



Preservation and Stabilization Project

A 20 Year Journey from Planning
to Implementation

South Carolina Historic Preservation
Conference - Friday, April 24, 2026



Meet the presenting team

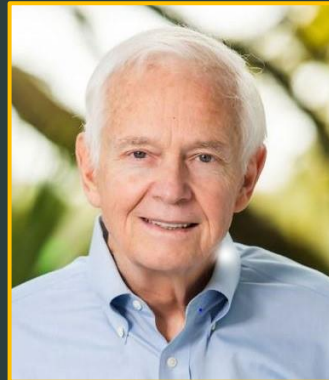
Nick Robinson – President
nick.robinson@kaminskihouse.org



Kevin Jayroe – Facilities Committee (ESP)
kevin.jayroe@kaminskihouse.org

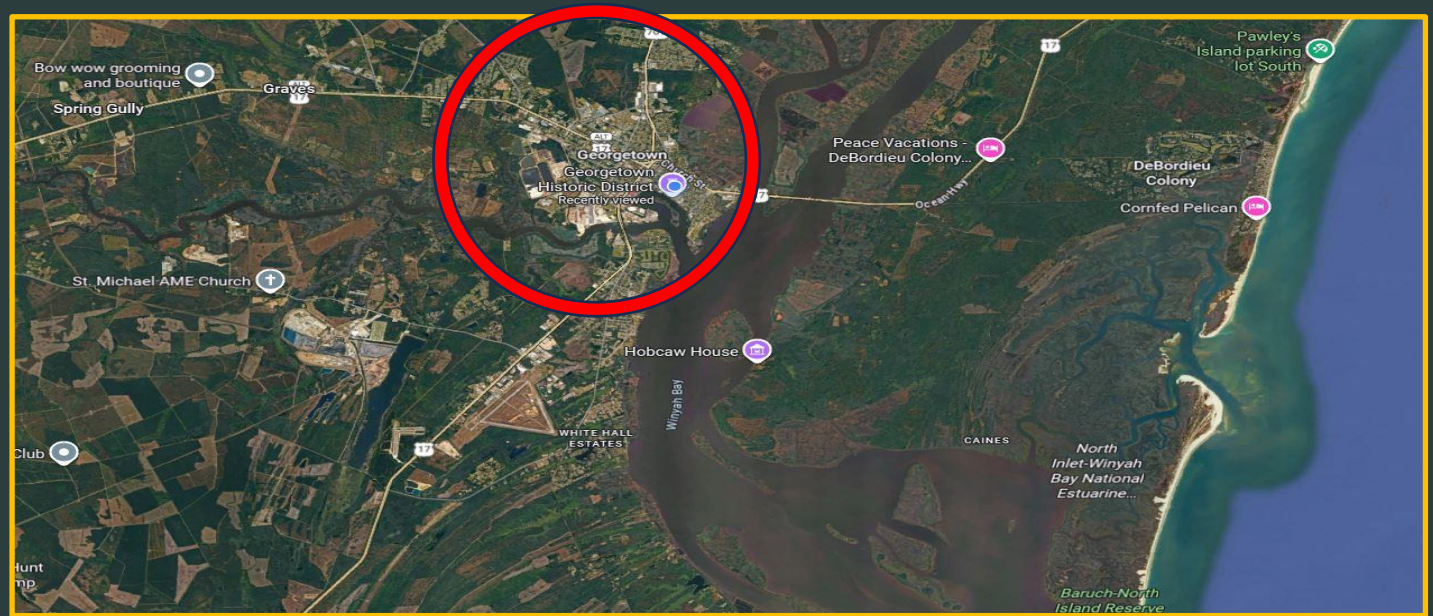


Jerry Miller – Past President, Project Lead (ISP)
jerry.miller@kaminskihouse.org



Where are we?

- 3rd Oldest City in SC
- A City of Shifting Economic Tides (Indigo, Rice, Lumber, Paper, Steel, Heritage Tourism)
- Kaminski House - Historic Area (Front Street)





Circa 1886



Circa 1929

Circa 1970

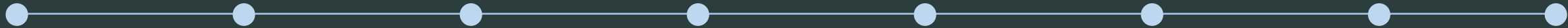




Timeline

OVER 250 YEARS OF HISTORY

1769 1788 1798 1858 1865 1866 1889 1899 1902 1923 1928 1931-1972



Elizabeth
Martin

Magdalen
Keith

Mary
Veron

Arthur
Morgan

George
Congdon

Edgar
Lloyd (ACL)

Rufus
Clifford

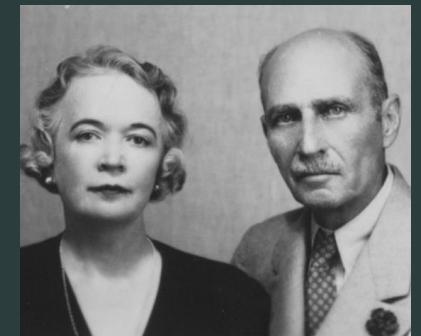
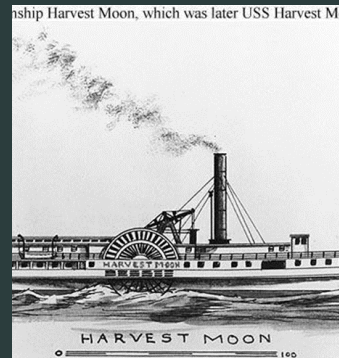
W.W.
Taylor, Jr.

Paulding
Fosdick

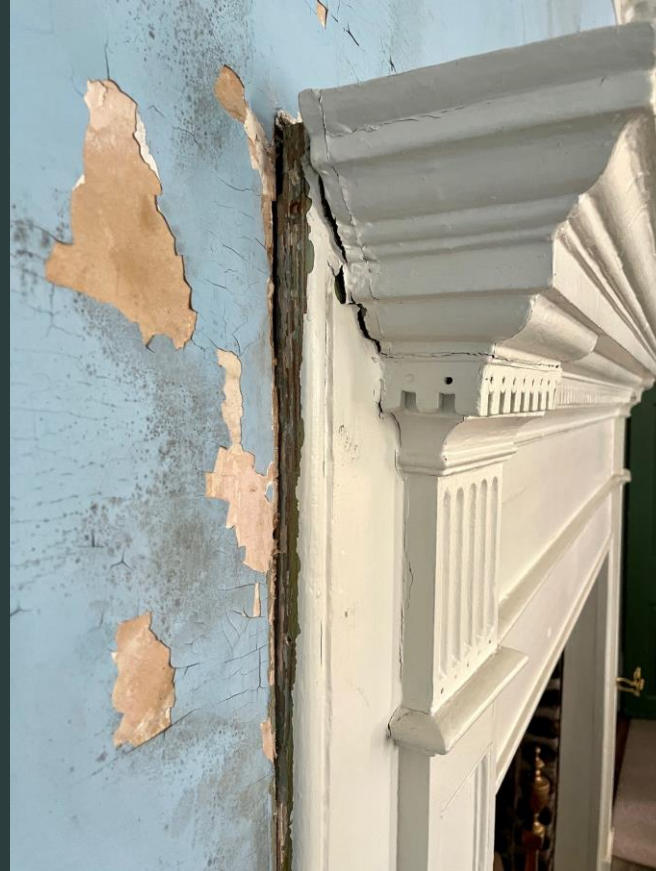
Elizabeth
Trapier

Thomas
Daggett

Julia & Harold
Kaminski



Late 1990's - Moisture Issues





Damage to the 18th and 19th century collection

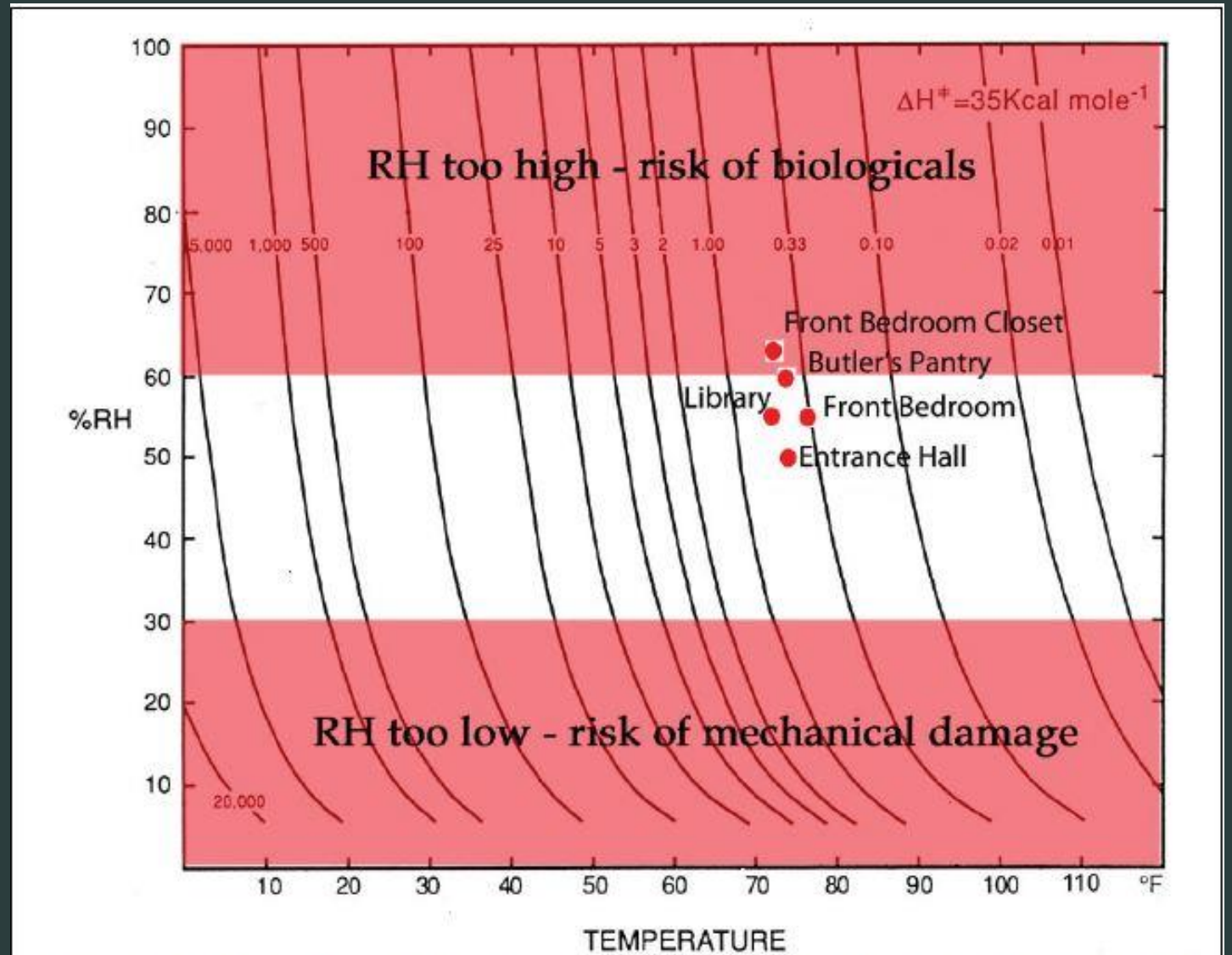
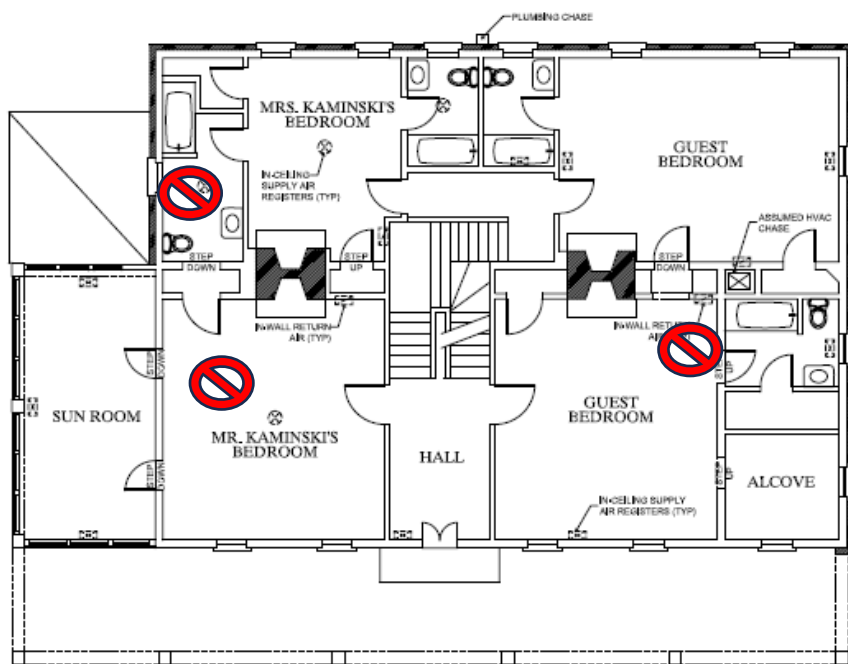
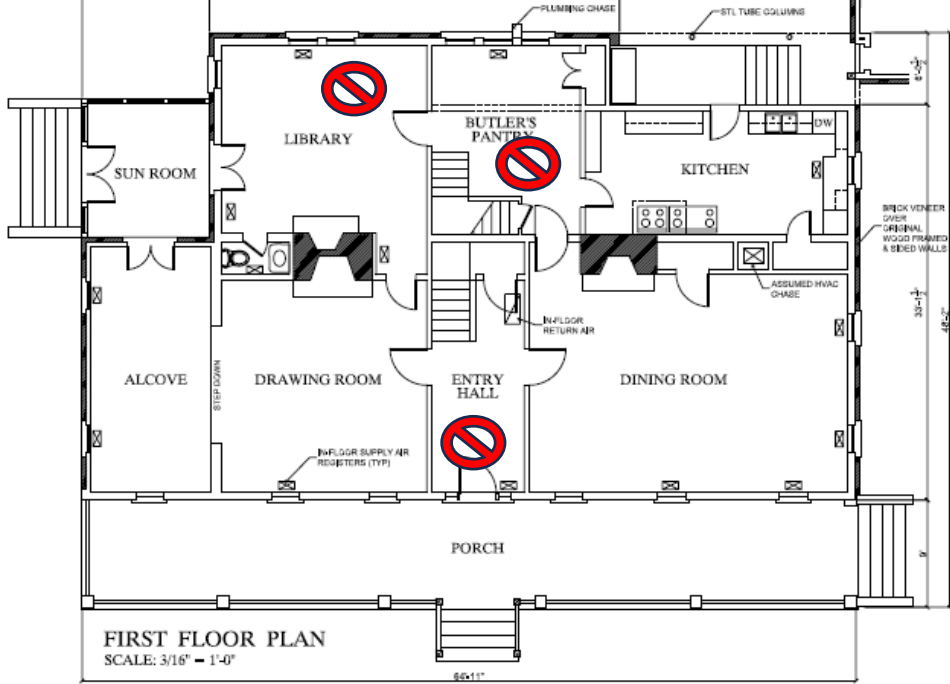


Figure 15. Isoperm chart of environmental conditions at the Kaminski House on June 14, 2010.

Problem Statement #1 – External Moisture

“...water intrusion is being caused by the cracks and the gaps between lintels and masonry ...the veneer appears to have been placed directly against the house. ...the brick veneer is wicking moisture into the House ...this condition is on three out of four sides of the house.. ”

2012 Structural Assessment Report



Root Cause – Brick Veneer over Siding

Problem Statement #2 – Internal Moisture

“...Modifications without an informed preservation strategy. New HVAC units were installed, but the ductwork was not upgraded. That ductwork is not only a source of water damaging the historic fabric, but is insufficient to allow optimum operation of the HVAC system...Some portions of the HVAC were incorrectly installed....”

2012 Preservation Assessment Report



Root Cause – Old Ducting, Incorrect HVAC Installation

Exterior Stabilization Project (Feb 2013)







Clapboards Located (August 2013)









Interior Stabilization Project (2021 - post Covid)



Building Envelope (Roof System, Chimneys and Dormers)



Building Envelope (Roof System, Chimneys and Dormers)



Before



After



Before



After



Whole House Fan

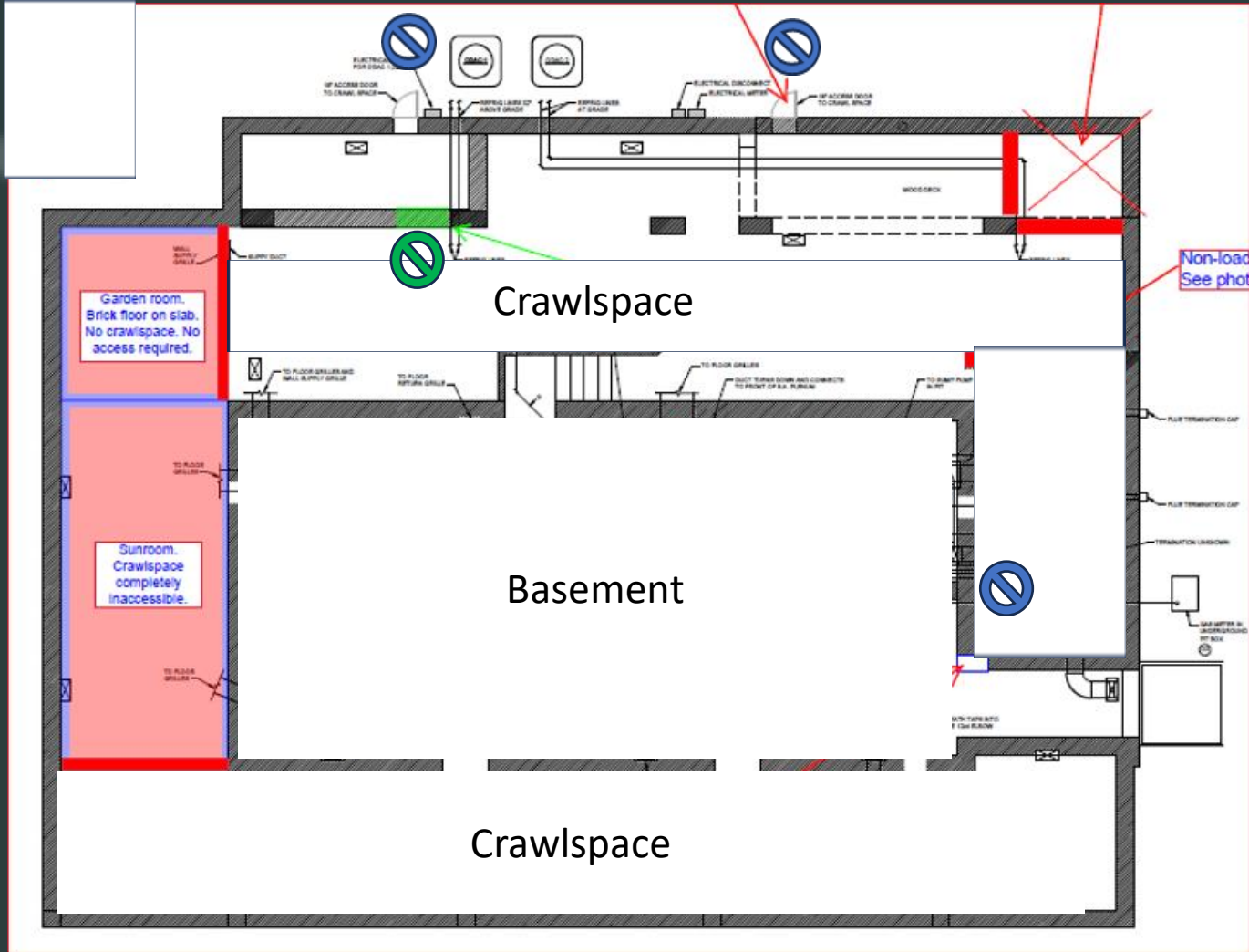


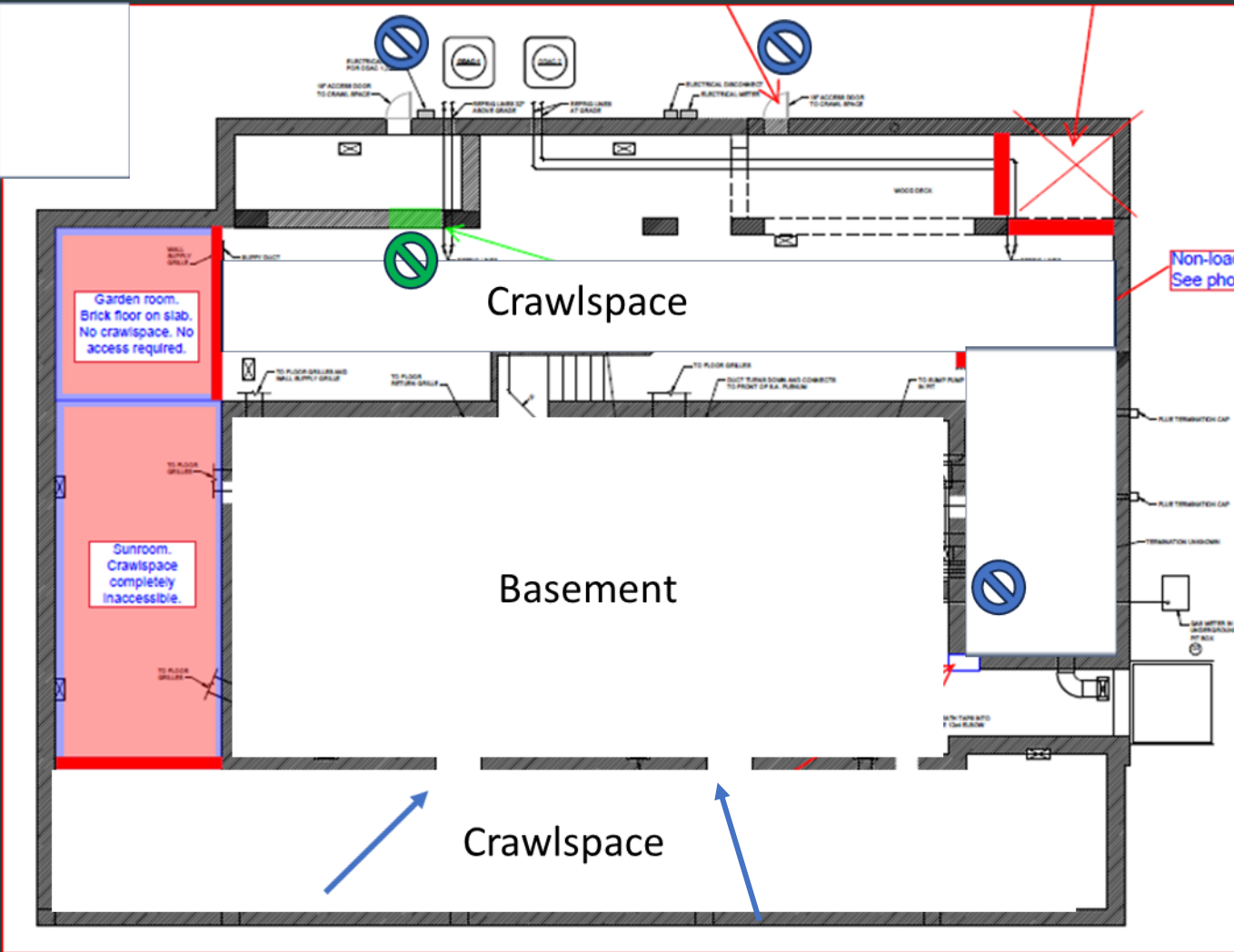
Before



After

Building Envelope (Basement, Crawlspace & Encapsulation)





Building Envelope (Basement, Crawlspace & Encapsulation)



Before



After



Before



After



HVAC Equipment



Crawlspace & Encapsulation

HVAC and Electrical Upgrades



HVAC and Electrical Upgrades



Restoration and Interior Painting



Exterior Painting





- Things progress s-l-o-w-l-y !!
 - Very Disruptive (house closures, collection move, dust prevention, loss of income)
 - Network with nearby historic homeowners/preservation organizations to identify experienced specialty contractors/artisans
 - Maintain a stable project team throughout the duration of the project. Have a solid project plan.
 - Terrace suffered from some engineering issues
- .. but the project was a success due to the commitment of volunteers, staff and board members !!

Thank You
Questions ?

www.kaminskihouse.org



