

Date: **Monday, September 20, 2010**

To: **Evan Thompson**
The Preservation Society of Charleston

Byron Miller
The South Carolina State Ports Authority

From: **Craig M. Bennett, Jr., PE**

cc: **Kitty Robinson**
Historic Charleston Foundation

Subject: **Bennett Rice Mill – Preliminary findings, conclusions and recommendations**

Number of sheets: 2

My filename: s:\jobs\active\2009\09-072 bennett rice mill\correspondence\2010-09-20 preliminary findings conclusions recommendations.doc

Evan and Byron,

We're working on a formal report, but would like to share with you our *preliminary* findings, conclusions and recommendations. Please note that some of these will change and all will be refined in a formal report, but the fundamental conclusions will remain the same.

Brick Masonry

The brick masonry of the façade is failing fairly rapidly and is likely to suffer a catastrophic failure from loss of mortar and subsequent loss of brick if it does not see major reconstruction of lost areas within the next few years. We recommend:

- 1) For this hurricane season, no masonry work. Throwing something together hastily would not be a wise approach.
- 2) For 2011:
 - Design for significant structural repair and conservation.

- Reconstruction of major areas of loss under the direction of the structural conservation team.

3) For 2012 and 2013:

- Reconstruction of the remainder of the damaged masonry.
- Replacement of lost stone.
- Complete repointing of all brick and stone masonry.

Wooden Millwork

A startling percentage of what little wooden millwork remains appears to be the original millwork. We recommend:

- 1) For this hurricane season, no changes. Removing pieces without careful replacement of the load carrying elements is likely to cause failure of the brick jackarches.
- 2) For 2011 and 2012:
 - Shoring of the brick masonry above the millwork.
 - Removal of the millwork to a shop for disassembly, conservation, reconstruction of missing elements and ultimately, reinstallation after conservation of the masonry.

Steel Bracing

The bracing is severely deteriorated and requires complete replacement. We recommend:

- 1) For this hurricane season and for the subsequent winter/spring storms:
 - Temporary strengthening. We are finishing drawings of a temporary steel strengthening scheme. We will make those drawings available as soon as we have added the notes necessary for doing the work. The State Ports Authority has said that it is able to turn staff welders loose to make these temporary repairs. 4SE would be glad to administer that work.
- 2) For 2011:
 - Design of a new bracing system in a configuration which properly braces, not only the main façade, but also the upper portions of the parapets and the north and south wings.
 - Complete reconstruction of the bracing, according to the new design.

As we stated at the beginning, these are preliminary findings, conclusions and recommendations and we ask that you treat them as such, keeping this as an internal working document and not making it available publicly. We have copied it only internally and to Kitty Robinson, as we see the Preservation Society, the Ports Authority and the Foundation as the three major stakeholders at this stage. Thank you.

Best,
Craig



Abstract

BENNETT RICE
MILL

Charleston, S.C.

2007

CMB. JR.

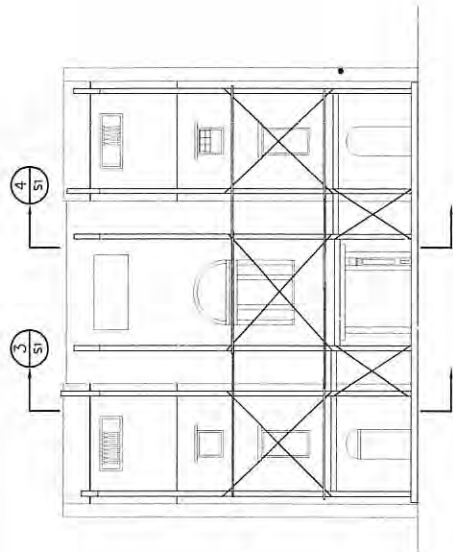
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09-072

100

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Total	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100



GENERAL NOTES

SCOPE OF WORK

This project involves the temporary strengthening of the steel frame which braces the back of the Bennett Rice Mall. It does not bring any of the bracing up to meet the requirements of the current BC for new construction, but simply replaces deteriorated and missing bracing elements in accordance with the Existing Buildings

The words of this ancient Babylonian book to me and I thought for

- The protection of all existing historic structural materials, including existing walls and millwork, and the protection of all loose historic material.

- the installation of new steel members as described in these drawings, following the Construction Sequence on S2.

GENERAL

Codex: IBC 2006, Existing Buildings Chapter/ASCE 7-05

Live Load: Roof - Not Applicable

Floors = Not Applicable

Wind Load: ASCE 7-05
130 MPH

Exposure C	Exposure Classification - Not Applicable

Internal Pressure Coefficient - Not Applicable
Exposure Factor - 0.95

Importance / Benefit = 0.83

Seismic Load: Not Applicable, see note above.

Preserve and protect all elements of the building during

Protect all occupants of the site during all tasks of the

All dimensions on these drawings are approximate. Control

Thoroughly clean all elements of the building affected by

lay down, storage, and construction operations.

It is likely that the historic millwork contains lead-based paint present in the areas in which work is conducted. This lead

materials which become exposed during any aspect of the

do not cut or remove any wooden members or masonry

- each.

The following submittals are required to the Engineer-of-Record

-Construction Schedule*

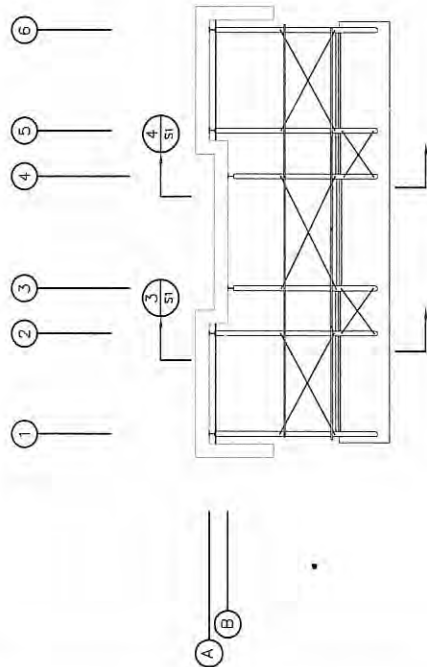
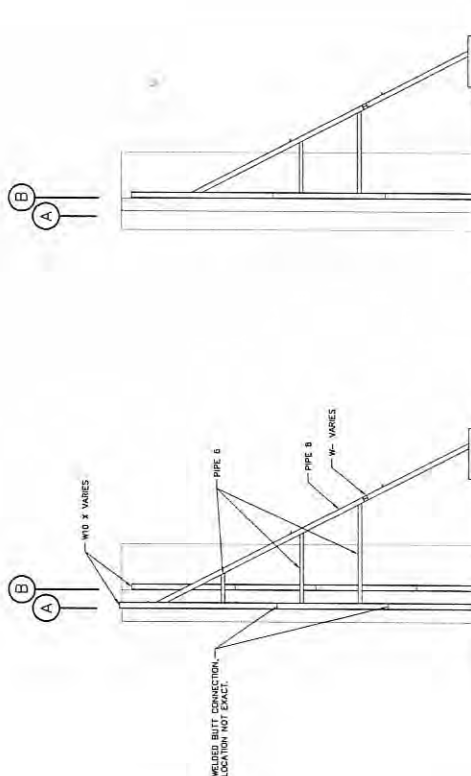
This project requires minor structural demolition and could

business and business temporary agents at two universities

There is no foundation work required by this contract. If

Shoring, if used.

Fig. 1.





DATE: 1/11/2011
 DRAWN BY: J. B. L.
 CHECKED BY: J. B. L.

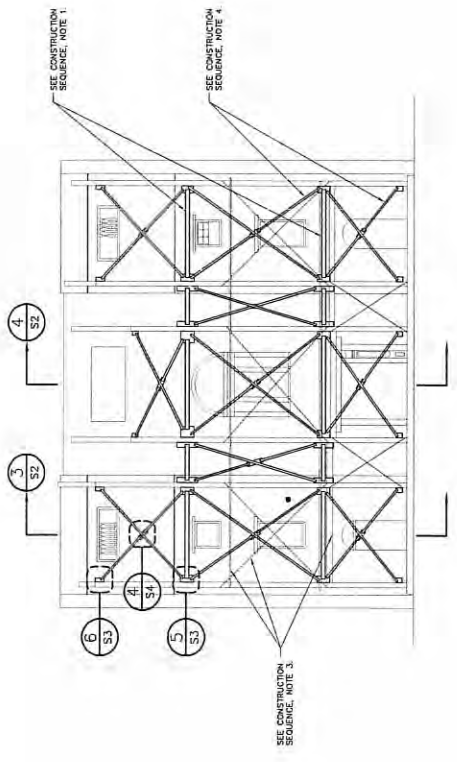
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LOCATION:	Charleston, S.C.
DATE:	1/11/2011
DRAWN BY:	J. B. L.
CHECKED BY:	J. B. L.
APPROVED BY:	J. B. L.

PROJECT: BENNETT RICE MILL
 LOCATION: Charleston, S.C.
 DATE: 1/11/2011
 DRAWN BY: J. B. L.
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 APPROVED BY: J. B. L.

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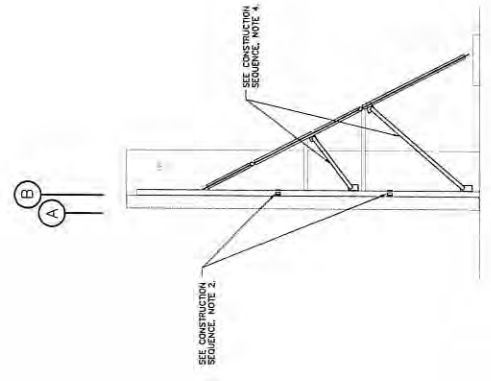
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 DATE: 1/11/2011
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 CHECKED BY: J. B. L.
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PROJECT: BENNETT RICE MILL
 LOCATION: Charleston, S.C.
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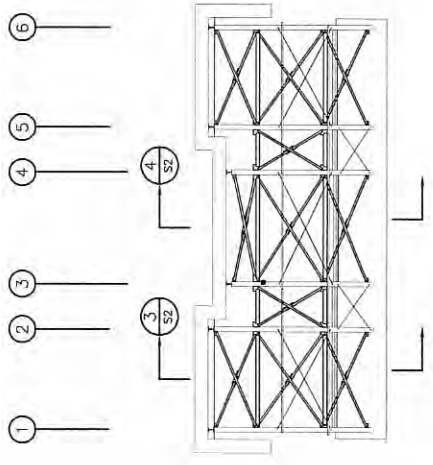


EAST ELEVATION 2
 1/8"=1'-0"

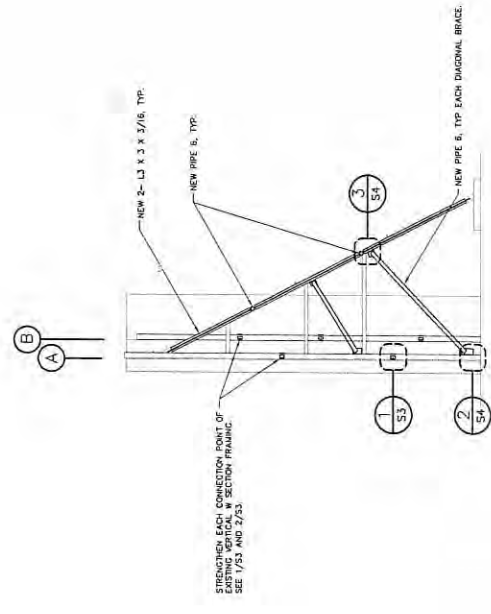
- CONSTRUCTION SEQUENCE:
1. ADD PIPES BETWEEN EXISTING DIAGONAL BRACING WHERE SHOWN ON THESE DRAWINGS.
 2. STRENGTHEN CONNECTIONS BETWEEN ADJACENT W SECTIONS AND CHANNELS COMPRISING EXISTING VERTICAL SUPPORTS AS SHOWN ON THESE DRAWINGS.
 3. REMOVE EXISTING W SECTIONS AND ANGLES THAT SPAN DIAGONAL BRACING WHERE NECESSARY TO COMPLETE NEW WORK.
 4. INSTALL THE REMAINDER OF THE REPAIRS CALLED OUT ON THESE DRAWINGS.



SECTION 4
 1/8"=1'-0"



PLAN 1
 1/8"=1'-0"



SECTION 3
 1/8"=1'-0"



TRIGGS, YAMTU

3	DATE	REGION

BENNETT RICE
MILL

Charleston, S.C.

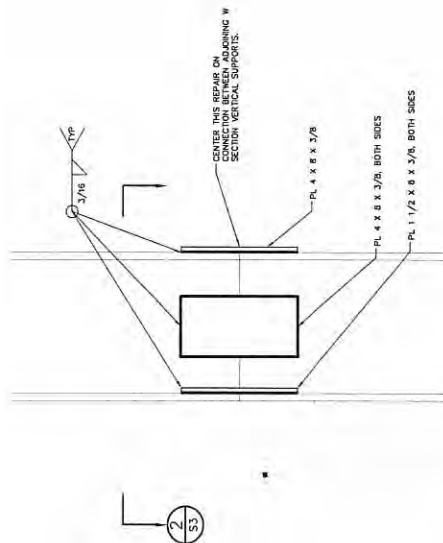
2000

DETAILS

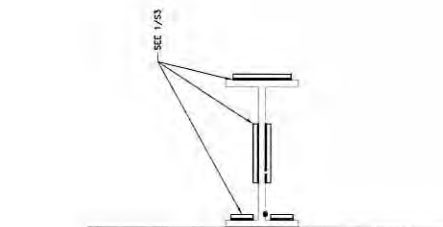
SUBJECT NAME	CMB, JR.
ISSUED BY	
NEW BY	HNK
EXPIRED BY	
AC DATE	JAN. 11, 2011
SUBJECT NO.	09-072

32

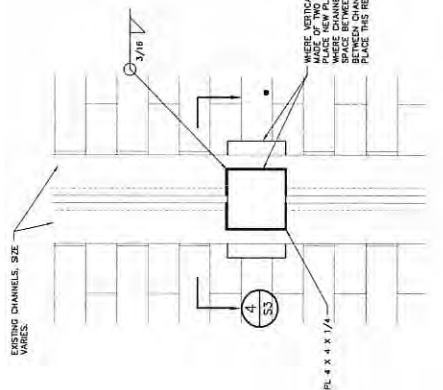
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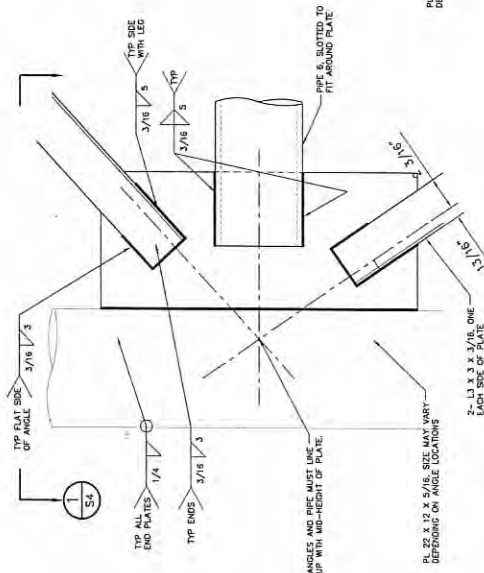
W10 CONNECTION STRENGTHENING 1



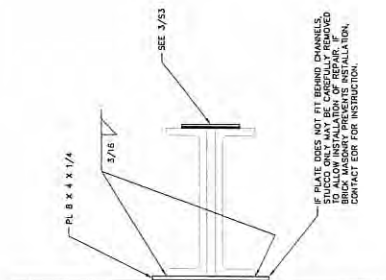
W10 CONNECTION STRENGTHENING 2



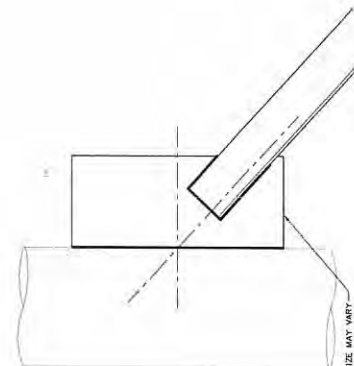
CHANNEL CONNECTION STRENGTHENING 3



END PLATE FOR NEW NORTH-SOUTH ANGLES AND PIPE



CHANNEL CONNECTION STRENGTHENING 4



END PLATE FOR NEW NORTH-SOUTH ANGLES 6



DETAILS

NO.	DATE	REVISION
1		

**BENNETT RICE
MILL**

Charleston, S.C.

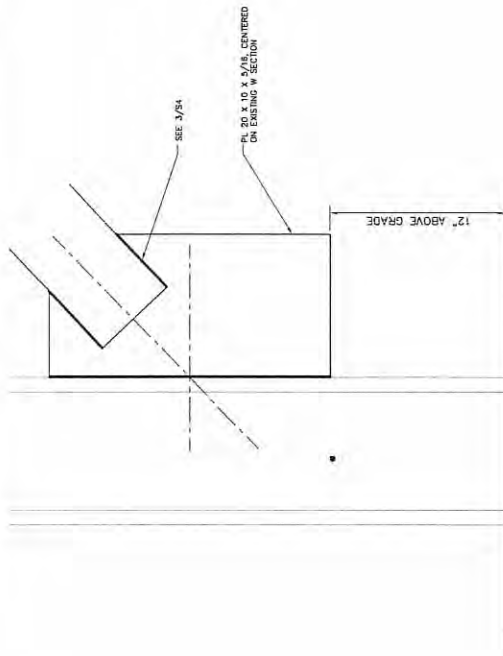
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DETAILS

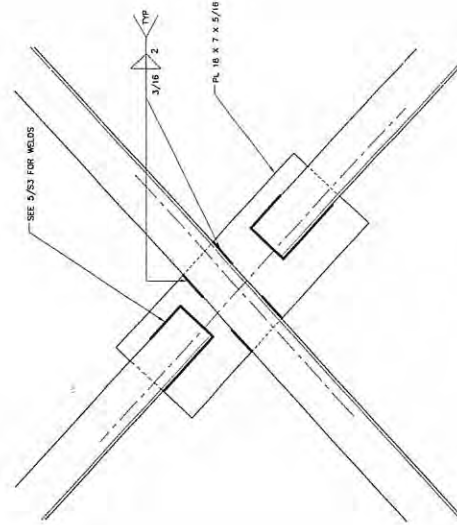
PROJECT NO.	CMB-JR
DESIGNED BY	HNK
CHECKED BY	
DATE	JAN. 11, 2011
PROJECT NO.	09-072
SHEET	

S4

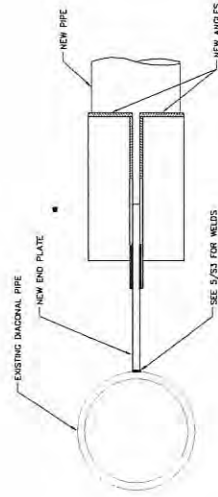
4 OF 4



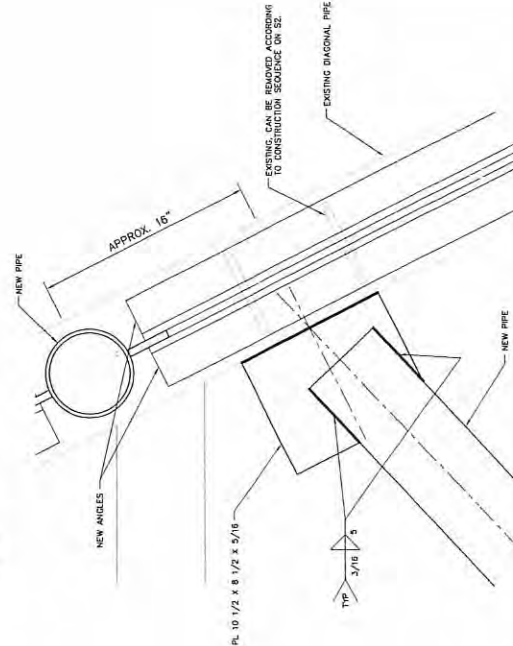
**EAST-WEST DIAGONAL BRACE
ATTACHMENT AT EXISTING VERTICALS** **2**
 3'-1'-0"



ANGLE CONNECTING PLATE **4**
 3'-1'-0"



**CONNECTION FOR NEW
NORTH-SOUTH ANGLES** **1**
 3'-1'-0"

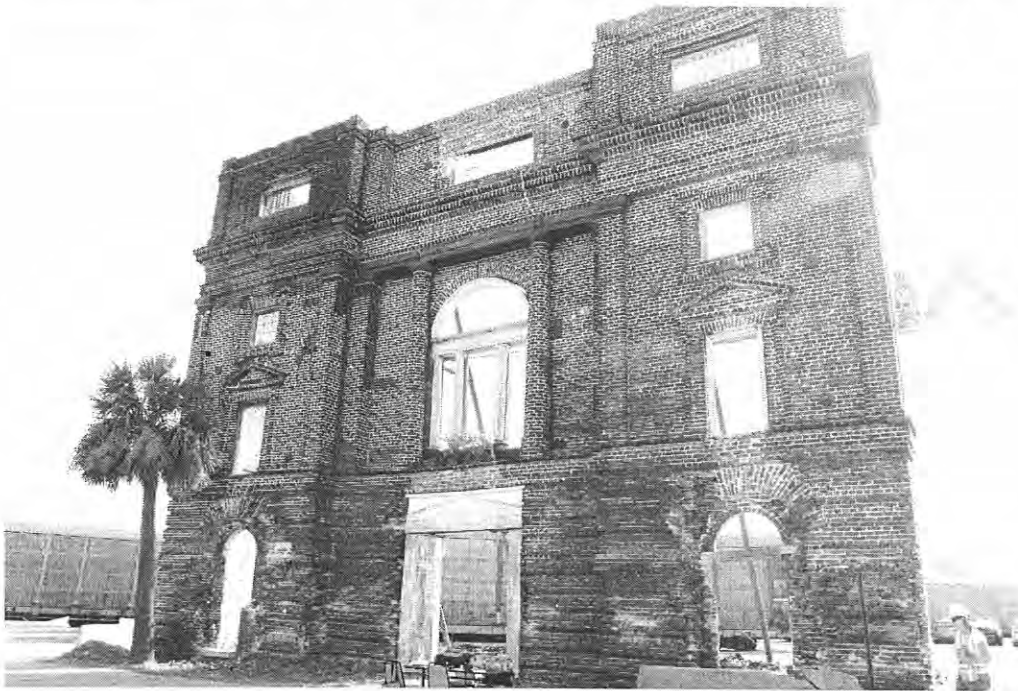


**EAST-WEST DIAGONAL BRACE
ATTACHMENT AT EXISTING DIAGONALS** **3**
 3'-1'-0"

Bennett Rice Mill Façade Rehabilitation Plan
Addenda | City of Charleston & SCSPA



Above, the Bennett Rice Mill Union Pier Terminal, circa 1940 (photo courtesy of Historic Charleston Foundation). Below, the remaining western façade of the Bennett Rice Mill in fall 2010.



Bennett Rice Mill Façade Rehabilitation Plan
Addenda | City of Charleston & SCSPA



At left, steel bracing along the eastern portion of the façade is being improved and strengthened through the SCSPA's immediate stabilization efforts.

Below, corroded areas of steel bracing are in need of strengthening or replacing.



Bennett Rice Mill Façade Rehabilitation Plan
Addenda | City of Charleston & SCSPA



Eroded tabby has led to sloughing of original bricks.



Bennett Rice Mill Façade Rehabilitation Plan
Addenda | City of Charleston & SCSPA

Eroding millwork is another area to be addressed in
the Rehabilitation Plan.





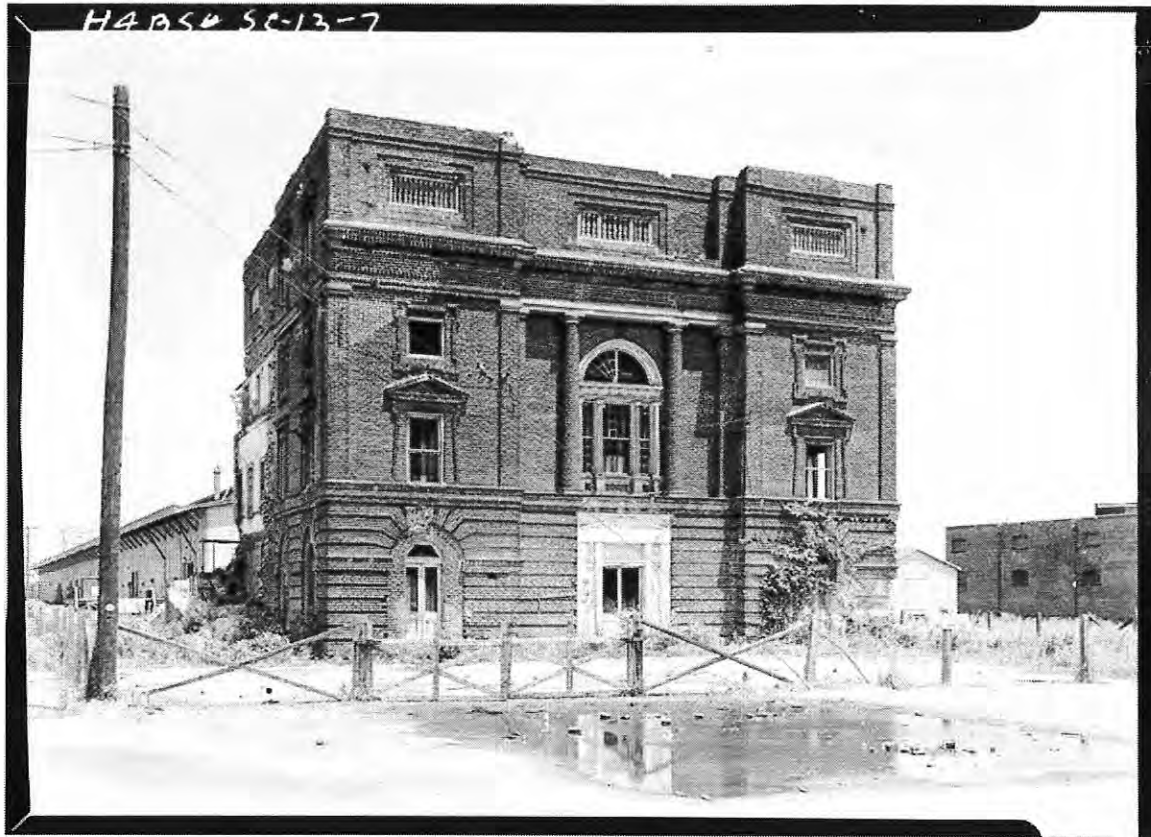
Bennett Rice Mill Façade Rehabilitation Plan
Addenda | City of Charleston & SCSPA

Eroding millwork is another area to be addressed
in the Rehabilitation Plan.

Below, upper portions of the façade repointed in
the 1990s appear intact.

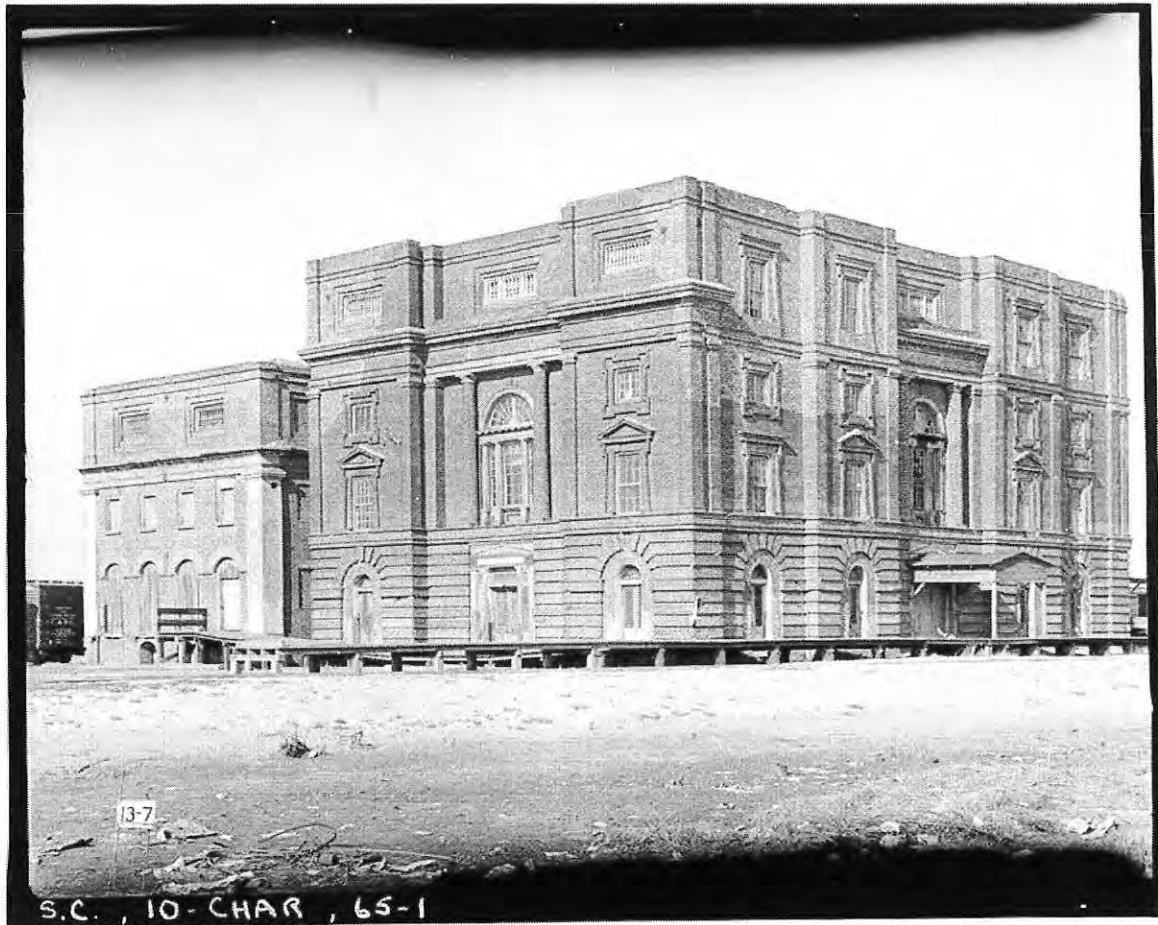


The following images are from the Historic American Buildings Survey (Library of Congress)
HABS SC-13-7

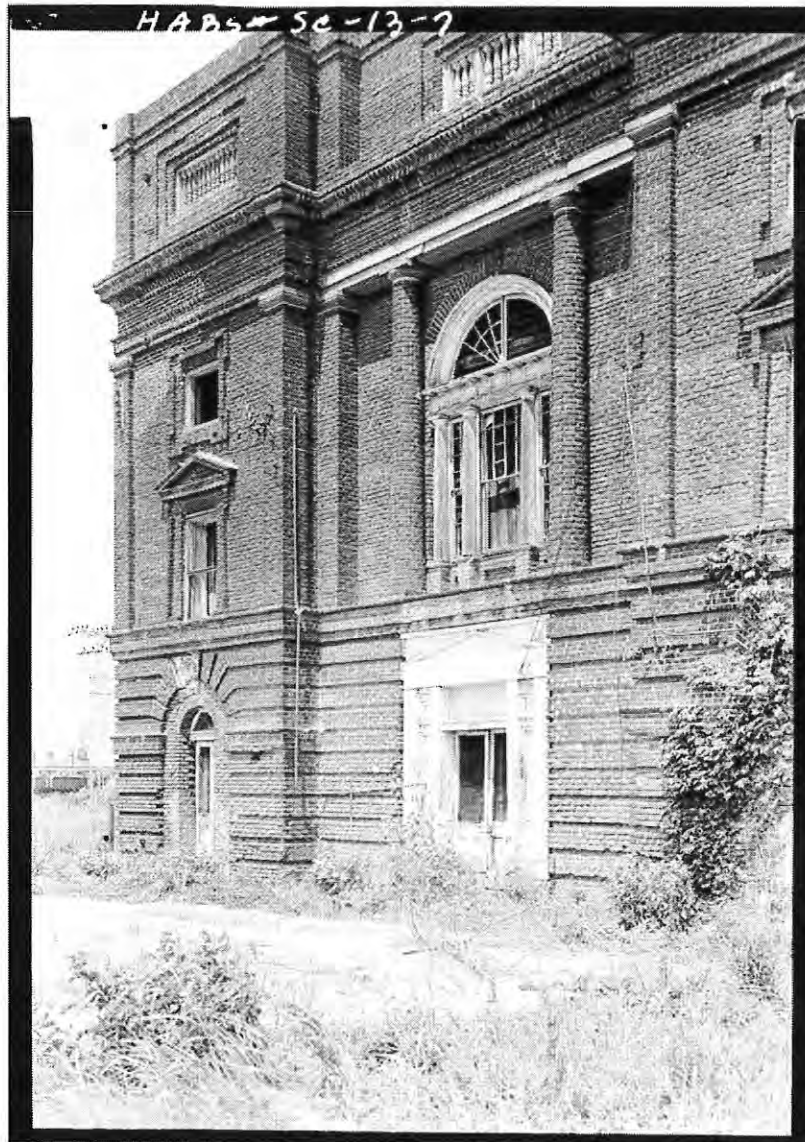


Historic American Buildings Survey, Louis Schwartz, Photographer May, 1958 EXTERIOR FROM
WEST. HABS SC,10-CHAR,65-[1992(HABS):SC-1]8

Bennett Rice Mill Façade Rehabilitation Plan
Addenda | City of Charleston & SCSPA

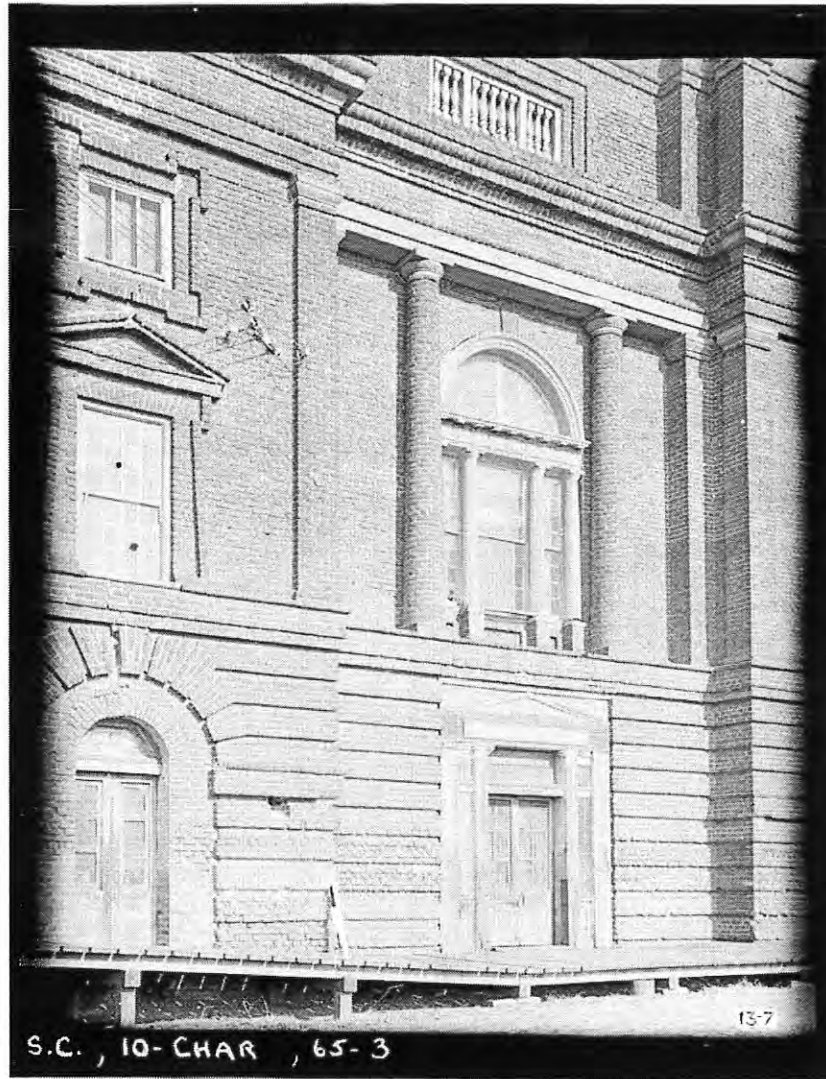


Historic American Buildings Survey, M.B. Paine, Photographer April, 1934 WEST AND SOUTH
ELEVATIONS (LOOKING NORTHEAST).
HABS SC,10-CHAR,65-[1992(HABS):SC-1]1



Historic American Buildings Survey, Louis Schwartz, Photographer May, 1958 DETAIL, WEST
SIDE.

HABS SC,10-CHAR,65-[1992(HABS):SC-1]11



Historic American Buildings Survey, M.B. Paine, Photographer April, 1934 ENTRANCE DETAIL,
WEST ELEVATION.
HABS SC,10-CHAR,65-[1992(HABS):SC-1]3

**IMPORTANT!**

Before completing your application, contact Brad Sauls, Grants Manager, at (803) 896-6172, or sauls@scdah.state.sc.us, to discuss your project.

**South Carolina Department of Archives & History
State Historic Preservation Office****2011 Federal Historic Preservation Grants** (Instructions, pages 1-3; Application, pages 4-11)

This form is for 2011 Federal Historic Preservation Grant applications. Only a Certified Local Government (CLG) may apply. A CLG may apply on behalf of a non-profit organization or other institution located within its incorporated limits.

Applications for Stabilization projects must include complete "bid-ready" plans and specifications prepared by an appropriate design professional.

Applications must be RECEIVED by 5:00 PM, February 1st, 2011. This is NOT a postmark deadline.

Applicants selected for funding should expect their projects to begin after June 1, 2011. You will be notified if an earlier start date is possible. Projects selected for funding must be completed by August 31, 2012.

These INSTRUCTIONS should be used as a guideline for completing the 2011 Federal Grant application form. They will give the applicant an understanding of the kind of information we require to evaluate the proposed project and will identify links between the application questions and the selection criteria.

Important Note Regarding Your Application Materials: Please *DO NOT* submit your application in a three-ring binder or a plastic folder cover, spiral bound with a wire or plastic comb, with section dividers between parts, or with pages inserted in plastic sleeves. These materials are expensive for you and actually make it more difficult for us to review and evaluate your application. Applications are evaluated only on their *content*, not on their appearance.

1 GENERAL INFORMATION

The Project Name should briefly describe the project's main goal. Examples are "Georgetown County Historic Resources Survey" or "Northside School Rehabilitation Plan." The Applicant Organization is the local government, non-profit organization, or other institution applying for the grant.

The Contact Person should be someone who can answer questions on behalf of the Applicant Organization about the goals, methodology and budget of the proposed project. The Contact Person will receive written notice of the grant award or notice that the project was not funded.

The Project Manager, if different from the Contact Person, will be responsible for day-to-day administration of the grant and will be our primary contact throughout the project. We prefer that only one person be designated the Project Manager. The Project Manager will be responsible for administration of grant responsibilities and requirements.

The FEIN number is the Federal Employer Identification Number. We must have the FEIN number of the grant applicant in order to pay out grant reimbursements.

In addition to the address of the application organization, please provide the location or address of the property or properties affected by the project. This location may differ from that of the applicant organization.

2 PROJECT SUMMARY

- A) Describe briefly but clearly the purpose of the project and what it will accomplish.
- B) Describe or list all specific results and/or products that the project will produce. Products may include publications, reports, architectural drawings and specifications, photographs, maps, etc.
- C) From the information you provide in this response, we determine if the proposed methodology is sound and appropriate for the expected results. We want to be assured that all work will meet the Secretary of the Interior's Standards for Historic Preservation Projects and will follow other appropriate guidelines and standards.
- D) Discuss the scope of work and methodology with our staff while planning the project. Your application will be more competitive if you discuss the project with us before completing the application. List the names of SHPO staff that assisted you.

3 PROJECT JUSTIFICATION

- A) We suggest that you refer to the National Register nomination to describe the property's significance. The most competitive applications will demonstrate that the property possesses a high degree of architectural and/or historical significance.
- B) Threats to a historic property should be valid and clearly documented. Newspaper articles, letters from appropriate officials, or other materials describing the threat can be used to document the situation. Properties facing immediate threats (i.e., the property is facing demolition) are more competitive than properties facing long-term threats (i.e., the property is vacant).
- C) A goal of the SHPO is to encourage planning that incorporates historic preservation at the local, regional, state, and federal levels. This goal is reflected in the grant selection criteria. Projects that demonstrate that they were designed after a formal or informal planning process was conducted are most competitive. Projects that demonstrate that they are the next appropriate step in a larger preservation initiative or plan are also most competitive. The most competitive applications demonstrate that representatives of all groups who are interested in the project or who would be affected by it were involved in the planning.
- D) Projects with the greatest potential to have broad public benefit are the most competitive. Describe how the project will benefit the community (i.e., describe how the historic property may be more accessible to or used by the public, or how preservation of the property will impact the surrounding neighborhood, or how the project will increase awareness of historic resources in the community, etc.).

4 MINORITY HISTORICAL ASSOCIATION

A goal of the SHPO is to increase awareness and appreciation of South Carolina's diverse historic properties among all segments of the state's population. This goal is reflected in the selection criteria. Projects that involve resources historically associated with African-Americans, Native American groups, or others, will help us broaden the population groups with which we work. Not all projects will have a minority historical association, but be sure to emphasize it if yours does.

5 PROJECT PERSONNEL

Demonstrate that the project manager can follow detailed regulations, can effectively manage a competitive selection process for any required professional services, can meet with our staff and the consultant at various times during the project, and can manage the required paperwork. The project manager will attend an orientation meeting and will receive written instructions on how to manage the project and paperwork. Some of our most effective project managers have been individuals with no previous grants management experience. Their success was due to their reading and following the written guidelines and their frequent communication with our grants staff whenever questions arose.

Most grant recipients use the grant funds to hire a professional consultant to conduct their project work. To hire a consultant or to enter into any contract that will result in grant-assisted work, you must follow the state's procurement process. Our staff will guide you through the procurement process. Your procurement process should begin only after a grant has been awarded, a funding agreement has been signed, and the SHPO grants coordinator has authorized you to

proceed. Archaeologists, architectural historians, historians, and architects that work with grant-assisted projects must meet minimum qualifications required by the National Park Service.

Some grant recipients or their employees will carry out the grant-assisted work themselves and will not hire a consultant. If this is the case, then indicate what personnel will be involved and attach résumé(s) demonstrating the required qualifications.

6 SURVEYS & NOMINATIONS

Discuss your survey or National Register project with our staff. We can help you estimate the number of acres and properties that will be in the survey area, and estimate the number of properties to be nominated. If your project does not involve survey or a National Register nomination, then leave this section blank.

7 PHOTOGRAPHS & MAPS

Since we use photographs to become familiar with your project's resources, you will need to send photos that demonstrate the information you give in the application concerning the historical and architectural significance of your resource(s) and the condition of and threats to your resource(s). Prints made from 35mm film are acceptable. Prints made from digital images are also acceptable provided that the images are of high enough resolution that the prints are clear. **Do not submit digital images via e-mail or diskette.** Print digital images no more than two per 8½" x 11" sheet. **Polaroid photographs are not acceptable.**

Maps are required to convey the exact location of the property or area involved with the project. Maps also may convey the size and scale of buildings or their location in relation to each other on a parcel. The best maps are USGS Topographic quad maps, or county tax maps. You may submit photocopies of the relevant section of original maps on 8½" x 11" paper. Sketch maps may also be submitted in addition to formal maps.

8 MATCHING SHARE

You must provide a written signed statement that the cash match for this project is available and committed to the project if the grant is awarded. The match must be equal to or greater than the grant amount you have requested. You must tell us the source of the cash match, such as operating funds or historical society funds, etc. You may not use other Federal funds as match, except in the cases of either Community Development Block Grant funds or Tribal funds.

9 BUDGET

Your budget will be carefully reviewed. Each cost item must be justified. Explain the need for each line item in the methodology section of the application. In many cases, however, the only budget item may be for professional (architect, consultant, contractor, etc.) services. You should discuss your proposed budget with our staff when planning this project.

This grant program requires a 50% match from the grantee. For example, if your total project cost is \$10,000, you can request grant funds of up to \$5,000. You provide the other \$5,000, which is called the matching share. The matching share must be a cash match.

Be prepared to initially pay for 100% of your project costs. Grant funds are paid to the recipient as a reimbursement. When the project work is approved by our office, the grant recipient pays for the project costs, sends the required documentation to our office (the reimbursement request), and we reimburse the grant recipient for 50% of the approved project costs, not to exceed the grant award.

Once you complete your project budget and know your total project cost, you can determine what your grant request will be. In some cases, grants of less than \$1,000 (total project costs of \$2,000) may not be worth the administrative burden involved with the project. We consider grants of \$25,000 to \$30,000 (total project costs of \$50,000 and \$60,000) to be large grant projects. Most grants awards are for \$10,000 to \$20,000 (\$20,000 and \$40,000 total project costs).

10 ASSURANCES & CERTIFICATIONS

Read these carefully. Your signature on the application form certifies that you will comply with all of these conditions. If the grant applicant is a Certified Local Government, the chief elected official must sign this application form.

11 SELECTION CRITERIA

These are the criteria that will be used to evaluate applications and to select the 2011 grant projects. If you have questions about the selection process, please talk with our grants staff.



2011 Federal Historic Preservation Grants

APPLICATION FORM

Please read the Application Instructions on pages 1-3 before completing this application. Applicants must submit one (1) signed original and five (5) copies (only one copy of attachments such as photos and maps is necessary).

1. GENERAL INFORMATION

Project Name **Rehabilitation Plan for the Historic Bennett Rice Mill Façade**

Applicant Organization **City of Charleston**

Contact Person **Tim Keane** Title **Director of Planning, Preservation & Sustainability**

Address **75 Calhoun Street, 3rd Floor**

City **Charleston** State **South Carolina** Zip Code **29401**

Telephone **843-958-6473** FAX Number **843-724-3772**

E-mail keanet@charleston-sc.gov

Project Manager (if different from Contact Person) **Byron D. Miller (designated third party)**

Director, Marketing, Public Relations

South Carolina State Ports Authority

Project Manager Telephone **843-577-8197** E-mail bmiller@scspa.com

Federal Employee Identification Number of Applicant Organization

Applicant's Congressional District **SC 1st** SC House District **109** SC Senate District **43**

(Please provide the following information where applicable)

Property Name as listed in the National Register of Historic Places

The Bennett Rice Mill Façade is a historic structure eligible for listing in the National Register of Historic Places. An application for inclusion in the National Register is anticipated during the course of this project.

Location of Property **Located at Union Pier Terminal, 32 Washington Street, Charleston, SC 29401**

Project Category (Mark only one)

☒ Survey or Planning

☐ Stabilization

Amount Requested	<i>Federal Grant Share</i>	\$ 30,000
	<i>Matching Share</i>	\$ 30,000
	<i>Total Costs</i>	\$ 60,000

2. PROJECT SUMMARY

The Bennett Rice Mill Façade Rehabilitation Plan project covers hiring a structural engineering firm to develop a comprehensive rehabilitation plan to outline what steps will be required to rehabilitate the structure following immediate stabilization, which is being undertaken and financed by the SCSPA. The proposed project will be cost-shared by the SCSPA.

Purpose

The Bennett Rice Mill Façade stands at the center of the SCSPA's Union Pier Terminal in downtown Charleston. The mill, which opened in 1845, is considered one of the finest examples of 19th century American industrial architecture.

The façade is the only remaining part of the original rice mill building. Hurricane Donna destroyed all but the western façade of the building in 1960 and since that time the structure has been braced with steel beams. A repointing effort in the early 1990s paired master masons with students, who repointed much of the façade's upper levels.

Products Expected

Upon the completion of the project, a Rehabilitation Plan for the Bennett Rice Mill Façade will have been produced by a third-party structural engineering firm, contracted by the SCSPA following procurement guidelines of the State of South Carolina. This comprehensive Rehabilitation Plan would address recommended work in three areas: wooden millwork, brick masonry and steel support structure. The Plan would include detailed, scale drawings of each section of the façade; detailed specifications of work needed; estimated man hours, supplies and cost; and recommended phasing and prioritization of the work.

Methodology

Under the supervision of the project team, the firm will survey the Bennett Rice Mill Façade's existing conditions in situ at the SCSPA's Union Pier Terminal property. Due to federal security requirements at port facilities, members of the firm will be escorted by SCSPA personnel while on site. The contracted firm will be responsible for producing the Rehabilitation Plan, estimated at \$60,000.

Application Assistance

The applicant was advised by Brad Sauls of the State Historic Preservation Office (SHPO).

3. PROJECT JUSTIFICATION

Historical Significance

The Bennett Rice Mill façade represents the intersection of two of the South Carolina Lowcountry's greatest industries – rice cultivation and the maritime industry.

The Lowcountry's ties to the cultivation of rice date back to the earliest days of Charleston. Rice was a major industry in the South Carolina Lowcountry in the 19th century, with millions of bushels of rice per year produced in the area during this time.

In 1844, Governor Thomas Bennett, one of the wealthiest plantation owners in Charleston, commissioned the construction of a rice mill on his property between East Bay Street and Charleston Harbor. The Bennett mill was one of three rice mills located in Charleston during this time. At a capacity of 200 bushels per day, the Bennett mill became one of the three most productive rice mills in the nation because of its location at the center of the busy waterfront.

After the Civil War, rice planting became less profitable. By the turn of the century, the Lowcountry rice industry had all but died out. By 1911 the mill left the ownership of the Bennett family. Around 1924, the mill was converted into a peanut plant as a branch of the Planters Peanut and Chocolate Co. Ownership again changed hands to Seaboard Air Line Railroad Co. and finally to the SCSA in 1958.

At that time, the mill building had fallen into serious disrepair, to the extent that the Charleston Fire Department had condemned the building as unsafe and a fire hazard. An order to demolish the building was issued. In October 1958, a formal agreement between the Ports Authority and two local preservation groups, Historic Charleston Foundation and the Preservation Society of Charleston, was reached. The Authority agreed to construct a security fence around the structure and the preservationists agreed to assume stewardship of the building.

Damage from Hurricane Donna in September of 1960 all but demolished the mill. In order to stabilize the remaining structure, the SCSA built a steel frame to support the remaining western façade. After Hurricane Hugo in 1989, 90% of the braced façade survived.

In the 1990s, a series of restoration projects teamed local master masons with high school students to repoint the façade and repair the cracked brick arch. The façade remains one of Charleston's architectural gems and elicits many questions about the structure by curious visitors around Union Pier Terminal.

Architectural Significance

In addition to the structure's significance to the Lowcountry's rice culture and the maritime industry, the Bennett Rice Mill Façade is considered one of the finest examples of 19th century industrial architecture still in existence today. The building represents the successful incorporation of the Classical Revival and Italian Renaissance styles. The architect of the building is unknown.

According to an August 1924 piece in the *Architectural Record*, "He (the architect) doubtless wished a mill that that would surpass in design any of his rivals and Bennett's Mill...succeeded in that respect. It's designed turned instinctively to the Italian Renaissance type as expressing the desired spirit." The article, by Samuel Lapham, Jr. goes on to state that "(the architect) breathed a glamour of romance over a structure built for storage, mechanical power and production.

Role of Façade in Union Pier Redevelopment Plan

The structure's long-term presence plays a significant role in realizing comprehensive redevelopment plan for large area in Charleston's historic district. In the coming years, some 30 acres of industrial property at what is today the SCSA's Union Pier Terminal will be redeveloped for non-maritime use. After months of extensive collaboration with the local community, a concept plan for the redevelopment of the property was released in September 2010.

The Union Pier Concept Plan calls for the area surrounding the Bennett Rice Mill Façade to become a public park, with green space surrounding the façade and public access to the structure. The park setting could also provide opportunities for outdoor performances with the façade as a scenic backdrop, according to the Concept Plan. For additional information, please visit www.unionpierplan.com.

Threats to the Structure

A preliminary analysis in August 2010 of the structure identified threats to the structure's three major components:

- Brick Masonry – failing tabby causing sloughing off of bricks, reconstruction of lost areas will be required.
- Wooden Millwork – little original wooden millwork is remaining.
- Steel Bracing – replacement of original steel bracing for the main façade and upper portions of the parapets and the north and south wings.

These threats are primarily linked to weather conditions, including high winds, threats of hurricanes and Charleston's location on a fault line for possible seismic activity.

Immediate threats to the steel bracing are being accomplished through temporary strengthening by the SCSA through internal resources and personnel.

While the shorter-term threats are being mitigated through these immediate stabilization efforts, for the façade to remain stable, intact and safe for public access in the long-term, a more comprehensive rehabilitation of the façade will be required.

Benefit to the Public

For more than 160 years, the Bennett Rice Mill has represented two vitally important industries for Charleston during its day: agriculture, specifically rice cultivation, and the Port of Charleston, which has been an economic boon to the region for over 300 years. Today, the public and the façade are separated by a chain link fence surrounding the Union Pier port property. In the coming years, as the site is redeveloped under the Union Pier Concept Plan, what is now industrial property will be accessible to the public. Through implementation of the plan, the public will once again be reunited to the waterfront and this vital part of Charleston's past. Included in the Union Pier Concept Plan as a special initiative (page IV.47 and attached), the area around the façade would be appropriate for a public park and possibly a location for outdoor performances.

4 MINORITY HISTORICAL ASSOCIATION

From the 19th to the middle of the 20th centuries, Charleston's waterfront played host to a fleet of African-American fishermen known as the Mosquito Fleet. Made famous by the Gershwin opera "Porgy and Bess," the Mosquito fleet operated from a series of wharves along the Charleston waterfront in and around what is now Union Pier Terminal.

These men, so named for how their small boats and sails looked skimming across the water, were the principal suppliers of seafood in the Charleston area, selling trout, skipjack, whiting, porgy, snapper, crabs, shrimp and oysters. Members of the Mosquito Fleet sailed in crews of three to six men in boats made of Cyprus logs ranging from 18 to 30 feet in length.

The Mosquito Fleet endured many hardships over the years, principal of which was harsh weather conditions, and vanished in the late 1940s due to bigger boats competing in local fishing.

The Union Pier Concept Plan identifies the opportunity to reconnect the public with the Charleston waterfront's past, present and future and pay homage to this important part of history.

5 PROJECT PERSONNEL

Byron D. Miller

Director, Marketing, Public Relations & Planning

South Carolina State Ports Authority

Do you intend to hire a consultant(s)? ☒ Yes ☐ No

You must follow the State Procurement Guidelines before hiring a consultant.

If yes, what kind of consultant(s)?

Structural Engineering firm with experience in rehabilitation planning for historic structures.

If the grant applicant will be completing the project, has the principal investigator/researcher been identified?

☐ Yes ☒ No If yes, briefly list his/her qualifications and attach his/her résumé.

N/A

Will students or volunteers be involved with the project? ☐ Yes ☒ No

If yes, what is their role and who will train and supervise them?

N/A

6 SURVEYS & NOMINATIONS

If this is a survey project, give the estimated number of acres to be surveyed. Contact SHPO staff to determine the number of properties in the area(s) to be surveyed:

#of acres N/A

of properties N/A

Attach a map clearly showing the boundaries of the area(s) to be surveyed.

If this is a National Register nomination project, estimate the number of properties to be nominated: N/A

7 PHOTOGRAPHS & MAPS

Enclose **black and white** or **color** photographs to help identify and explain the project. Photographs may be traditional film prints, or digital images printed no more than two per 8.5 in. x 11 in. sheet of paper. Do not send digital images by e-mail or disk. Clearly label all photographs. Three to six photographs are usually sufficient, but additional photographs may be sent. **Polaroid photographs are not acceptable.**

Photographs will not be returned.

Enclose a map showing the location of the property. The map should be 8.5" x 11" and clear enough to allow someone unfamiliar with the area to locate the property precisely.

8 MATCHING SHARE

List the **secured** sources and amounts of the required dollar-for-dollar non-Federal cash match. Federal appropriations or other Federal grants may not be used for match, except Community Development Block Grants (CDBG) grants from the Department of Housing and Urban Development. All non-Federal match must be used during the grant period to execute the project.

\$30,000

9 BUDGET

Outline the project budget in the form below; add additional lines in a category as needed.

- The budget must be clear, and all work elements must be eligible, reasonable, and directly relevant to the project.
- Each cost item must clearly show how the total charge for that item was determined (example: hours x hourly rate = total cost).
- All major costs must be listed, and all cost items should be explained in the narrative of the application.
- The budget must include at least the minimum required match (e.g., if applying for a \$10,000 grant, the budget must describe a total of \$20,000 in costs/work).
- All non-Federal match must be cash expended during the grant period and not before.
- If you have any questions about cost categories, or how to formulate some of your budget items, please email sauls@scdah.state.sc.us.

BUDGET SUMMARY			
Enter category totals here			
Category	Federal Historic Preservation Grant Funds	Match/Cost Share	Total
Engineering Consultant	\$ 30,000	\$ 30,000	\$ 60,000
	\$	\$	\$
	\$	\$	\$
	\$	\$	\$
	\$	\$	\$
	\$	\$	\$
	\$	\$	\$
TOTAL PROJECT COSTS	\$ 30,000	\$ 30,000	\$ 60,000

10 ASSURANCES & CERTIFICATIONS

If selected for funding, the Applicant agrees to comply with the following and with all other guidelines, which will be outlined by the Department of Archives and History in the Funding Agreement:

- a) Applicant is willing to have the necessary and agreed upon surveys, nominations, plans, drawings, studies, and reports (archaeological, engineering, historical, etc.) professionally prepared as required by Archives and History and subject to approval by that Department.
- b) Applicant agrees that all survey projects will be recorded on state format survey forms and photograph cards and will follow the South Carolina State Historic Preservation Program Survey Manual. Contact grants staff at Archives and History for a copy.
- c) Applicant agrees that all National Register nominations will be prepared in accordance with National Register Bulletin No. 16 and other pertinent publications. Contact grants staff at Archives and History for a copy.
- d) Applicant's project manager agrees to attend the required grant orientation meeting in Columbia.
- e) Applicant will conduct contract and procurement (bidding) actions in a manner that provides for maximum open and free competition in compliance with the Code of Federal Regulations, Office of Management and Budget (OMB) Circular A-102 or other appropriate OMB Circular, and the State Procurement Code.
- f) Applicant agrees that Archives and History will be involved in the consultant selection process. Archives and History reserves the right to review all proposals, to make recommendations concerning consultant selection, and to approve consultant selection.
- g) Applicant agrees to arrange a meeting with the consultant(s) and Archives and History staff following hiring of consultant and prior to beginning of project work. Applicant also agrees to attend periodic meetings as needed concerning the project's progress.
- h) Applicant agrees that all work conducted under the project will be carried out in accordance with the Secretary of Interior's "Standards for Historic Preservation Projects." Contact grants staff of Archives and History for a copy.
- i) Applicant agrees to sign a Funding Agreement with the South Carolina Department of Archives and History and to follow all state and federal regulations pertaining to this grant program.
- j) Applicant understands that the Funding Agreement will specify a schedule and due dates for specific products. The grant amount may be reduced if a product required in the Funding Agreement is submitted after an agreed upon due date.
- k) Applicant certifies that the matching cash share is available to meet the non-federal share of the costs of the project and that federal monies will not be used for match. (Under federal law, Indian Self Determination and Education Assistance Act funds to tribal organizations and Community Development Block Grant funds are allowable for match.)
- l) Applicant will not charge more than the Department of Archives and History's approved indirect cost rate for salaries and wages. No other indirect costs will be allowed in the proposed budget or match. Contact the grants staff of Archives and History for the appropriate indirect cost rate.
- m) Applicant agrees to comply with Title VI of the Civil Rights Act of 1964 (P.L. 88-352) and all requirements imposed by or pursuant to Department of Interior regulation 43CFR17.
- n) Applicant agrees to comply with Executive Order 12432, "Minority Business Enterprise Development," to encourage greater economic opportunity for minority entrepreneurs.
- o) Applicant agrees to comply with the provisions of 18 USC 1913, which prohibits lobbying with appropriated funds.
- p) Applicant agrees to comply with Executive Order 12549, and with 43 CFR Part 12, which prohibits contracts with suspended and debarred persons or businesses.
- q) Applicant agrees that work for which reimbursement is expected will not begin until Archives and History issues its approval.
- r) Applicant agrees to comply with OMB Circulars A-87 or A-122 or A-110, and A-133.
- s) Applicant agrees that, for stabilization and weatherization projects, a covenant agreement will be executed at the end of the project, to be recorded with the property deed, requiring that the owner receive prior review and approval from

S. C. Dept. of Archives & History before any subsequent repairs or alterations are made to the building (covenant agreements last 10 to 20 years, depending on dollar amount of grant).

The Applicant's signature below (use only the applicable signature area) certifies acceptance of all the above conditions. Unsigned applications will not be considered.

To the best of my knowledge, this application constitutes a legitimate grant request and contains correct and accurate information. I understand that I may not proceed with any work for which reimbursement is expected until I have first been notified in writing (1) that my project has been selected to receive a grant, (2) that the project application has been approved by the U.S. Department of the Interior, National Park Service, and (3) that a funding agreement has been signed, and (4) that the South Carolina Department of Archives and History approves the beginning of work.

SIGNATURE OF AUTHORIZING OFFICIAL (Original copy must have an original signature and be in ink.)

Name of Applicant organization:

City of Charleston

Name of Authorized Official and Title (i.e., Joe Jones, Mayor; or Bob Smith, City Manager):

Tim Keane

Director of Planning, Preservation and Sustainability

Signature of Authorized Official: _____

Date:

Name of Chief Elected Official (if different from Authorized Official above):

The Honorable Joseph P. Riley, Jr.

Mayor, City of Charleston

Signature of Chief Elected Official: _____

Date:

11 SELECTION CRITERIA

Applications will be judged by three categories of selection criteria: Threshold Criteria, 2011 Priorities, and Previous Grant History.

Threshold Criteria

*To be eligible, the following criteria **must** be met:*

1. Application is completed and all blanks are filled in.
2. Application is signed by the appropriate authority.
3. All required attachments are included (résumés, photographs, maps, budget justification).
4. The required numbers of copies of the application have been submitted.
5. Application was received on time.

2011 Priorities

All projects that meet the Threshold Criteria will be rated according to these criteria:

1. Project is well-planned, proposes sound methodology, has an appropriate budget, and will use qualified personnel.
2. Project is part of a larger planning process, or will help implement the local comprehensive plan.
3. Project will have a demonstrable benefit for the public and increase public awareness and involvement in historic preservation.
4. Project involves historic or prehistoric resources threatened by neglect, development pressures, a lack of adequate funding, etc.
5. Project involves historic or prehistoric resources significant at the local, state or national levels, or resources significant for African American or Native American historical association, or resources significant for being among the last remaining examples of their type.

Previous Grant History

Where applicable, previous grant projects on the same property and/or the applicant's past performance on grant projects will be considered.

APPLICATION SUBMISSION

Applications must be submitted in hard copy. Faxed applications and applications submitted electronically will not be accepted. Applications not received by the deadline and incomplete applications will not be considered. Additional materials sent separately from the application will not be considered part of the application and will not be included in evaluation of the application.

Application materials will not be returned. All application materials, including photographs, become the property of the SC Department of Archives & History and may be reproduced by SCDAH or its partner organizations without permission; appropriate credit will be given for any such use.

YOU MUST SUBMIT:

- One (1) original, signed application with attachments, and five (5) copies (application only, additional copies of attachments are not necessary)

A complete application package includes:

- Application on 2011 form.
- Authorizing Official signature.
- Detailed budget.
- Necessary supplemental information to explain the project (photographs, maps, etc.)

SEND APPLICATIONS TO:

Brad Sauls
2011 Federal Historic Preservation Grants
SC Dept. of Archives & History
8301 Parklane Rd.
Columbia SC 29223-4905

JAMES I. NEWSOME, III
President and Chief Executive Officer

P.O. BOX 22287
CHARLESTON, S.C. 29413-2287 USA
(843) 577-8600
FAX: (843) 577-8626

January 7, 2011

Mrs. Katharine S. Robinson
Historic Charleston Foundation
40 East Bay Street
Charleston, SC 29401

Mr. Evan Thompson
Preservation Society of Charleston
PO Box 521
Charleston, SC 29402

Dear Kitty & Evan,

During the concept planning for Union Pier redevelopment and the new cruise terminal, one issue that was of particular interest to your groups and others was the desire to stabilize and protect the Bennett's Rice Mill façade. As a result, the Union Pier Concept Plan features a new "Rice Mill Park" that would highlight the façade and ensure that it remains in place.

As you know, an initial site assessment in September produced recommendations for necessary stabilization measures. With the final drawings for the steel work in hand, we expect to have it accomplished as soon as practical.

A more detailed rehabilitation and conservation plan would provide a path for longer-term masonry, wood and structural work to preserve the façade as part of the Union Pier Concept Plan. Developing this plan could take six months and cost \$60,000 or more. A 50/50 matching grant through the State Historic Preservation Office (SHPO) could fund up to \$30,000 of the plan's development. The SCSPA asks that HCF and PSC each consider contributing \$10,000 toward the development of the rehabilitation plan.

The SCSPA remains committed to the actual stabilization work to preserve the façade, as contemplated in the Union Pier Concept Plan, and will continue to seek other grant and private funding opportunities, as we have previously discussed. But pursuing and securing this grant in collaboration with HCF, PSC and the City will greatly enhance the project's credibility, visibility and sustainability as major conservation work is accomplished in the coming years under the Union Pier Concept Plan. It also would clearly demonstrate that your groups see great merit in the project.

Partnering in this way will not only give us a roadmap to the securing the façade's future, but it would open the doors to more participation from outside groups in the future.

I understand that HCF and PSC have many other priorities and projects. Given your mission and your interest and previous participation in the façade's preservation, I hope you will find that working to preserve one of the finest examples of 19th century industrial architecture is a most appropriate and productive project for both of your organizations.

Mrs. Robinson & Mr. Thompson
January 7, 2011
Page 2

We eagerly anticipate your commitment to the development of the rehabilitation plan. We are proceeding with plans to apply for the SHPO grant, which is due February 1, and I thank you in advance for your consideration.

All the best to you and yours in 2011!

Sincerely, .

A handwritten signature in black ink, appearing to read "Jim Newsome", with a long, sweeping horizontal stroke at the end.

Jim Newsome

cc: Mr. W.E. Applegate, III
Mr. Eugene P. Corrigan, III



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January 21, 2011

Mr. James Newsome, President & CEO
South Carolina State Ports Authority
P.O. Box 22287
Charleston, SC 29413-2287

Dear Mr. Newsome:

Jim -

I am writing this letter to express our full support for your application to the South Carolina Department of Archives and History for a matching grant for the preparation of plans for the ongoing preservation of the historic Bennett Rice Mill façade.

While we are not able to provide funds for the project, we look forward to consulting with you on preservation aspects of this project as the need arises. As we both know, the preservation of what remains of this mill has been an ongoing concern of the preservation community for well over 60 years.

We look forward to the successful preservation of the façade and we are grateful for your commitment of future stewardship.

Best Regards,


Evan Thompson
Executive Director

cc: Hon. Joseph P. Riley, Mayor, City of Charleston