CPR procedures.

Our laboratory analysis is supported by an extensive library of North American archaeological study reports and history volumes, as well as by comparative artifact, animal bone, and botanical materials collections. We digitize all historic maps we discover, and we maintain an extensive central server-based file of maps. Laboratory equipment includes flotation separation systems for the recovery of botanical remains, as well as dissecting microscopes.

We have a full complement of digital imaging, video, and photography equipment for creating exhibits and educational materials. We utilize Adobe Creative Suite, scanners, high resolution still and video cameras, along with copy stands for precise artifact photography. Our video production equipment includes light kits, microphones, and grip equipment.

We have in-house production, graphics, and copy editing staff. Brockington has a complete array of soft-ware necessary to conduct GIS, statistical analyses, database management, graphic design, word processing, and administration/bookkeeping. When special resources are called for, we work with an established and vetted team of subcontractors. Our subcontractors perform work such as backhoe operation, underwater investigations, analysis and conservation of highly specialized artifacts, and exhibit fabrication.

#### **Core Project Team**

Program Manager Patricia Stallings, MA

Ms. Patricia Stallings (M.A. University of Georgia) has been employed with Brockington since 2002 and currently serves as the company's Chief Historian. In this position, she provides guidance, oversight, and scheduling for work conducted by staff historians and assures quality control on history documents and architectural studies. Ms. Stallings was a member of the Institute for Georgia Environmental Leadership (IGEL) Class of 2009, and currently serves as chairperson for the Historic Preservation Commission in her hometown of Winder, Georgia and as a board member for the non-profit Barrow Preservation Society.

Ms. Stallings serves as Brockington's program manager for several of our military and utility clients, and has developed a reputation for versatility through reliable management of a wide array of projects. She has worked with the U.S. Army Corps of Engineers, the 81st and 88th Regional Support Commands (U.S. Army Reserve), the Missouri National Guard, the Anniston Army Depot, Fort Rucker, and the now closed Forts Gillem and McPherson, to name a few. Ms. Stallings also leads the company's consulting services for hydropower projects. She has worked on licensing and re-licensing projects throughout the southeast and in the mid-Atlantic, and has conducted numerous National Register of Historic Places (NRHP) evaluations for hydroelectric facilities. In addition to leading and assisting cultural resources compliance studies, Ms. Stallings has authored or co-authored administrative histories for various federal agencies. These include histories for the Department of Energy's Southeastern Power Administration, the U.S. Army Corps of Engineers' South Atlantic Division, and two histories for the U.S. Army Corps of Engineers' Huntsville Engineering and Support Center.

Project Manager, Architectural Historian, and Interpretive Developer Rachel Bragg, MHP

**Ms. Rachel Bragg** (M.H.P. Georgia State University) is based in our Charleston, SC office where she serves as a project manager for exhibit development and architectural history. Ms. Bragg holds a Bachelor of Arts degree in Anthropology and a Master's Degree in Heritage Preservation from Georgia State University. Ms. Bragg manages and develops outdoor and indoor exhibits, lesson plans, and interpretive content. She works with our in-house designers to create realistic plans and execute engaging and creative exhibits.

Ms. Bragg supervises and conducts documentation and survey of historic resources at all levels. She has wide-reaching experience investigating background histories and developing historical contexts utilizing resources at repositories ranging from National Archives to local historical societies. Ms. Bragg has developed successful National Register nominations and design guidelines for local governments. She is trained to identify and evaluate the wide range of architectural types and styles found throughout the American south, however she has a soft spot for anything mid-twentieth century.

Historian Sheldon Owens, MHP

Mr. Sheldon Owens (M.H.P., University of Georgia) is an Architectural Historian/Preservation Specialist employed with Brockington since 2010. He joined the company as a laboratory manager and archives specialist for the Veterans Curation Program (VCP). Mr. Owens has over nine years of experience in archival research, writing historic contexts and tract histories, architectural surveys and intensive documentation, Historic Property Management Plans, materials conservation, and archival curation. He now serves as a Preservation Specialist and Project Manager in Brockington's South Carolina office.

During his time at Brockington, Mr. Owens has managed and participated in a wide variety of projects, including county-wide and regionally-focused architectural surveys, NRHP evaluation and management plan development for significant Historic Properties, and producing tract histories for corporate clients involving large land holdings. These include an architectural survey along the William Bartram Scenic Highway in northwest St. Johns County, Florida; NRHP evaluation and mitigation plan for the Amtrak station, North Charleston, South Carolina; and a tract history of Battlefield Plantation that is associated with the Stono Rebellion, the largest slave insurrection in colonial South Carolina. Mr. Owens also serves as our archival specialist, and co-authored the Collection Management Plan for the National Park Service at the Hopewell Culture National Historical Park in 2014.

# **Appendix C**

Structural Evaluation of Resources 1, 2, and 3 for

Mitigation Plan for Resources 1, 2, and 3 at the Fort Johnson Quarantine Station Charleston County, South Carolina

**Brockington and Associates** 

October 2016

Via Email Page 1 of 13

Steve Coe Rosenblum Coe Architects Inc. 1643 Means Street Charleston SC 29412

subject: MUSC Storage Building / Ft. Johnson

221 Fort Johnson Rd. James Island, SC ADC Project No. 16153

# Dear Steve:

At your request ADC Engineering inspected the subject property on May 16, 2016 for the purpose of rendering an opinion as to the structural condition and the level of work required to make the building structurally stabile. The inspection consisted of a visual walkthrough of the perimeter and interior of the property. No destructive testing was performed.

#### Overview:

The building is a single story, 1800 SF wood framed building. The building has a wood truss and rafter roof frame with horizontal sheathing boards and a shingle roof. The trusses bear on loadbearing wood studs which bear on what appears to be a thickened slab footing. The exterior of the building has what appears to be particle board sheathing and lapped wood siding.

#### **Condition Comments:**

- 1. In general the building is in a severely dilapidated condition and is currently unsafe for any occupation or renovation.
- The roof has already partially collapsed and it is believed that the remaining roof could collapse at a moment's notice during any form of partial demolition or attempted repair work.
- 3. The wood roof structure has experienced severe moisture damage as a result of being completely exposed to the elements.
- 4. The supporting wall studs were noticed to have severe moisture damage.
- 5. The particle board exterior sheathing does not offer much in the way of lateral stability and when moisture damaged as is the case in this building there is virtually no lateral stability of the building.

1226 YEAMANS HALL ROAD HANAHAN, SC 29410 843-566-0161 fax 843-566-0162

ADCENGINEERING.COM



#### Recommendations:

The structure of this building has no structural salvage value whatsoever. The complete structure would need to be demolished and rebuilt from the top of slab up. With the amount of clutter in the building the condition of the slab and thickened slab footing could not be evaluated but if that element is also damaged then the foundation would require a complete demolition and reconstruction.

#### **Cistern Comments:**

While at the site of the storage building, the adjacent cistern was also inspected. The cistern is an approximately 30 feet diameter by approximately 7 feet tall concrete structure intended to hold water. The top of the perimeter wall is flared out which helps provide the tension tie to stabilize the top of wall against the horizontal hydrostatic forces of the water. The top of wall flare element is severely damaged and significant cracks are visible. The cracks are likely caused by rusted reinforcement in the concrete. The reinforcement is the only element in the structure capable of resisting tension and in the absence of the reinforcing strength in the top of wall then the wall becomes unstable and unable to resist the hydrostatic loads in the wall. From a viewport it could be determined that there was a high level of water inside the cistern. We do not believe the cistern to be structurally sound and capable of safely holding water in its current condition.

If you have any questions or comments, please do not hesitate to contact ADC Engineering.

Sincerely,

ADC Engineering, Inc.

Mark Dillon, PE

Partner, Structural Engineer

# Photos:



Photo 1



Photo 2





Photo 4



Photo 5



Photo 6





Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22

# **Appendix D**

# Correspondence

Mitigation Plan for Resources 1, 2, and 3 at the Fort Johnson Quarantine Station Charleston County, South Carolina

**Brockington and Associates** 

From: Lowcountry Maritime Society

To: Weigle, Gregory

Cc: Matthew Milling; Rachel Bragg; Steve Coe
Subject: Re: Fort Johnson Garage (Net Shed)
Date: Monday, October 24, 2016 9:39:34 AM

Attachments: PastedGraphic-2.tiff

#### Gregory,

I hope you are doing well! At this time we do not have the financial resources needed to move the building. We are interested in looking at particular parts of the building that may be salvaged to build a smaller structure. Please let me know if this is a possibility and if so, when we could find a time to survey the building before demolition.

Thank you for keeping us in mind.

Sincerely, Prentice

#### **Prentice W. Brower III**

Executive Director
Lowcountry Maritime Society
PO Box 22751, Charleston, SC 29413
(843) 368-2849
www.LowcountryMaritime.org



On Oct 20, 2016, at 2:22 PM, Weigle, Gregory < weigle@musc.edu > wrote:

This message was sent securely by MUSC

#### Prentice:

It has been a while but MUSC is moving forward with mitigation of the garage at Fort Johnson. I know you had some interest in this building last year and wanted to see if that interest still exists. I need to clarify upfront that while MUSC is happy to donate and see the building relocate and re-stored we would not be able to subsidize this effort.

If you are interested and able to commit to relocating the building we would inform SHPO that this is our intended plan. Let me know your interest please.

Thank you,

**Gregory W. Weigle, PE, MBA, FACHE** Chief Facilities Officer MUSC University - Engineering & Facilities MUSC Health - Facilities & Capital Improvements **Medical University of South Carolina** 97 Jonathan Lucas Street MSC 190, Room 206 Charleston, SC 29425 843-792-7526 (o) 843-670-8012 (c) 843-792-0251 (f)

This message was secured via TLS by MUSC.



Engineering and Facilities 97 Jonathan Lucas Street MSC 190 Charleston, SC 29425 Tel 843 792 2721 Fax 843 792 0251

www.musc.edu/vpfa/eandf

October 27, 2016

John Sylvest South Carolina Department of Archives and History State Historic Preservation Office 8301 Parklane Road Columbia, SC 29223

Re: MUSC Fort Johnson Mitigation Plan

Dear Mr. Sylvest:

The Medical University of South Carolina (MUSC) owns a parcel (PIN 4540000006) that contains four (4) resources that the South Carolina State Historic Preservation Office (SHPO) has determined contribute to the significance of the Fort Johnson/Powder Magazine National Register of Historic Places (NRHP) District. These four resources include: the President's House, a cistern, and two (2) storage buildings. MUSC has determined that the adaptive reuse or relocation of three (3) of these resources, the cistern and two (2) storage buildings, is not economically feasible. MUSC intends to demolish the cistern and storage buildings due to the poor structural condition of these resources and the economic infeasibility of adaptive reuse or relocation.

MUSC presents the attached plan to mitigate the adverse effect of this demolition on the Fort Johnson NRHP District. This plan includes three phases: photo documentation of the resources, development of contextual history, and public outreach and education. In addition, MUSC will work to ensure local organizations, such as the Lowcountry Maritime Society, have the opportunity to reuse historic materials, as appropriate. MUSC is committed to our role as stewards of historic resources.

MUSC is seeking SHPO review and concurrence on this mitigation plan in anticipation of any future state permit requirements between the owner (MUSC) and the SC Department of Health and Environmental Control Office of Ocean and Coastal Resources Management (OCRM), to provide compliance with the SC Statutes Sections 60-12-10 through 60-12-90 and to comply with the City of James Island Zoning Code 153.338 by assisting with the application for a special exception.

Sincerely.

Gregory W. Weigle, PE MBA, FACHE

Chief Facilities Officer

MUSC University- Engineering & Facilities

MUSC Health- Facilities & Capital Improvements

Medical University of South Carolina

97 Jonathan Lucas Street

MSC 190, Room 206

Charleston, SC 29425

843-792-7526 (o)

843-670-8012 (c)

# Mitigation Plan for Resources 1, 2, and 3 at the Fort Johnson Quarantine Station Charleston County, South Carolina

**Brockington and Associates** 

**Revised Draft** 

October 2016

### 1.0 Scope of Work

#### 1.1 Introduction

The Medical University of South Carolina (MUSC) owns a parcel (PIN 4540000006) that contains four (4) resources that the South Carolina State Historic Preservation Office (SHPO) has determined contribute to the significance of the Fort Johnson/Powder Magazine National Register of Historic Places District (NRHP District). These four resources include: the President's House, a cistern, and two (2) storage buildings. MUSC has determined that the adaptive reuse of three (3) of these resources, identified in Figure 1 as the cistern, and two (2) storage buildings, is not economically feasible. MUSC contracted ADC Engineering to determine the structural condition and level of work required to stabilize resources 2 and 3; their complete report can be found in Appendix C. They concluded Resource 2 would need to be entirely rebuilt and that Resource 3 was not structurally sound. MUSC sought alternatives to the demolition of Resource 1, such as relocation, after determining the cost to rehabilitate Resource 1 for a use consistent with their mission was prohibitive. MUSC consulted with the Lowcountry Maritime Society to determine if the relocation of Resource 1 to the property of the Lowcountry Maritime Society would be feasible. Unfortunately, the Lowcountry Maritime Society does not have the funding necessary to relocate Resource 1. However, both parties intend to work together to ensure much of the wood from Resource 1 is reused on the Lowcountry Marritime Society Property. MUSC intends to demolish Resources 1, 2, and 3 due to the poor structural condition of these resources and the economic infeasibility of adaptive reuse or relocation.

The South Carolina State Historic Preservation Office (SHPO) has determined that Resources 1, 2, and 3 contribute to the significance of the Fort Johnson/Powder Magazine NRHP District. Due to the adverse effect of demolition, MUSC has contracted Brockington and Associates (Brockington) to develop a mitigation plan for Resources 1, 2, and 3 for submittal to SHPO, the Town of James Island, and other interested parties and stakeholders.

This mitigation plan will be submitted to the South Carolina SHPO for concurrence prior to any actions that would adversely affect the historic property. The proposed plan is in anticipation of any future state permit requirements between the owner (MUSC) and the SC Department of Health and Environmental Control Office of Ocean and Coastal Resources Management (OCRM), to provide compliance with the SC Statutes Sections 60-12-10 through 60-12-90, and to comply with the City of James Island Zoning Code 153.338 by assisting with the application for a special exception.

The following pages describe each recommended phase of the mitigation plan. Detailed tasks, costs, and schedules for each phase may be found in Appendix A. Appendix B includes Brockington's qualifications, the project team, and project roles. Appendix C consists of the ADC Engineering report regarding the physical conditions of Resources 1, 2, and 3. Appendix D is the most recent communication between MUSC and Lowcountry Maritime Society.



Figure 1. Identifying Resources 1, 2, and 3 at Fort Johnson Quarantine Station, Charleston, South Carolina.

#### 1.2 Mitigation Plan

#### 1.2.1 Photo Documentation of Resources 1, 2, and 3

To mitigate the adverse effect to the NRHP District contributing resources, we propose high resolution digital photographic documentation of Resources 1, 2, 3 and the President's House. This photography would follow photographic guidelines in South Carolina Department of Archives and History (SCDAH) 2013 Survey Manual. Photographic documentation will be conducted concurrently with the development of the contextual history (see Section 1.2.2).

The architectural historian will physically inspect and photograph the exterior and interior of Resources 1 and 2. If Resource 1 and 2 are determined to be unsafe to enter, they will only be externally documented. Resource 3, the cistern, will only be inspected and photographed externally due to safety concerns. The architectural historian will take multiple photographs of each elevation and oblique, as well as any significant architectural elements such as windows, doors, or other construction details. The best of these photographs will be included in the documentation. No less than 20 and no more than 35 photographs each for Resource 1, 2, and the President's House will be included in the final documentation. Resource 3 will be represented by no less than 5 and no more than 10 photographs. Photography will be completed using a digital SLR camera, with the images measuring at least 2000x3000 pixels, a minimum resolution of 300dpi, and in .tiff format. Images would be saved to a media that is designed for long-term (over 100 years) storage. A proof sheet containing six images per page that includes the name of the property and view would be submitted on archival paper along with the other media. One (1) set of black-and-white photographs that meet the standards set out in the SCDAH 2013 Survey Manual will be submitted to SHPO along with the final contextual history report. Three copies of the gold, 100-year archival quality CD-R and proof sheets will be submitted along with the three (3) additional copies of the report submitted to MUSC and two (2) local repositories, to be determined during the project.

#### 1.2.2 Contextual History of Fort Johnson Quarantine Station

Brockington will develop a contextual history of the Fort Johnson Quarantine Station. This history will identify the themes, geographical limits, chronological period and areas of significance of the Fort Johnson Quarantine Station. The history will not be limited to the property owned by MUSC, but will discuss the entirety of Fort Johnson during the Quarantine period. This history will be prepared concurrent with the photographic documentation project.

#### 1.2.2.1 Background Research

To complete the history, Brockington's architectural historian will visit state, regional, and national repositories to collect available archival and historical records. Such records may include historical monographs, newspaper articles, photographs, notes and other pertinent information.

#### 1.2.2.2 Report Preparation

Brockington will develop an illustrated narrative history of the Quarantine Station. The document will include:

- A selection of current photographs from the documentation phase;
- Available historical photographs;
- Available historical plans or documentation;
- Figures illustrating the architectural composition of the Fort Johnson quarantine station;
- Background history of the quarantine station;
- Narrative overview of the architectural characteristics of the Fort Johnson quarantine station;
- A cohesive narrative of the role of the Fort Johnson quarantine station in local, state, and national history that identifies the areas of significance or themes, time periods, and geographic areas that are encompassed by the context.

The report will be professionally edited, formatted, and typeset. Brockington will produce four (4) bound copies to be distributed to MUSC, SHPO, and two (2) local repositories, to be determined during the project. The final contextual history report will include the index and digital photographs from the photo documentation phase on a gold, archival quality CD-R. The report submitted to SHPO will include one (1) set of black-and-white photographs that meet the guidelines and standards set out in the SCDAH 2013 Survey Manual.

#### 1.2.2.3 Public Lectures

Brockington will conduct three (3) public lectures to share the results of our research. We will us historical photographs and documents to develop a program about the history of the Fort Johnson Quarantine Station that may be of interest to the public. MUSC and Brockington will work with community organizations to ensure the interested community has access to these lectures. These community partners maybe include: Charleston County Public Library system, the College of Charleston, the Town of James Island, local historical societies, and private developments with an interest in local history. These relationships will be developed further during the mitigation project.

#### 1.2.3 Public Outreach and Education

The History Workshop (THW) is Brockington's exhibit design and development department. THW will develop, design, and fabricate two (2) 24-inch x 36-inch outdoor interpretive panels for display on the Fort Johnson grounds. The panels will have aluminum frames set into the ground and displayed at a 45-degree angle. The panels will explain the history of Fort Johnson during the Quarantine period and describe how the architecture of the site reflects its history. The signs may incorporate historic images, maps, floor plans, or info-graphics to engagingly and accurately tell the history of the Fort Johnson Quarantine period. THW will also develop content for a one-page webpage. It will be designed and programmed by MUSC and hosted on their website. The content of the interpretive panels and the website will be based on information gathered during the resource documentation and development contextual history; public outreach will begin after completion of these projects.

#### 1.2.4 Archaeology

MUSC has no plans for subsurface ground disturbance. Therefore, no archaeological resources will be ad-versely effected and no treatment plan is recommended. If unanticipated cultural materials (e.g., intact artifacts or animal bones, large clusters of artifacts or animal bones, large soil stains or patterns of soil stains, buried brick or stone structures, or clusters of brick or stone indicating a former structure) or human skeletal remains are discovered during construction activities, MUSC will temporarily halt any activity and notify the SHPO as soon as practicable. MUSC or the SOI-qualified archaeological consultant will consult with the SHPO and to determine whether excavations or investigations are needed.

If unanticipated human remains are found or suspected, they should be left in place and protected until appropriate consultation is completed. MUSC is responsible for notifying the SHPO and the local coroner or medical examiner of the find to initiate consultation. Please note that human remains and burial grounds are subject to South Carolina law that addresses abandoned cemeteries and burials, including but not limited to S.C. Code Ann. §§ 27-43-10 to 27-43-30, 16-16-600, and 61-19-28 to 61-19-29.

#### 1.2.5 Summary

MUSC intends to demolish Resources 1, 2, and 3 due to the poor structural condition of these resources and the economic infeasibility of adaptive reuse. Due to the adverse effect of demolition, MUSC has contracted Brockington to develop a mitigation plan for Resources 1, 2, and 3 for submittal to SHPO, the Town of James Island, and other interested parties and stakeholders. Brockington proposes to photographically document the three (3) contributing resources, develop a contextual history of the quarantine period construction at

Fort Johnson, produce two (2) interpretive signs, and develop content for an educational webpage to be hosted on MUSC's website.

This mitigation plan will be submitted to the South Carolina SHPO for concurrence prior to any actions that would adversely affect the historic property. The proposed plan is in anticipation of any future state permit requirements between the owner (MUSC) and the SC Department of Health and Environmental Control Office of Ocean and Coastal Resources Management (OCRM), to provide compliance with the SC Statutes Sections 60-12-10 through 60-12-90 and to comply with the City of James Island Zoning Code 153.338 by assisting with the application for a special exception.

#### **References Cited**

South Carolina Department of Archives and History (SCDAH)

2013 Survey Manual: South Carolina Statewide Survey of Historic Properties. South Carolina Department of Archives and History, Columbia.

## Agreement to Execute Plan

The parties hereto have caused this mitigation plan to be executed by their duly authorized representatives.

South Carolina State Historic Preservation Office

By: Elglish M. Jolen	11/17
Elizabeta M. Johnson (Name)	1
Director, Historical Services (Title)	

Medical University of South Carolina, Engineering & Facilities

By: Dyntheleile Gregory W. Wordle (Name) Chief Facilities Officer (Title)

10/26 ,2016

\_\_\_\_, 2016

# Appendix A

Tasks, Costs, and Schedule for

Mitigation Plan for Resources 1, 2, and 3 at the Fort Johnson Quarantine Station Charleston County, South Carolina

**Brockington and Associates** 

#### 1.2.1 Photo Documentation of Resources 1, 2, 3

#### **Tasks**

- Brockington will visit Resources, 1, 2, 3 and the President's House at the Fort Johnson Quarantine station
- Brockington will take multiple photographs of each elevation, oblique, interior space, and distinctive architectural feature with a digital SLR camera
- Images will be saved to a media designed for long-term (100 years) storage
- An index will be created that identifies each photo number, resource number, and view
- One (1) physical set of black-and-white digital photographs that meet the guidelines and standards set out in the SCDAH 2013 Survey Manual will be submitted to SHPO along with the final contextual history.
- Index sheets and gold archival quality CD-Rs will be submitted with the three (3) final contextual history reports to be submitted to MUSC and two (2) local repositories
- This project will be conducted concurrently with the contextual history phase.

#### 1.2.2 Contextual History of Fort Johnson Quarantine Station

#### Tasks

- Brockington will conduct background research, including visiting appropriate state and regional repositories
- Brockington will examine historical documents and relevant histories
- Brockington will write a draft contextual history report for Fort Johnson Quarantine station. It will include historical maps, photographs, and documents to illustrate and support this history.
- Brockington will submit a draft contextual history report to SHPO and MUSC for comment.
- Brockington will make necessary changes and submit a final draft contextual history for approval.
- Upon final approval, Brockington will produce four (4) bound copies to be distributed to MUSC, SHPO, and two (2) local repositories, to be determined during the project. The final contextual history report will include the index and digital photographs from the photo documentation phase on a gold, archival quality CD-R. The report submitted to SHPO will include one (1) set of black-and-white photographs that meet the guidelines and standards set out in the SCDAH 2013 Survey Manual.
- Brockington will host three (3) public meetings to present the results of the background research and historical context development. MUSC will be responsible for procuring the venue and advertising the public meeting.
- This project will be conducted concurrently with the photo documentation phase.

#### 1.2.3 Public Outreach and Education

#### Tacks

- THW will host a project kick-off meeting to review the scope of the project, the prepared content, available images, and establish the overall look and feel for the signs
- THW will develop draft content for two (2) interpretive panels and a one-page website. The two (2) panels will measure 24 inches wide by 36 inches high. They will be set into aluminum, in-ground frames, where they will be at a 45-degree angle.
- THW will develop a draft design-scheme that sets out the look and feel of the panels
- THW will submit the draft content for the signs and webpage and the design scheme for the signs to MUSC for review
- THW will design the two interpretive panels using approved content and scheme
- THW will submit the draft interpretive panels to MUSC for review
- THW will make any necessary changes based on MUSC's review and submit the final draft of the interpretive panels and final content for the website to MUSC and SHPO for final approval
- Upon approval, THW will submit the website content to MUSC for design, programming, and hosting. THW will work with qualified fabricators to construct the interpretive signs. THW will supervise the installation. MUSC will be responsible for physical installation.
- This project will occur after documentation and contextual history report phases are completed.

Fort Johnson Mitigation Project deliverables:

- Digital photographs of three (3) resources and the President's House, with indexes, on Gold archival quality CDR
- One (1) set of hardcopy photographs for three (3) resources and the President's House
- Four (4) copies of the contextual history
- Three (3) public meetings to present the findings of the contextual history
- Two (2) 24in x 26in interpretive panels set in aluminum frames
- Content for a one (1) page addition to the MUSC website

#### Schedule

#### Table 1

Task	Week Completed
	(from executed contract)
Photographic documentation of resources complete	Week 3
Background research complete	Week 6
Draft contextual history complete	Week 16
MUSC and SHPO Review complete	Week 20
Public meeting scheduled	Week 20
Final photo documentation and contextual history complete	Week 22
Kick off meeting for public outreach phase	Week 24
Draft content and design scheme complete	Week 27
Draft interpretive panels complete	Week 29
Final web page content complete and interpretive panels sent to fabricators	Week 31
Installation of interpretive panels scheduled	Week 32

<sup>\*</sup>Any delay in task completion may result in a delay in the overall project timeline

<sup>\*</sup>Additional reviews may result in the delay of the overall project timeline

# Appendix B

# **Project Team for**

Mitigation Plan for Resources 1, 2, and 3 at the Fort Johnson Quarantine Station Charleston County, South Carolina

**Brockington and Associates** 

#### **Brockington Qualifications**

**Brockington and Associates**, a woman-owned small business, is dedicated to providing high quality, professional cultural resources consulting services throughout the United States and abroad. Our archaeologists and historians help our clients meet federal, state, and local requirements that protect cultural resources and historic sites. Our innovative scoping, quality control, and responsive scheduling are key parts of our approach to cultural resources consulting.

#### Our main services:

- Archaeology
- History
- Exhibits & Education
- Military Studies
- Oral History
- Tribal Consultation
- Administrative History
- GIS & Remote Sensing
- · Permit Planning
- Cemetery Services
- Archival Preservation
- Collections Management
- Transportation Projects
- Energy Projects

Many of our projects are multidisciplinary. Our team's experience allows us to work effectively and seam-lessly across multiple service areas to deliver consistent, harmonious products. Our extensive background also means we are able to work resourcefully with agencies to meet their requirements while satisfying our clients' needs.

We work with a diverse selection of clients, including:

- Federal agencies
- Military installations
- State agencies
- Local government agencies
- Departments of transportation
- Architects
- Engineering firms
- Developers
- Environmental firms
- Utility companies
- Pipelines
- Non-profit organizations
- Museums

#### **Our Staff**

Over the past 30 years, Brockington has built a veteran team of professionals. We employ dozens of senior historians and archaeologists with graduate degrees, along with a full complement of crew chiefs, archaeological technicians, laboratory directors, and analytical specialists. These technical personnel are supported by graphics specialists, GIS technicians, editors, exhibit specialists, administrative staff, and information technology specialists.

Our large team allows us to carry out numerous concurrent projects and provides us with the depth of resources to cover unexpected conditions. Technical cross-training and team approaches to our projects allow us to solve difficult schedule needs. We also have strong working relationships with experienced subcontractors to provide specialized services when needed.

All senior staff members in supervisory positions meet the appropriate Secretary of Interior standards for archaeologists and historians, holding a Master's or Ph.D. degree with at least one year of experience in a supervisory role. Technicians have a minimum of a Bachelor's degree in Anthropology or a related field, as well as at least a year of field or laboratory experience. Unlike other CRM firms, most of our technicians are full-time, permanent employees, rather than temporary project hires. Our company culture, working environment, and benefits are best in class and help us retain the highest quality, most experienced team. Average company tenure is currently 11 years.

All Brockington employees, from field technicians to branch chiefs, receive **continuing education** and training to improve their technical, managerial and client relations capabilities. **Training is customized to enhance individual professional development.** We encourage employees to participate in professional and academic conferences to **share and** further their areas of study. Our training program helps employees achieve their personal and professional goals while ensuring the highest level of service to Brockington's clients.

#### **Project Management**

Brockington has the trained personnel to accommodate multiple concurrent projects of any type. We consult closely with clients to find out their schedule needs. We work hard to eliminate bottlenecks in fieldwork, processing, or report production. We manage our workflow by hiring and training experienced and effective employees and by having efficient standard operating procedures.

We developed in-house our own specialized project management software, OTIS. This allows real time management of task orders and other projects. The software is housed online, ensuring its continuous availability to staff throughout the world. Major components of OTIS include:

- Communication among all members of a project team
- Tracking project milestones and deadlines
- Budget estimating and reporting, including time and expense tracking
- Centralized file sharing
- Safety planning
- · Quality control

#### **Facilities and Equipment**

We have five offices:

- Atlanta, Georgia
- Charleston, South Carolina
- Elizabethtown, Kentucky
- Savannah, Georgia
- Jackson, Mississippi

Each office has secure storage areas, individual staff offices, libraries, meeting rooms, and equipment storage. Our Atlanta and Charleston offices have large laboratory areas for artifact cleaning and cataloging, and specialized conservation labs. We meet federal standards for curation of artifacts and records. Our computer servers are backed up on schedule, and our secure networks link our offices to allow file sharing and concurrent multiparty conferencing.

In addition to standard archaeological field equipment, Brockington owns mechanical sifter screens for use on large data recovery projects. All field crews carry smartphones for efficient communication with offices and clients. Laptop computers with appropriate software, Total Station mapping equipment, and GPS equipment are routinely available for field use. We maintain sufficient field equipment for multiple concurrent projects.

We are deeply committed to safety, and our commitment is evident in our exemplary track record. We continuously improve our extensive safety manual, as safety officers from each office meet regularly to find innovations and enhancements to our program. We require project managers to develop a unique safety plan for each project and each separate job site. All employees are certified in emergency first aid and CPR procedures.

Our laboratory analysis is supported by an extensive library of North American archaeological study reports and history volumes, as well as by comparative artifact, animal bone, and botanical materials collections. We digitize all historic maps we discover, and we maintain an extensive central server-based file of maps. Laboratory equipment includes flotation separation systems for the recovery of botanical remains, as well as dissecting microscopes.

We have a full complement of digital imaging, video, and photography equipment for creating exhibits and educational materials. We utilize Adobe Creative Suite, scanners, high resolution still and video cameras, along with copy stands for precise artifact photography. Our video production equipment includes light kits, microphones, and grip equipment.

We have in-house production, graphics, and copy editing staff. Brockington has a complete array of soft-ware necessary to conduct GIS, statistical analyses, database management, graphic design, word processing, and administration/bookkeeping. When special resources are called for, we work with an established and vetted team of subcontractors. Our subcontractors perform work such as backhoe operation, underwater investigations, analysis and conservation of highly specialized artifacts, and exhibit fabrication.

#### **Core Project Team**

Program Manager Patricia Stallings, MA

Ms. Patricia Stallings (M.A. University of Georgia) has been employed with Brockington since 2002 and currently serves as the company's Chief Historian. In this position, she provides guidance, oversight, and scheduling for work conducted by staff historians and assures quality control on history documents and architectural studies. Ms. Stallings was a member of the Institute for Georgia Environmental Leadership (IGEL) Class of 2009, and currently serves as chairperson for the Historic Preservation Commission in her hometown of Winder, Georgia and as a board member for the non-profit Barrow Preservation Society.

Ms. Stallings serves as Brockington's program manager for several of our military and utility clients, and has developed a reputation for versatility through reliable management of a wide array of projects. She has worked with the U.S. Army Corps of Engineers, the 81st and 88th Regional Support Commands (U.S. Army Reserve), the Missouri National Guard, the Anniston Army Depot, Fort Rucker, and the now closed Forts Gillem and McPherson, to name a few. Ms. Stallings also leads the company's consulting services for hydropower projects. She has worked on licensing and re-licensing projects throughout the southeast and in the mid-Atlantic, and has conducted numerous National Register of Historic Places (NRHP) evaluations for hydroelectric facilities. In addition to leading and assisting cultural resources compliance studies, Ms. Stallings has authored or co-authored administrative histories for various federal agencies. These include histories for the Department of Energy's Southeastern Power Administration, the U.S. Army Corps of Engineers' South Atlantic Division, and two histories for the U.S. Army Corps of Engineers' Huntsville Engineering and Support Center.

Project Manager, Architectural Historian, and Interpretive Developer Rachel Bragg, MHP

**Ms. Rachel Bragg** (M.H.P. Georgia State University) is based in our Charleston, SC office where she serves as a project manager for exhibit development and architectural history. Ms. Bragg holds a Bachelor of Arts degree in Anthropology and a Master's Degree in Heritage Preservation from Georgia State University. Ms. Bragg manages and develops outdoor and indoor exhibits, lesson plans, and interpretive content. She works with our in-house designers to create realistic plans and execute engaging and creative exhibits.

Ms. Bragg supervises and conducts documentation and survey of historic resources at all levels. She has wide-reaching experience investigating background histories and developing historical contexts utilizing resources at repositories ranging from National Archives to local historical societies. Ms. Bragg has developed successful National Register nominations and design guidelines for local governments. She is trained to identify and evaluate the wide range of architectural types and styles found throughout the American south, however she has a soft spot for anything mid-twentieth century.

Historian Sheldon Owens, MHP

Mr. Sheldon Owens (M.H.P., University of Georgia) is an Architectural Historian/Preservation Specialist employed with Brockington since 2010. He joined the company as a laboratory manager and archives specialist for the Veterans Curation Program (VCP). Mr. Owens has over nine years of experience in archival research, writing historic contexts and tract histories, architectural surveys and intensive documentation, Historic Property Management Plans, materials conservation, and archival curation. He now serves as a Preservation Specialist and Project Manager in Brockington's South Carolina office.

During his time at Brockington, Mr. Owens has managed and participated in a wide variety of projects, including county-wide and regionally-focused architectural surveys, NRHP evaluation and management plan development for significant Historic Properties, and producing tract histories for corporate clients involving large land holdings. These include an architectural survey along the William Bartram Scenic Highway in northwest St. Johns County, Florida; NRHP evaluation and mitigation plan for the Amtrak station, North Charleston, South Carolina; and a tract history of Battlefield Plantation that is associated with the Stono Rebellion, the largest slave insurrection in colonial South Carolina. Mr. Owens also serves as our archival specialist, and co-authored the Collection Management Plan for the National Park Service at the Hopewell Culture National Historical Park in 2014.

## **Appendix C**

Structural Evaluation of Resources 1, 2, and 3 for

Mitigation Plan for Resources 1, 2, and 3 at the Fort Johnson Quarantine Station Charleston County, South Carolina

**Brockington and Associates** 

Via Email Page 1 of 13

Steve Coe Rosenblum Coe Architects Inc. 1643 Means Street Charleston SC 29412

subject: MUSC Storage Building / Ft. Johnson

221 Fort Johnson Rd. James Island, SC ADC Project No. 16153

#### Dear Steve:

At your request ADC Engineering inspected the subject property on May 16, 2016 for the purpose of rendering an opinion as to the structural condition and the level of work required to make the building structurally stabile. The inspection consisted of a visual walkthrough of the perimeter and interior of the property. No destructive testing was performed.

#### Overview:

The building is a single story, 1800 SF wood framed building. The building has a wood truss and rafter roof frame with horizontal sheathing boards and a shingle roof. The trusses bear on loadbearing wood studs which bear on what appears to be a thickened slab footing. The exterior of the building has what appears to be particle board sheathing and lapped wood siding.

#### **Condition Comments:**

- 1. In general the building is in a severely dilapidated condition and is currently unsafe for any occupation or renovation.
- The roof has already partially collapsed and it is believed that the remaining roof could collapse at a moment's notice during any form of partial demolition or attempted repair work.
- 3. The wood roof structure has experienced severe moisture damage as a result of being completely exposed to the elements.
- 4. The supporting wall studs were noticed to have severe moisture damage.
- 5. The particle board exterior sheathing does not offer much in the way of lateral stability and when moisture damaged as is the case in this building there is virtually no lateral stability of the building.

1226 YEAMANS HALL ROAD HANAHAN, SC 29410 843-566-0161 fax 843-566-0162

ADCENGINEERING.COM



#### Recommendations:

The structure of this building has no structural salvage value whatsoever. The complete structure would need to be demolished and rebuilt from the top of slab up. With the amount of clutter in the building the condition of the slab and thickened slab footing could not be evaluated but if that element is also damaged then the foundation would require a complete demolition and reconstruction.

#### **Cistern Comments:**

While at the site of the storage building, the adjacent cistern was also inspected. The cistern is an approximately 30 feet diameter by approximately 7 feet tall concrete structure intended to hold water. The top of the perimeter wall is flared out which helps provide the tension tie to stabilize the top of wall against the horizontal hydrostatic forces of the water. The top of wall flare element is severely damaged and significant cracks are visible. The cracks are likely caused by rusted reinforcement in the concrete. The reinforcement is the only element in the structure capable of resisting tension and in the absence of the reinforcing strength in the top of wall then the wall becomes unstable and unable to resist the hydrostatic loads in the wall. From a viewport it could be determined that there was a high level of water inside the cistern. We do not believe the cistern to be structurally sound and capable of safely holding water in its current condition.

If you have any questions or comments, please do not hesitate to contact ADC Engineering.

Sincerely,

ADC Engineering, Inc.

Mark Dillon, PE

Partner, Structural Engineer

# Photos:



Photo 1



Photo 2





Photo 4



Photo 5



Photo 6





Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22

# **Appendix D**

# Correspondence

Mitigation Plan for Resources 1, 2, and 3 at the Fort Johnson Quarantine Station Charleston County, South Carolina

**Brockington and Associates** 

From: Lowcountry Maritime Society

To: Weigle, Gregory

Cc: Matthew Milling; Rachel Bragg; Steve Coe
Subject: Re: Fort Johnson Garage (Net Shed)
Date: Monday, October 24, 2016 9:39:34 AM

Attachments: PastedGraphic-2.tiff

#### Gregory,

I hope you are doing well! At this time we do not have the financial resources needed to move the building. We are interested in looking at particular parts of the building that may be salvaged to build a smaller structure. Please let me know if this is a possibility and if so, when we could find a time to survey the building before demolition.

Thank you for keeping us in mind.

Sincerely, Prentice

#### **Prentice W. Brower III**

Executive Director
Lowcountry Maritime Society
PO Box 22751, Charleston, SC 29413
(843) 368-2849
www.LowcountryMaritime.org



On Oct 20, 2016, at 2:22 PM, Weigle, Gregory < weigle@musc.edu > wrote:

This message was sent securely by MUSC

#### Prentice:

It has been a while but MUSC is moving forward with mitigation of the garage at Fort Johnson. I know you had some interest in this building last year and wanted to see if that interest still exists. I need to clarify upfront that while MUSC is happy to donate and see the building relocate and re-stored we would not be able to subsidize this effort.

If you are interested and able to commit to relocating the building we would inform SHPO that this is our intended plan. Let me know your interest please.

Thank you,

**Gregory W. Weigle, PE, MBA, FACHE** Chief Facilities Officer MUSC University - Engineering & Facilities MUSC Health - Facilities & Capital Improvements **Medical University of South Carolina** 97 Jonathan Lucas Street MSC 190, Room 206 Charleston, SC 29425 843-792-7526 (o) 843-670-8012 (c) 843-792-0251 (f)

This message was secured via TLS by MUSC.

### **Application for Special Exception**

# Town of James Island Board of Zoning Appeals

Town of James Island Zoning/Planning Department 1238-B Camp Road James Island, SC 29412 Phone 843-795-4141 Fax 843-795-4878 www.jamesislandsc.us



This application must be complete and submitted in person to the Town of James Island Zoning/Planning Department in order to apply for a Special Exception. Please read the entire form prior to completing the application. The applicant shall receive a copy of this completed form at the time the application is filed. This application will be returned to the applicant within fifteen (15) working days if these items are not submitted with the application or if any are found to be inaccurate:

- Completed Special Exception application signed by the current property owner(s).
- Copy of Current Recorded Deed to the property (Owner's signature must match documentation). If the applicant is not the owner of the property, the Current Property Owner(s) must sign and print the Designation of Agent found below.
- Restrictive Covenants & Posted Notice Affidavit(s) signed by the applicant or current property owner(s).
- A letter of Intent signed by the applicant or property owner(s) stating the reason for the request that explains why this request should be granted and how it meets the Approval Criteria of §3.6.5.

  All proposed Special Exceptions, except single family, shall satisfy the Site Plan Review process and attend at least one Site Plan Review meeting prior to submitting this application.
- An accurate, legible Site Plan drawn to Engineers Scale must be attached. The site plan must show property dimensions, dimensions and locations of all existing and proposed structures and improvements, parking areas, Grand trees(18" DBH or greater, Pine, Sweetgum, Chinese Tallow are exempt), wetlands(properties containing DHEC-OCRM Critical Line areas must contain an up to date DHEC-OCRM signature on site plan or plat), holding basins and buffers when applicable.

  One 24 x 36 copy & fifteen (15) 11 x 17 copies.
- 6) Copy of a legible Approved and Recorded Plat showing present boundaries of property.
- 7) Fee \$250 check made out to "Town of James Island".

Applicant Name: Rosenblum Coe Arc	nitects, inc.	
Mailing Address: 1643 Means St.		
City, State, Zip Code: Charleston, SC 294	412 Daytime Phone: 843.577.6073	
Email Address: scoe@rosenbiumc	oe.com	
Subject Property Address: 221 Ft. Johnson	on Road	
Present Use of Property: Business		
Special Exception Description: Requesting	demolition of storage building, warehouse, an	d cistern
Applicant Signature	Date	
Designation of Agent (Complete only if owner person named as Applicant above as my (our		
application. Philip S. Mauney Z//8	//7 MSC 190	
	Owner Mailing Address Charleston, SC 29425	
Owner Signature	City, State, Zip Code	
FOR OFFICE USE ONLY:		
Application #:	Flood Zone	
Zoning District:	Fee Paid (\$250):	
Date Filed:	Zoning Officer:	
TMS#;		



Zoning/Planning

843.795.4141 Fax: 843.795.4878 Town Hall 1238-B Camp Road James Island, SC 29412

## **POSTED NOTICE AFFIDAVIT**

This Affidavit must be filled or	ut and signed by all owner(s) of the subje	ct parcel(s)
i, Philip S. Mauney [Print Name(s)]	, have reviewed §3.1.6(B)(2), Posted	d Notice on
the back of this affidavit and u	understand that a sign(s) will be posted o	n
Parcel Identification Number(s	s)	
454-00-00-006	, iocated at (address)	
221 Ft. Johnson Road	, at least 15 calendar days pr	ior to the
public hearing date for which	my request is scheduled.	
responsible for notifying the removed or damaged prior to the notice. Fallure to notify th	ne notice has been posted, the owner(s) of e Zoning/Planning Department in writing the pubilc hearing, meeting or date of act ne Zoning/Planning Department in writing escheduling of the public hearing and a de	if the Posted Notice is tion that is the subject of of removed or damaged
[Property Owner(s) Signature	Mauney Z/	10/17 Datel
Philip S. Mauney		
	[Print Name(s)]	
For Staff Use Only:		
Received by Date	Application Number	

#### LOCATION MAP

- 1.) ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.
- 2.) AREA DETERMINED BY COORDINATE METHOD.
- 3.) THE BEARINGS SHOWN HEREON ARE MAGNETIC AND AS SUCH ARE SUBJECT TO LOCAL ATTRACTION.
- THE PRESENCE OF ABSENCE OF U.S. ARMY CORP OF ENGINEERS JURISDICTIONAL WETLANDS IS UNDETERMINED AS OF THE DATE OF THIS SURVEY.
- 5.) TREE SPECIES SHOWN HEREON ARE OUR OPINION ONLY AND HAVE NOT BEEN VERIFIED BY A CERTIFIED ARBORIST, PRIOR TO ANY DEVELOPMENT OR TREE REMOVAL TREE SPECIES SHALL BE VERIFIED.
- 6.) THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY, AND IS NOT THE RESULT OF A TITLE SEARCH.
- 7.) THIS PROPERTY IS LOCATED IN FLOOD ZONE AE ELEVATION 14, AS PER FEMA MAP COMMUNITY-PANEL NO. 455413 0519 J. DATED 11/17/2004. IT IS THE OWNER'S, PRUICER'S RESPONSIBILITY TO VERIFY THIS FLOOD ZONE WITH LOCAL AUTHORIES PRIOR TO BUILDING.
- 8.) DECLARATION IS MADE TO THOSE PERSONS FOR WHICH THIS PLAT WAS PREPARED. IT IS NOT TRANSFERABLE TO SUBSEQUENT OWNERS. THIS DRAWNING/PLAT IS AN INSTRUMENT OF SERVICE AND IS THE SOLE PROPERTY OF GEORGE AZ. JOHNSON, JR., INC. IT SHALL NOT BE REPRODUCED OR USED IN ANY WAY, WHATSOCYCR, WITHOUT THE WRITTEN PERMISSION OF F. STEVEN JOHNSON, PLS, SC REG No. 10038. COPYRIGHT © 2015, F. Steven Johnson
- 9.) USE OF UNSEALED COPIES OF THIS DOCUMENT IN ANY COURT, FINANCIAL OR LAND TRANSACTION, OR FILING WITH ANY PUBLIC AGENCY OR OFFICE IS UNAUTHORIZED USE AND IS A VIOLATION OF FEDERAL COPYRIGHT LAWS.
- 10.) "SURVEY INSPECTIONS" OR "UPDATES" OF THIS MAP ARE PROHIBITED.
- 11.) THESE CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- 12.) HORIZONTAL DATUM IS NAD 1983. VERTICAL DATUM IS NAVD 1988.

Topograhic Survey

1, F. Steven Johnson, a Registered Professional Land Surveyor in the State of South Carolina, certify to owner(s) shown hereon that this survey shown hereon was made in accordance with the requirement of the Minimum Standards Manual for the Practice of Land Survey in South Carolina, and meets or exceeds the requirements for a



F. Steven Johnson, RLS S.C. No.
This plat not a valid, true copy unless the raised, embossed seal of the surveyor IOB# 24186 F.B.# LECAL DRAWN BY: FSJ LEGEND:

● 1.0. IRON PIN OLD

I.N. IRON PIN NEW (5/8 REBAR)

CONCRETE MONUMENT FOUND

A. C.P. CALCULATED POINT

POWER POLE

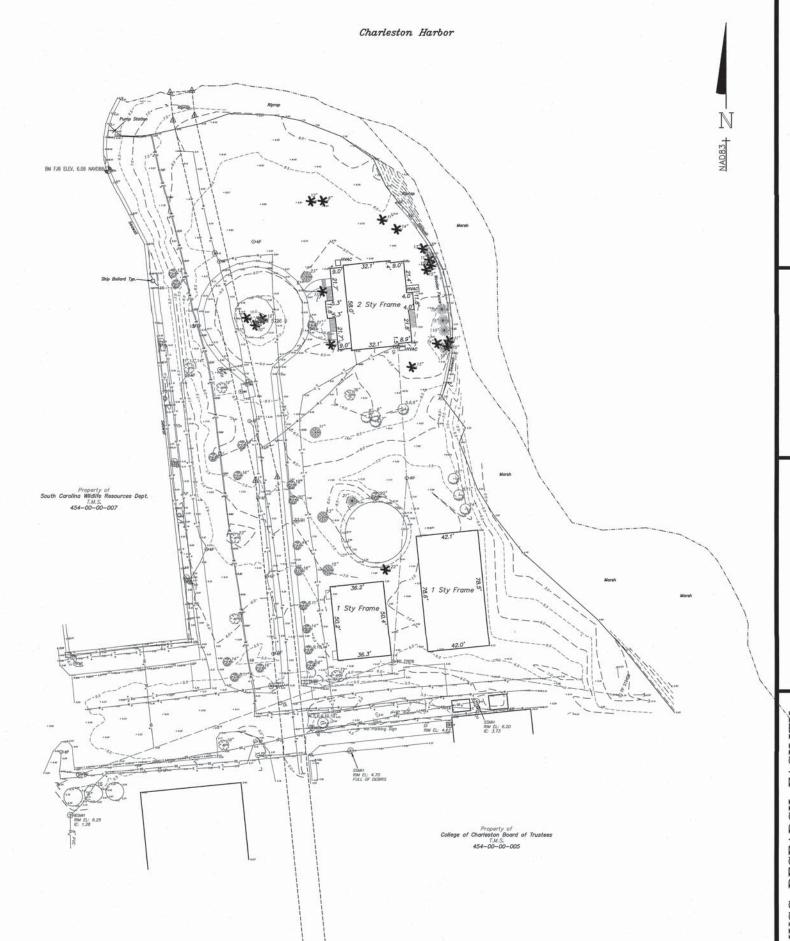
-PROPERTY LINE ADJOINER LINE FENCE - FENCE - EXISTING POWER - EXISTING EASEMENT - EXISTING SEWER - EXISTING WATER

- 68 68° OAK TREE

CEDAR TREE PALMETTO TREE PINE TREE

GUM TREE MAGNOLIA TREE REFERENCES

1.) T.M.S. 454-00-00-006 2.) PLAT BY JOHN McCRADY JR. DATED NOV. 1969 PLAT BOOK Z, PAGE 77 RMC CHARLESTON COUNTY



MUSC RESEARCH FACILITY SURVEY TOPOGRAPHIC

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I, JR., INC. SURVEYORS

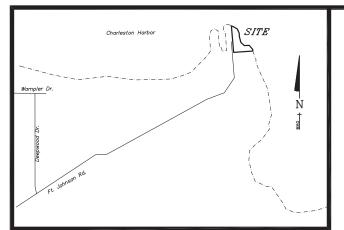
A.Z. JOHNSON,

GEORGE

RAVENEL, Charlest

TOWN OF JAMES ISLAND COUNTY, SOUTH CAROLINA

LOCATED IN C



#### LOCATION MAP

- 1.) ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.
- 2.) AREA DETERMINED BY COORDINATE METHOD.
- 3.) THE BEARINGS SHOWN HEREON ARE MAGNETIC AND AS SUCH ARE SUBJECT TO LOCAL ATTRACTION.
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  COPYRIGHT @ 2015, F. Steven Johnson
- 9.) USE OF UNSEALED COPIES OF THIS DOCUMENT IN ANY COURT, FINANCIAL OR LAND TRANSACTION, OR FILING WITH ANY PUBLIC ACENCY OR OFFICE IS UNAUTHORIZED USE AND IS A VIOLATION OF FEDERAL COPYRIGHT LAWS.
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- 11.) THESE CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- 12.) HORIZONTAL DATUM IS NAD 1983. VERTICAL DATUM IS NAVD 1988.

THE AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF DEPARTMENT PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CHTICAL AREAS, BY THEIR NATURE, ARE DIMANC AND SUBJECT TO CHANGE OVER THE DEPARTMENT, OR THE BY DELIBRATING THE PERMIT AUTHORITY OF THE DEPARTMENT OF PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE IN ANY ORTHOLA BEAR ON THE SUBJECT PROPERTY, METTER SHOWN HEREIN OF WORLD.

DATE

SIGNATURE

The critical line shown on this plat is valid for five years from the date of this signature, subject to the cautionary language above.

Topograhic Survey

I. F. Steven Johnson, a Registered Professional Land Surveyor in the State of South Carolina, certify to owner(s) shown hereon that this survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveyin in South Carolina, and meets or exceeds the requirements for a



IOB# 24186 F.B.# LEGAL DRAWN BY: FSJ



#### LEGEND:

- O I.O. IRON PIN OLD

   I.N. IRON PIN NEW (5/8 REBAR)

  □ CONCRETE MONUMENT FOUND

  Δ C.P. CALCULATED POINT

   POWER POLE
- - - - - ADJOINER LINE
- ADJOINER LINE

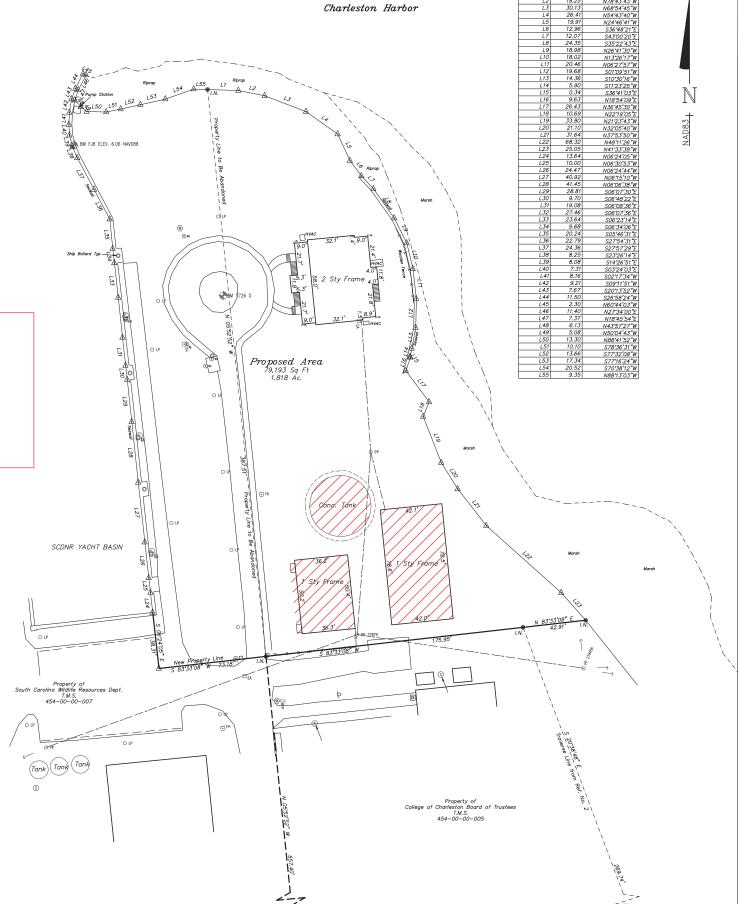
  X—X—X—FENCE

  EXISTING POWER

  EXISTING SEMENT
  EXISTING SEMER
  EXISTING WATER OAK TREE
  - CEDAR TREE PALMETTO TREE PINE TREE
  - GUM TREE MAGNOLIA TREE

#### REFERENCES

- 1.) T.M.S. 454-00-00-006
- 2.) PLAT BY JOHN McCRADY JR. DATED NOV. 1969 PLAT BOOK Z, PAGE 77 RMC CHARLESTON COUNTY



**LEGEND** 



GEORGE ZENGINEERS

S. PLANNERS LAND SURVEYORS
617 SAVANAM EIGHAN
RARWEL, SOUTH CAROLIN. 28470
C. Charleston No. 722.3882 Edisto No. 869.1468











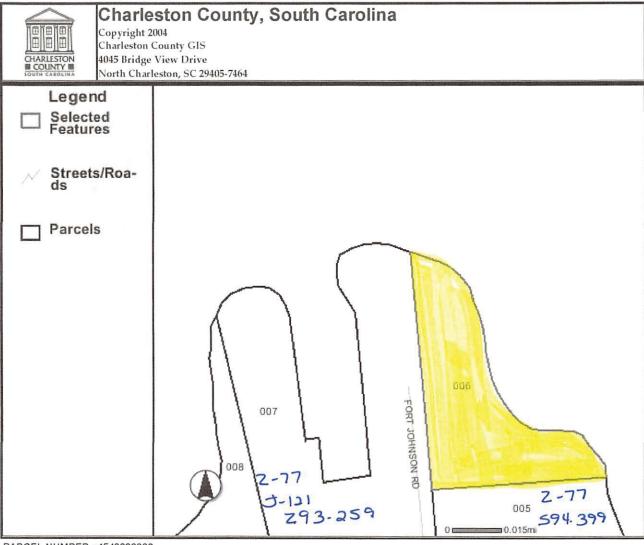
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Y LINE ADJUSTMENT SKETCH ISLAND CAROLINA TOWN OF JAMES COUNTY, SOUTH

MUSC RESEARCH
PROPERTY LINE AD LOCATED IN CHARLESTON C

TUSGS MONUMENT

### ATTACHMENT 'G'



PARCEL NUMBER: 4540000006

PARCEL ID:

4540000006

STREET NUMBER:

0

STREET NAME:

FORT JOHNSON RD

PROP UNIT:

PROP CITY:

PROP ZIP:

29412

SITE NAME:

GENERAL USE:

COM

MOBILE HOMES:

0

SUBDIVISION:

US QUARANTINE RES

LEGAL DESCRIPTION:

TR C

LGL HI ACRES:

1.58

LGL MAR ACRES:

0

LGL WATER ACRES: LGL SWAMP ACRES: 0

LGL TOTAL ACRES:

1.58

TAX DISTRICT:

31

JURISDICTION:

STE

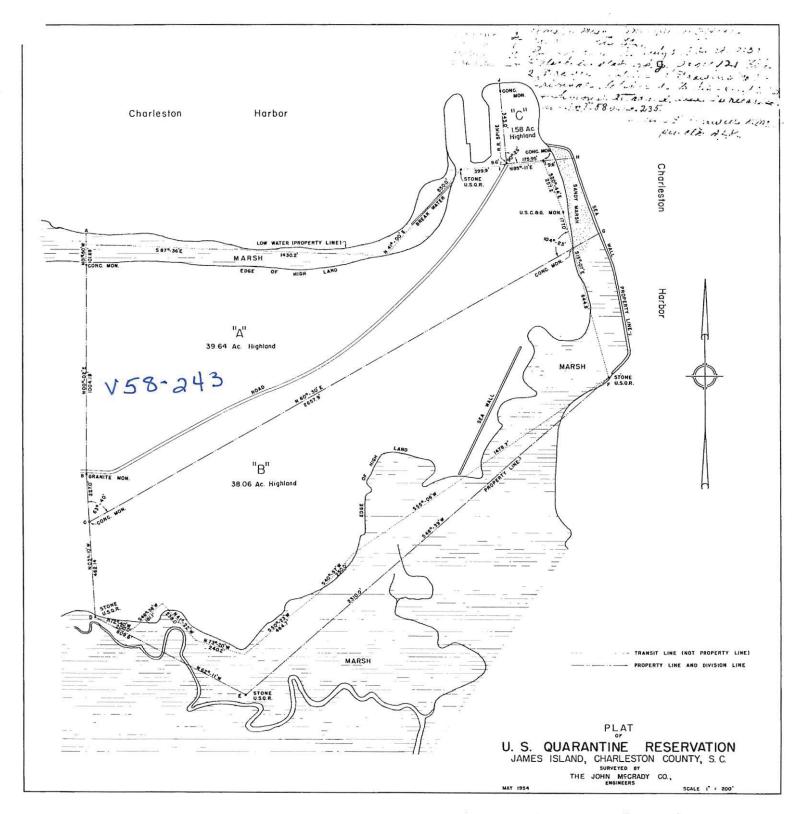
PLAT BOOK:

J-121

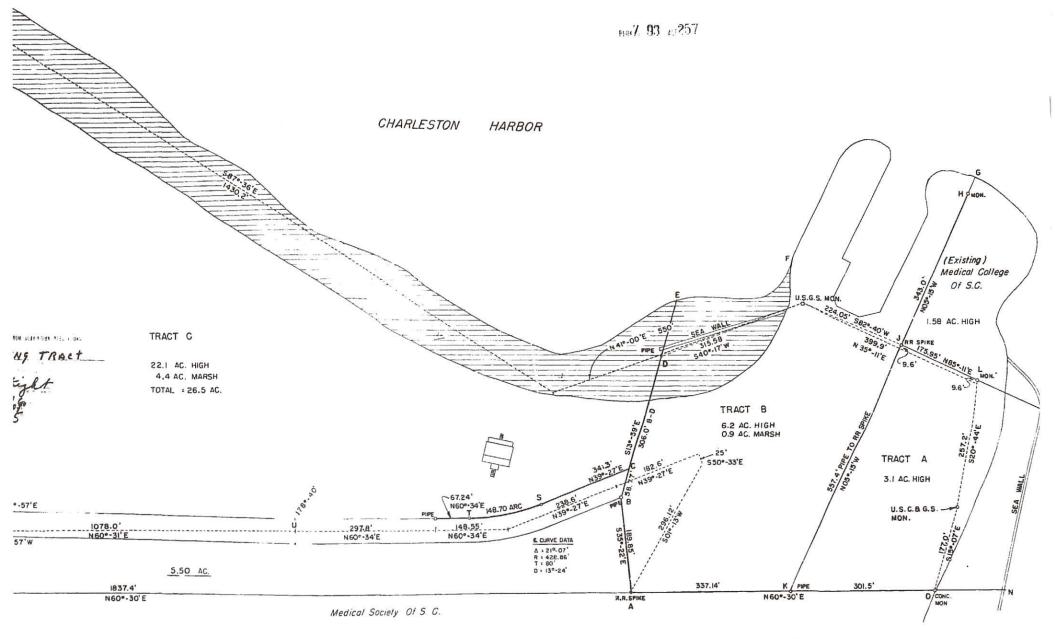
OWNER ON 1ST:

MEDICAL COLLEGE OF S C THE

OWNER2 ON 1ST:



J-121



I HEREBY CERTIFY THAT THIS PROPERTY WAS SURVEYED ON THE CROWND, THAT THIS PLAT SHOWS THE TRUE DIMENSIONS AND MARKERS HAVE BEEN INSTALLED AS SHOWN.

PRECISION # 1:8000.

JOHN MECRATY, JR., C.E./a L.S. S.C. REG. 815

Z-77

SCALE 1": 100"

NOVEMBER 1969

# 100 mm / 58 mm 239

#### QUITCLAIM DEED

THIS INDENTURE, made this 2hth day of June 195h, between the

Secretary of Health, Education and Welfare, by the Regional Director for Region IV of the Department of Health, Education and Welfare, under and pursuant to the powers and authority contained in the Federal Property and Administrative Services Act of 1949, as amended, (63 Stat. 377) (hereinafter called the Act), Reorganization Plan No. 1 of 1953, and Public Law 13 - 83rd Congress, and The Medical College of South Carolina, Charleston, South Carolina, party of the second parts

#### WITNESSETH

WHEREAS, by letter dated May 4, 1954 and amended May 11, 1954 from the Regional Director of General Services Administration, certain surplus property consisting of 39.64 acres of highland, and marsh bordering, located at U. S. Quarantine Station, Fort Johnson, South Carolina, hereinafter described (hereinafter called the Property), was assigned to the Department of Health, Education and Welfare for disposal upon the recommendation of the Department of Health, Education and Welfare that the property is needed for educational purposes in accordance with the provisions of the Act; and

WHEREAS, said party of the second part has made a firm offer to purchase the said property under the provisions of the Act and has made application for one hundred (100) percent public benefit allowance; and proposes to use said land for educational purposes; and

WHERFAS, the General Services Administration has notified the Department of Health, Education and Welfare that no objection will be interposed to the transfer of the said property to the party of the second part; and

WHERFAS, the party of the first part has accepted the offer of the party of the second part;

# 三十58 上海

of the foregoing and of the observance and performence by the said party of the second part of the covenants, conditions, and restrictions bereinafter contained and other good and valuable consideration, receipt of which is hereby acknowledged, has remised, released and forever quitclaimed and by these presents does remise, release and forever quitclaim to the said party of the percent part, its successors and assigns forever, all rights, title, interest claim and demand which the said party of the first part has in and to the following described property situate, lying and being in the County of Charleston, State of South Carolina, to-wit:

all that piece, parcel or tract of land designated as Tract "B" on a plat of U. S. Quarantine Reservation, by The John McCrady Company, dated May 195%, and made a part of this deed, more particularly described as follows:

Commencing at point "C" being S 32 35° E a distance of 17,098° from U. S. C. & G. S. Station "Francis Marion 1924" on roof of Francis Marion Hotel, on the western side of the property, proceed N 60 degrees 30 minutes E to point "G", thence in a southernly direction along the sea wall to point "F" (a stone), thence S 48 degrees 39 minutes W a distance of 2310.0° to point "E" (a stone), thence W 62 degrees 11 minutes W a distance of 809.8° to point D (a stone), thence N 3 degrees 10 minutes W a distance of 462.14° to point "C" the point of beginning.

#### ALSO

plat of U. S. Quarantine Reservation, by The John McCrady Company, dated May 1954, and made a part of this deed, more particularly described as fellows:

Commencing at Point "H", being S 11 50 E a distance of 17,198 from U. S. C. & G. S. Station "Francis Marion 1921" on roof of Francis Marion Hotel, on the sea wall on the north east corner of the property, proceed in a westernly direction to point "I" (a railroad spike), thence in a northern ly direction to point "J", thence in a generally southeastern direction along the low water line of the shore to point "H", the point of beginning.

Together with buildings listed in attached Exhibit "A".

## BUOK V 58 PAGE 237

In accordance with Executive Order 9908, approved December 5, 1947 (12 T.R. 8223), all uranium, thorium, and all other materials determined pursuant to section 5(b)(1) of the Atomic Energy Act of 1946 (60 Stat. 761), to be psculiarly essential to the production of fissionable material, contained, in whatever concentration in deposits in the lands covered by this instrument are hereby reserved for the use of the UNITED STATES OF AMERI together with the right of the UNITED STATES OF AMERICA through its authorized agents or representatives at any time to enter upon the land and prospect for, mine, and remove the same, making just compensation for any damage or injury occasioned thereby. However, such land may be used, and any rights otherwise acquired by this disposition may be exercised, as if no reservation of such materials had been made, except that, when such use results in the extraction of any such material from the land in quantities which may not be transferred or delivered without a license under the Atomic Energy Act of 1946, as it now exists or may hereafter be amended, such material shall be the property of the United States Atomic Energy Commission, and the Commission may require delivery of such material to it by any possessor thereof after such material has been separated as such from the ores in which it was contained. If the Commission requires the delivery of such material to it, it shall pay to the person mining or extracting same, or to such other person as the Commission determines to be entitled thereto, such sums, including profits, as the Commission deems fair and reasonable for the discovery, mining, development, production, extraction, and other services performed with respect to such material prior to such delivery, but such payment shall not include any amount on account of the value of such material before removal from its place of deposit in nature. If the Commission does not require delivery of such material to it, the reservation hereby made shall be of no further force or effect.

TO HAVE AND TO HOLD the foregoing described property

# BUDH V 58. PAGE 238

- 2 -

provided, however, that this deed is made and accepted upon each of the following conditions subsequent, which shall be binding upon and enforceable against The Medical College of South Carolina, Charleston, South Carolina its successors or assigns, and each of them, as follows:

That for a period of twenty (20) years from the date of this deed the above described property herein conveyed, shall be utilized continuously for educational and research

purposes in accordance with the proposed program and
plan as set forth in the application of the Medical College of .
South Carolina, Charleston, South Carolina
29, 1954
dated March 20, 1954, supplement dated Marchand for no
other purpose.

- the party of the second part

  will result, lease, mortgage, or sneumber, or otherwise

  dispose of the above described property or any part

  Department of Health,

  thereof or interest therein only as the medical continuation and Welfare |

  Total poor its successor in function in accordance with

  its existing regulations, may authorize in writing.
  - thereafter for the aforesaid period of twenty (20)

    Department of Health, Education and Welfare years unless the Teamer Market Street, the party of the second part

Department of Health, Education and Welfare will file with the Property Second Springer or its successor in function reports on the operation and maintenance of the above described property and will furnish, as requested, such other pertinent data evidencing continuous use of the

property for the purpose specified in the above identified application.

In the event of a breach of any of the conditions set forth above whether caused by the legal or other inability of said party of the second part , its successors

or assigns, to perform any of the obligations herein set forth, all right, title and interest in and to the above described property shall, at its option revert to and become the property of the UNITED STATES OF AMERICA, which shall have an immediate right of entry thereon, and the party of the second part

its successors or assigns, shall forfeit all right, title, and interest in and to the above described property and in any and all of the tenements, hereditaments, and appurtenances thereunto belonging; PROVIDED HOWEVEL,

Department of Health, Education and Welfare that the failure of the December Community of its successor in function, to insist in any one or more instances upon complete performance of any of the said conditions shall not be construed as a waiver or a relinquishment of the future performance of any such conditions, but the

of the said party of the second part obligations/with respect to such future performance shall continue in full force and effect; PROVIDED FURTHER that in the event the UNITED STATES OF AMERICA fails to exercise its option to re-enter the premises for any such breach of said conditions within twenty-one (21) years from the date of this conveyance, the conditions set forth above together with all rights of the UNITED STATES OF AMERICA to re-enter as in this paragraph provided, shall, as of that date, terminate and be extinguished.

In the event title to the above described premises is reverted to the UNITED STATES OF AMERICA for noncompliance or voluntarily reconveyed in lieu of reverter, the party of the second part

Department of Health, at the option of the Belovek Scounting

Education and Welfare.
Agmost or its subcessor in function, shall be responsible and shall be

required to reimburse the UNITED STATES OF AMERICA for the decreased value of the above described property not due to reasonable wear and tear, acts of God, and alterations and conversions made by the party of the second part

#### to adapt the property to the

use for which the property was acquired. The UNITED STATES OF AMERICA shall, in addition thereto, be reimbursed for such damages including such obsts as may be incurred in recovering title to or possession of the above described property, as it may sustain as a result of the noncompliance.

The party of the second part, its successors and assigns
may secure abrogation of the conditions numbered 1, 2, and 3 herein by:
Department of Health, Education and Wel-

- o. Obtaining the consent of the Pateralx Assurbtantage or fare its successor in function; and
- b. Payment to the UNITED STATES OF AMERICA of the public benefit
  allowance granted to the party of the second part

of

100 per cent from the current market value of Forty-Six Thousand Six Hundred and Eleven and no/100 (\$46,611.00) Dollars

less a credit at the rate of five (5) per cent for each twelve (12) months during which the property has been utilized in accordance with the purposes specified in the above identified application.

The party of the Second part

by the acceptance of this deed, covenants and agrees, for itself, its successors and assigns, that the UNITED STATES OF AMERICA shall have the right during any period of emergency declared by the President of the United States or by the Congress of the United States to the full unrestricted possession, control and use of the property hereby

# BUOH V 58 PAGE 241

7 -3-

conveyed, or of any portion thereof, including any additions or improvements thereto made subsequent to this conveyance. Prior to the expiration or termination of the period of restricted use by the transferes, such use may be either exclusive or non-exclusive and shall not impose any obligation upon the Covernment to pay rent or any other lees or charges during the period of emergency, except that the Government shall (1) beer the entire cost of maintenance of such portion of the property used by it exclusively or over which it may have exclusive possession or control, (ii) pay the fair share, commensurate with the use, of the cost of maintenance of such of the property as it may use non-exclusively or over which it may have exclusive possession or control, (iii) pay a fair rental for the use of improvements or additions wi thout to the premises made by the party of 'the second part Government aid, and (iv) be responsible for any damage to the property caused by its use, reasonable wear and tear, and acts of God and the common enemy excepted.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed as of the June 24th day of June , 19 54 .

UNITED STATES OF AMERICA
Acting by and through the Secretary of

Health Education and Welfare

Regional Director for Region IV of the Department of Health, Education, and Welfare

WITNESSES:

ungaget E. Teventhal

STATE OF GEORGIA

Before me, Virginia Carol Bishop, a Notary Public in and for the State of Georgia, personally appeared Joseph T. Ecker, who, being duly sworn, deposes and says: That he saw Richard H. Lyle Regional Director, Region IV for the Department of Health, Education and Welfare, Region IV, sign the within written instrument for and on behalf of the UNITED STATES OF AMERICA, acting by and through the Department of Health, Education and Welfare, and as the act and deed of the UNITED STATES OF AMERICA, acting by and through the Department of Health, Education and Welfare, deliver the within instrument for the purposes and uses therein mentioned, and that he, with Margaret E. Leventhal, in the presence of each other witnessed the execution thereof and subscribed their names as witnesses thereto.

Sworn to and Subscribed before me this 24th day of June 1954

No tary Public in and for the State of

hy complission expires:

Molary Cabile, DeKalb County, Georgia

EXHIBIT "A

Large House in Woods 50m50 Small House in Woods 30m50 Pimp House Chief Officers Rasidence 40m50 Disinfectant Building 36m48 Shed 30m40

also copy of within attacked white print placed in Mat Book & Pg. 121
Recorded July 3, 195 K at 12:30 o'clock S. C. Doc. Stamps Force affixed, U. S. Doc. Stamps

Morre affixed. Original delivered to Sankley, Gibbs & Dimense

being first endorsed as recorded by County Auditors

JULIUS E. COGSWELL, R. M. C.

E054 93 :451 161

Amendment No. 1 to Quitclaim Deed of Jume 24, 1954, Medical College of South Carolina, Charleston, South Carolina

RELEASE AND AEROGATION OF CONDITIONS SUBSEQUENT
AND RELEASE OF RECAPTURE RIGHTS FOR NATIONAL EMERGENCY
USE BY THE UNITED STATES OF AMERICA WITH RESPECT TO
39.64 ACRES OF LAND IN CHARLESTON COUNTY, SOUTH CAROLINA

THIS INDENTURE made this 19th day of January , 1970, between the UNITED STATES OF AMERICA, acting by and through the Secretary of Health, Education, and Welfare, by the Regional Director, Region IV, Department of Health, Education, and Welfare (hereinafter called the Grantor), under and pursuant to the powers and authority contained in the Federal Property and Administrative Services Act of 1949, as amended (63 Stat. 377), (hereinafter referred to as the Act) and The Medical University of South Carolina, (formerly known as the Medical College of South Carolina) Charleston, South Carolina, (hereinafter called the Grantee),

#### WITHESSETH:

MHEREAS, by Quitclaim Daed dated the 24th day of June, 1954, and recorded on the 3rd day of July, 1954, in the Register of Mesna Conveyence Office, Charleston County, South Carolina, the Laited States of America, acting by and through the Secretary of Health, Education, and Welfare by the Regional Director, Region IV, Department of Health, Education, and Welfare, under and pursuant to the powers and authority contained in the Act, conveyed unto The Medical College of South Carolina (now The Medical University of South Carolina) certain real property consisting of 39.64 scress of land, more or less, situate, lying and being in the County of Charleston, State of South Carolina, with certain improvements located thereon, and being a portion of the former U. S. Quarantine Station, Fort Johnson Reservation, South Carolina, (said property being more particularly described in said Quitclaim Deed and hereinafter referred to as the property) for educational purposes; and

#### eooxY 93 245151

WHEREAS, in connection with its acquisition of the property, the Grantee received a Public Benefit Allowance based on One Hundred Percent (100%) of the fair value of the property by reason of the educational use to which the property was to be devoted by the Grantee;

WHEREAS, the said Quitclaim Deed provides that the property was conveyed subject to certain conditions, reservations, restrictions and covenants therein fully set forth, including inter alia, the condition subsequent that the property conveyed be used for educational purposes for a period of twenty (20) years from the date of said Quitclaim Deed; and

WHEREAS, said Quitclaim Deed provides that upon failure of the Grantee to comply with any of the conditions set forth in said Quitclaim Deed of June 24, 1954, all right, title and interest in and to said property shall, at the option of the Grantor, revert to and become the property of the United States of America; and

WHEREAS, the said Quitclaim Deed further provides that the Grantee may secure abrogation of conditions subsequent numbered 1, 2 and 3 contained therein by obtaining the consent of the Grantor, upon payment to the Grantor of the Public Benefit Allowance granted to the Grantee of One Hundred Percent (100%) from the fair value of Forty-Six Thousand Six Hundred Eleven and no/100 Dollars (\$46,611.00) less a credit at the rate of five percent (5%) for each twelve (12) months during which the property has been utilized for the purposes for which it was conveyed; and

WHEREAS, the Grantee, as expressed in a resolution adopted on the 22nd day of December, 1969, has requested abrogation of conditions subsequent numbered 1, 2 and 3 contained in said Quitclaim Dead; and

WHEREAS, the Grantee has completed fifteen (15) years of utilization of the property in compliance with the terms and conditions of said Quitcleim Deed and Grantee desires to make payment to the

#### 9001Y 93 200:161

United States of America in the sum of Eleven Thousand Six-Hundred Fifty-Two and 75/100 Dollars (\$11,652.75), which is the unamortized portion of the Public Benefit Allowance of the property, in consideration of the abrogation by the Grantor of said conditions subsequent numbered 1, 2 and 3 contained in the said Quitclaim Deed; and

WHEREAS, said Quitclaim Deed contains a covenant, more fully set forth on pages 6 and 7 thereof, expressly reserving unto the Grantor the right to re-enter the property and to full, unrestricted possession, control, and use thereof during a period of national emergency declared by the President or Congress of the United States, (hereinafter called the Recapture Clause); and

WHEREAS, the Grantes, has represented in the aforesaid Resolution adopted on December 22, 1969 that it is desirous of accomplishing the construction of a Marine Research Laboratory upon a portion of the property conveyed by the said Quitclaim Deed, which would be greatly to the advantage of the educational program of the Grantes by the State of South Carolina Wildlife Resources Commission; and

WHEREAS, the Grantes, as expressed in the aforesaid Resolution adopted on the 22nd day of December, 1969, also desires that the property conveyed by said Quitclaim Deed of June 24, 1954, be released from the rights reserved to the Grantor under said Recapture Clause and has requested that the Grantor also release the property conveyed from the rights reserved to the Grantor under the provisions of the aforesaid Recapture Clause; and

WHEREAS, the Grantor has agreed to the sbrogation of the said conditions subsequent numbered 1, 2 and 3 and to release the property conveyed by the said Quitclaim Doed of June 24, 1934 from the restrictions contained in those conditions and also to release the Recapture Clause with respect to the property conveyed by said Quitclaim Deed; and

WHEREAS, the Secretary of Health, Education, and Welfare, acting by and through the Regional Director, Region IV, Department of Health,

### erox Y 93 rac: 161

Education, and Welfare, Subject to the disapproval of the Administrator of General Services within thirty days of notice to him is authorized under the Act to grant a release from the terms, conditions and covenants contained in instruments by which property was conveyed for educational purposes; and

WHEREAS, notice of the proposed release of the property conveyed by the aforesaid Quitelaim Beed of June 24, 1954 from said conditions subsequent numbered 1, 2 and 3 and release of the property from the aforesaid Recepture Clause has been given to the General Services Administration, Region 4, in accordance with the Act, and it has stated by letter dated December 2, 1969, that it interposes no objection to the approval of the request of the Grantee for abrogation of said conditions numbered 1, 2 and 3 and the proposed release of the property from the provisions of said Recepture Clause; and

WHEREAS, the Department of Defense has advised the Chief,
Office of Surplus Property Utilization, Department of Health, Mucation,
and Welfare, that it will interpose no objection to the approval of
the request of the Grantee for abrogation of said Recapture Clause
with respect to the property conveyed by said Quitclaim Dead of June
24, 1954.

WHEREAS, the Secretary of Health, Education, and Welfare acting by and through the undersigned finds that the release and abrogation of said condit' as and covenant will not prevent the accomplishment of the purposes for which the property was conveyed.

NOW, THEREFORE, in consideration of the premises and payment by the Grantee to the Grantor of the sum of Eleven Thousand Six Hundred Fifty-Two and 75/100 Dollars (\$11,652.75), and other good and valuable consideration, receipt of which is hereby acknowledged, the United States of America, Grantor, acting by and through the Secretary of Neslth, Education, and Welfare by the Regional Director, Region IV, Department of Meelth, Education, and Welfare, under and pursuant to

500xY 93 7431161

the powers and authority contained in the Federal Property and Administrative Serr. : s Act of 1949, as amended (63 Stat. 377), has released and by this instrument does release from the conditions subsequent numbered 1, 2 and 3 and has released and by this instrument does release from the covenant reserving unto the United States of America the right of reentry or use of the property in time of a national emergency declared by the Congress or President contained in the aforesaid Quitclaim Deed, with respect to the property conveyed to The Medical College of South Carolina (now The Medical University of South Carolina) Charleston, South Carolina by Quitclaim Deed of June 24, 1954, from the United States of America, acting by and through the Secretary of Health, Education, and Welfare, by the Regional Director, Region IV, Department of Health, Education, and Welfare and recorded on the 3rd day of July, 1954, in the Register of Mesne Conveyance Office, Charleston County, South Carolina, said property being more particularly described therein, said conditions subsequent numbered 1, 2 and 3 and said covenant reading as follows, to wit:

- "1. That for a period of twenty (20) years from the date of this deed the above described property herein conveyed, shall be utilized continuously for educational and research purposes in accordance with the proposed program and plan as set forth in the application of the Medical College of South Carolina, Charleston, South Carolina dated March 20, 1954, supplement dated March 29, 1954 and for no other purpose.
  - 2. That during the aforesaid period of twenty (20) years, the party of the second part will resell, lease, mortgage, or encumber, or otherwise dispose of the above described property or any part thereof or interest therein only as the Department of Health, Education, and Welfare or its successor in function in accordance with its existing

regulations, may authorize in writing.

3. That one year from the date of this deed and annually thereafter for the aforesaid period of twenty (20) years unless the Department of Health, Education, and Welfare or its successor in function otherwise directs, the party of the second part will file with the Department of Health, Education, and Welfare or its successor in function reports on the operation and maintenance of the above described property and will furnish, as requested, such other pertinent data evidencing continuous use of the property for the purpose specified in the above identified application.

The party of the Second part by the acceptance of this deed, covenants and agrees, for itself, its successors and assigns, that the UMITED STATES OF AMERICA shall have the right during any period of emergency occlared by the President of the United States or by the Congress of the United States to the full unrestricted possession, control and use of the property hereby conveyed, or of any portion thereof, including any additions or improvements thereto made subsequant to this conveyance. Prior to the expiration or termination of the period of restricted use by the transferee, such use may be either exclusive or non-exclusive and shall not impose any obligation upon the Covernment to pay rent or any other Zees or charges during the period of emergency, except that the Government shall (i) beer the entire cost of maintenance of such portion of the property used by it exclusively or over which it may have exclusive possession or control, (11) pay the fair share, commensurate with the use, of the cost of maintenance of such of the property as it may use non-exclusively or ever which it may have exclusive possession or control, (iii) pay a fair rental for the use of improvements or additions to the premises made by the party of the second part without Government sid, and (iv)

## 1001 Y 93 PASE 16 I

be responsible for any damage to the property caused by its use, reasonable wear and tear, and acts of God and the common enemy excepted."

And further does hereby release the property conveyed by the sforesaid Quitclaim Deed of June 24, 1954 from the rights reserved to the United States of America to reenter and revert title to the said property conveyed in the event of a breach by the Grantee of any of the foregoing conditions subsequent numbered 1, 2 and 3 and does hereby further release the property conveyed from the right of reentry or use of the property by the United States of America in time of a national emergency declared by the Congress or President, to which said conditions and rights the conveyance was made subject, to the end that said rights to reenter and revert title and the right reserved to the United States contained in said covenant of reentry and use of the property during a national emergency shall be and are hereby extinguished and of no further force and effect.

IN WITNESS WHEREOF, the UNITED STATES OF AMERICA, acting by and through the Secretary of Health, Education, and Welfare, by the Regional Director, Region IV, of the Department of Health, Education, and Welfare, has caused these presents to be executed in its name and on its behalf, on the day and year first above written.

UNITED STATES OF AMERICA Acting by and through the Secretary of Health, Education, and Welfare

WITNESSES:

Cary H. Regional Director, Region IV

40 T 100

#### ACKNOWLEDGMENT

STATE OF GEORGIA)

COUNTY OF FULTON)

On this 19th day of January , 1970, personally appeared before me a Motary Public, Cary H. Hall, Regional Director for Region IV of the Department of Health, Education, and Welfare, to me known as the person described in and who executed the foregoing instrument and he acknowledged to me that he executed the foregoing instrument as the act and dead of the United States of America, acting by and through the Secretary of Health, Education, and Welfare and that he was duly authorized to execute said instrument for the purpose therein expressed.

IN WITNESS WHEREOF, I have set my hand and seal at Atlanta, day of growing , 1970.

STATE OF GEORGIA COURTY OF FULTON

PERSONALLY appeared before me SUSAN BREEDLOVE and made oath that she saw the within named UNITED STATES OF AMERICA. Acting by and through the Secretary of Health, Education and Welfare, by CARY C. MALL, its Regional Director, Region IV, sign, seal and as its act and deed, deliver the within written instrument, and that she with RILLENE PROWN witnessed the execution thereof.

Sugar Rudlove

SWORM to before me this 19th day of January, 1970.

MOTARY PUBLIC FOR GEORGIA. My Commission expires: Que de 1972.

SINKLER, GIDES & SIMONS
29, BROAD ST.
CHARLESTON, &. Q.
Staff Industrial Results



Zoning/Planning

843.795.4141 Fax: 843.795.4878 Town Hall 1238-B Camp Road James Island, SC 29422

## **MEMORANDUM**

FROM: Kristen Crane, Planning Director

DATE: 3/14/2017

SUBJECT: Tuesday, March 21, 2017 James Island BZA Meeting

Attached you will find the following items:

#### 1. BZAS-2-17-009:

- Supplemental Materials
  - a. National Register of Historic Places Nomination Form (Fort Johnson Powder Magazine)
  - b. Two letters from John Sylvest (dated 2015), Project Review Coordinator for State Historic Preservation Office;

One letter from Michael Trinkley (dated 2016), Director of Chicora Foundation, Inc.; These three letters are correspondence from an *earlier* request (withdrawn in May 2016) from MUSC to demolish structures on this site, including the Harbor Master's House (President's House). Please note the link in Mr. Trinkley's letter that will take you to Chicora's report on Fort Johnson, conducted in 1994 (pages to note in this report are pages 72-73, 108, 122-123).

\*The Town of James Island has been involved in ongoing discussions with many stakeholders about the historic nature of the Harbor Master's House (President's House) on the MUSC property, and its potential for renovation and future use. Those stakeholders include MUSC, the College of Charleston, SCDNR, CCPRC, and Senator Chip Campsen. The discussions thus far have been very general in nature and no tentative plans exist. \*



Zoning/Planning

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Form 10-300 (July 1969) UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE

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	South Carolina	
	COUNTY:	
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Of Fort Johnson itself, only considerably eroded Confederate earthworks remain, although other elements of the fort's foundations are discernible from ground swells and rubble.

In 1704, the British constructed a fort on the site, although there may have been fortifications before that date. While the details concerning the site's first fortification are unknown, Fort Johnson (sometimes spelled "Johnston") has undergone numerous physical transitions. A second fort, triangular in shape and of tabby construction, was built in 1759. During 1793-1794, a third fort of rather irregular design was built, utilizing elements of its two predecessors. Two batteries were prepared in 1812, but were nearly destroyed by a gale in the year 1813. Pursuant to surveys by the United States Engineers in 1821 and 1827, two permanent barracks buildings and a Martello tower (for observation) were raised; in 1861 a mortar battery was added for the purpose of firing upon Major Anderson's garrison in Fort Sumter and further imporvements were made around and about the fort during the course of the War Between the States. During the early part of 1865, Fort Johnson was evacuated and has since remained deserted.

Although the fort itself is in ruins, the powder magazine, erected in 1765, is intact./ The powder magazine was buried until 1961; this fact probably saved the building from destruction (the magazine was buried during the War Between the States by Confederate soldiers). The building measures twentyseven feet in length and twenty feet in width, is constructed of brick in Flemish bond, and was originally whitewashed. The front and rear gables are high, with one-dimensional linear extensions at their bases on the roofline; the roof is covered with a cement-like coating to prevent it from taking fire. There are but two openings in the front of the building: a semi-elliptical door and a small square window set immediately above the door for ventilation. The side walls are pierced in the center with slot windows measuring approximately seven by fourteen inches. While the exterior is original, the interior is barrel vaulted, probably by the Confederate forces during the early 1860s, to enable the roof to withstand the pressure of the earth when the building was buried. The interior was further fortified during the War Between the STates with additional brickwork in common bond.



PERIOD (Check One or More as	Appropriate)		
Pre-Columbian!	☐ 16th Century	18th Century	20th Century
☐ 1-5th Century	☐ 17th Century	19th Century	ì
SPECIFIC DATE(S) (If Applicat			
REAS OF SIGNIFICANCE (Ch	eck One or More as Appropri	(ate)[1765 - construc	tion powder magazine
Abor iginal	☐ Education	X Political	Urbon Planting
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Conservation	Music	Transportation	Temes

TATEMENT OF SIGNIFICANCE

Fort Johnson is significant both militarily and politically, especially as the site of the first raising of the South Carolina flag in 1775 and as the site of the first shots fired upon Fort Sumter in 1861.

Located on the northeast point of James Island (then called Windmill Island), Fort Johnson was one of the first defensive works constructed to protect the harbor of Charleston against naval attack. The initial fortification was constructed by the British during the years 1704-1708 for defense against the French fleet during Queen Anne's War. The fort was named for Sir Nathaniel Johnson, Proprietary Governor of the Carolinas from 1703 to 1709.

There was continual reconstruction of the fort from 1704 to 1865, due primarily to damage incurred by storms and to ever-changing military situations.

In 1765, Fort Johnson became the object of the colonists' rage after the passage of the Stamp Act by Parliament. A cargo of stamped paper, brought to Charleston by a sloop of war, was stored in the fort under British guard; colonists swore to destroy the stamps, but they instead caused considerable damage to the homes of the local stamp officers.

In 1775, Colonel William Moultrie was ordered by the Council of Safety to attack Fort Johnson. Moultrie and his men took the fort and for the first time the South Carolina flag was flown.

Subsequent to its surrender by the British, Fort Johnson was staffed, but it played no major role during the Revolution, nor was it significant during the years between that and the War Between the States. George Washington, however, visited the fort while on his southern tour in 1791 and mentions it in his journal.

In 1861, with attack on Fort Sumter imminent, a mortar battery was moved to Fort Johnson; at four o'clock on the morning of April 12, a battery shell from Fort Johnson's mortar was exploded over Fort Sumter and signalled the opening of the War Between the States. Improvements were constantly made on Fort Johnson through 1865, although it did not come under federal fire during the remainder of the war. /The fort was evacuated on February 17, 1865, and the works have been allowed to deteriorate.

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Form 10-300a (Dec. 1968)

## UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE

# NATIONAL REGISTER OF HISTORIC PLACES INVENTORY - NOMINATION FORM

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(Continuation Sheet)

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### 9. Major Bibliographical References

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- Cauthen, Charles Edward. <u>South Carolina Goes to War</u> (1860-1865). Chapel Hill, N. C.: The University of North Carolina Press, 1950.
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- The South Carolina Historical Magazine, volume 64. Mrs. Granville T. Prior, ed. Charleston: South Carolina Historical Society, 1963.
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- Wallace, David Duncan. A Short History of South Carolina. Columbia: University of South Carolina Press, 1961.
- Year Book (1883): City of Charleston, South Carolina. Charleston: The News and Courier Presses, 1883.



Steven H. Coe, AIA, President Rosenblum Coe Architects, Inc. 1643 Means Street Charleston, South Carolina 29412

RE: MUSC President's House, Fort Johnson, Proposed New Construction Charleston, Charleston County, South Carolina SHPO Project No. 14JS0416

Dear Mr. Coe:

Thank you for your letters and proposal dated February 20, 2015, which we received on February 23, regarding proposed demolition and new construction affecting the "President's House" and two "warehouses" at Fort Johnson that the Medical University of South Carolina (MUSC) owns. We also appreciate the time that you and MUSC staff spent evaluating the buildings and site with us on February 4. Our review of the proposed project is based on SC Code of Laws Title 60, Chapter 12, Protection of State Owned or Leased Historic Properties.

The project area includes the President's House, a property that our office and MUSC have mutually understood and accepted to be listed in the National Register of Historic Places. Please find enclosed a March 15, 1995 letter, the earliest record of correspondence between our office and MUSC that we have on file regarding National Register-listed properties that MUSC owns or leases. MUSC's inventory of National Register-listed properties has been revised a number of times since the 1995 letter. Agency's inventories change from time to time due to review, acquisitions, changes in ownership or leases, or new National Register listings. We have appended to this letter a revised, current inventory.

The project area also includes a historic cistern and two historic buildings referred to in your proposal as warehouses. These properties have not been evaluated by previous efforts to survey or inventory historic properties owned or leased by MUSC. A review of our files shows that we were contacted by MUSC in February 2010 regarding disposition of one of the two historic buildings, which were referred to as a storage building and a garage. Return correspondence from our office referenced a "MUSC Building Data Factors" spreadsheet dated 7-14-04, previously provided to us by MUSC, which dated the three historic buildings that are included in the current project area as follows: Fort Johnson House, 1922; Fort Johnson Garage, 1922; Fort Johnson Storage Building, 1926. The cistern is not included and potentially could pre-date all three buildings. The spreadsheet also includes columns for Gross Area, and Original, Replacement, and Maintenance Costs. The source of these dates and figures is unknown. Our office requested additional information to address the National Register status of the storage building and garage as part of consultation on the proposed disposition, but none was provided.

Mr. Steve Coe Page 2

Our office believes the above noted dates are consistent with the type and period of construction for the three historic buildings and with what information we have about the quarantine station period of history at Fort Johnson. Additional research into state and federal records could provide further clarification. We also note that your proposal and our files contain aerial photos from 1932 and 1934 showing the three buildings and cistern present at those times.

The Fort Johnson Quarantine Station, established in 1872, was operated in the late 19<sup>th</sup> century by the State of South Carolina and the City of Charleston. In 1906 the Fort Johnson Quarantine Station was transferred by the State to the U.S. Public Health Department, which operated the Quarantine Station until around 1945. MUSC acquired title to their portion of the quarantine station property in 1954.

Based on available research and our site visit of February 4, our evaluation finds that the President's House, referred to as the former Harbor Masters residence in research in our files, the cistern, and the garage and the storage building (further research is needed to clarify original names and function) each contribute to the historical significance of the Fort Johnson/Powder Magazine National Register property.

We are disappointed that the planning process for this project has led MUSC to propose the wholesale demolition of the President's House, the garage, and the storage building (warehouses), part of the last surviving elements of the Fort Johnson quarantine station, in addition to MUSC's own history at the Fort Johnson property, in order to construct a new events/conference center that "will echo the history of structures that occupied the site," and to provide new parking. The demolition of these historic properties would constitute an Adverse Effect, in accordance with 60-12-10(1) of the State Owned or Leased Historic Properties law.

Section 60-12-30(3)(a) of the State Owned or Leased Historic Properties law states in part that "if the effect will be adverse, the agency must also describe alternatives that were considered to avoid or minimize adverse effects and the reasons why any rejected alternatives were considered not to be feasible or prudent." Our office believes that MUSC has not adequately met this provision. Consultation with our office beginning in July 2014 regarding the President's House project solely focused on how the house could be rehabilitated for use as an events/conference center. The renovation study which our office received on August 25, 2014 reflected these consultation efforts and goals. We do not agree that the study concluded renovation of the President's House to be unsuitable. In fact, it appeared to be the opposite. We were only notified on January 22, 2015 of MUSC's change in direction to propose demolition of the President's House.

Consultation since January 22 has included a recommendation from our office to retain and rehabilitate the President's House and to incorporate it into any proposed new construction. Our office believes the submitted information has not seriously addressed this recommendation. We believe all alternatives should be fully explored before demolition of historic properties occurs. What uses have been explored for the project's historic properties? How have they been allowed to become abandoned and deteriorated? How can they be stabilized or preserved to allow for potential reuse? Has interest in purchasing, leasing, or usage of the properties by other agencies, organizations, or persons been gauged? Could the properties be preserved elsewhere? Are other areas or alternatives available for parking that would not involve demolition of the garage and

storage building? What could MUSC propose that might mitigate the loss of a historic property, or properties, to the citizens of the state of South Carolina?

Regarding other applicable regulations, we recommend consulting with SCDHEC-OCRM and the U.S. Army Corps regarding any permitting that may be required by proposed work in the project area. If permitting is required, further consultation with our office will be required under applicable state and federal laws.

We look forward to continuing consultation on this important project. Please feel free to contact me at 803-896-6129 or <a href="mailto:sylvest@scdah.state.sc.us">sylvest@scdah.state.sc.us</a> if you have any questions about our comments or any other issues.

Sincerely,

John D. Sylvest Project Review Coordinator State Historic Preservation Office South Carolina Department of Archives & History

cc: Dr. David J. Cole, President, MUSC Greg Weigle, Chief Facilities Officer, MUSC

# National Register Listed Properties Owned or Leased by the Medical University of South Carolina (MUSC)

A portion of the MUSC campus is located within the boundaries of the Charleston Historic District. The contributing properties within the District include:

139 Ashley Avenue, Charleston
141 ½ Ashley Avenue, Charleston
Wickliffe (John Hume Lucas) House, 178 Ashley Avenue, Charleston
Sebring-Aimar House, 268 Calhoun St., Charleston
Anderson House, 274 Calhoun St., Charleston
276 A/B Calhoun St. (Kitchen House), Charleston

The Porter Military Academy, 167 Ashley Avenue, located on the MUSC campus, includes three properties:

Waring Library (old Hoffman Library), Charleston Colcock Hall, Charleston St. Luke's Chapel (old St. Timothy's Chapel), Charleston

MUSC also owns property at Fort Johnson, 221 Fort Johnson Road, James Island, Charleston County that includes four properties contributing to the Fort Johnson/Powder Magazine historic district:

President's House Storage Building Garage Cistern Greg Weigle Chief Facilities Officer Medical University of South Carolina 97 Jonathan Lucas Street MSC 190 Charleston, SC 29425

RE: MUSC President's House, Fort Johnson, Proposed New Construction Charleston, Charleston County, South Carolina SHPO Project No. 14JS0416

Dear Mr. Weigle,

Thank you for your April 3, 2015 letter regarding our March 11, 2015 comments on the above referenced project at Fort Johnson. Our office would like to in turn address statements in your letter. We hope this helps clarify further how we conduct our review and the status of MUSC's properties at Fort Johnson.

The statement in our 1995 correspondence that "The buildings are eligible for the National Register of Historic Places, but are not protected by the provisions of South Carolina Law Sec. 60-12" is referencing a review of MUSC properties that were found to be located outside the boundaries of the National Register-listed Charleston Historic District. In order for a property to be protected by the provisions of South Carolina Law 60-12 the property must be listed in the National Register. The provisions of South Carolina Law 60-12 do not apply to properties that have been only determined eligible for listing in the National Register, either individually or as contributing resources to an eligible district.

A property can be listed in the National Register either individually or as a contributing resource. Therefore, a resource that contributes to a National Register listed property is considered to be listed in the National Register. To our knowledge, MUSC does not own or lease any properties that are individually listed. All of MUSC's National Register listed properties contribute to an applicable listed district.

For our office's review and compliance programs, which includes the State Owned or Leased Historic Properties program under South Carolina Law 60-12, we must know the National Register status of a given property in order to establish our review authority and conduct our review. Please note that most early National Register nominations of the late

1960s and 1970s, like the Fort Johnson/Powder Magazine nomination, did not include an inventory of contributing and non-contributing resources to the listed property. Where a National Register nomination includes no inventory, or where a nomination has not been revised or amended at a later date to include an inventory, or to establish a definitive end date for the nominated property's period of significance (for example, the Charleston Historic District, which ends in 1941), or to account for a fuller historical context narrative, then we must first identify whether a property is located within the boundaries of a National Register listed property and, if so, whether or not it meets the National Register criteria of evaluation: that is,

- -- it is at least 50 years of age or older (the minimum age criteria utilized by the National Register program);
- -- it is associated with significant events, persons, types or periods of construction, or potential to yield information (archaeology);
- -- it is associated with the area or areas of significance for which the overall property is listed; and,
- -- it retains "integrity."

Based on our evaluation of the above criteria, we believe that the President's House, garage, storage building, and cistern at Fort Johnson to be contributing resources to the Fort Johnson/Powder Magazine National Register listing.

We look forward to our continued consultation regarding this project. Thank you for your dedication to preserving South Carolina's historic properties. Please feel free to contact me at 803-896-6129 or <a href="mailto:sylvest@scdah.state.sc.us">sylvest@scdah.state.sc.us</a> if you have any questions about our comments or any other issues.

Sincerely,

John D. Sylvest
Project Review Coordinator
State Historic Preservation Office
South Carolina Department of Archives & History

cc: Dr. David J. Cole, President, MUSC Steven H. Coe, Rosenblum Coe Architects, Inc.



### CHICORA FOUNDATION, INC.

PRESERVING THE PAST FOR THE FUTURE

P.O. BOX 8664
861 ARBUTUS DRIVE
COLUMBIA, S.C. 29202
803-787-6910

May 18, 2016

Ms. Ashley R. Kellahan Town Administrator Town of James Island PO Box 12240 James Island, SC 29422

Dear Ashley,

It was a pleasure speaking with you and I appreciate the information you provided (consisting of two letters from the SC SHPO, dated March 11 and June 15, 2015). What I do not have is any real background on the proposed undertaking, although that may not be important as you will see.

Although the letters are long and the issues involved may seem complex, I do not believe they are. In fact, both letters can have their salient points easily summarized:

#### March 11, 2015 letter

- MUSC knew of the importance of the buildings by at least 1995.
- The SHPO requested "additional information to address the National Register status of the storage building and garage as part of consultation on the proposed disposition, <u>but none was provided</u>."
- The structures and cistern were present by at least 1932 and "are consistent with the type and period of construction for the . . . quarantine station."
- The SHPO, based on a field inspection, has found all of the structures "contribute to the historical significance of the Fort Johnson/Powder Magazine National Register property."
- Demolition "would constitute an Adverse Effect, in accordance with 60-12-10(1) of the State Owned or Leased Historic Properties law" [in addition, I think it would constitute an Adverse Effect in terms of Section 106 of the National Historic Preservation Act].
- The state law requires that the property owner "describe alternatives that were considered to avoid
  or minimize adverse effects and the reasons why any rejected alternatives were considered not to be
  feasible or prudent." This has apparently not been accomplished and the SHPO clearly explains why,
  providing an entire paragraph of cogent and well-reasoned questions that apparently MUSC has
  chosen to ignore.
- The letter then mentions federal permitting. I should add that Section 106 involves any federal funding, permitting, or licensing. It is difficult for me to imagine that there are no federal funds involved in a project of this magnitude.



Ms. Ashley R. Kellahan May 18, 2016 page 2

June 15, 2015 letter

• This letter explains – very clearly – that the structures proposed for demolition are considered contributing resources to the National Register.

Consequently, the SC SHPO has clearly and unequivocally stated in these two letters that the structures proposed for demolition are contributing resources to a National Register nomination. As such they must be treated as National Register listed properties in terms of state law – and also in terms of any federal funding, licensing, or permitting.

I think it is also worth mentioning that the SC SHPO has expressed their disappointment in the proposal, not to mention the irony of these real, legitimately historic structures being replaced by a parking lot and new building to "echo the history."

I honestly see no need, or reason, to second guess the professionalism of the State Historic Preservation Office and their findings. It seems abundantly clear to me – based on these two letters – that MUSC has failed to meet the requirements of state law and has not considered the likelihood of federal funding or permitting. Of course, there may be more recent plans or letters – my comments to you are based only on what you have provided to me for review.

I think it would be useful for the Town of James Island to review Chicora's report on Fort Johnson, conducted in 1994 (*The Property Nobody Wanted: Archaeological and Historical Investigations at Fort Johnson*). This report provides extensive historic background, including a great number of maps, plans, and historic photographs. It also identifies archaeological and historical resources on the property. It documents the condition of historic structures at that time and even includes a lengthy section on "Safeguarding Historic Sites" (pages 112- 115). This report is readily – and freely – available on our web site at <a href="http://www.chicora.org/pdfs/RS43%20-%20Fort%20Johnson.pdf">http://www.chicora.org/pdfs/RS43%20-%20Fort%20Johnson.pdf</a>.

Finally, while I realize the issue on your desk is demolition, I believe it my professional responsibility to also emphasize that the property likely has archaeological significance and requires archaeological investigation prior to any construction. In fact, our report identifies (page 122) a map of the property showing levels of cultural significance. In fact, this map shows many areas of low cultural significance that might well be better locations for parking and construction. Minimally, however, the Town should encourage MUSC to conduct an intensive archaeological survey prior to any further planning activities.

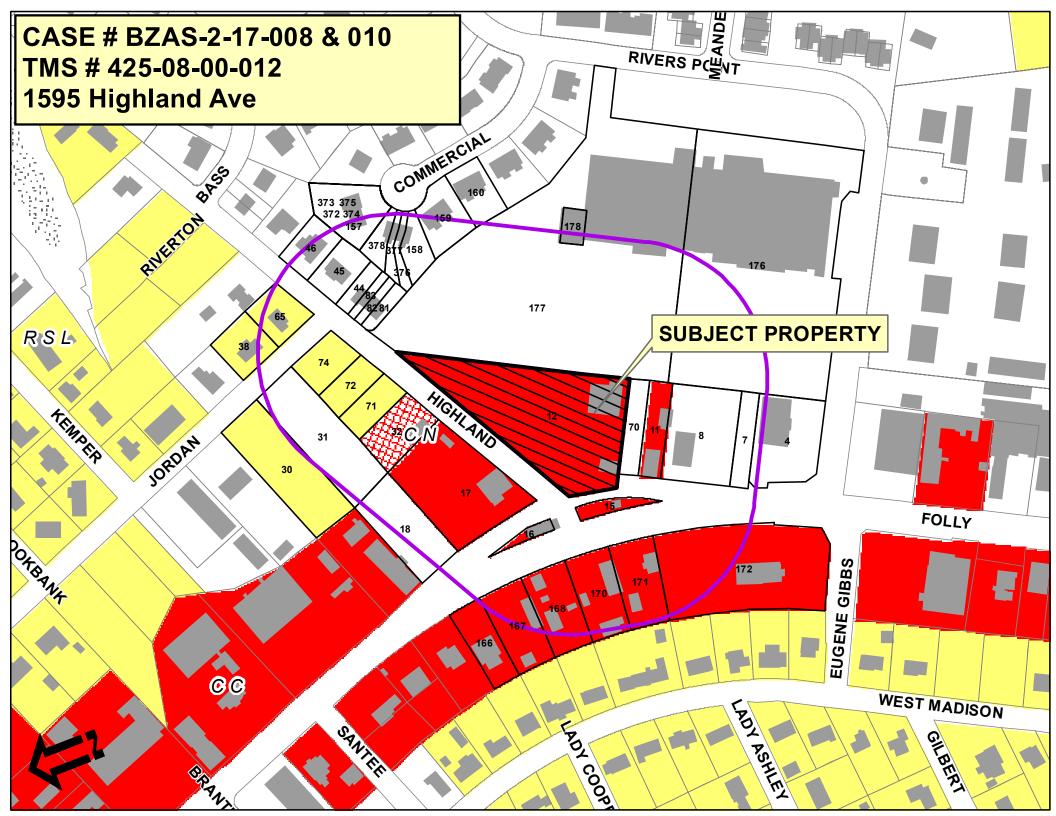
Based on the information you provided I can see no reason for the Town of James Island to permit the demolition of these structures, singly or wholly. Perhaps more to the point, I can see no reason to even consider such a request since MUSC has seemingly failed to comply with state law and has failed to adequately investigate its involvement with federal historic preservation laws.

I trust this overview will be of assistance and help your Town ensure the preservation of these important historic resources.

Sincerely,

Michael Trinkley, Ph.D., RPA

Director



NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO MODIFICATIONS.

TOWN OF JAMES ISLAND PARKING REQUIREMENT: BUILDING SQUARE FOOTAGE: 3282 SF PATRON USE (INSIDE) SF: 1110 SF [REQUIRED: 15 PARKING SPACES] PATRON USE (OUTSIDE) SF: 720 SF [REQUIRED: 4 PARKING SPACES]+ REQUIRED: 19 PARKING SPACES | PROVIDED: 11 SPACES\*
\*SHARED PARKING TO TAKE PLACE IN ADJACENT SHOPPING CENTER PARKING LOT LANDSCAPE REQUIREMENTS:

1. BUFFER PLANTINGS REQUIRED ALONG PROPERTY LINE AND ALONG OLD FOLLY ROAD

2. PARKING ISLAND TREES

3. MITIGATION INCHES = TBD

DAIRY QUEEN AT OLD FOLLY ROAD GRAMLING BROTHERS

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SW+ PROJECT: 7480
DATE: 01/12/2017
DRAWN BY: MZC
CHECKED BY: WTE

REVISION HISTORY

CONCEPTUAL SITE PLAN

L-1.0



February 17, 2017

Town of James Island
Zoning/Planning Department
1238-B Camp Road
James Island, SC 29412

# LETTER OF INTENT – SPECIAL EXCEPTION FOR A FAST FOOD RESTAURANT DAIRY QUEEN ON OLD FOLLY ROAD

The applicant understands that Special Exceptions may be approved only if the Board of Zoning Appeals finds that the proposed use is consistent with the recommendations contained in the Town of James Island Comprehensive Plan and the character of the underlying zoning district "Purpose and Intent"; is compatible with existing uses in the vicinity and will not adversely affect the general welfare or character of the immediate community. To this point, all Fast Food Restaurants in the Town are approved by Special Exception. There are other similar restaurants in the area and this particular use will enjoy a synergy between it and its immediate neighbor, the High Ropes Course.

Adequate provisions have been made for building setbacks. Buffers have been included as required, and will be landscaped appropriately, although this use will not produce any adverse conditions such as noise, vibration, dust, glare, odor, unusual traffic congestion, or other similar factors.

Where applicable, this project is being developed in a way that will preserve and incorporate important natural features including the most important and best existing trees and important connections with adjacent land uses.

This land use will comply with all applicable rules, regulations, laws and standards of the Town's Ordinances, including but not limited to any use conditions, zoning district standards, or Site Plan Review requirements. Vehicular traffic and pedestrian movement on adjacent roads will not be hindered or endangered and in many ways will be enhanced.

The applicant understands that in granting a Special Exception, the Board of Zoning Appeals may attach to it such conditions regarding the location, character, or other features of the proposed building or structure as the Board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare.

Should you have any questions or need additional information, please call our office.

SEAMON, WHITESIDE & ASSOCIATES, INC.

Michael Cain

Land Planner II



February 17, 2017

Town of James Island
Zoning/Planning Department
1238-B Camp Road
James Island, SC 29412

# LETTER OF INTENT – VARIANCE FOR GRAND TREE REMOVAL DAIRY QUEEN ON OLD FOLLY ROAD

- a. There are extraordinary and exceptional conditions pertaining to the particular piece of property in that the shape and configuration of this site limits the flexibility in site planning thereby significantly reducing the number of reasonable options in site utilization. This relates specifically to the need to provide connectivity between uses and parcels, which is desirable from an urban design point of view but also needed to facilitate emergency access, thereby protecting the health, safety, and welfare of the citizenry.
- b. These conditions do not generally apply to other properties in the vicinity as the location of this 25" Hackberry on the site is unique to this particular site and significantly restricts its reasonable use, under its current zoning.
- c. Because of these conditions, specifically the location of this tree, the application of this Ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property. Its removal will allow adequate vehicular flow and connectivity between parcels and uses.
- d. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the zoning district will not be harmed by the granting of the variance as other trees, of both higher quality and of a more desirable species, are being preserved. This tree is a Hackberry, which is considered by many to be an inferior urban tree. It has also been rated as a grade "C" by the arborist for both structural and health related reasons. It is our opinion that this tree is in a state of decline. This decline is likely to continue over time.
- e. It is our understanding that the Board of Zoning Appeals will not grant a variance the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a non-conforming use of land, or to change the zoning district boundaries shown on the Official Zoning Map. The intended use, a fast food restaurant, is always granted as a Special Exception, by the Town. We have applied for the Special Exception separately.
- f. The need for the variance is not the result of the applicant's own actions except that the site plan selected by the applicant requires the removal of the tree. However, it is our opinion that virtually any commercial use on this site by any developer would require this removal or would otherwise impacts this tree or others currently on the site.
- g. Granting of the variance does not substantially conflict with the Comprehensive Plan or the purposes of this Ordinance. This is a Commercial Corridor and the intended use is consistent with those visions for the area. The removal of this tree has no significant impact on maintaining that vision.