NPS Form 10-900 OMB No. 1024-0018

705

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

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AUG 21 2015
Nat. Register of Historic Places
National Park Service

1. Name of Property

Historic name: Huger, Cleland Kinloch and Burnet R. Maybank House
Other names/site number: _____
Name of related multiple property listing:
N/A
(Enter "N/A" if property is not part of a multiple property listing

2. Location

Street & number: 8 Legare Street
City or town: Charleston State: SC County: US
Not For Publication: ☐ Vicinity: ☐

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this x nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property x meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___**national** x **statewide** x **local**

Applicable National Register Criteria:

___**A** x **B** x **C** ___**D**

W. Eric Emerson 8/12/15

W. Eric Emerson, State Historic Preservation Officer: **Date**

_____

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official: **Date**

Title : **State or Federal agency/bureau or Tribal Government**

4. National Park Service Certification

I hereby certify that this property is:

✓ entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:) _____

Carol Edson H. Beall 10.5.15

Signature of the Keeper Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private: [x]

Public – Local [ ]

Public – State [ ]

Public – Federal [ ]

Category of Property
(Check only **one** box.)

Building(s)	x
District	
Site	
Structure	
Object	

Number of Resources within Property
(Do not include previously listed resources in the count)

Contributing	Noncontributing	
1		buildings
		sites
3		structures
		objects
4	0	Total

Number of contributing resources previously listed in the National Register 1

6. Function or Use
Historic Functions
(Enter categories from instructions.)
DOMESTIC/single dwelling

Current Functions
(Enter categories from instructions.)
DOMESTIC/single dwelling

7. Description

Architectural Classification
(Enter categories from instructions.)
_Mid-19th Century:
_Italian Villa_____

Materials: (enter categories from instructions.)
Principal exterior materials of the property:
Walls: Brick with unpainted stucco
Foundation: Brick with unpainted stucco
Roof: Other: Slate

Narrative Description
(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with **a summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Cleland Kinloch Huger and Burnet R. Maybank House (c. 1857-c.1858), hereafter referred to as the Huger-Maybank House, is a large three-and-one-half story brick Charleston single house designed in the Italian Villa style, and is located on the east side of Legare Street in Charleston, South Carolina. The dwelling is architecturally significant as an exceptional example of its type, both in overall character and detail, and retains a high degree of historic integrity through its preserved mid-nineteenth century exterior and interior. Original style defining features of the dwelling's exterior include its unpainted stucco and quoins, offset entrance tower, thick cornice and classical entablature, sandstone lintels, and a heavily articulated classical front entry (noted as one of the most photographed doorways in Charleston). Additionally, the excellent condition of the Huger-Maybank House's original interior historic fabric, which includes gilded cornice moldings, restored late-nineteenth century gas lighting, as well as the building's unique triple drawing room floor plan, make the dwelling one of the finest examples of Italian Villa residential architecture in the city. Other character defining interior elements include a flared staircase featuring an original hairpin-curved railing, newel post and balustrades, grand arched openings and pocket doors of the triple drawing rooms, arched keystone marble mantelpieces and wide fascia moldings of the window and door surrounds. A historic **stucco brick wall (contributing structure)** lines the property on Legare Street and follows the eighteenth-century garden wall foundation of the adjacent Miles Brewton House. The wall has massive piers and **features iron, lyre motif gates (contributing structures)** at both the northern and southern corners. The house is architecturally unique to Legare Street, as many of the surrounding dwellings are of earlier architectural styles ranging from the 1760s to the 1820s. It was the only Italian Villa dwelling identified in a 1944 architectural inventory of Charleston, which deemed it "notable" to the city.[1] The Huger-Maybank House was restored by the current homeowners in 1991 and maintains a high degree of historic integrity.

[1] Carolina Art Association. *This is Charleston: An Architectural Survey of a Unique American City*. Charleston, SC: Carolina Art

Narrative Description

The Cleland Kinloch Huger and Burnett R. Maybank House (hereafter, Huger-Maybank House) is a large 6,941-square-foot unpainted stuccoed-brick dwelling located on the east side of Legare Street in Charleston, South Carolina. It is a three-and-one-half story Charleston single house designed in the Italian Villa style and is situated on the northern half of an 88-foot (Legare) by 102-foot property in Charleston's South of Broad neighborhood. Featuring a side-hall town home plan and a south-facing double-tiered piazza, the Huger-Maybank House symbolizes how Charleston's vernacular architectural traditions were often infused with the contemporary high-styles popular at the time of construction. The Huger-Maybank House is one of the few major surviving Italianate-inspired residences erected in Charleston before the Civil War, and in turn, one of oldest Italian Villa dwelling's extant in the city.

The Huger-Maybank House was built c. 1857- c. 1858 by Charleston native Cleland Kinloch Huger on property formerly occupied by the rear garden of the Miles Brewton House. The three-by-five bay Charleston singe house was constructed with a side hall orientated on an east-west axis on the northern property line, with the main entrance situated within an off-set three-story tower at the northern corner of the west (primary) façade. The main block of the dwelling has a side-gable slate roof with two dormers on each pitch. The south pitch features three brick chimneys at the eaves. The entrance tower is one bay wide, and has a flat roof featuring a central scrolled finial at the eave and a brick chimney at its northeast corner. The main block's front gable features an elongated central window, and is outlined in a dentiled cornice with a thick entablature, a feature that is carried throughout the entire building. Bold, unpainted stucco quoins outline the dwelling's main block as well as the entrance tower. A south-facing, two-tiered piazza is raised on square brick piers, and features turned balusters and fluted Doric columns and colonnades. The windows are wooden six-over-six double hung sash with sandstone sills and lintels. The primary entry is outlined a thick classical door surround featuring flanking modillions and a scrolled keystone.

Original to the property is a large, two-story outbuilding originally serving as a carriage house and kitchen, and lays contiguous with the property's northern boundary at the rear of the dwelling. The Huger-Maybank House and its outbuilding were first recorded in an 1882 City Engineer plat (Figure 1). By 1888, a one-story hyphen was constructed to connect the main house with the outbuilding, but has since been replaced by a late-twentieth century, three-story addition, which houses modern amenities for the main house (Figure 2). The outbuilding was subdivided from the property in the mid-twentieth century, and a brick wall now bisects the property to separate the main dwelling from its former dependency. The carriage house is now under separate ownership and not part of the present nomination.

A **stucco brick wall (contributing structure)** that predates the dwelling fronts the property on Legare Street and follows the southern property line to the rear of the original c. 1857 lot.[2] The masonry wall is an example of the evolution of a feature originally serving as the boundaries of Miles Brewton's eighteenth-century gardens, but which was likely altered over the years from the Victorian period through the 1930s to accommodate the dwelling it now surrounds. The wall opens at the south and north corners of the property to allow for the driveway and front entry. At both openings, the wall features massive piers and **iron, lyre motif gates (contributing structures)**. Although the wall pre-dates the Huger-Maybank House, it will be described and discussed in this nomination as also contributing to the architectural character of the property.

The lyre-themed wrought iron gates at the wall's northern corner feature cast-rosette detailing and front the dwelling's principal Legare Street entrance. Although there is no known documentation of the gates' commission or purchase, several of the gates' physical attributes suggest the craftsmanship of nineteenth century blacksmith Christopher Werner. In 2010, Werner expert Kelly Ciociola conducted a comparative analysis of his work to identify the Huger-Maybank House craftsman:

[2] "To be sold at Private Sale." *News and Courier.* 1954 January 14.

> This lyre theme was also present in the gates at Bethany Cemetery, though the actual element is more decorated with scrollwork details at the house on Legare Street. The ornamental scrollwork that tops the gate is similar to that on the top of the gates at Bethany. This particular pattern of scrollwork is repeated throughout Werner's work. While it does change from piece to piece to suit the design, it is clear that is altered from a similar pattern. The spacing and placement of the scrolls, the tapered scrolls and the way three or sometimes five pieces of iron combine to create one looping scroll repeats throughout his works. His designs for the Porter's Lodge, at the College of Charleston, as well as the Sword Gates show a similar pattern to that at 8 Legare Street.[3]

Huger's name does not appear in Werner's account book, yet it is still possible Huger commissioned Werner for his new property. Although Werner's career continued well into the 1870s, his existing account book ends in September of 1857, just prior to the completion of the Huger-Maybank House and most likely the installation of the entry gates. The gates are first documented in a pre-1923 photograph of the Huger-Maybank House, which confirms they have experienced little to no alteration since this time (Figure 3). In a 1944 architectural survey of Charleston, the front entry gates, classified as "valuable," were one of four gateways individually recognized within the city limits, another possible sign of the work of Werner.[4]

A second pair of gates, referred to as the carriage gates, is located at the southern-most corner of the masonry wall and opens to the property's driveway, which parallels the southern property line. These gates are attributed to early twentieth century craftsman C. W. Ortmann in 1901. According to former Charleston Museum director Laura M. Bragg, the gates were created to match the entry gates.[5] The carriage gates are first depicted in a 1935 photograph, which also confirms their exceptional current state of preservation (Figure 4).

Upon entering the Huger-Maybank House through the tower's primary entry, the dwelling has a typical town house plan of the mid-nineteenth century, featuring a side hall extending along the northern elevation, and three large, square rooms extending the length of the southern elevation. This plan is repeated throughout the dwelling's three stories. The ground level of the tower serves as the entrance foyer and opens to a flared staircase with a hairpin-curved railing supported by turned balustrades and a heavy newel post. Scrolled bracket detailing accompanies the curved stair to the second floor along the north wall. The second floor features the dwelling's principal suite of triple, high-ceiling drawing rooms, which are separated by wide, arched openings fixed with pocket doors. Each room is lined with a heavy, gilded cornice with egg and dart, and gold leaf detailing, and contains Italianate marble mantelpieces with scrolled keystones centralized on the southern wall. Elongated French doors topped with transoms flank the mantles, and original gas chandeliers fixed to gilded medallions are centered at each room's ceiling. Two additional gas chandeliers are located within the first and second-floor foyers. Restored late-nineteenth century gas sconces are scattered throughout the triple rooms. The west drawing room features access to the dwelling's tower, which upper levels contain smaller, auxiliary rooms featuring similar molding detail as the adjacent drawing rooms. A door situated in the northeast corner of the east drawing room offers entry into the dwelling's addition. The addition houses a ground-floor garage, second-floor kitchen and additional bathroom space. Immediately behind (east) of the main stair hall, an historic service stair climbs the three-stories, and encircles a twenty-first century elevator.

The Huger-Maybank House has experienced little alteration. The dwelling's most significant change was the construction of a 1991 three-story addition in the rear of the building for modern amenities. The addition is hidden from all aspects of the public right-of-way, and supplanted an earlier, late-nineteenth century hyphen that was constructed to connect the main dwelling with the outbuilding. Additionally, the homeowners used the wood removed from the house to construct the island within the addition's kitchen. The slate roof was replaced in 1989 after Hurricane Hugo, during which time repairs were also made to the heavily damaged ground floor.

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[3] Ciociola, Kelly. "Werner Fecit': Christopher Werner and Nineteenth-Century Charleston Ironwork." Clemson University Graduate Thesis, 2010. 91-92.
[4] Carolina Art Association, 67.
[5] "Information on Charleston Ironwork Furnished by C. Ortmann, May 1925." Laura M. Bragg Papers, Research and Photos of Charleston Ironwork 1 of 2, South Carolina Historical Society. Charleston, SC.

Overall, the modern alterations do not compromise the dwelling's integrity. Original Italianate-inspired elements continue to define the dwelling on both the interior and exterior, and the overall character of the Huger-Maybank House has changed little since its first documentation in 1882. The survival of the pre-Huger-Maybank House masonry wall and the historic iron gates contribute to the integrity of the dwelling's historic setting, and after more than a century, still define the boundaries of the property. Furthermore, early 1930s photography of the Huger-Maybank House confirms the dwelling's retained representation of the selected periods of significance. The photographs capture not only overall character, but specific detail such as exterior shutters, piazza balustrades, entrance door detail and hardware, and interior mantelpieces (Figures 5-8).

Careful attention has been made to the preservation of the dwelling's historic fabric through the continuous restoration efforts of the current homeowners. In 2008, the house's 150th year, homeowner Stephen Ziff wrote of his experience:

> We loved the fact that it looked pretty much as it had since the 1850s…What we especially appreciated was that all of the main rooms were unchanged. The previous owners had not prettied them up. There was no rot, no termites, no settling damage. The molding still had its original gilding…We are especially proud of what was already there: the four matching sconces in the dining room and those in the second-floor front bathroom and the apartment's living room and bedroom; the chandeliers in the living room, office, apartment living room, and third-floor stair landing; all the fireplaces on the second floor and the one in the front bedroom; and the stairwell banister.

As a result, the property retains a high degree of integrity with regard to location, design, setting, materials, workmanship, feeling, and association.

The Huger-Maybank House is situated near the intersections of Legare with Lamboll and Gibbes Streets, and its very siting is rooted in the complex nature of the topographic development of Charleston. The site of the Huger-Maybank House was formerly the location of the rear garden associated with the Miles Brewton House at 27 King Street. This site was defined by both high ground and marsh, the latter interrupting the path of Legare Street until the 1770s, when Miles Brewton, Thomas Lamboll, William Gibbes, and others filled the marsh and extended streets through the area. From settlement in the 1680s to well into the nineteenth century, the Charleston peninsula was heavily indented by tidal creeks and marshes. Many property boundaries followed geographical lines made by waterways or ridges. In the 1770s, Miles Brewton and his descendants had the luxury of not developing their frontage on Legare Street, keeping it as part of the garden of the King Street mansion until the 1850s. In 1854, the *News and Courier* described the lot as "high and dry," yet historic maps confirm that parts of the property's southern edge may have once been defined by marshland (Figure 9).[6] Because Legare Street was an original street of seventeenth century Charleston and parts were developed much earlier than the Huger-Maybank House property, the dwelling is architecturally unique to street, as many of the surrounding dwellings are defined through earlier architectural styles of the colonial and federal periods. Today, Legare is a shaded, picturesque street lined by private residential mansions.

[6] "To be sold at Private Sale." *News and Courier.* 1954 January 14.

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- [ ] A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- [x] B. Property is associated with the lives of persons significant in our past.
- [x] C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- [ ] D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "x" in all the boxes that apply.)

- [ ] A. Owned by a religious institution or used for religious purposes
- [ ] B. Removed from its original location
- [ ] C. A birthplace or grave
- [ ] D. A cemetery
- [ ] E. A reconstructed building, object, or structure
- [ ] F. A commemorative property
- [ ] G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance
(Enter categories from instructions.)
_ARCHITECTURE
_POLITICS/GOVERNMENT

Period of Significance
1857-1858
1931-1954

Significant Dates
_1857_
_1931_

Significant Person
(Complete only if Criterion B is marked above.)
_Burnet Rhett Maybank (1899-1954)

Cultural Affiliation
____N/A_____

Architect/Builder

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Cleland Kinloch Huger and Burnet R. Maybank House is eligible for individual listing in the National Register of Historic Places under Criterion B at the state level of significance in the are of Politics and Government. It is also eligible under Criterion C at the local level of significance in the area of Architecture. Built 1857-1858, the Huger-Maybank House is included within the boundaries of Charleston's Old and Historic District, but deserves individual listing both for its exceptionally preserved mid-nineteenth century architectural character and its associations with a significant statewide political figure in the 20th century, Burnet Rhett Maybank, mayor of Charleston (1931-1938), governor of South Carolina (1939-1941), and United States Senator (1941-1954). The Huger-Maybank House is one of the earliest Italianate-inspired dwellings to be constructed within Charleston and is an excellent and notable example of a substantial Italian Villa-style Charleston single house. The dwelling is also representative of Burnet Rhett Maybank's political career. It served as his primary residence during his formative years as a politician, and hosted significant people and events that are important in understanding Maybank's statewide political legacy.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Architecture

Charleston was an isolated city in the three decades leading up to the Civil War, and experienced extreme economic decline. The introduction of the railroad provided access to cheaper lands west of the South Carolina coast, creating competition in cotton and rice production, and the growing industrial power of the northern United States increased threats to Charleston's agricultural systems.[7] Many feared the loss of political and social stability as the demand for Lowcountry crops rapidly declined. Squeezed by the eroding fertility of Lowcountry fields and increased competition from the new cotton-producing states of the southwest, the Charleston gentry, once among the nation's wealthiest, struggled to maintain the status and lifestyle that they had once known.[8] By the 1850s, the Pringle family, owners of the Miles Brewton House, were faced the same economic crisis experienced by many Lowcountry planters in that decade.[9] In 1854, as means of producing extra income, William Bull Pringle decided to subdivide his property's eighteenth century garden, which would create prime real estate fronting Legare Street. He hired local broker Alonzo White to begin advertising the new building lots and, on March 20, 1854, the *News and Courier* featured an advertisement for "the most desirable Building Lots in the City of Charleston, situated in Legare Street."[10] At this time, White also served as the broker for Cleland Kinloch Huger in the sale was of his Exchange Plantation in Georgetown.[11]

Huger officially purchased the southern half of garden lot in March of 1857, which was "enclosed on south and west lines by a solid brick wall," and immediately began construction on a new dwelling. In April of 1857, Edward J. Pringle wrote to his father William Bull Pringle

> How do the two houses in our garden get on? I hope you will see that they are well built and of good designs, for among twelve children there ought to be two rich enough one of these days to reunite the old lot.[12]

Huger's chosen architectural style, an amalgam of the traditional Charleston single house form with Italian Villa details, signaled the introduction of a new architectural form, which strayed from the classical revival edifices to which Charlestonians were accustomed. Charleston's first Italianate-inspired building was completed just seven years prior, in 1850, with local architect Edward Brickell White's design for the additions to the College of Charleston main building, Randolph Hall.[13] That same year, architect Edward C. Jones introduced the Italian Villa style with his design for the Roper Hospital on Queen Street, with its characteristic towers, arcades, arched openings, and bracketed cornices.[14] The Roper Hospital has since been demolished. In 1853, he designed one of Charleston's first traditional Italianate-style residences at 26 South Battery for Col. John Algernon Sydney Ashe. As the Ashe House has many character defining features of this genre of architecture, it does not contain earlier Italian Villa influences, such as the offset tower and thick, classical entablature, found at the Huger-Maybank House.

[7] Edgar, Walter. *The South Carolina Encyclopedia*. Columbia: University of South Carolina Press, 2006. 230; Edgar, Walter B. *South Carolina: A History*. Columbia: University of South Carolina Press, 1998. 284.
[8] William W. Freehling, *The Road to Disunion, Vol. II: Secessionists Triumphant, 1854-1861* (Oxford: Oxford University Press, 2007), 362-365.
[9] Cote, Richard N. *Mary's World: Love, War, and Family Ties in Nineteenth-century Charleston*. Mt. Pleasant, SC: Corinthian Books. 2000. 95.
[10] "To be sold at Private Sale." *News and Courier.* 1854 January 14.
[11] Letter from Alonzo J. White to Cleland Kinloch Huger, 1853 January 8. Cleland Kinloch Huger Papers, South Caroliniana Library, Universirt of South Carolina.
[12] "To be sold at Private Sale." *News and Courier.* 1854 January 14; Letter from Edward J. Pringle, San Francisco, to William B. Pringle, Charleston, 1857 April 19. Pringle Family Papers, South Carolina Historical Society.
[13] Stockton, Robert. "The Architecture of 8 Legare Street." *8 Legare Street*. Commissioned by Stephen J. Ziff. 2008. 1.
[14] Stockton, "The Architecture of 8 Legare Street," 2.

Perhaps it was Huger's study of the Italian language and his visits to Florence that inspired the unique Italianate infused style of his residence, despite the fact that the style was only rarely seen in Charleston.

Local tradition holds that construction of the Huger-Maybank House was the work of local builder Patrick O'Donnell (1806-1882). As a contractor who moved to Charleston from Galway, Ireland, not much is known of his work prior to the 1850s. By 1852, however, O'Donnell had gained a sufficient fortune to begin construction on his own residence, which at its completion by 1870, was the largest Italianate-style dwelling in the city.[15] Throughout his career he distinguished himself as a builder, contractor, master plasterer, and mason. According to a 1964 *News and Courier* article:

> All of the buildings he constructed were marked by a quantity of the elaborate and handsomely executed stucco and plaster ornament that was popular here in the 1850s. This ornamentation was the earmark of a style of architecture, and represents the Machine Age aiding and abetting with new materials, more implements and better architecture books for revivals.[16]

Many Charleston scholars, including Samuel Gaillard Stoney, credit O'Donnell with the construction of the Huger-Maybank House, as well as the house adjacent at 10 Legare Street, yet no documentation has been found to confirm this information.[17] In addition, Robert P. Stockton in *The Maybank Family of South Carolina* states, "O'Donnell purchased the site as part of the grounds of the Miles Brewton House on King Street, subdivided the Brewton House lot and built on the Legare Street frontage," yet no records indicate his purchase, only Huger's.[18]

Many elements within the Huger-Maybank House make it more conceivable the O'Donnell did indeed supervise construction, such as the interior plasterwork and the use of unpainted stucco. While such stylistic similarities are not definitive proof of O'Donnell's involvement with the Huger-Maybank House, his notoriety for working locally in the Italianate style, most notably the construction of his own grand residence just one block east of the Huger-Maybank House some years later, would have made him a possible choice as the architect and contractor for Huger's Legare Street dwelling.

If constructed by O'Donnell, the Huger-Maybank House would have been one of the first in a line of projects throughout the antebellum and postbellum period. Not only would he later create a legacy for his work with the construction of his own home at 21 King Street, but he is also recognized for his work in the masonry Gothic Revival St. Luke's Chapel (c. 1859-1862), now New Tabernacle Fourth Baptist Church at the corner of Elizabeth and Charlotte Streets in Charleston. However, both 21 King Street and St. Luke's Chapel were completed well after that of the Huger-Maybank House and are representative of O'Donnell's later career.

The design of the Huger-Maybank House illustrates a knowledgeable eye, and successfully incorporates Charleston's vernacular architecture with a high style Italian Villa flare. With the popularity of the Revival styles in the middle decades of the nineteenth century, Huger made a decision to break from the trend. As a former planter on the eve of political and economic turmoil, and with an childhood upbringing described by his sister as "simple," the family home "moderate, smaller than most of our neighbors," with "reasonable wants and various luxuries in a moderate and careful way," perhaps Huger commissioned a dwelling that was both pioneering and functional, proving his worth in both innovative architectural style of the time and interior décor while remaining true to the vernacular, moderate means in which he was raised.[19]

In the 1940s, the Huger-Maybank House was the only antebellum Italianate-era dwelling individually recognized in a citywide survey, the dwelling's original entry gateway being a principal contributor. A house so traditional yet so

[15] Poston, Jonathan. *The Buildings of Charleston*. University of South Carolina Press: Columbia, 1997. 227.
[16] "Charleston's Last Housing Splurge." *News and Courier.* 1964 April 5.
[17] "This is Charleston." *News and Courier*. 1964 April 15.
[18] Maybank, David, Jr., and Robert P. Stockton. *The Maybank Family of South Carolina*. Greenville: Southern Historical Press, 2004. 321.
[19] Writing Book of Elizabeth Pinckney Huger. Huger Family Vertical File. South Carolina Historical Society.

architecturally innovative in 1850s Charleston, internally fixed with historic antebellum lavish and décor from exterior finishes to the interior detailing, the Huger-Maybank House remains in exceptional condition and retains a high degree of historic integrity.

Italianate-style architecture flourished in the United States much earlier than its inception in Charleston, and Italian Villa-style dwellings constructed of the antebellum period are uncommon within the city today. From unpainted exterior stucco juxtaposed with interior gilded cornices, to an offset tower, massive quoins and sandstone lintels complementing a double-tier piazza, the Huger-Maybank House helped usher the Italianate trend locally, which gained greater acceptance in post-bellum Charleston. While similar antebellum residences in Charleston, such as the John Ashe House (26 South Battery, ca. 1853) and 30-34 Montague Street (ca. 1854), followed more traditional Italianate style, the Huger-Maybank House incorporates slightly earlier Italian Villa elements with an infusion of Charleston's vernacular architectural practices. The Huger-Maybank House stands today as one of the oldest extant Italian Villa-style residences in Charleston, and as a unique example of architectural transition with local tradition.

Politics/Government: Burnet R. Maybank

The Huger-Maybank House is also significant for its association with the political career of Burnet Rhett Maybank (1899-1954). Maybank served as mayor of Charleston during the Great Depression, governor of South Carolina during World War I and United States Senator through to the post-war period (Figure 10). His achievements, established legislation and political legacy while residing in the Huger-Maybank House as mayor from 1931 to 1938 and governor from 1939 to 1941 are significant on a statewide level, and the political career he manifested while living on Legare Street affected national change throughout the rest of his life.

While residing full-time at the Huger-Maybank House as mayor of Charleston and part-time as governor of South Carolina, Maybank directly increased and advanced municipal finance and fiscal policy that saved Charleston's declining economy from financial collapse during the Great Depression.[20] As a staunch New Deal supporter, Maybank developed and improved South Carolina's roadway systems, established new, profitable industries such as the West Virginia Pulp and Paper Company and the state's first transatlantic airport, and constructed some of Charleston's first affordable public housing with federal dollars. Maybank became a political pioneer in the United States through his vigorous approach to historic preservation as a civic policy, and was one of Charleston's first mayors to advance tourism as an economic strategy. While in office, Mayor Maybank established the city's historical commission, initiated Charleston's first system of historical markers, and headed efforts for the preservation and restored use of some of the most noted historic landmarks in the city, including Fort Johnson, Fort Moultrie, the Joseph Manigault House, and the Dock Street Theater.

Compared to other dwelling's associated with Maybank in South Carolina, such as the South Carolina Governor's Mansion (1855) in Columbia, SC, which the Maybank family resided in from 1939 to 1941, or the Col. John Stuart House (106 Tradd Street, c. 1767) in Charleston, SC, which the family purchased in the late 1940s, the Huger-Maybank House best represents Maybank's political legacy in South Carolina. The legislation Maybank established, the projects he propelled and the opportunities he created for the citizens of Charleston and South Carolina while residing at the Huger-Maybank House are still visible in the landscape of the region, and were pivotal to the development and history of South Carolina. The dwelling played an important role in Maybank's life and early career, and retains the architectural character and setting best representative of the residency of one of South Carolina's most respected politicians. Furthermore, his dwelling at 8 Legare Street became an important political venue for Maybank, as he hosted a number of nationally significant and prominent players of the era within the drawing rooms of his home, including frequent visitor and close friend President Franklin D. Roosevelt and First Lady Eleanor Roosevelt, as well as influential leaders in the construction of New Deal policy such as head of the Federal Emergency Relief Administration Harry L. Hopkins. He went on to influence major legislation and policy reform as a United Sates Senator, transitioning from local politician to national figure, and in 1950 *Fortune* magazine named him one of the "15 Most Influential Americans."

[20] Cann, Marvin. "Burnet Rhett Maybank and the New Deal in South Carolina from 1931 to 1941." Ph.D. dissertation, University of North Carolina, 1967. 61.

Burnet Rhett Maybank was born in Charleston, South Carolina on March 7, 1899 to Dr. Joseph V. Maybank (1868-1942), a distinguished Charleston physician, and Harriet Lowndes Rhett (1872-1935). Both Joseph and Harriet descended from well-established Charleston families and from a long line of political leaders, including South Carolina governor William Aiken (1844-46) and U.S. Senator R. Barnwell Rhett (1850-1852).[21] At the age of 19, Maybank enlisted in the United States Navy during World War I, and was first stationed at the Charleston Navy Yard, a location he would later fight to save during the Great Depression. He received his education from the College of Charleston and was the first honor graduate of the institution as part of the Class of 1919.[22]

Immediately after graduation, Maybank began work with his uncle, successful cotton exporter John F. Maybank of John F. Maybank and Company, and by the mid 1920s, Maybank earned an executive position within the company.[23] In addition, he served as president of the Charleston Cotton Exchange from 1926 to 1927 and was vice president of the Atlantic Cotton Association and the Charleston Chamber of Commerce. Maybank established a reputation within Charleston as a strong, young entrepreneur, and experienced much success throughout his early career. The 1920s proved prosperous for the cotton industry, and in 1927, Maybank and his wife of four-years, Elizabeth deRosset Meyers, became the homeowners of the stately Italianate mansion known as the Huger-Maybank House (See Figure 7)[24].

Within the private cotton business, Maybank affected significant change statewide. By 1929, he inaugurated a system of long distance hauling by truck to improve expensive and inadequate railroad communications with the South Carolina interior. He purchased twelve trucks and leased as many as twenty more to other corporations.[25] According to Maybank's cousin, David Maybank, Jr., "his work in the cotton business laid the important groundwork for his future in statewide politics," making regional, national and international contacts. [26]

Maybank first engaged himself in politics shortly after the purchase of the Huger-Maybank House. In 1927, the young businessman was elected onto Charleston City Council to represent his new Legare Street neighborhood. He served on the council for four years, and was a member of the Ways and Means Committee, chairman for the City Lighting Committee, the Accounts Committee and the Public Education Committee.[27] Throughout the four years, Maybank's reputation grew as an imaginative and aggressive entrepreneur, and as the Great Depression neared, a meticulous and efficient businessman was the kind of leader Charleston needed.

Synonymous with the rest of the United States, Charleston suffered heavily at the turn of 1930. In 1931, Charleston's population had reached 62,265 with over 4,000 citizens unemployed. From 1900 to 1930, the city budget rose from over $550,000 to over $1million, and Charleston's municipal debt increased from almost $4 million to approximately $10.5 million.[28] According to David Maybank, Jr.:

> The 1931 election was expected to be another venomous struggle between the factions of outgoing Mayor Thomas Porcher Stoney and former Mayor John P. Grace. Early in the year, a group of political and business leaders including Andrew J. Geer, R. Goodwyn Rhett and T. Wilbur Thornhill met to discuss the upcoming election. They agreed that a fierce partisanship of the past should be put aside and that a respected businessman, unaligned with any factions, should be mayor.[29]

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[21] Maybank, David, Jr., and Robert P. Stockton. *The Maybank Family of South Carolina*. Greenville: Southern Historical Press, 2004. 321.
[22] Maybank, 322.
[23] *Walsh's Charleston City Directory*. Charleston: Southern Printing and Publishing, 1931. 267.
[24] Charleston County Register Mesne Conveyance, Deed Book N33, Page 296.
[25] Cann, 10.
[26] Maybank, 323.
[27] Cann, 11.
[28] Fraser, Walter J. *Charleston! Charleston!: The History of a Southern City*. Columbia: University of South Carolina Press, 1991. 377
[29] Maybank, 323.

They proposed City Councilman Burnet Rhett Maybank, and immediately "called on Maybank at his Legare Street home to present the Committee's endorsement," where after days of discussion with his wife and family, he agreed to become a candidate for mayor.[30] On December 14, 1931, Maybank accepted the position as the 54th mayor of the City of Charleston, the youngest executive of an important American city, during one of the most tumultuous times in the city's history. America was in the throws of the Great Depression.

In his inaugural speech, Maybank confirmed the instability of the city's financial infrastructure: "The time has come when our credit has been exhausted and it is a source of great anxiety and distress to me as to how we will be able to raise enough money to finance the City of Charleston."[31] One month prior to Maybank's inauguration, the city failed to meet its financial obligations, and fifteen days after his speech, the People's State Bank, with forty-four branches, closed on December 31, taking the city's payroll with it.[32] Although Maybank inherited a city on the brink of bankruptcy, he accepted the mayoral seat, and vowed to do "whatever can be done by a mayor to protect the interests of Charleston and promote its growth," a promise he faithfully kept for the next seven years.

By the time Maybank took office in January of 1932, Charleston's unemployment had reached about 20%. One of his first actions as mayor was to establish a 200-member unemployment committee, which dealt with raising funds for the city's less fortunate. By September of 1932, Maybank's committee employed nearly 4,000 men and women in diverse civic projects, such as clearing the city dump, cutting the marsh grass at the city's waterfront, and paving the municipal airport runways, the latter a significant project which identified Charleston's airport as the finest in the country at that time.[33] Shortly thereafter, Maybank secured $70,000 of $1,200,000 allotted to South Carolina from Congress' Reconstruction Finance Corporation for relief work, and established the Charleston County Emergency Relief Council, further employing thousands of Charlestonians.[34]

Maybank's predecessor Thomas Porcher Stoney had increased the cost of operating the city government to $1,181,698; however, within the first two years of office, Maybank achieved almost a 25% decrease through an adamant campaign to collect languished taxes, refinance hundred-year-old railroad bonds and reduced the city employee salary scale, except those at the bottom. The average salary reduction was 12%, with Maybank receiving the largest salary cut of nearly 60%, stating "with so much poverty and distress on all sides' there were better uses for the money." The reduction in salary scale made an additional $80,000 available for the city budget.[35] By 1933, the budget was balanced, credit was restored and the city's solvency maintained. When reflecting on his mayoral term, Maybank would later write that "refinancing of the city's debt made everything else possible…we had to put our house in order before anything else could be attempted."[36] The "boy mayor," and resident of the Huger-Maybank House, singlehandedly revived Charleston from bankruptcy, and began work on manifesting corporate, industrial and hospitality-related development for a city in need.

The year 1933 welcomed Franklin D. Roosevelt as the 32nd President of the United States. Maybank first met Roosevelt in 1932 as a delegate to the National Democratic Convention in Chicago, which named Roosevelt as the party's presidential candidate.[37] Maybank became a staunch Roosevelt supporter, and after Roosevelt's election, he was able to tap into the fledgling New Deal programs established by the new administration. As early as the summer of 1933, Federal Emergency Relief Administration (FERA) funds, the predecessor to the Works Progress Administration (WPA), began to reach Charleston, and from 1933 to Maybank's resignation as mayor in 1938, thousands of unemployed in and around the city remained active in city projects through federal funds.

[30] Cann, 29.
[31] Cann, 48.
[32] *News and Courier*. Charleston, South Carolina. 1931 November 4; Edgar, Walter B. *South Carolina: A History*. Columbia: University of South Carolina Press, 1998. 498.
[33] *News and Courier*. Charleston, SC. 1932. March 16; *City of Charleston Yearbook*. Charleston, SC. 1932-1935. 34.
[34] Cann, 78.
[35] Cann, 61.
[36] "On the Job: Mayor of Charleston." *News and Courier*. Charleston, SC. 1937 March 7.
[37] "Maybank for Governor." *South Carolina Business Forum.* August 1938.

Roosevelt and Maybank's encounter at the Democratic Convention, as well as Maybank's devoted support for the administration's domestic programs under the New Deal, inspired a close friendship between the two men for the remainder of Maybank's life. Throughout the 1930s, Maybank and his wife Elizabeth were frequent guests at the White House and likewise, Franklin and Eleanor Roosevelt were often entertained at Maybank's invitation in Charleston.[38] President Roosevelt visited Charleston six times during Maybank's mayoral term, and although it is believed he never spent the night at 8 Legare, local newspaper articles and Maybank's children confirm that the Roosevelts were often present within the triple drawing rooms of the Huger-Maybank House. According to Burnet Rhett Maybank, Jr., Maybank's eldest son, Roosevelt "came to our house on Legare Street several times" and the family even "had a special chair made for him."[39]

Roosevelt's first visit to Charleston under Maybank's administration was on October 23, 1935.[40] Over 50,000 people greeted Roosevelt upon his arrival, 20,000 attending his brief address at the Citadel, where he spoke the following words:

> I shall always bear with me a very happy recollection of this coming back home… of my opportunity once more to see this historical city – to see those delightful and splendid old houses. Homes that belong not only to you who are fortunate to live in Charleston, but homes and churches and public buildings which belong to all of us Americans, all of us who care for the great traditions of the United States.[41]

Twice during 1936 did President Roosevelt embark from Charleston's port, departing just before Thanksgiving for a South American trip and returning just before Christmas. Because of the port's convenient location and accommodating facilities, Roosevelt designated Charleston as the "Presidential Port" at the close of 1936.[42] One year later, during the Roosevelt's trip in 1937, First Lady Eleanor Roosevelt was recorded as having tea at the Huger-Maybank House.

The documented experiences at the Huger-Maybank House are supported by the recollections of his children, who confirm Maybank was a family man, and the Huger-Maybank House was a central part of his life. According to Maybank's youngest daughter Elizabeth, her father repeatedly mentioned the historic integrity of their family's home on Legare Street, and consciously did everything in his power to neither harm nor alter its historic fabric. The house today looks very much as it did when her family took residency. Everything from the iron gates to the front entry's hardware, the unpainted stucco to the piazza balustrade, the interior finishes to the mantelpieces, all reflect the ownership of the Maybank family (See Figures 5-8).

At Maybank's death in 1954, U.S. House of Representative John J. Riley from South Carolina, confirmed Maybank "loved his family, and nothing gave him greater pleasure than to have his friends visit with him and his family" (Figure 11).[43] His daughter Elizabeth recollects chickens and rabbits in the yard and family gatherings in the drawing room, often times incorporating family friends in addition to the Roosevelt's, such as novelists Josephine Pinckney, preservation leader Susan Pringle Frost, and principal advisor to Roosevelt and architect of the New Deal, Harry Hopkins.[44]

In March 1933, Roosevelt appointed Hopkins as federal relief administrator, which supervised the country's most significant federal programs, such as the Federal Emergency Relief Administration (FERA), the Civil Works Administration (CWA), and the Works Progress Administration (WPA). Armed with $480,000,000, Hopkins invited political leaders from all over the country, including Maybank, to discuss the future of the funds. Maybank would

[38] Cann, 86.
[39] *Power Source: A Corporate Publication of Santee Cooper.* Spring 2004. 27.
[40] Cann, 61.
[41] "President Roosevelt Speech." *News and Courier*. Charleston, SC. 1935 October 24.
[42] *City of Charleston Yearbook.* 1936. 18.
[43] *Burnet Rhett Maybank, Late Senator From South Carolina, Memorial Addresses Delivered in Congress*. Washington, D.C.: U.S. Government Printing Office, 1955. 104.
[44] Interview with Elizabeth Maybank Gerard Wright, 2015 February 15.

ultimately secure financial support for two pioneering federal aid projects: the restoration of the Dock Street Theater and the establishment of the Santee Cooper Hydroelectric and Navigation Project.

In February of 1935, Charleston became one of the first and only cities selected by FERA for a project relating to historical restoration.[45] An article written by Maybank's wife confirms that this landmark decision occurred within the walls of the Huger-Maybank House:

> My husband and I had discussed the matter and the time soon came when we had an interested audience. Harry Hopkins, Relief Administrator, and his charming wife, came to visit us, as they had done on several occasions before. During a discussion of government projects one day in our living room, I ventured the remark that we had in Charleston an opportunity for a most unusual and worthwhile project, one that would be a real feather in the cap of the relief administration.[46]

That opportunity was the restoration of the Dock Street Theater, formerly known as the Planter Hotel. After a site visit to the dilapidated, once long-standing staple in Charleston's colonial and antebellum culture, Hopkins selected the building as a model project for FERA's historical program.

Prior to the project, Maybank vowed "where a commodity or a service can be obtained from a Charleston firm, it has been a strict policy of the Administration to purchase same locally," and on November 26, 1937, the Dock Street Theater opened its doors after a two-year restoration by local hands.[47] It was a national event and a pioneering project, which brought much publicity from media outlets such as *TIME* and *Life*. According to Harry Hopkins, the Dock Street was "restored as faithfully as possible" and "killed two birds with one stone," as the historical societies of Charleston had long wanted to restore the building and the city needed a new auditorium.[48]

In an opening ceremony, Hopkins gave the key to good friend Maybank, and the theater immediately infused new life into the city. Many refer to the restoration of the Dock Street Theater as igniting Charleston's pre-World War II preservation efforts. According to author and historian Fritz P. Hamer, "when finished, the building became a new symbol of the city's determination to rebuild its distinguished past."[49] Charleston preservation leader Eola Willis would later write to Maybank and his wife:

> You two people are more vitally associated with the second Dock Street Theater, than any others save myself…It was Elizabeth's inspiration to suggest a successor to the original structure of the name. It was Burnet, as mayor of the City of Charleston, who made the wish come true.[50]

Throughout Hopkins' career as federal relief administrator, he and his wife Barbara often came to stay and dine at the Huger-Maybank House. In the midst of the Dock Street's restoration, Hopkins and Barbara were Thanksgiving guests of the Maybanks, during which time he told the local press, "I always come to Charleston as often as I can – whenever I can."[51] After the death of Barbara in October of 1937, Hopkins chose to retreat to the Huger-Maybank House with Maybank immediately after her funeral in Washington, D.C. to recover.[52]

Concurrently with the restoration of the Dock Street Theater, federal aid traveled to Charleston for the largest single New Deal project in South Carolina and one of the largest in the country, the Santee Cooper Hydroelectric and

[45] "Planter's Hotel To be Restored," *News and Courier*. Charleston, SC. 1937.
[46] "Article written for the Junior League Magazine by Elizabeth Myers Maybank" Dock Street Theater miscellany, 1937. South Carolina Historical Society. Charleston, SC.
[47] *City of Charleston Yearbook*, 1932-1935, 19.
[48] "Planter's Hotel To be Restored," *News and Courier*. Charleston, SC. 1937.
[49] Hamer, Fritz P. *Charleston Reborn: A Southern City, Its Navy Yard, and World War II.* Charleston: The History Press, 2005. 25.
[50] Letter Burnet and Elizabeth Maybank, Columbia, from Eola Willis, Charleston. 1940 December 31. Eola Willis Papers. South Carolina Historical Society.
[51] "Harry Hopkins." *News and Courier*. 1936 November 27.
[52] *News and Courier*. 1937 October 16.

Navigation Project. As early as the 1932 Democratic Convention, Maybank lobbied for the Santee Cooper Project, which began as a means to reestablish the late eighteenth century Santee Canal, one of America's earliest canals, and its initial purpose of improving inland navigation. [53] Oswald Ryan, member of the Civil Aeronautics Board and former general counsel of the Federal Power Commission, confirmed Maybank's passion for the project, claiming Maybank went as far as researching historic records in Columbia, South Carolina to find letters from George Washington and Lafayette regarding the feasibility of developing the Santee-Cooper Canal when the project was first proposed in the 1700s.[54] The project would also control regional flooding, improve water quality, provide hydroelectric power by connecting the Santee and Cooper Rivers through a damming system and, according to Maybank, a "greater opportunity to bring Charleston in closer and more cordial relationship with our neighboring communities in the furtherance of this important development which will mean so much to the State as a whole."[55] Most importantly, however, Maybank hoped the Santee Cooper Project would increase Charleston County's industrial reputation and ultimately attract large-scale industrial markets. Since the collapse of the phosphate industry early in the 20th century, industrial development in the Lowcountry had languished. Between the turn of the twentieth century and Maybank's election as mayor, no major industry plants had been built in Charleston, and Maybank strongly believed "action of the federal government on the Santee Cooper project would decide the future of coastal South Carolina."

On April 7, 1934, South Carolina Governor Ibra Blackwood signed legislation creating the South Carolina Public Service Authority, whose purpose it was to oversee the project's inception and construction. Maybank was elected as chairman of the Authority and would eventually lead the largest federal land-clearing project in the nation at the time.[56] On July 15, 1935, President Roosevelt sent a letter to South Carolina Senator James F. Byrnes approving the Public Works Administration (PWA) to finance the project, and Maybank was elected onto the President's Advisory Board for South Carolina in handling not just the Santee Cooper, but all PWA projects.[57]

In a letter penned by Maybank in 1936 for the future Mayor of Charleston of 1986, he wrote:

> We have been working on this project for the longest time and have only recently been advised by the highest engineers of the United States government that the same is practical. We have been led to believe for years that engineering feature was impractical…While we are thinking of this commercial development there is also uppermost in our minds the future development commercially of Charleston and its vicinity by way of the pulp industry.[58]

Not only did the project employ thousands of South Carolinians, but it also set the foundation for the industrial development of the Charleston area that ensued in the 1940s and 1950s.[59] The hydroelectric project opened doors for large-scale industries to establish themselves in the Lowcountry, such as the West Virginia Pulp and Paper Company, which was reliant on adequate and dependable water supply.[60] In 1937, Maybank declared that the company provided "not only employment for a large number of workers, but a market for a slash pine, resulting in greater per capita income to the farmers of this and other sections of the State, which pays to the city a substantial return on water rentals."[61] As intended, the Santee Cooper Project and, in turn, the West Virginia Pulp and Paper Company increased Charleston's industrial reputation significantly. The company became the one of the state's first largest pulp and paper mills. Today, there are over one dozen.

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[53] Edgar, 503.
[54] "Maybank's Power Contributions Are Praised." *News and Courier.* 1954 September 3.
[55] *City of Charleston Yearbook,* 1932-1935, 23.
[56] *Power Source: A Corporate Publication of Santee Cooper* Spring, 24.
[57] Ibid.
[58] Letter from Mayor Maybank, Charleston, to future Mayor. 1936 March 16. City of Charleston Mayor's Office. Charleston, SC.
[59] "Maybank Warns Private Power in SC to 'Put up or Shut up." *News and Courier.* 1954 May 2.
[60] "Maybank for Governor," 1938.
[61] *City of Charleston Yearbook*, 1937,12.

Construction of the Santee Cooper Project was finalized on May 23, 1938, and nearly 80 years later, the system still serves as South Carolina's largest power and water utility.[62] In 2004, *Power Source*, the corporate publication for the Santee Cooper Company, successor to the South Carolina Power Authority, was dedicated to Maybank and his influence on the development of the project. It named him as the catalyst in bringing "South Carolina into the modern age," serving as the "vanguard of the fight for a hydroelectric and navigation project that he passionately felt would benefit his beloved Palmetto State."[63] Through this project, it became clear that Maybank not only had a passion for the well-being and success of Charleston, but also for that of South Carolina.

Just as the United States government was providing funds to revive Charleston, it was also during this time that the United States Navy threatened to abandon the Charleston Navy Yard, located just north of the city center. Established in 1903, the Charleston Navy Yard was an essential post during the World War I period, housing a ship repair and construction center, a clothing factory, naval training camp, the machinist mates' school, a naval ammunition depot, and a naval radio station. Yet, activity lapsed in the post war period, and in the mid 1930s, the Navy pledged to shut down the yard if sufficient construction and repair work was not conducted. Maybank, an advocate for local industrial power and strong national defense, was able to secure a contract for the construction of a gunboat, which gave employment to 500 men between 1933 to 1936, and subsequently, an additional $5,700,000 for the construction of destroyers and a coast guard cutter, ultimately bringing employment to 5,000.[64] Within this pre-WWII period, the New Deal spent over $34 million in Charleston, providing $6.6 million to the Navy Yard.[65] In 1936, Maybank confirmed:

> Realizing that the local Navy Yard is our major industry, the Administration has given much effort in cooperation with our Congressmen at Washington to maintain a normal work-load at the Yard, and the yard has profited from new construction work, such as its restoration as a first class repair and construction base.[66]

By carrying the Navy Yard through the early years of the Great Depression, Maybank set the foundation for its secured importance almost immediately after the outbreak of war in 1939. During World War II, the Navy Yard experienced its most significant expansion and was authorized to enlarge its industrial facilities.[67] By 1941, the Charleston Navy Yard had supplanted tourism as the Lowcountry's largest industry and was the third largest in the entire state, its primary role building and repairing destroyers and destroyer escorts.[68] The vessels constructed at the shipyard are well documented for their contributions to the eventual Allied victory. The Charleston Navy Yard is still active under private ownership, and was designated as a National Register Historic District in 2006.

Other federal outposts secured by Maybank within the Lowcoutry include a Civil Conservation Corp headquarters and a Coast Guard aviation base. Between 1933 and 1934, Maybank saved Fort Moultrie from discontinuance when it was selected as a Civilian Conservation Corps (CCC) processing base and the district headquarters. Not only were many improvements made to the fort from federal money under his leadership, but from 1933 to 1935, it gave approximately 1,000 Charleston and Charleston County men immediate access to the CCC once it was incepted.[69] By 1938, the CCC force in Charleston was projected to reach 1,900. Also under Maybank's administration, South Carolina was selected as one of seven states designated for a new Coast Guard Aviation base. A Coast Guard headquarters was constructed in 1935 at the foot of Tradd Street at the Ashley River in Charleston, and is still active today.[70]

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[62] *Power Source: A Corporate Publication of Santee Cooper* Spring, 21.
[63] Ibid.
[64] Cann, 115.
[65] Fraser, 380.
[66] *City of Charleston Yearbook*, 1932-35, 19.
[67] Fraser, 386.
[68] Fraser, 387.
[69] *City of Charleston Yearbook*, 1932-35, 22.
[70] *City of Charleston Yearbook*, 1932-35, 23.

Given the scope of South Carolina's condition at the start of the Great Depression, any and all New Deal programs under Maybank from 1933 to 1938 had an effect on the lives of South Carolinians, especially those in Charleston. Maybank took advantage of a variety of federal programs to improve the physical and economic condition of his city, and at the close of 1935, Maybank wrote:

> Especially is this Administration proud of the constructive program of public works projects which it has helped to secure for both the City and County of Charleston, at no small cost to the taxpayers, through the joint cooperation of the City Government and the Federal Works Relief Agencies, such as CWA, and FERA and others.[71]

Maybank worked tirelessly to not only bring Charleston back from the Great Depression, but as seen through the Santee Cooper Project, also bring the city up to par with other municipalities of its size. Maybank established the first police radio system for the local Charleston police force.[72] He improved the fire department's accessibility city-wide, constructing new stations with used equipment restored by fire department mechanics and improving the city's water mains along the east Cooper River waterfront, which brought fire protection to the area for the first time.[73] He also improved overall sanitation for the city, decommissioning the city dump and constructing a modern incinerator at the Cooper River waterfront with funds from FERA.[74] He implemented a new garbage truck system, removing the mule-pulled carts from the streets, and in 1937:

> Experimented with a new plan for the removable of garbage and trash direct from residential yards, thereby ending the liability of having it scattered over the streets-no small matter in a city depending upon tourist trade for much of its business…put permanently into effect.[75]

According to Maybank, "every tourist is a prospective Charlestonian," and after being elected unopposed for a second term as mayor in 1935, he vowed "to make Charleston as attractive as possible at all times of the year" through "the betterment of social conditions; the promotion of its cultural assets; and the beautification of its parks; playgrounds, and highway approaches."[76] Maybank added four new city parks and made major improvements to those existing, such as Hampton Park and Marion Square. In addition, Maybank went beyond the Charleston boundaries and secured an estimated 1200 acres at Givhans Bridge on the Edisto River, ten miles from Ridgeville, in hopes to provide "a healthful playground for the people of Charleston, Colleton and Dorchester Counties."[77] The CCC laid trails and constructed lodging, which still stands today. The park opened June 1, 1937.

Maybank also engaged citizens in the beautification of White Point Garden and East Bay Street at the Battery, making the improvements to the road, sidewalks and esplanade that define the spaces today (Figure 11).[78] Nearly 5,000 men employed by the CWA repaved East Bay Street over its Belgian cobblestone surface, and repaired and white washed iconic city buildings, such as City Market and City Hall.[79]

The Maybank administration improved nine playgrounds, and in 1938, Principal George C. Rogers of Memminger High School praised Maybank's efforts of recreation improvement, stating his "promotion of parks and playgrounds for children and adults has improved conditions and reduced juvenile delinquency to a marked degree."[80] In addition, Maybank secured $97,000 for classrooms, auditoriums and a heating plant at local schools. The Civilian

[71] *City of Charleston Yearbook*, 1932-35, 4.
[72] *City of Charleston Yearbook*, 1932-35, 19.
[73] *City of Charleston Yearbook*, 1932-35, 20.
[74] *City of Charleston Yearbook*, 1932-35, 19.
[75] *City of Charleston Yearbook*, 1932-35, 13.
[76] *City of Charleston Yearbook*, 1937, 13.
[77] *City of Charleston Yearbook*, 1932-1935, 23.
[78] *City of Charleston Yearbook*, 1936, 19.
[79] Cann, 92.
[80] *South Carolina Business Journal*, 1938.

Construction Program constructed a new gym at the College of Charleston, as well as a mess hall, quarters for faculty and a chapel at The Citadel, all which are still essential to the institutions.[81]

Maybank often referred to Charleston and Charleston County as "growing industrial centers…alive with its possibilities and not unmindful to its stately past." Throughout his mayoral term, he not only encouraged regional development, but also the preservation of Lowcoutry culture, vigorously embracing historic preservation as a civic policy.[82] In March of 1933, he created a city historical commission, whose job it was to distribute tour maps to hotels, designate historical markers and solicit tour groups both locally and nationally.

As Maybank entered the mayoral office in 1931, city council passed the nation's first municipal zoning ordinance in the midst of the Great Depression. The law established the Board of Architectural Review, set in place to review all plans before exterior construction to buildings lying within the newly identified Old and Historic Charleston District. Although previous mayor Thomas Porcher Stoney was instrumental in its passage, it was Maybank who implemented and amended the zoning laws to make the ordinance livable and appropriate, stating "the Zoning Ordinance should, of course, time to time, be subject to modifying amendments, aimed to the relief of any unintentional hardship which its enactment may have caused… so that its eventual perfection may be attained."[83]

Maybank also established the Azalea Festival, a statewide celebration with nearly all counties in South Carolina participating. The inaugural Azalea Festival was intended to "bring Charleston closer to the people of the Piedmont and the Pee Dee sections with the ultimate purpose that complete community cooperation between all sections of the State will result."[84] In 1938, the Azalea Festival won national support, "second only to the long-established Mardi Gras of New Orleans."[85]

Other notable projects and civil improvements under the Maybank administration included the creation of the still-active Municipal Yacht Basin on the peninsula's west side, a project employing 800 relief workers through CWA and FERA funds, and the reuse of the nearby West Point Mills property.[86] By 1935, the Cannon Street Extension to the Ashley River Bridge solved major traffic problems and provided a memorial drive and park dedicated to WWI dead of Charleston.[87] It also provided access to the Charleston suburbs, where much expansion occurred during this time. Maybank improved suburban and farm-to-market roads, including the paving of the Rockville Route, which allowed a network of short paved roads to bring the people south and west of the Ashley River within a convenient distance to the City of Charleston. This became the basis of future highway development in the southwestern section of Charleston County, and today, Maybank Highway has supplanted the Rockville Route as one of the area's most important arteries.[88]

In 1934, a Department of Commerce housing survey cited Charleston as having the worst housing facilities of any city studied. It revealed that of the 22,369 housing units, 21% had no running water, 49% had no indoor toilet and 26% were without electricity, which was significantly above the national average.[89] However, in 1936 Maybank announced the PWA would be providing funds for two new public housing projects. Additionally, the Wagner-Steagall Housing Act was established around this time by the United States Housing Authority to lend money for certain periods to local authorities for the construction of inexpensive public housing. Maybank secured Charleston

[81] Cann, 100.
[82] "Charleston, South Carolina: A Brief Sketch of America's Most Historic City and the South Atlantic's Leading Seaport: Radio address by Burnet Rhett Maybank, Mayor of Charleston, SC, over station WBT." Charlotte, NC. 1933 December 1. South Carolina Historical Society.
[83] *City of Charleston Yearbook*, 1936, 20; Stephanie E. Yuhl, *A Golden Haze of Memory: The Making of Historic Charleston* (Chapel Hill: University of South Carolina Press, 2005), 8; Robert Weyeneth, *Historic Preservation for a Living City: Historic Charleston Foundation, 1947-1997* (Columbia: University of South Carolina Press, 2000), 1-22.
[84] *City of Charleston Yearbook*, 1932-1935, 22.
[85] *City of Charleston Yearbook*, 1936, 18.
[86] *City of Charleston Yearbook*, 1932-1935, 19.
[87] Ibid.
[88] "Rockville Route to be Named for Mayor." *News and Courier.* 1938 January 15.
[89] Cann, 105.

one of the first allocations, under which he created the Charleston Housing Commission.[90] The first project was complete in June of 1937, called Robert Mills Manor, and for the African-American population, Cooper River View followed. The Charleston Housing Authority still operates these properties.

In 1937, Maybank declined a presidential appointment from Roosevelt to the Federal Power Commission, and officially declared his decision to run for governor of South Carolina. According to Maybank's daughter Elizabeth, the first floor of the Huger-Maybank House, formerly used as playrooms for the Maybank children, immediately transformed into the headquarters for Maybank's campaign. Newspaper articles showcased the new candidate and his family, and portraits of the Maybank's within their family spaces in the Huger-Maybank House became front-page news statewide (Figure 13).

In a *South Carolina Business Forum* promotional booklet for Maybank's governor campaign, Maybank reflected on his previous mayoral term:

> From the almost bankrupt municipality of 1931, the city became President Roosevelt's 'gateway' to South America, the center of an industrial development with the navy yard and the North Charleston as its hub, and is on the eve of announcements expected to make it one of the metropolitan aviation capitals of the world.[91]

As mayor, he is best remembered as a champion of the New Deal in Charleston but his political career achieved phenomenal success well before Franklin Roosevelt entered the White House. Historians such as William Fraser applaud Maybank for kick starting Charleston's reputation as an international city and destination, believing Maybank "brought the city through the depression with flair, and his remarkably durable political machine, the most efficient the city has ever known, continued to run Charleston for ten years after he left it."[92] Marvin Cann, author of *Burnet Rhett Maybank and the New Deal in South Carolina from 1931 to 1941* declared Maybank's work as "little less than magical," "financial wizardry," and "inexorable."[93]

Maybank not only salvaged the financial stability of a declining economy, but he reestablished Charleston as a self-sustaining industrial power with traditional and historic pride. Among many things, he strove to revive Charleston through agriculture, lumber and the pulp industry, believing that "more Industries mean more jobs for our workers and expanded markets for our farmers."[94] Today, Maybank's paper mill, the Santee Cooper project, his tourism policies, port developments and the Navy Yard still prove essential to Charleston's posterity. Yet, his influence and passion reached beyond Charleston.

In August of 1938, Maybank published the following statement in the *South Carolina Business Forum*:

> My pledge to this state, if chosen, as her Chief Executive is a business-like administration dedicated solely to the economic and social development of South Carolina.[95]

"For the benefit of all the people, "Earnest, Energetic and Efficient," "A progressive and sound administration;" Maybank's campaign slogans were direct reflections of his first eight years in politics.[96] Aloysius Flynn, President of the South Carolina State Federation of Labor, vowed he knew "no man who has been a better friend of the working people of South Carolina."[97]

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[90] Cann, 102.
[91] "Maybank for Governor," 1938.
[92] Fraser, 385.
[93] Cann, 55.
[94] "Maybank for Governor," 1938.
[95] Ibid.
[96] Ibid.
[97] Ibid.

From the end of the Civil War in 1865 to 1938, no Charlestonian had enough statewide support to be elected governor. Yet, with the favorable publicity statewide from such projects like the Santee Cooper, a strong political reputation in Charleston, and support from his mentor, U.S. Senator James F. Byrnes, Maybank was elected as governor of South Carolina in 1938. According to Cann:

> In the New Deal era, Burnet Rhett Maybank, a young Charlestonian aristocrat and staunch champion of the Roosevelt Administration, shattered South Carolina's political traditions and laid to rest the century-old myth that no Charlestonian could win a major state office…the farmers and mill hands of the upcountry viewed Charleston as a foreign land…in the counties west of Berkeley, Charleston was regarded as a place only slightly less evil than Hades.[98]

However, for fifteen years from 1932 to 1945, the state population was harmonious. The Depression brought camaraderie among city dwellers and farmers, and the war brought temporary unity, yet it was the actions of Maybank and his election as governor that ultimately merged the interests of the upcountry and Lowcountry to create a congruent platform, which at the time was not something that seemed as possible.

Personal friends Harry Hopkins and Senator James Byrnes attended his inauguration in Columbia, while back in Charleston citizens "nearly went wild with joy…the street demonstration rivaled the enthusiasm at the Armistice of 1918."[99] Maybank had become the first Charlestonian to be elected governor by the people. Prior to the adoption of the Constitution of South Carolina in 1868, the governor was elected by the General Assembly, and as the first Charlestonian elected after 1868, Maybank was officially the people's choice.[100]

At this time, Maybank and his family moved to the Governor's Mansion in Columbia, yet they maintained ownership of the Huger-Maybank House as a rental property. With the exception of property manager Roger and his family, the outbuildings of the Huger-Maybank House were vacant, and Elizabeth Maybank created an apartment in a former dependency for her family's occasional returns to the city. Roger maintained the house, landscaping and ironwork while the Maybank's were away, and would remain on the property until the Maybank's sold the house in 1945 (Figure 14). During World War II, the Huger-Maybank House was used as housing facilities for a single naval family, and during the postwar period, it served as a single-family rental for the family of Theodore Kenny, general manager for local construction company Cameron & Bankley.[101]

Maybank officially took office on January 17, 1939, and would serve as governor for two years. Within those two years, just as it he did as mayor of Charleston, Maybank stove to develop new commercial enterprise in the Palmetto State. After the Wall Street Crash of 1929, the northern capital essential to Charleston's tourist trade and the upcountry's truck-farming industry had declined. Although Maybank made major improvements during his terms as mayor, activity through the Port of Charleston dropped 16% from 1931 to 1941.[102] In response, one of Maybank's first actions as governor was to appoint a legislative committee to investigate the decline of maritime commerce throughout the state, and after thorough studies and statewide support, the administration created a Ports Authority to develop South Carolina's ports, the first agency of its type in the nation.[103]

As governor, Maybank remained engaged with the state's working class. On June 6, 1939, Maybank responded to a job inquiry stating "I wish there were something I could do to help you…If you know of any place where you might apply for work, I shall be glad to write a letter in your behalf."[104] In 1940, in response to a General Assembly investigation on Maybank's perceived influence on controlling work for South Carolinians, he declared:

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[98] Cann, 1.
[99] *News and Courier.* 1942 August 8.
[100] Cann, 140; *News and Courier,* 1939 January 18.
[101] "Sottile Buys Maybank House for $26,000." *Charleston Evening Post*. 1945 March 23.
[102] Fraser, 376.
[103] Fraser, 387.
[104] *Power Source: A Corporate Publication of Santee Cooper,* 26.

> I only wish… that there were more jobs. And that more of the poor people who come to my office could be helped…the last resort of the downtrodden, humble citizens of our state who go to the business firms… they go to you and they go everywhere, and then they come to my office. I am not ashamed of it, senators, I have written hundreds of letters and begged for jobs.[105]

The General Assembly found no evidence of coercion or mismanagement of authority.

One of Maybank's most significant projects during his time as governor was the passing of an important rural electrification act by the South Carolina General Assembly, which provided low-cost loans for rural electric cooperatives. In 1934, only two percent of the state's 168,000 farms had electricity, but by Maybank's second year as governor, the percentage of those farms with electricity increased to 14.5%.[106]

In January of 1941, President Roosevelt appointed South Carolina Senator James Byrnes to the U.S. Supreme Court. Also an early advocate of the New Deal and a friend of Frank K. Myers, Maybank's father-in-law, Byrnes adopted Maybank as his protégé after his appointment to mayor of Charleston, and in 1941, Maybank entered the race to fill his seat on the senate. That winter, Maybank was elected to represent the state of South Carolina as its newest United States Senator, defeating former governor Olin D. Johnston with 56.6 percent of the vote.[107] Maybank would be elected as U.S. Senator for three terms, becoming the first South Carolinian to win a democratic reelection for the United States Senate without a primary campaign, and the first South Carolina Senator to be re-nominated without opposition.[108] Maybank resigned as governor, and the family relocated to Washington, D.C. At this time, the Huger-Maybank House remained a rental property for the family. Four years later, in 1945, the Maybanks sold the Huger-Maybank House to another local, well-established Charlestonian, Albert Sottile.

With his background as a businessman, Maybank successfully headed many Senate committees focusing on finance and currency. He served as the chairman of the Banking and Currency Committee and, for nearly a decade, as the United States delegate to the annual World Bank and the International Monetary Fund due to "the increasing importance of the world bank and the tenseness of the world situation."[109] He also served on the committees of Appropriations and Senate Armed Forces. Under the Appropriations Committee, he was chair of the Subcommittee on Independent Offices and provided support to continue the U.S. nuclear weapons program in the early 1950s. He introduced the "Maybank Amendment," which was tacked onto the 1953 Defense Appropriations Bill. The amendment relieved the Department of Defense from federal legislation in order to target a percentage of its expenditures to high unemployment areas, and included the Small Business Act, which created the still-active Small Business Administration.

Additionally, Maybank established the Maybank Bill of 1950, which included Federal Deposit Insurance Acts as a means to regulate the Federal Deposit Insurance Corporation. According to the *News and Courier*, by the 1950s, the Maybank Bill had "saved Banks a quarter of a billion [dollars]."[110] During the Korean War, Maybank contributed to the development of Fort Jackson, which was to be deactivated after World War II, but thanks in part to Maybank's lobbying and influence, remains active today. He wrote the Defense Production Act, which provided economic controls essential to the Korean conflict, and was co-chairman of the Joint Committee on Defense Production, which monitored the act's Federal Agencies and worked to create benefits for veterans of World War II.

Maybank and Roosevelt's friendship strengthened with his senatorial role, and in April of 1942, in the midst of World War II, Maybank wrote the following personal letter to a troubled Roosevelt:

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[105] Ibid.
[106] Edgar, 504.
[107] Maybank, 326.
[108] "Maybank is First SC Senator Renominated Without Primary." *News and Courier.* 1954 April 9; "Without Opposition." *News and Courier.* 1954 April 9.
[109] "Maybank to go to Monetary Conference." *News and Courier.* 1954 June 30.
[110] "Maybank told his law has saved Banks quarter of billion." *News and Courier.* Undated.

> Hundreds of torpedo-burned sailors and seamen have been brought to port and placed in hospitals. Many ships that have been torpedoed have been brought into port for repairs and this week, as you know, more than 250 from the large British Liner were brought into Charleston…the people of the United States are ready and willing to do everything that you might suggest to win the war. They have implicit confidence in your foreign policies, and the point has now been reached in my humble opinion that no stone should be left unturned by you to take absolute control of everything for the good of the war. Ninety-five percent of the people will follow you to the end.[111]

Likewise, when Maybank vowed to enlist at the start of WWII, President Roosevelt demanded Maybank serve his office, where he felt the people would most benefit from his service.

To the very end of his political career, Maybank believed in the industrial future of Charleston and its necessity to the city's success, writing in 1949 to a concerned Charlestonian, that "if the development board through the cooperation of others could by some means bring some private industries to Charleston it would be far better than having to depend upon federal funds and Government organizations."[112] Maybank continued to advocate for Southern economy, and urged northern industries to look at the south as an example, stating in 1953:

> The New South offers America a living example of the courage, self-reliance, the dynamic driving force, fostered by independence and freedom, which for over a century and a half have stimulated our country's growth. The South is undergoing an industrial revolution which is as momentous and significant for its people as that original industrial revolution whereby mankind learned how to make machines do the work of human hands…The region where King Cotton once held unbroken dominion is now dotted with new multimillion dollar plants…The nation grows stronger because of the South's onward advance.[113]

He also worked to gain the transfer of the Charleston Army Base terminal from the United States Shipping Board to Charleston, and proposed Senate Bill S.886, which would put the lands back in the hands of the city. In June of 1949, the bill was approved by President Harry S. Truman, which officially allowed Charleston to lease the land for industrial uses.[114] He also worked to secure army airbases for Florence and Myrtle Beach, and in 1954, he secured funding for an important construction program at Beaufort Army Base.[115] On January 17, 1949, Charleston Mayor William M. Morrison wrote to Senator Maybank asking him to lobby for boats to take tourist to and from Fort Sumter, confirming through his efforts "was recently made a National Monument."[116]

On September 1, 1954, Maybank died unexpectedly from a heart attack at his second home at Piney Point at Highland Lake in Flat Road, North Carolina, just four years after being named in *Fortune* magazine as "The 15 Most Influential Men in America."[117] A service was held at St. Michael's Church before a procession to Magnolia Cemetery, which many claimed they hadn't seen in such capacity since the death of former Vice President and Charlestonian John C. Calhoun in 1850.[118] Out of respect of their colleague's death, the Senate delayed the highly publicized censure hearing for Senator Joseph McCarthy related to his activities associated with the Second Red Scare, and his hunt for communists in the United States.[119]

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[111] Letter to Franklin D. Roosevelt from Burnet R. Maybank, 1942 April 14. Burnet Rhett Maybank Senatorial Papers, circa 1937-circa 1954. South Carolina Historical Society.
[112] Letter from Burnet Rhett Maybank to Arthur Field, 1949 September 20. Burnet R. Maybank senatorial papers, circa 1937-circa 1954. South Carolina Historical Society.
[113] "South's Growth Cited as Example to US." *News and Courier.* 1953 June 11.
[114] Public law 97, 81st Congress, Chapter 193, 1st session, S. 1219, AN ACT
[115] Maybank, 327.
[116] Letter from Wm. McG. Morrison to Burnet Rhett Maybank, 1949 January 17. *Burnet R. Maybank senatorial papers, circa 1937-circa 1954.* South Carolina Historical Society.
[117] Maybank, 524.
[118] "Funeral Today is First Here For a Senator in 104 Years." *News and Courier.* 1954 September 3.
[119] "*News of Maybank's Death Delays McCarthy Censure Hearing Start." News and Courier. 1954 September 1.*

Many knew Maybank for his universal popularity, personal charm, or as the *Greenville Piedmont* described it in 1954, "his striking appearance and his infectious smile, but even more by his pronounced Charleston brogue which 13 years in the cosmopolitan Senate changed not one whit."[120] Senator Lyndon B. Johnson of Texas, who would become the 36th President of the United States after the assassination of John K. Kennedy in 1863, wrote of Maybank:

> There are men in this world—and unfortunately, they are few—who combine a high degree the seemingly contradictory qualities of force and gentleness. In their ranks could be found our colleague—my good friend—Burnet R. Maybank ... a man with deep affection for his fellow mortals…his heart quite properly belonged to his beloved South Carolina…his devotion to his Nation was of the highest order…the name Burnet Rhett Maybank will always live in the annals of American statesmanship.[121]

Within a week of his death, *TIME* magazine described Maybank as "a Great American, a Devoted South Carolinian who humbly served his people with distinction," and the *Charleston Evening Post* deemed him "one of the most outstanding figures in the public life of South Carolina."[122] In an article on September 3, 1954 titled "Senator and Friend*,"* the *Columbia Record* stated he "had the political touch of Midas."

Maybank's death was a national tragedy. Oswald Ryan, member of the Civil Aeronautics Board and former general counsel of the Federal Power Commission, stated "as an Indiana Republican I want to say this Southern Democrat was one of the finest senators of our time, a statesman of great integrity and broad view."[123] Senator Hubert Humphrey from Minnesota described Maybank as "the kind of senator who has made the United States a truly great and progressive country – he felt the impulses of the people and transplanted them into legislation."[124] President Dwight D. Eisenhower described his death as "a loss much to be regretted by all Americans who want men of integrity and ability in their government."[125]

In South Carolina, the *Anderson Independent* claimed "he had come to be regarded as one of the outstanding leaders in the greatest deliberative body on earth."[126] The *Palmetto State* described his career as "local post to world figure" and as "the hardest working and most popular member of the United States Senate."[127] He was an international figure, and political hero in Charleston. Charleston alderman William B. Minott claimed Maybank "was one of the best public servants we have had."[128]

As senatorial legislation still bears his name, several South Carolina buildings, roadways and scholarships carry his legacy. In 1973, College of Charleston dedicated Maybank Hall to the prominent alumnus, which provides thrity-three classrooms, one lecture room designed to sit 125, thirty faculty offices and a faculty lounge.[129] The Burnet R. Maybank Scholarship was established in his honor at the University of South Carolina Law School. Maybank Highway supplanted his Rockville Route, now one of the most important roadways in the surrounding Charleston area, and along the route over Wappoo Cut stands the Burnet Maybank Bridge. In 2010, Vice President Joe Biden mentioned Maybank at the dedication ceremony for the Ernest Hollings Special Collections Library at the University of South Carolina, referencing his work as a South Carolina politician.

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[120] "Editorial comment on the Death of Sen. Maybank." *Greenville Piedmont*. 1954 September 3.
[121] *Burnet Rhett Maybank, Late Senator From South Carolina, Memorial Addresses Delivered in Congress*. Washington, D.C.: U.S. Government Printing Office, 1955. 92.
[122] *TIME Magazine.* 1954 September 13. 23; "Senator Burnet Rhett Maybank." *Charleston Evening Post.* 1954 September 1.
[123] "Maybank's Power Contributions Are Praised." *News and Courier.* 1954 September 3.
[124] "Maybank Is Called A 'Great American." *News and Courier*. 1955 March 3.
[125] "Officials Pay Tribute to Sen. Maybank." *News and Courier*. 1954 September 2.
[126] "Foe of Injustice: Editorial Comment on Maybank." *Anderson Independent*. 1954 September 3.
[127] "Passing is Sudden at NC Summer Home." *Palmetto State*. 1954 September 2.
[128] "Maybank was Able Alderman." *Charleston Evening Post.* 1954 September 2.
[129] "College dedicates Maybank Hall," *Charleston Evening Post*. 1973 November 17.

Burnet Rhett Maybank never lost an election, was elected to the Senate three times, and was unopposed for reelection the year he died. He rescued the City of Charleston from bankruptcy in one of the most tumultuous financial times in American history. He made lasting improvements to the city that propelled Charleston from a defeated southern town to a self-sufficient southern metropolis. He was the catalyst for Charleston's successful tourism industry, as well as a pioneer in historic preservation, federal defense, and Carolina industrialization of the mid-twentieth century. Maybank united the citizens of South Carolina and became an international leader.

As Maybank's residence throughout his mayoral term, and a family retreat through his role as governor and his early career as senator, the Huger-Maybank House hosted local leaders during the Charleston Renaissance and the ground-breaking preservation movement of the 1930s, as well as national leaders such as Roosevelt and Hopkins at the height of their careers. Important political decisions were made in the dwelling's drawing rooms, and lifelong friendships strengthened within its walls. In 1936, Maybank penned a letter to the future Charleston mayor:

> Charleston looks today into the future with more hopefulness than in any of the past few generations…I hope when you read this that some of our thoughts may be realities and that the old city will still be loved by its people and respected by the citizens of the United States.[130]

[130] Letter from Mayor Burnet Rhett Maybank to His Honor the Mayor. City of Charleston Mayor's Office. 1936 March 16.

9. Major Bibliographical References

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Previous documentation on file (NPS):

____ preliminary determination of individual listing (36 CFR 67) has been requested
__x__ previously listed in the National Register
____previously determined eligible by the National Register
____designated a National Historic Landmark
____ recorded by Historic American Buildings Survey #_____
____recorded by Historic American Engineering Record # _____
____ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

__x__ State Historic Preservation Office
____ Other State agency
____ Federal agency
__x_ Local government
____ University
__x__ Other
Name of repository: __Historic Charleston Foundation, South Caroliniana Library, _South Carolina Historical Society_____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 0.2 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)
Datum if other than WGS84:_____
(enter coordinates to 6 decimal places)

1. Latitude: 32.772260° Longitude: -79.933597°
2. Latitude: Longitude:
3. Latitude: Longitude:
4. Latitude: Longitude:

Or
UTM References
Datum (indicated on USGS map):

☐ NAD 1927 or ☐ NAD 1983

1. Zone: Easting: Northing:
2. Zone: Easting: Northing:
3. Zone: Easting: Northing:
4. Zone: Easting : Northing:

Verbal Boundary Description (Describe the boundaries of the property.)

The boundary of the nominated property is shown as the heavy red line marked on the accompanying Charleston County GIS Map drawn at a scale of one-inch equals 130 feet. The boundary includes what is now one city lot, that of 8 Legare Street.

Boundary Justification (Explain why the boundaries were selected.)

The boundary of the nominated property is chosen to include all contributing buildings and structures.

---

11. Form Prepared By

name/title: _Brittany V. Lavelle Tulla, Lead Researcher
organization: _BVL Historic Preservation Research
street & number: _1022 Rosewood Lane
city or town:___Mt. Pleasant_____ state: ____SC_____
zip code:____29464_____
e-mail_ _brittany@bvlhistoricpreservationresearch.com___
telephone:_(732) 996-7745____
date:_March 2015

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Huger-Maybank House

City or Vicinity: Charleston, SC

County: Charleston State: South Carolina

Photographer: William Struhs (01-21); Brittany Lavelle Tulla (22-34)

Date Photographed: 2008 (01-21); fall 2014 (22-34)

Description of Photograph(s) and number, include description of view indicating direction of camera:

Notes

Access to ground floor and third floor living quarters was limited to the photographer.

1. View of the Huger-Maybank House from Legare Street; primary west façade with northwest offset to tower.

2. View of two-tiered piazza; southern elevation

3. Detail of primary entry within offset tower at the primary (west) elevation; entry iron gates to left

4. Detail of front entry sconce and door surround modillions

5. Entry iron gates in northwest corner of property; view from Legare Street

6. Carriage iron gates in southwest corner of property; view from Legare Street

7. Detail of rear addition decorative tympanum above ground floor garage; looking towards southern elevation

8. Entrance foyer looking west towards Legare Street

9. View of second-floor west drawing room, looking towards Legare Street and the southwest corner

10. Second-floor middle drawing room, looking east towards eastern drawing room and access to addition

11. Rear second-floor breakfast room (addition), looking east

12. Rear second-floor kitchen\

13. Detail of principal banister; view from third story

14. Banister detail on second floor

15. Stair detail

16. Modern elevator and detail of original service stair along the northern wall; view looking west from addition towards the front of the dwelling

17. Rear (east) drawing room mantle

18. Detail of gas chandelier, present in all drawing rooms

19. Gilded medallion in middle drawing room

20. Interior molding detail of principal drawing rooms

21. Restored late-nineteenth century gas sconce in rear (east) drawing room

22. View looking east through carriage gates; southern property line at right

23. Southern half of property, looking east

24. View of south-facing piazza

25. Rear northeast corner of property with glimpse of adjacent outbuilding at the northern property line

26. Detail of rear (east) main dwelling and western elevation of outbuilding

27. Subdivision gates looking towards southern yard of main dwelling and Legare Street

28. Second floor foyer gas chandelier

29. General view looking west from main second-floor drawing room

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Figure 12: Historic Photographs: Improvements made at the Battery under the Maybank Administration, 1936, *City of Charleston Yearbook*.

Figure 13: Historic Photograph: The Maybank Family in the West Drawing Room, Front page, *News and Courier: Charleston Evening Post*, 1939 January 16.

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Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).
Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Huger, Cleland Kinloch and Burnet R. Maybank House

August 7, 2015

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- Override 1
- Override 1
- City address points
- Interstates
- US Highways
- State Highways
- Primary Streets
- Neighborhood Streets
- Property lines
- Building outlines
- Water
- City of Charleston

Huger, Cleland Kinloch and
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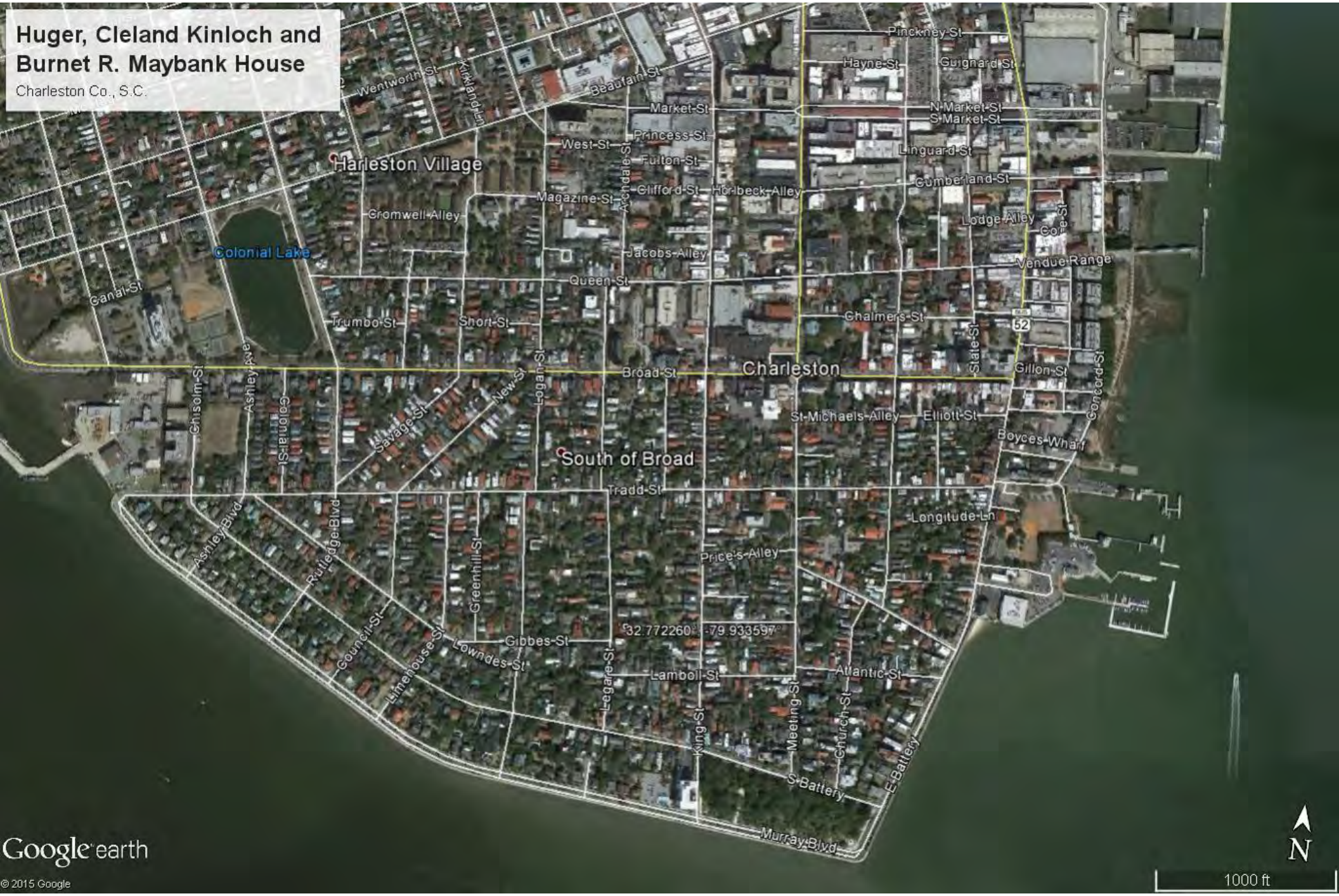
Huger, Cleland Kinloch and
Burnet R. Maybank House
Charleston Co., S.C.
Harleston Village
Colonial Lake
Charleston
South of Broad
Pinckney St
Hayne St
Guignard St
Wentworth St
Kirkland Ln
Beaufain St
Market St
N Market St
S Market St
Princess St
West St
Fulton St
Linguard St
Cumberland St
Clifford St
Horlbeck Alley
Magazine St
Archdale St
Cromwell Alley
Lodge Alley
Cope St
Jacobs Alley
Vendue Range
Queen St
Canal St
Chalmers St
Trumbo St
Short St
52
State St
Broad St
Gillon St
Concord St
Chisolm St
Ashley Ave
Colonial St
New St
Logan St
St Michaels Alley
Elliott St
Savage St
Boyces Wharf
Tradd St
Ashley Blvd
Rutledge Blvd
Longitude Ln
Greenhill St
Price's Alley
Council St
Limehouse St
Gibbes St
Lowndes St
32.772260 -79.933597
Legare St
Lamboll St
Atlantic St
King St
Meeting St
Church St
S Battery
E Battery
Murray Blvd
Google earth
© 2015 Google
N
1000 ft

LA TRAVESÍA
DEL BARCO DE VELA
ANDREA
OCEANVS DEVCALEDONIVS
MARE VERRA
MARE MEDITERRANEVM

Figure 1

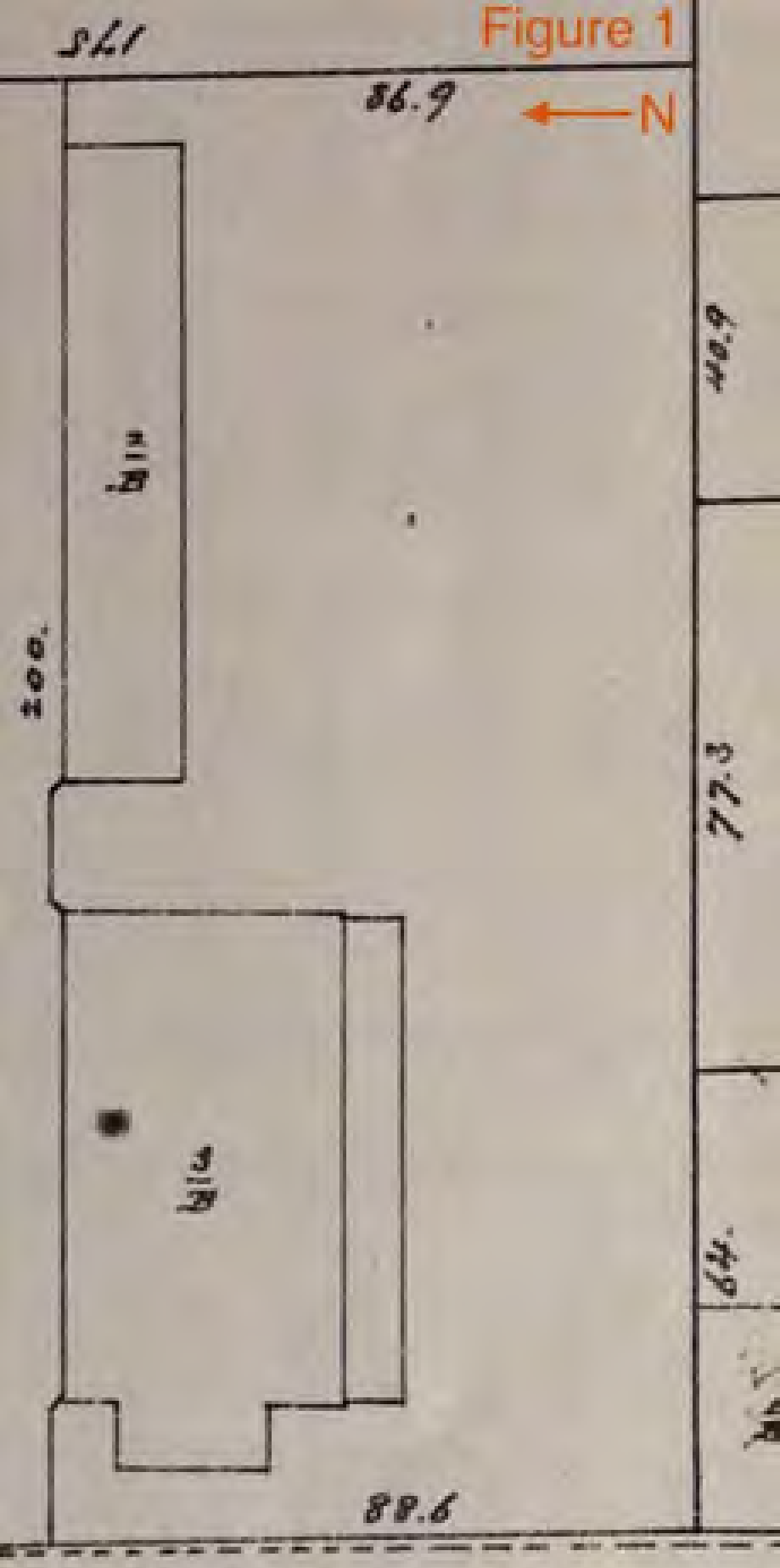

Figure 2

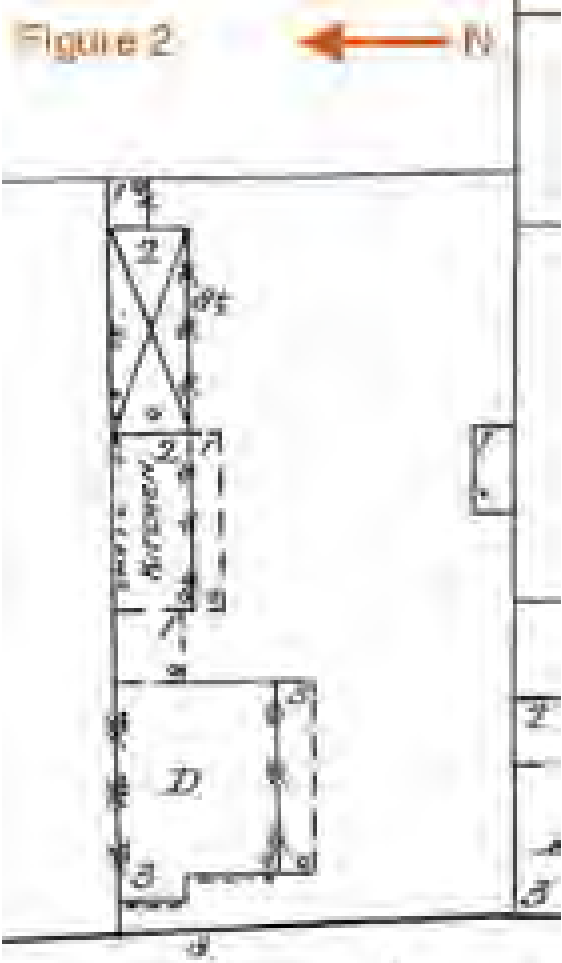

Figure 4

Burnet, Jr. + George Grimball

Figure 5

Figure 6

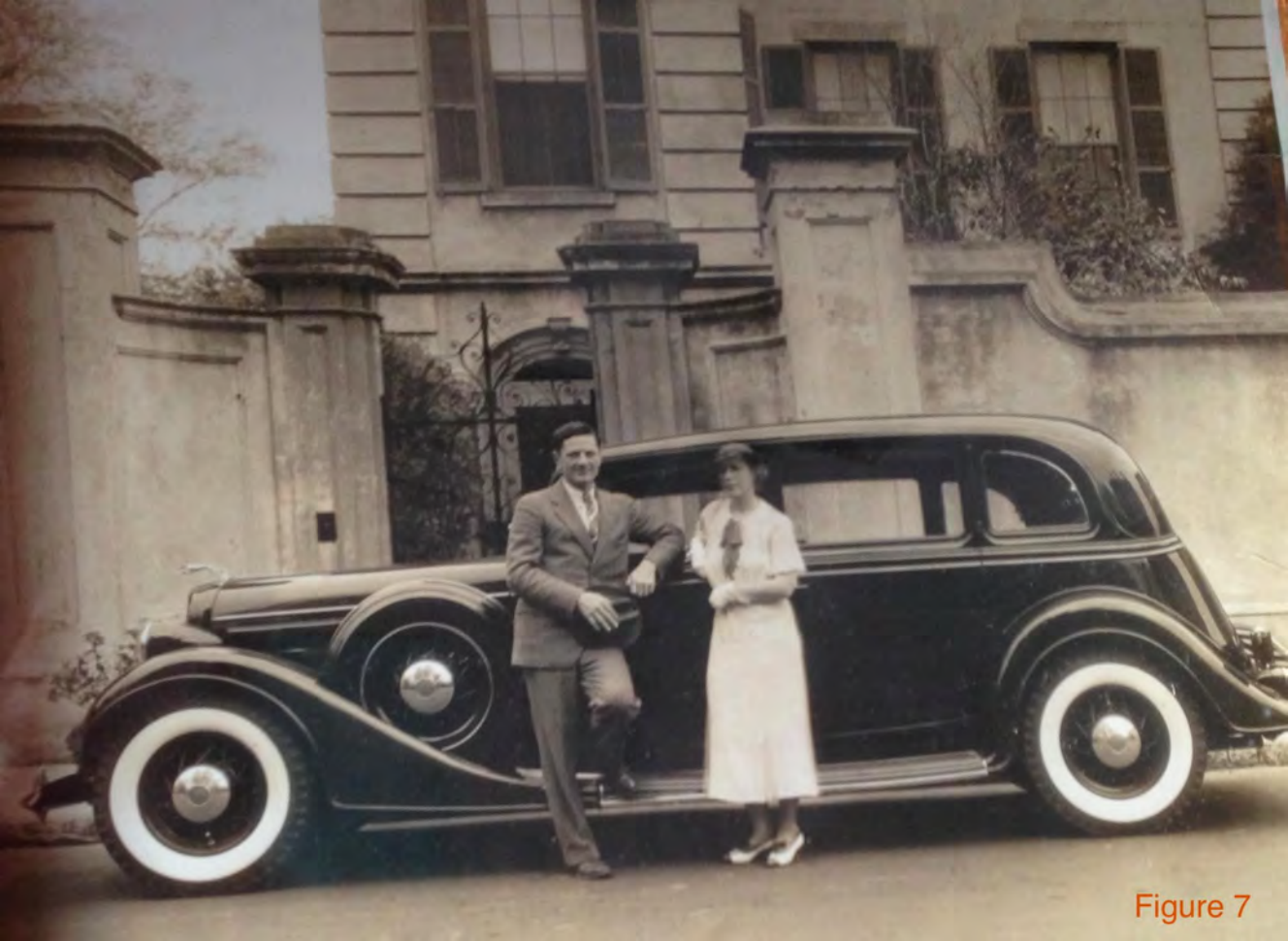

Figure 7

court, is holding the

SOUTH CAROLINA'S FIRST LADY

nc 1/19

MRS. BURNET R. MAYBANK, wife of South Carolina's new governor, is pictured above in the drawing room of her home at 8 Legare street, before she left for Columbia to assume charge of the executive mansion. She is the former Miss Elizabeth de Rosset Myers, daughter of Judge and Mrs. Frank K. Myers of 22 King street. (Photo by Jacobs.)

Figure 9

Figure 10

Figure 11

Mayor Burnet R. Maybank celebrates Christmas with his family. Reading from left to right: Roberta, Mayor Maybank, Burnet R., Jr., Mrs. Maybank, and Elizabeth.

An interesting contrast in the appearance of East Battery. The picture below was taken in 1883. Note the narrow width of the street, the park benches along the edge, and the masts of ships in the background.

The picture above shows the new railing, constructed through the cooperation of the City Government and federal relief agencies, the well-kept grass and the improved roadway. (Picture above by Jacobs; photo below from "Charleston in 1883", copyright by the Heliotype Printing Co., Boston, and used by its permission from files of Charleston Library Society)

Figure 12

INAUGURAL EDITION

The News and Courier
THE CHARLESTON EVENING POST

SECTION II

CHARLESTON, S. C., JANUARY 16-17, 1959

RS. BURNET R. MAYBANK in the second floor drawing room of their residence at 8 Legare street with their three children, Burnet R. Maybank, Jr., Eliza (left) and Roberta. The dog's name is Wings. (Photo by Howard R. Jacobs.)

Figure 13

Figure 14