

Preservation South Carolina: Dawkins House Project

**IN PARTNERSHIP WITH
USC UNION &
BENNETT PRESERVATION ENGINEERING, PC**

UNION, SOUTH CAROLINA

How We Are Doing It, What
We Are Learning, Why It
Matters

Introductions

History

Acquisition

Funding

Preservation

Challenges

Stabilization

Future Plans

Questions



Meet the Presenting Project Partners

Preservation South Carolina: Bill Comer

Bennett Preservation Engineering, PC: Amanda Brown

University of South Carolina Union: Tim Svedlund and Annie Smith



**Preservation
South Carolina**

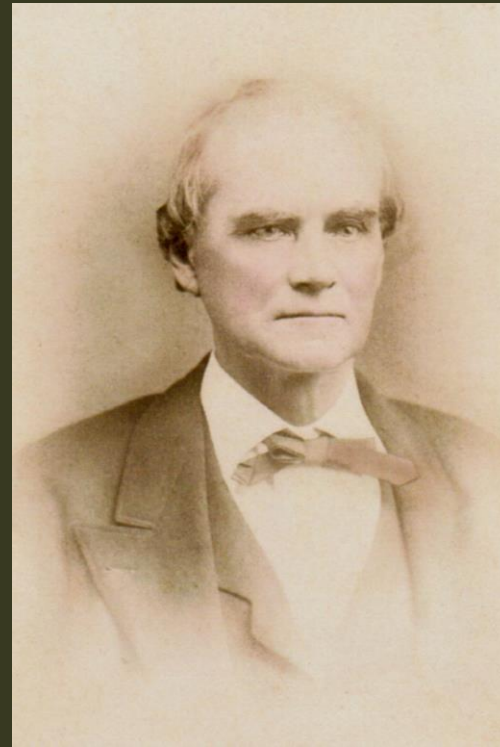


A Regional Palmetto College

History of the Dawkins House



- Former home of Judge Thomas N. Dawkins and his second wife, Mary Poulton Dawkins from 1945 to 1906.
- The two-story, clapboard terminus house sits prominently on the USCU campus.
- Five bedrooms, two parlors, and eight fireplaces.
- A pre-existing portion of the House dates to the 1790s making it one of Union's oldest surviving homes.



History of the Dawkins House (continued)



Columbia's Main Street , North from the State House after General Sherman's burning in 1865 from Digital Collection: Standard Federal (Columbia S.C.) Photograph Collection

- February 16, 1865 - April 1865: the House served as South Carolina's Provisional Capital where Governor Andrew Magrath conducted the affairs of State.
- While in the House, Magrath was informed of the South's April 9, 1865, surrender.
- Confederate documents were burned in the fireplaces to prevent seizure and prosecution.
- Union is one of only four cities to serve as SC's state capitol in addition to Columbia, Charleston, and Jacksonboro.
- Besides Columbia's Capitol Building, only the Dawkins House remains standing.
- 1973: placed on National Register of Historic Places

Acquisition by Preservation South Carolina (PSC)



- October 2022: PSC paid property taxes owed on the House in a delinquent tax sale.
- November 2023: PSC took ownership and met with the Union - Laurens Commission on Higher Education about USC-U becoming the eventual owner and long-term steward.
- December 2023: PSC presented the Dawkins House Preservation Project to Union, SC community and business leaders.
- January 2024: PSC engaged Bennett Preservation Engineering.
- December 2024: PSC engaged Huss, Inc.

Funding

- **\$10,000 from City of Union**
- **\$10,000 from County of Union**
- **\$300,000 from SC Legislature**
- **\$50,000 philanthropical donation**
- **\$800,000 needed to complete Stabilization Phase 2**



Stabilization

Bennett Preservation Engineering, PC





Preservation Challenges

On April 10, 2024 engineers from Bennett Preservation Engineering, PC were on site to examine the structure and determine a scope-of-work for its stabilization.

The most evident conclusion about the condition of the structure is that it has seen considerable deterioration as a result of prolonged water intrusion. **The building is not, however, beyond repair.**



Stabilization Phases



No. 1

Emergency Stabilization

No. 2

Structural Strengthening

3

Architectural Upfit & Misc. Repairs





Future Plans USC Union

- USC Union Alumni Center.
- For the campus and the community, a space for campus, corporate and community related meetings, events, and receptions.
- An economic engine for the City and County of Union, bringing alumni dollars back to Union for visits and potential employment with local companies.

DAWKINS HOUSE RESTORATION PROJECT

FUTURE HOME OF THE USC UNION
ALUMNI HOUSE

BY
PRESERVATION SOUTH CAROLINA
UNIVERSITY OF SOUTH CAROLINA UNION
UNION COUNTY
CITY OF UNION



USC Union History

- Established in 1965 consisting of 51 students, 1 building
- Currently:
 - Enrollment over 1360
 - 2 locations and over 25 spaces
 - 5 JUCO athletic teams, 3 club teams
 - Over 20 international students
 - Student newspaper, Alumni Association, food pantry, career closet, clubs
- 2- AA Degrees, Bachelor of Science in Nursing, over 25 Online BS Degrees

USC Union

10 Year Plan

- New academic programs
- Additional classrooms and office spaces (including Laurens location)
- 25,000 square foot convocation center
 - Basketball arena
 - Coach and staff offices
 - Weightroom, storage, laundry, clinic
 - Multipurpose space
- Athletic field upgrades

USC Union Historic Buildings

- Main Building (1909)
 - Union High School
- Central Building (1891)
 - Grammar School
- Bell Street School (1926)
 - African American high school located in Clinton
- 2024 Preservation South Carolina awards USC Union a Historic Preservation Stewardship Award

QUESTIONS

Thank you

www.PreserveSC.com

<https://bennettpe.com/>

https://sc.edu/about/system_and_campuses/union/index.php

