

Judith-Chapel Street project was an unusual departure for a preservation organization: its purpose was construction of twenty-seven new townhouses as "infill" among the historic structures of Wraggborough. Individual two- and three-bedroom units were to be built for moderate-income families on a 1.8-acre parcel that had been assembled from adjoining lots between Judith and Chapel Streets. Although the townhouses would represent new construction, their design was "to reflect the quality and form of Charleston architecture in a contemporary manner." An architectural competition selected a design by the Heyward and Salmons firm of Columbia.¹⁶ The foundation hoped that the Judith-Chapel Street project would demonstrate the possibilities of well-conceived modern architecture while also helping to stabilize and revitalize a neighborhood without displacing current residents. "We believe that the development of compatibly designed housing to complement historic neighborhoods will become an increasing trend, and in this project we seek to blend the best of the old with the best of the new," Frances Edmunds explained.¹⁷ Planning for the infill project had begun in 1977, but the project was delayed for some time because of the state of the national economy in the late 1970s and questions about potential buyers being able to obtain mortgages at affordable rates. Although the site was cleared and graded, high interest rates discouraged the sale of lots. The foundation eventually decided to sell the property (with protective covenants) in 1985 to a private developer who chose to build based on the original design. The first six townhouses were offered for sale in 1989 at prices considerably more expensive than original predictions, from \$170,000 to \$250,000 apiece, reflecting both the costs of development by the 1980s and current market values.¹⁸

While the intention of the Judith-Chapel Street initiative had been to anchor Wraggborough with the investments of moderate-income home owners, the Home Ownership Project as envisioned by Gregory Paxton targeted both low- and middle-income residents. Unlike the infill venture, the Home Ownership Program focused on the use of historic architecture. Under an agreement with municipal government, Historic Charleston Foundation purchased small landlord-owned buildings, undertook rehabilitation, and then sold to owner-occupants from the community. The foundation characterized the purpose of the Home Ownership Program in one funding request: "to maximize rehabilitation of small deteriorated homes of architectural merit, while minimizing displacement of neighborhood residents. We consider this project a novel approach to residential revitalization which will improve the

physical surroundings of the neighborhood while simultaneously increasing neighborhood stability through the concept of home ownership."¹⁹ In order to keep the selling price affordable to neighborhood residents, the foundation frequently took a loss on its investment by selling below market value. Often rehabilitation involved the creation of two units in a structure, one for the owner-occupant and a second that was rented out to assist the property owner make the monthly mortgage payment. Foundation staff worked with buyers to locate appropriate financing, and purchasers were permitted to offer "sweat equity" as part of their down payments. For example, purchasers might undertake interior painting, finishing floors, and landscaping, while the foundation would contract for all exterior rehabilitation, rewiring, modernizing of the kitchen and bathrooms, and upgrading of the heating, air conditioning, and water systems.

Significantly, the criteria for identifying appropriate buyers reflected a commitment to avoiding residential displacement. Priority was given to tenants of the building at the time it was purchased by the foundation, other tenants of the neighborhood, and people from similar nearby neighborhoods, in that order.²⁰ The goal was to "assist lower income black residents of Wraggborough in remaining in a revitalized neighborhood."²¹ The foundation was conscious of both the risks and the promise of the Home Ownership Project. As Frances Edmunds wrote to one Department of the Interior official in December 1977: "We're moving ahead now in our new area rehabilitation project in the slum areas—98% black—with a really compelling program. It is the scariest one we have undertaken to date, but an exceedingly significant one as it combines white housing, black housing, rich housing and low-middle income housing."²² To cover its bets in Wraggborough, Historic Charleston Foundation had deployed the "three pronged approach" outlined by Gregory Paxton: using its revolving fund to acquire and market the large homes, developing new infill housing for moderate-income families, and implementing the Home Ownership Program to broaden the number of owner-occupants in the neighborhood. As the program expanded, the foundation thought it might have the potential to serve as a national model.

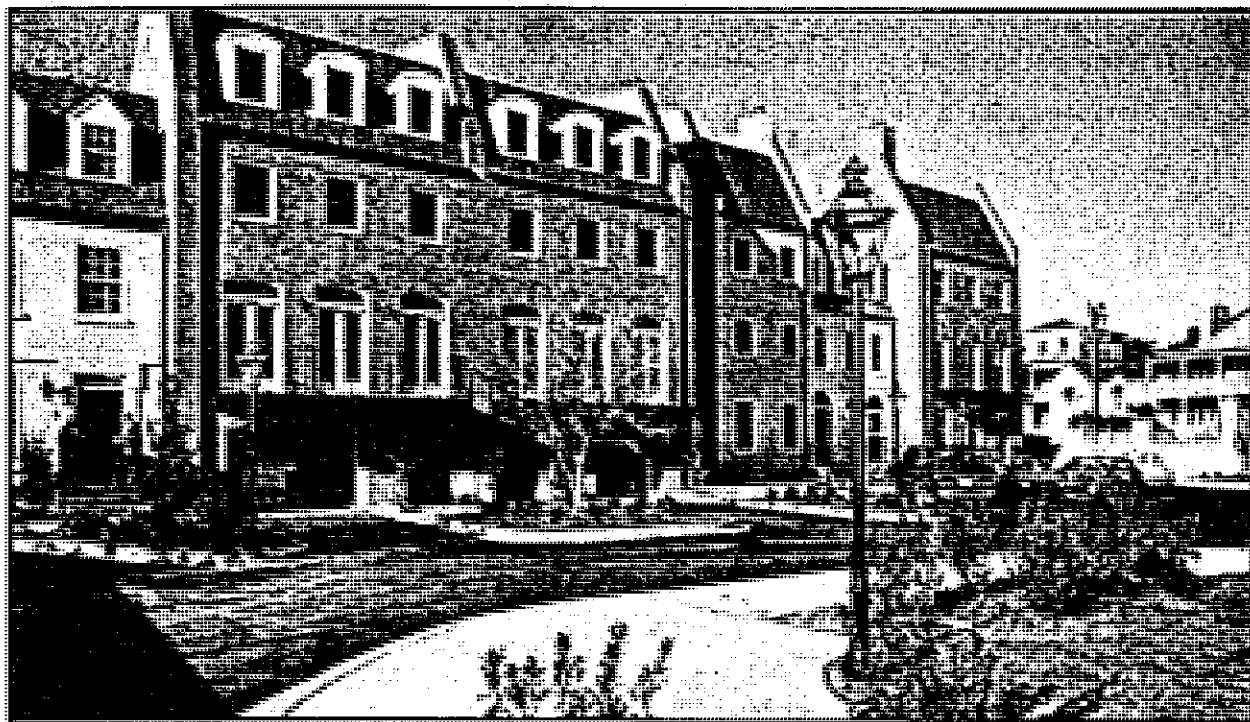
The Home Ownership Program became the foundation's primary initiative in a second uptown neighborhood, Radcliffeborough. While Radcliffeborough had long been identified as a promising area for its rehabilitation work, it was not until 1978 that the foundation undertook a project in the community, purchasing its first houses in May of that year to inaugurate the

Wraggborough (general)

Saturday
Dec. 11, 1988

Focus on Development

Condos aimed at upper end of market



Staff Photo by Tom Spain

Wraggborough homes

The first six units of 27 luxury town homes planned for Wraggborough Square are nearing completion. Prices for the three- and four-

bedroom units, which are designed to face a central, landscaped square with security gates, will begin at \$164,500.

By HANNAH HEYWARD
Post-Courier Reporter

One of the newest residential developments in downtown Charleston is located in one of the earliest suburbs of the original walled city.

Wraggborough Square is being developed by the Morton Needle Company on a two-acre site between Judith and Chapel streets in the old Mazyck-Wraggborough neighborhood.

Upscale is the key to the 27-unit condominium project of townhouses and single-family dwellings, with emphasis on solid construction and design. The three- and four-story houses are built over 60- to 70-foot pilings, with concrete block walls faced with brick or stucco, according to Jeffrey Stevens, project manager.

The property was purchased by the local real estate and development company three summers ago from the Historic Charleston Foundation.

"We felt the neighborhood made the project a worthwhile investment," said Stevens. "The area has always been a melting pot — a good mix of economic groups. Even before the Civil War, it was a neighborhood with strong community ties. Today, there's an active neighborhood association 125 or so members strong."

"A lot of people still live in family homes from 100 years ago. And many people have chosen to stay and renovate older houses instead of moving out. We felt that was a plus, and one reason why we decided to build to the high end of the market."

Today, six townhouse-condominiums — phase one of the project — are either completed or nearing completion, with remaining units to be finished within the next 18 months, according to Stevens.

Prices range from \$164,500 for an 1,800-square-foot three-bedroom, two-bath townhouse to \$250,000 for a 2,800-square-foot, four-bedroom, 2½-bath unit.

In the last phase of the project, a structure containing the largest units is expected to sell for more than \$300,000 and will be designed in keeping with the Nathaniel Russell house, a tribute to traditional Charleston design, said Stevens.

Six different floor plans are available, including some with first-floor garages.

And interiors are plush, containing top-grade materials throughout — solid wood paneled doors, insulated windows, heart-pine flooring and stairs.

First-floor rooms feature nine-foot ceilings, crown mouldings, wood-burning fireplaces with gas starters, mirrored wine bars complete with built-in temperature-controlled wine cellars. Windows are high and wide, and rear porches or decks lead from first-floor living areas to fenced courtyards. Kitchens include plenty of work space, tile floors and pickled-finish oak cabinets.

Master suites occupy second floors, with spacious closet and bathroom areas complete with whirlpool tubs and separate showers, and a private study or office room. Laundry facilities are located on the second-floor landing.

Third floors feature a bathroom and two bedrooms with dormer windows. Closets are spacious throughout and there is wall-to-wall carpeting on the two upper floors.

The houses also include central vacuum and intercom systems as well as burglar and fire alarm systems.

Exterior landscaping and gas lights are being put in place. Most of the units will face the central square located just off coded entry gates on Judith Street. On completion of the project, main entry gates will be located off Chapel Street.

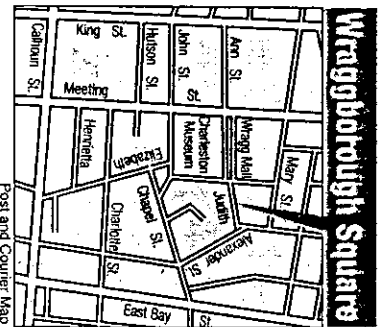
Construction financing is through NCNB. The Morton Needle Co. is the general contractor.

HOMES

SUNDAY, February 11, 1996

WRAGGBOROUGH SQUARE

Downtown development takes new direction



By DAVE MUNDAY
Of The Post and Courier staff

One of Charleston's little secrets is about to be let out of the bag. Work is ready to resume on Wraggborough Square, a residential development tucked away behind the Charleston Museum.

"Not many people know it's here," said developer Morton Needle. "I guess it's been pretty much a secret."

The development received some publicity about seven years ago, when Needle bought about four acres of empty land from the Charleston Historic Foundation. Plans called for townhouses that looked like Charleston single houses, and six of them were built behind a 6-foot-tall wooden fence and two electronic security gates.

Building stopped five years ago when it became harder for developers to get financing for townhouses, Needle said.

Needle went back to the foundation for a change of plans, and now the rest of the land is marked out for about a dozen single-family houses. They will be tall and narrow, also like Charleston single houses, and will blend in with the townhouses.

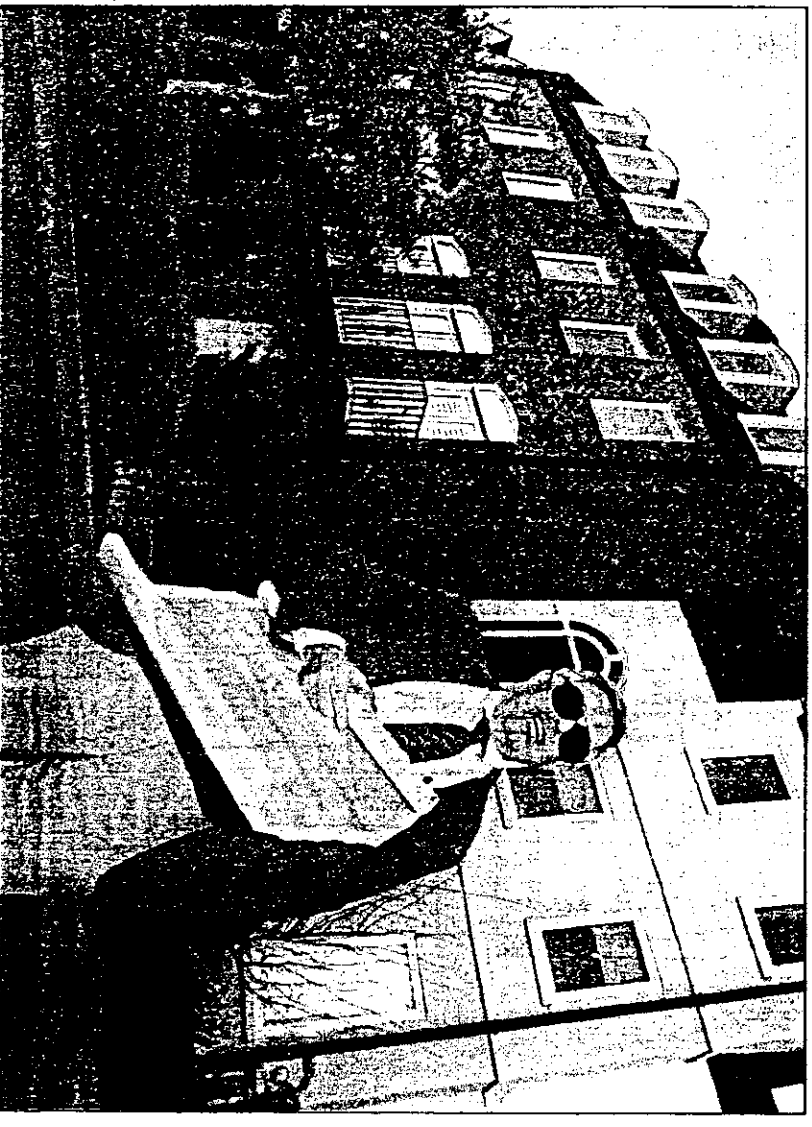
Historic Charleston Foundation director Jonathan Posson said a few details are still being worked out, but basically he's pleased with the new direction of the development.

"It's a good model for in-fill development in historic neighborhoods," he said. That refers to new development on empty land among historic buildings.

Nine houses are planned inside the gates, with another four facing Judith and Chapel streets. Plans for the first seven houses are before the Board of Architectural Review, which has set a final hearing for Wednesday evening.

Needle sold the lots to Johnnie Hendricks of Carolina Southern Properties, who builds under the name of MS Properties. Hendricks is a Charleston native and built several of the houses in the Menotti Lane development.

Menotti Lane faltered under the original developer's plans for \$400,000 houses,



Staff Photo by Robin Corneli

Developer Morton Needle has big plans for about a dozen single-family homes in the style of a Wraggborough Square off Judith Street. In addition Charleston single house. The homes will sell from the townhouses behind him, he plans on building \$236,900 to \$259,900.

es, but it sold out when builders bought lots for \$230,000 houses, Hendricks said. It's off Anson Street, which intersects George Street near Galliard Municipal Auditorium.

"Several people who couldn't get into Menotti Lane have already followed me over here," he said.

He bought the Wraggborough Square lots in December and has already written four contracts for houses not yet built, he said. He also sold a couple lots to Paragon Properties, and the two builders hope to start the first seven houses in Wraggborough Square by the end of the month, he said.

Needle expects no problems selling the houses.

"It gives people the opportunity to

come downtown and live in something new, behind a security gate, in an affordable price range," he said.

Residents also will be able to park inside the gates.

The William Means Co. will handle the marketing. Helen Geer, one of the partners, sold houses for Hendricks on Menotti Lane.

"The people who bought those houses have been extremely pleased with the quality of his workmanship," she said. "We realized there was a demand for new housing in Charleston that was affordable."

So when they heard they could build in Wraggborough Square in the same price range as Menotti Lane, they jumped at the chance, she said.

The houses in Wraggborough will be bigger for about the same price, since the lots are not as expensive, Hendricks said. His houses in Menotti Lane averaged 1,800 square feet, and they will average 2,370 square feet in Wraggborough Square. They will be mostly stucco and brick and will sell from \$236,900 to \$259,900.

Each house will have a private enclosed brick patio in the rear, hardwood floors and gas fireplace downstairs; six-piece detailed molding and whirlpool tub. The lots average 35 feet by 65 feet.

Needle has been involved in several other developments, including the Vendue Inn in Charleston, which added 15 rooms and a rooftop deck last summer.

Phase III

Phase II

Phase I

address (if different from Lot #)



EX H233P6544

LINE	BEARING	DISTANCE
1	N 07° 40' 00" W	10.52
2	N 82° 20' 00" E	12.33
3	N 07° 40' 00" W	22.98
4	S 84° 11' 45" W	17.98
5	S 84° 11' 45" W	25.07
6	S 09° 02' 13" E	7.20
7	N 09° 08' 23" W	22.05
8	N 12° 30' 51" W	12.57
9	N 12° 30' 51" W	4.69
10	N 84° 33' 48" E	1.72
11	S 59° 48' 13" W	7.02
12	N 77° 40' 00" W	22.98
13	N 82° 20' 00" E	3.54
14	N 07° 40' 00" W	10.60
15	N 00° 30' 54" W	3.55
16	S 81° 58' 18" W	10.48
17	S 59° 48' 13" W	7.02
18	N 82° 18' 38" E	9.62
19	N 82° 20' 00" E	10.00
20	S 87° 58' 47" W	13.50

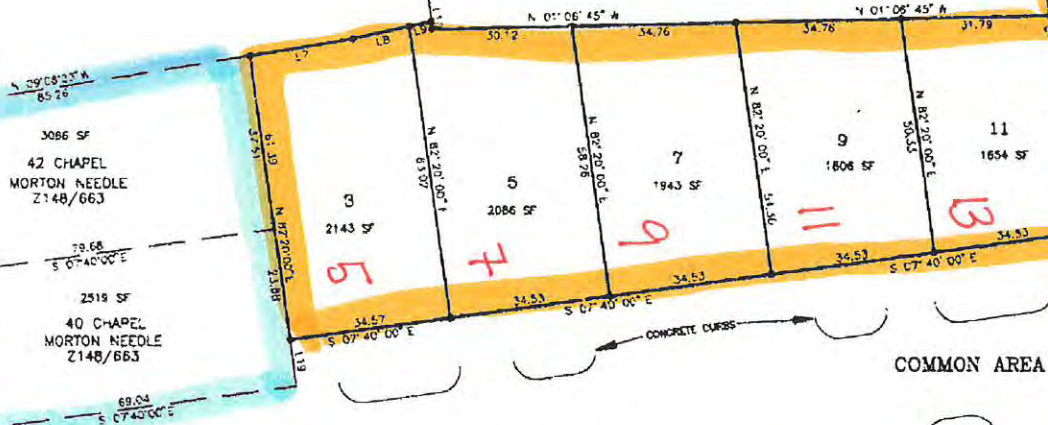
MAGNETIC NORTH
SCALE 1"=20'

CLAVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRC
1	39° 55' 50"	14.37	10.01	9.81	5.22	N 26° 23' 28" W
2	90° 00' 00"	5.00	7.85	7.07	5.00	N 37° 20' 00" E

Charleston, South Carolina
Office of Register of Deeds
at
Oct 19 93
336
copy filed in File 5
to City of Charleston
Robert N. King
Register of Deeds

CITY COUNCIL OF CHARLESTON

ANNIE L. RAVENEL
T102/131



COMMON AREA

COMMON AREA
WRAGGBOROUGH SQUARE
ASSOCIATION, INC.
6182/189

JAMES AND ROSE MARIE BRYANT BEALL
V176/602

ROBERT L. AND EVELYN L. WARD
E126/149

HAZEL AND JESTINE SANDERS
P105/349

ADELE MCKENZIE
C74/135

ABC PARTNERSHIP
M197/126

WILLIAM A. AND YOLANDA C. CAMELLO
V115/348

EVANGELYON HOLMES RAINFORD
R185/106

MICHAEL L. HARRELSTON
C196/074

MEMORIAL BAPTIST CHURCH

MEMORIAL BAPTIST CHURCH

- NOTES:
1. ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.
 2. AREA DETERMINED BY D.M.D. METHOD.
 3. THE PUBLIC RECORDING REFERENCED ON THIS PLAT ARE ONLY THOSE USED FOR THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
 4. PROPERTY IS LOCATED IN FLOOD ZONE A7 ELEVATION 13.00' AS SHOWN ON COMMUNITY PANEL #453412 0022 D. MAP REVISED 5 NOVEMBER 1986.
 5. PROPERTY IS SUBJECT TO A S.C.E.A.C. RIGHT OF WAY GRANT (FILE 427/4), DATED 30 NOVEMBER 1987.

APPROVED PLAT
DATE 10-21-93

James d. Galt
CITY ENGINEER

ENGINEERING DIVISION
CITY OF CHARLESTON

Piz 6-2-93

REFERENCE

PLAT BOOK	PAGE
BY	189
BD	47
AK	57
E	29
AK	134
AK	48
AK	30
AK	123
DEED BOOK	PAGE
Z148	883

TMS #459-13-01-059

LEGEND

1/2" IRON ROD, NEW

20 10 0 20 40 60
SCALE IN FEET



I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN.

MARK S. BUSEY

S.C. REG. NO. 10032

Southeastern Surveying, Inc.
147 Wappoo Creek Drive - Suite 102
Charleston, South Carolina 29412
(803) 795-9330

A SUBDIVISION PLAT OF
TMS # 459-13-00-059 CREATING LOTS 1-16
WRAGGBOROUGH SQUARE PHASE II
OWNED BY MORTON NEEDLE COMPANY
LOCATED IN THE CITY OF CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA

DATE:	APRIL 27, 1993
DRAWN:	JTB
CHECK:	MSB
JOB:	92433
DWG:	2433.DWG
COGO:	2433
SHEET:	1 OF 1
REV:	



33

30

29

CHAPEL ST. E.

131

St. LUKES
EPISC. CHURCH
(18 1/2 ACRES)

ST. N.

CHARLOTTE ST. E.

34

32

ELIZABETH ST. N.

WENNETTA ST. E.

132

CEDAR CT.

ALEXANDER

2A

COLLINS CT.

CALHOUN ST. E.

46

Scale of Feet.

70

66

1944 Sanborn

33

30

29

CHAPEL ST. E.

CHARLOTTE ST. E.

32

ELIZABETH ST. N.

ALEXANDER

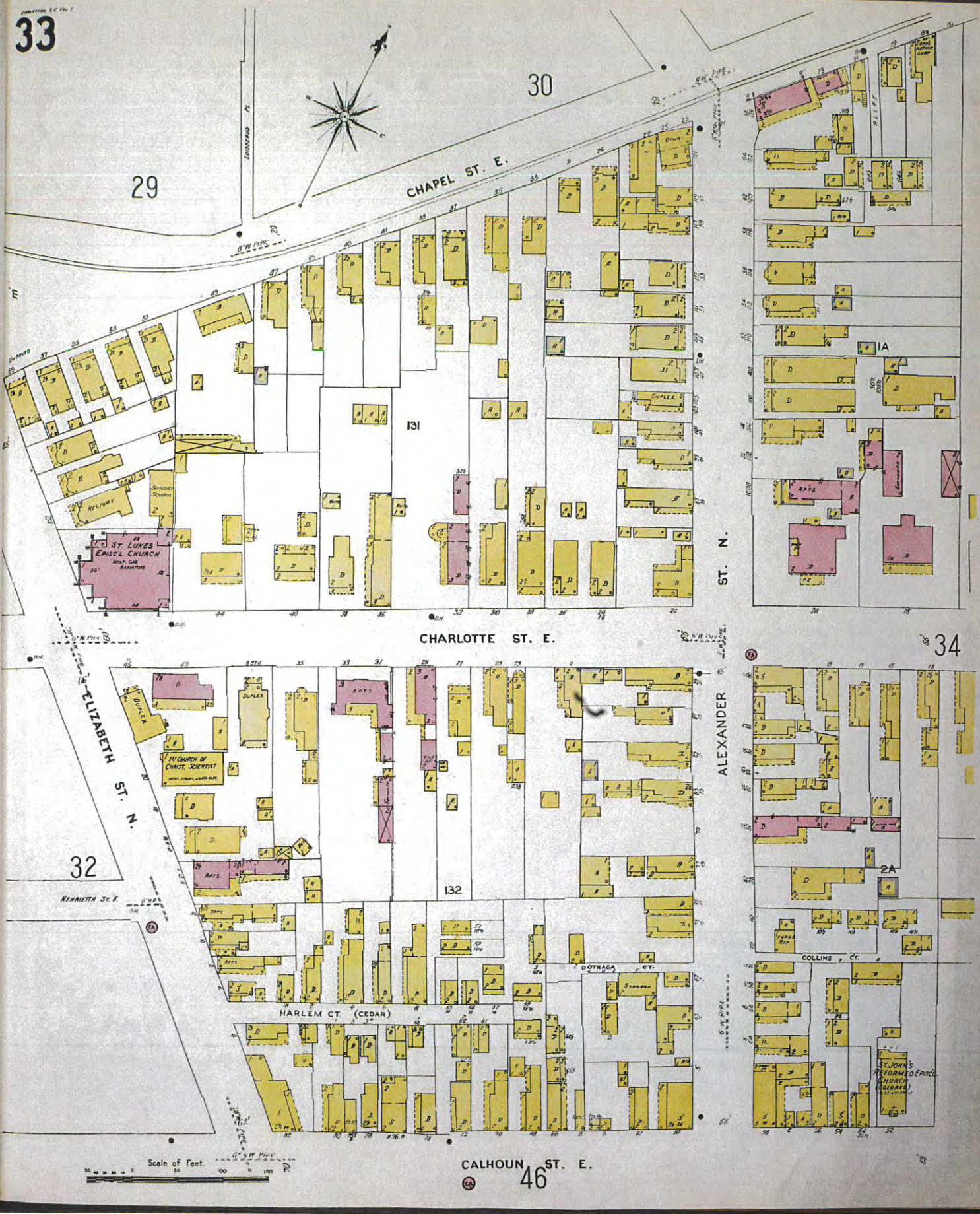
34

COLLINS CT.

CALHOUN ST. E.

46

Scale of Feet.



1951 Sanborn

33

SC . . 001

30

29

CHAPEL ST. E.

CHARLOTTE ST. E.

32

ELIZABETH ST. N.

ST. N.

ALEXANDER

34

E. BAY

CALHOUN ST. E.

46

Scale of Feet.



33

30

29

CHAPEL ST. E.

ST. N.

CHARLOTTE ST. E.

32

ELIZABETH ST. N.

HARLEM CT.

CALHOUN ST. E.

46

34

ALEXANDER

COLLINS CT.

ST. JOHN'S REFORMED CHURCH
(Lutheran)
1884

Scale: 1" = 100'