



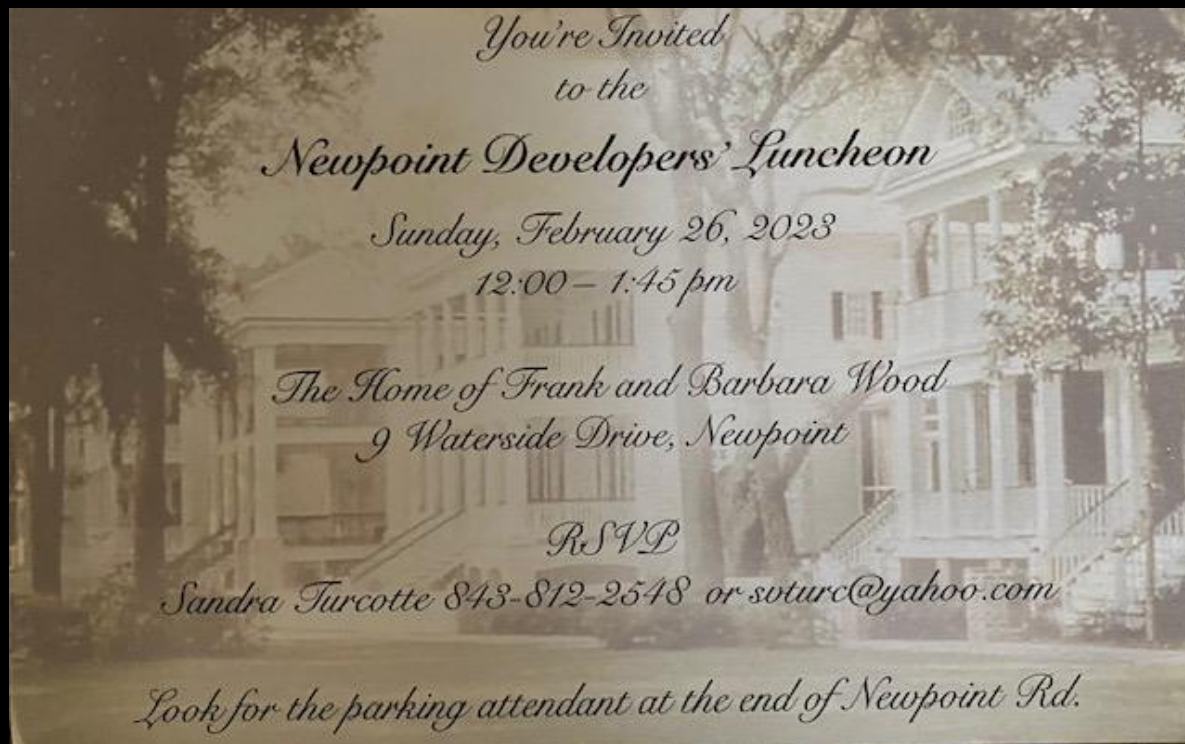
30th Anniversary Commemoration
February 26, 2023

Gerry Cowart, Land Planner
Stephen Davis, Engineer
Vince Graham, Founder
Bob Turner, Founder

With deep appreciation for the graceful leadership of long-time Newpoint neighbor Sandy Turcotte, who made this memorable event happen.

And to long-time residents, Barbara and Frank Wood, who hosted us at their lovely home at 9 Waterside Drive overlooking the Newpoint Green.

Your hospitable spirit is representative of all that we hoped Newpoint would become. Thank you!



Celebration Schedule & Details

Meet Our Newpoint Developers
Vince Graham, Charleston, SC and Bob Turner, Beaufort, SC

And Their Development Team
Stephen Davis, Civil Engineer, Davis & Floyd, Greenwood, SC
Gerry Cowart, Land Planner and Architect, Cowart Group Architects, Savannah, GA
Jim Strickland, Historical Concepts, Atlanta, GA
Eric Moser, Moser Design Group, Beaufort, SC
William Allison & Cooter Ramsey, Allison Ramsey Architect, Beaufort, SC
Mark Dixon, Mother Earth Landscaping, Beaufort, SC

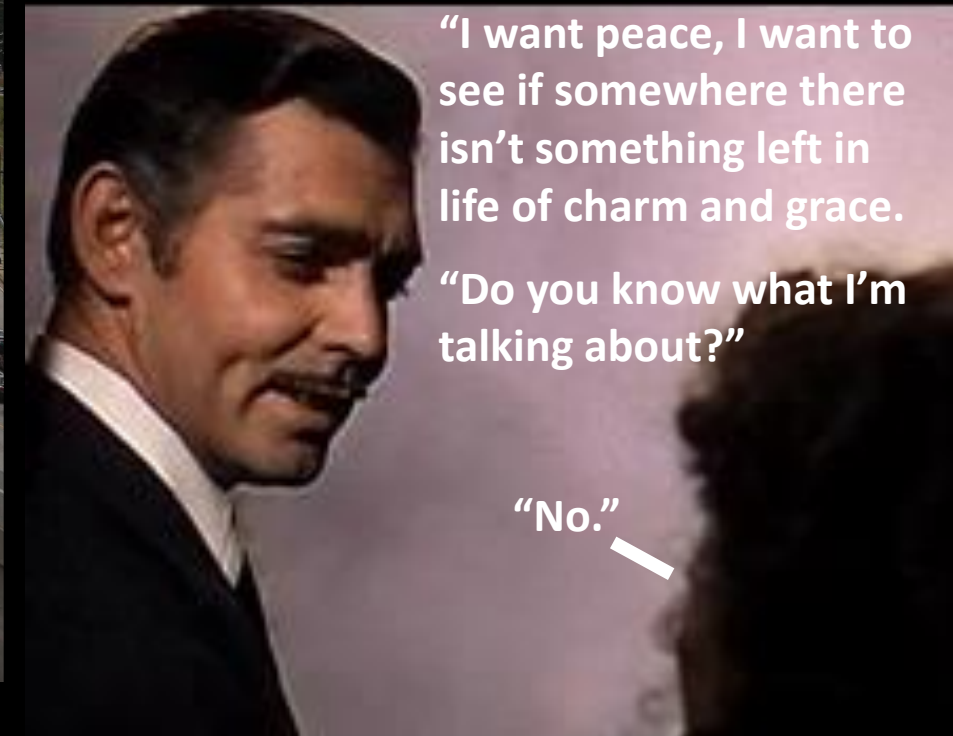


- 1:45 – 2:00 pm Please bring a chair and gather inside and in front of the Sherpy's garage at 11 Waterside Drive
- 2:00 pm "They Had It Right the First Time"
Presentation by developers Vince Graham and Bob Turner
- 3:00 – 4:00 pm We will break into small groups for Walking Tours led by Bob and Vince and their team members
Tours will conclude at The Ramble for the Oyster Roast
Please grab a name tag and a 'wrist band for oyster eaters' at the check in table on the basketball court
- 4:00 – 6:00 pm Oyster Roast with saltines, cocktail sauce, hot sauce, & lemon wedges
Oyster knives and gloves provided for each guest
Don't like oysters? No worry, you won't go hungry!
Homemade Chili and Shrimp Chowder with all the fixin's
Dessert bars Please bring your own beverage
- Live Music **LowCountry Blues** by Jeff Beasley's One-Man Band
- RSVP by Friday, 2/17/23
Sandy Turcotte Call/text: 843-812-2548 Email: svturc@yahoo.com
Attending _____ # of Oyster Eaters in your party _____

Atlanta's dehumanizing traffic sewers



Bob and Vince grew up in Atlanta and met in the 2nd grade at Montgomery Elementary School. Both came to Beaufort to work for developers Jim Chaffin, Jim Light and Peter LaMotte at Spring Island. Like Rhett Butler in *Gone with the Wind*, they departed Atlanta for the Lowcountry's charm, grace and more peaceful surroundings.



"I want peace, I want to see if somewhere there isn't something left in life of charm and grace.

"Do you know what I'm talking about?"

"No."



Charles Fraser (1929-2002)

Before departing Atlanta for Beaufort, Al Thompson, Vince's mentor at the time, suggested looking up his University of Georgia classmate, famed developer Charles Fraser, who Jim Chaffin and Jim Light, Vince's new employers, had worked for years earlier.

"I will accept a new idea, no matter how radical, almost instantly, because I'm feeding it into this memory chain. If it fits into my knowledge of sociology and demographics, I will accept it even if it's never been done before."

~Charles Fraser



**Harbourtown
Sea Pines Plantation
Hilton Head Island, SC**

THE FIRST
ONE HUNDRED YEARS

of

TOWN PLANNING
IN GEORGIA

By

JOAN NILES SEARS



Fraser, a graduate of the University of Georgia and Yale Law School, was a voracious reader, and student of everything, including the history of real estate development. His encouragement, energy, enthusiasm and experience inspired the young developers. Fraser Street in Newpoint is named for him. Through the generosity of Fraser's youngest daughter, Laura Lawton, Vince was gifted many books once belonging to Charles.



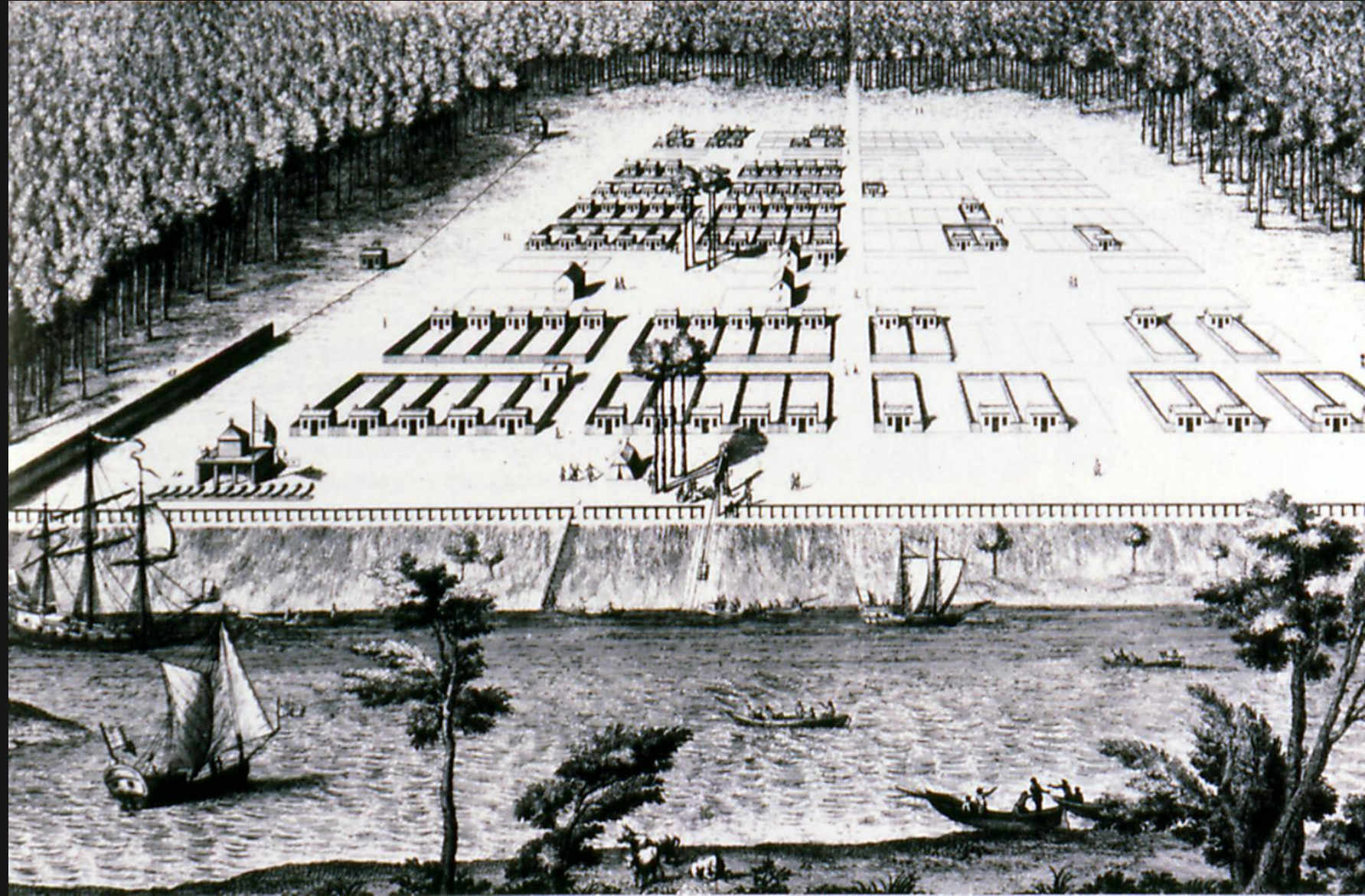
**James Oglethorpe
Civic Artist-Developer**

“Whoever is a lover of mankind will join his wishes to the success of a design so plainly calculated for their good; undertaken and conducted with so much disinterestedness...”

Reasons for the Establishment of the Colony of Georgia. London (1733)

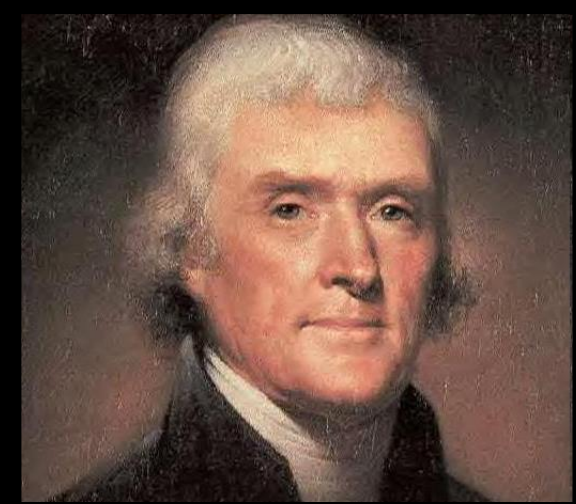
Real Estate Development in the Age of Reason

Inspiration: Savannah



Real Estate Development in the Age of Reason

Inspiration: The University of Virginia – an “academical village.”



**Thomas Jefferson
Civic Artist-Developer**

“[T]his institution will be based on the illimitable freedom of the human mind. For here we are not afraid to follow truth wherever it may lead, nor to tolerate any error so long as reason is left free to combat it.”

~Thomas Jefferson, then 77 years old, writing to English historian William Roscoe (1820)



MEMORANDUM

TO: Jim Light
Jim Chaffin

FROM: Vince Graham

REF: Thoughts on Spring Island Master Plan

DATE: August 15, 1989

Ever since coming to work for you I have thought a great deal about the development of Spring Island. With its distinctive characteristics it is indeed a rare jewel. Your acquisition not only provides a rare opportunity both monetarily and professionally, but also a tremendous obligation to do the island justice by creating something truly different.

“New Jamestown” on Spring Island.

Six weeks after starting work as Project Coordinator for Spring Island, 25-year-old Graham began writing memos to employers Jim Chaffin and Jim Light.

I would like to see a 20-40 acre, 75-150 lot residential area with a formal park overlooking the water. (The Old Point in Beaufort contains about 60 acres). Homes would be on small lots on a grid system. We would basically capture the architectural plans from Beaufort and Charleston and sell a plan in conjunction with a 1/4 to 1/2 acre lot for \$150,000 - \$250,000. The houses would have the same characteristics of those in Beaufort (wide front porches, high ceilings, formal gardens and architectural detail), but would be enhanced with modern floorplans, air conditioning, and fire protection. The street scene would have all of the streetlights, sidewalks, decorative street nameplates, etc, which make the pedestrian orientations of Charleston, Beaufort, Savannah, Aspen, and Harbour Town so inviting. There could also be a park in New Jamestown with a walkway on the waterfront and perhaps a day dock where invitees from Hilton Head and Beaufort could tie up to come watch a band in the park gazebo and fireworks on the Fourth of July.

MEMORANDUM

TO: Jim Light
Jim Chaffin

FROM: Vince Graham

DATE: August 25, 1989

RE: Further thoughts on Spring Island Master Plan

If we want to provide 500 families with the island plantation experience, I don't think the way to do it is by giving each one a plantation. It can't be done. I think the best thing to do (and what people would want) is make the lots much smaller and preserve the balance of the island as plantation.

Also, given the backgrounds of our target market, many of these people will want to be closer to each other where they can meet and socialize. Of course some will want bigger lots and we need to determine what this percentage is and provide for it.

Memorandum

TO : Jim Light
Jim Chaffin

FROM: Vince Graham

DATE: 10-29-89

RE : Another two cents worth

I have often wondered, as I pass through historic Beaufort, why the people chose to build their homes so close to each other. Virtually all the homes were built during a free market era which respected and held sacred individual property rights. Zoning restrictions, building codes, architectural review boards, and setback requirements were not even a conception. Land was abundant and problems such as the risk of a fire spreading or odors from outhouses and horses were prevalent. Why then did these people, who were the most affluent and educated in the Low Country, choose to build so close? Perhaps because they wanted to. Why on earth would they want to? I can think of three reasons:

- #1 Security - There was a constant threat of Indian raids in the earlier years so people banded together. Even now a criminal is much less likely to commit a crime if he knows he could be easily seen or heard.
- #2 Convenience - Before the advent of the automobile, the primary form of transportation was the feet. Having the town's buildings close together made it easier to get to market or go for a visit.
- #3 People liked each other and wanted to be close to their neighbors!

This close, human orientation builds a sense of community spirit which still exists in older towns large and small across the country and today appears impossible for most planners to conceptualize.

Today we think each home its own castle, standing by itself to insure privacy rather than incorporating privacy in the individual home design. We think we must have a big lot because we wouldn't want our neighbors too near us and we enjoy spending two hours of our free time each week cutting the grass. Then we go to a Charleston or a Beaufort and think "isn't this charming . . . wouldn't it be neat to live here." And these towns, with their homes oriented so closely, continue to be sought after because they are classic and are what people want!

My contention is that should we develop such a community with the amenities we're planning and with most of the balance of the land preserved in its natural state we would enhance Spring Island, create a unique product and build tremendous value.

Inspiration: Seaside, Florida



When the memos were shared with Charles Fraser, he encouraged research into Seaside on the Florida panhandle, still in the early years of development by civic artists Daryl and Robert Davis (above), and Elizabeth Plater-Zyberk and Andrés Duany. If it could be done in the virtual architectural vacuum of the Florida panhandle, thought Graham and Turner, why not in the Lowcountry with its beautiful examples of architecture and urbanism?

Andrés, Liz, Daryl and Robert subsequently became friends and mentors. Liz and Andrés' firm, DPZ Town Planners and Architects, participated in planning Habersham and I'On.



**Lecture by Andrés Duany
Boston Museum of Fine Arts
Spring, 1989**

In November, 1989, Jim Chaffin returned from a national Urban Land Institute conference and presented Vince with a videotape of an eye-opening and inspiring lecture.

**To view this presentation, search YouTube:
“Andrés Duany, Spring, 1989”**



The house at left is big and the lot it's built on is substantial. The Street is paved and has good drainage. However, there is relatively little relationship between the house and street.

If what you offer is privacy, exclusivity, and isolation, then every time a house is built, it takes away from the offering.

A culture of "fear thy neighbor" arises and over time, people say "so-and-so used to be a nice place until all these people moved here."

How sad. Not only is "fear thy neighbor" inconsistent with the spirit of southern hospitality, it is inconsistent with the entire Judeo-Christian "love thy neighbor" ethos.



Beauty, Space, Privacy, Peace and Quiet

The Landings on Skidaway Island is a private residential community located just 12 miles south of historic Savannah on one of Georgia's golden coastal islands. An award-winning Master Plan precludes over-crowding at The Landings and protects the natural beauty of the land. Generous half-acre homesites give each Landings resident his own tranquil space among stately oaks and pines, along golf fairways or quiet lagoons, or along the expansive salt marsh with tidal creeks, rivers and the Atlantic beyond. Custom homes at The Landings are all designed with due respect for the natural surroundings.

The Landings is a private community -- not a resort. Outstanding recreational facilities are enjoyed by Landings Club members rather than crowds of tourists. Play is relaxed at The Landings. It's the pleasure it should be and only a part of the gracious, unhurried lifestyle which is a constant at The Landings, season after season, year after year.

Given the choice... The Landings on Skidaway Island.

Come visit us or call us while you are in Savannah. Directions are in the brochure found on this display.

Adding to the problem, real estate is often marketed with an appeal to “fear thy neighbor”-snobbism.

“People are bad, more are worse. We must keep out those who desire smaller homes, renters, undesirables, etc.”



At Newpoint, Graham and Turner opted to reject the misanthropic “fear thy neighbor” disease.



**Inspiration:
Craven Street, Beaufort.**

**A wonderful example of an
“outdoor room,” as explained to
Vince by friend and Beaufort
native, George Trask...**

**Streets, sidewalk, grass comprise
the “floor”; the home facades
are the “walls”; trees are
planted and grow up, canopying
over the street to form the
“ceiling” of the outdoor room.**

**Rather than being “set back” an
arbitrary distance, homes are
“built to” the front property line,
so that porches are within
conversational distance of
sidewalks. The private realm of
the homes and public realm of
the street are in relationship.**





1401 North Street Beaufort

Graham's first home purchase, a "fixer-upper" at 1401 North Street in downtown Beaufort. Purchased for \$139,500 with a 9.5% mortgage, 1401 was in rough shape, lacking air conditioning and modern plumbing. To afford the mortgage payment, Graham carved an upstairs apartment and rented it out for \$375/month. What it lacked in modern conveniences, it made up for in an amazing porch, beautiful public realm, walk-ability to church and downtown shops and restaurants, and great neighbors like Paul and Marjorie Trask who welcomed Graham to Beaufort.

If what you offer is privacy, exclusivity, and isolation, then every time a house is built, it takes away from the offering.

However, if instead what you offer is inclusiveness, with a sense of belonging and community, then every time a house is built, it adds to what's being offered.

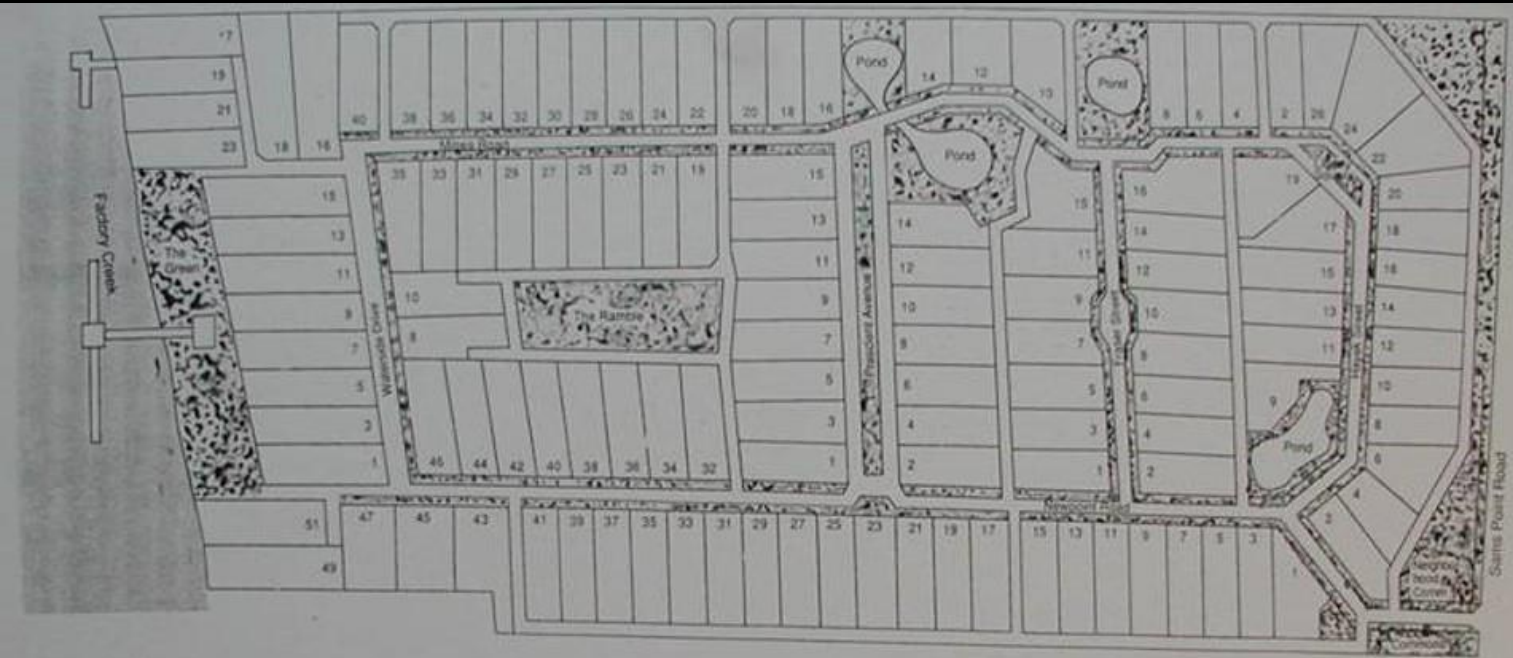
500 Wilmington St. Beaufort

My first “development.” The home at 1401 North Street was on a 100’x 200’ corner lot that was easily subdividable. Banker Jimmy Taylor allowed the subdivided portion to be released from the bank’s mortgage collateral. Using the subdivided portion as collateral, Jimmy made Graham a loan to construct this Newport prototype. With a plan from Savannah architect Gerry Cowart’s *Parkersburg Collection*, Jim Rentz of Coastal Contractors was hired to build the house.



Unable to persuade Chaffin at Light at at Spring Island, Vince left to pursue the traditional neighborhood vision on his own. He found a piece of property on Lady's Island, just across the river from downtown Beaufort, and negotiated a purchase contract. Architect Gerry Cowart, whose Masters thesis at Ga. Tech was on Oglethorpe's plan for Savannah, was hired to help design the Newpoint plan. This was submitted to the Beaufort County Planning and Zoning Department in December, 1991.

The plan included streets, parks, a small area for commercial development and 130 ¼-acre residential lots. At the time (1991), no public sewer was available on Lady's Island, and ¼-acre was the minimum allowed for an individual septic system.



Newpoint is a traditional walking neighborhood built in the manner of early Southern towns and cities. The above layout shows the homesites for sale. For more information or to arrange a personal tour, call 522-9313.



Leaps of Faith

As a demonstration of potential market demand, Graham "pre-sold" lots, writing contracts to speculative investors who supported the vision. These included his parents, Tom and Faye Graham, and a number of friends, including fraternity brothers Chris Anderson, Sanders Partee and Frank Williams.

A development loan was secured from The Savings Bank of Beaufort by loan officer Len Howell (also an early lot investor). Another loan officer, Patti Bailey, made the first construction loan to Anne Audroue. The bank's Board of Directors included local businessmen whose companies subsequently contributed to Newpoint's development. These men included Richard Gray of Grayco, which provided building supplies for constructing homes, the late Russell Jeter of Jeter Construction, which built the neighborhood's streets, and the late Jim Rentz of Coastal Contractors, who constructed numerous Newpoint homes.

Aiming to block development, an adjacent property owner initiated a fear campaign to stir up residents of Bluff Farm - a conventional subdivision of $\frac{3}{4}$ acre lots north of Newpoint. Below are excerpts of letters of opposition.

December 18, 1991

Beaufort Development Review Committee
Beaufort, South Carolina

Dear Committee Members:

I am writing to protest as strongly as possible the plan for the development of the property adjacent to Bluff Farm.

The density of houses is totally unacceptable.

For those of us who live on Lady's Island and care for its future, I appeal to you to deny permission for this development. It is totally out of keeping with the desires and needs of this community.

If you are at all interested in protecting our area and are interested in promoting development which will enhance our environment and the Island's natural beauty, you will say "NO" to such a needless saturation. Please do not let this destructive plan take place.

Then there are those magnificent ancient live oak trees. Have you seen them? Have you walked through them. I have. There is no way you can have one of those trees on a quarter-acre lot along with a house and a septic tank. The plan has no provision for the trees. All space is divided into lots. The only way an owner could build would be to eliminate at least one old oak. So a direct result of your approval of the New Point plan would be to eliminate one of the larger groves of live oaks in the county.

We citizens in Bluff Farm and on Lady's Island are relying on you to protect our way of life and our property values. Don't let us down.

(good)

Please reject this plan. It does nothing/for the Island, the community, the county.

We, as residents of Lady's Island, are not against development. However, the beauty and environmental welfare of our community should not be spared for developmental proceeds created by a subdivision of such density as Newpoint.

We are writing to you for the purpose of voicing our strong objections to the proposed development of the property adjacent to Bluff Farm on Lady's Island, known as Newpoint.

As concerned residents, we feel this development is not compatible with the surrounding neighborhoods due to the density of the project, i.e. Bluff Farm has $\frac{3}{4}$ acre lots versus Newpoint which plans to have 4 houses per acre. The narrow lots preclude the flexibility of building around trees. Though the developer complies with the statute

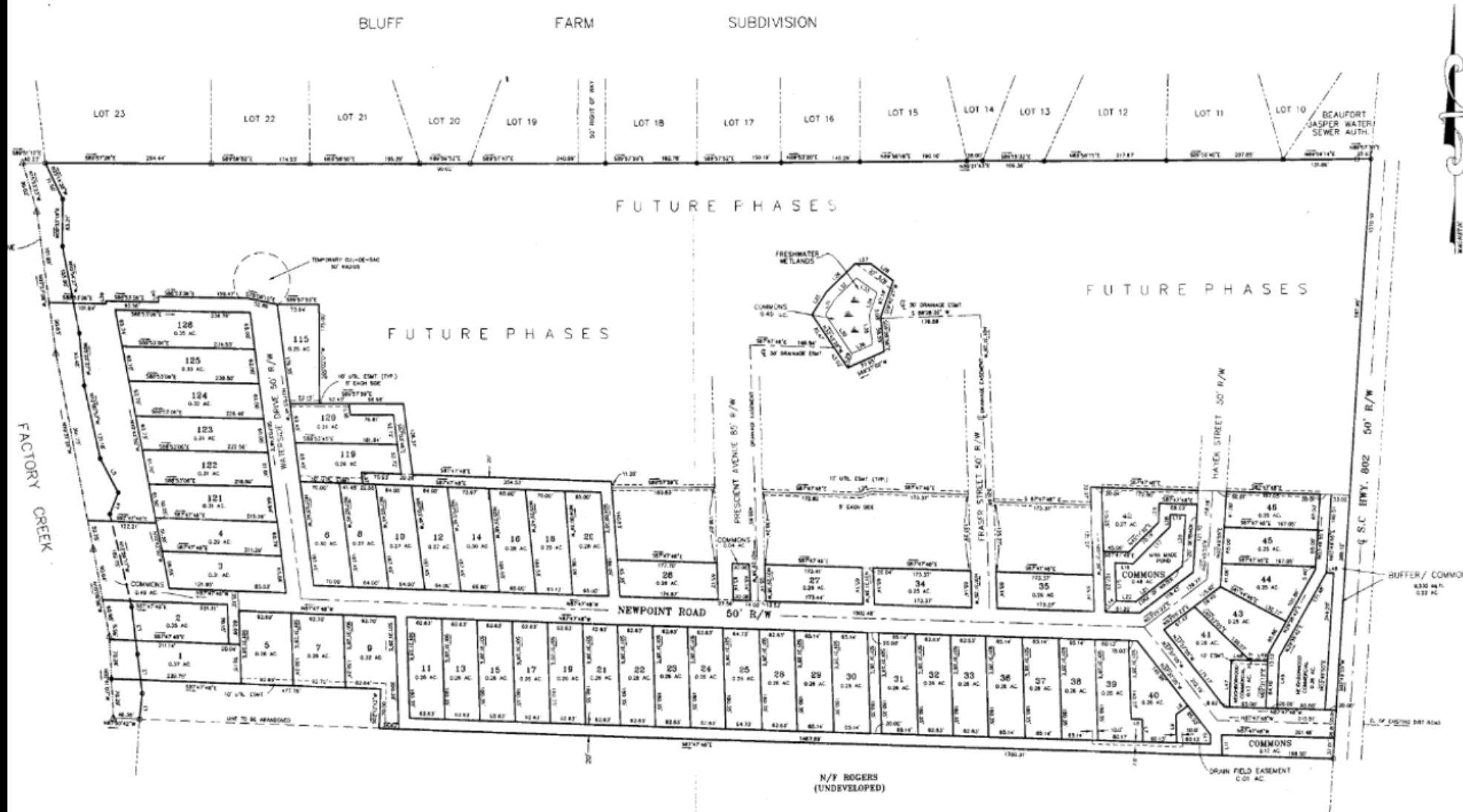
**Phase I
Preliminary Plat
December 30, 1991**

**Final Plat
November 23, 1992**

The 53.6-acre property was purchased from a group of Beaufort businessmen. Graham negotiated an installment contract, with \$525,000 cash paid at closing and the \$875,000 balance financed by the sellers over three years at a 10% annual rate.

Newpoint was developed in 3 phases which roughly corresponded to the 3 installment phases.

Upon approval, Turner and Vince's parents, joined Graham in the venture.



BOUND LINE DATA

1	10.00
2	10.00
3	10.00
4	10.00
5	10.00
6	10.00
7	10.00
8	10.00
9	10.00
10	10.00
11	10.00
12	10.00
13	10.00
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42	10.00
43	10.00
44	10.00
45	10.00
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47	10.00
48	10.00
49	10.00
50	10.00
51	10.00
52	10.00
53	10.00
54	10.00
55	10.00



L. David E. Gaspun, a Registered Professional Land Surveyor in the State of South Carolina, certifies that the information and belief, the survey shown hereon was made in accordance with the requirements of the minimum standards manual for the practice of land surveying in South Carolina and meets or exceeds the requirements of the same.

GRAND MODEL
OF
NEWPOINT
PHASE ONE
LADY'S ISLAND
BEAUFORT COUNTY, SOUTH CAROLINA
DATE: 12/30/91

53.6 ACRES TOTAL SITE ACREAGE
23.77 ACRES IN PHASE ONE
2.79 ACRES OPEN SPACE IN PHASE ONE
0.49 AC. NEIGHBORHOOD-COMMERCIAL IN PHASE ONE
55 LOTS IN PHASE ONE

BEAUFORT COUNTY ZONING & DEVELOPMENT DEPARTMENT
FINAL PLAN APPROVAL
This is to certify that the Beaufort County Zoning Ordinance, Chapter 17, Title 17, and the use does not have to be in compliance with the County Zoning & Development Department. The use is in compliance with the minimum standards of a development permit. Date of Plan Approval: 11/23/92

5	02/18/98	CHANGED LOTS 41, 43, 44 & NEIGHBORHOOD COMMERCIAL	DLG
4	11/03/92	ADDED LOTS 119 THROUGH 126.	W.S.
3	08/28/92	REVISED LOTS 31 & 40	W.S.

Summer, 1992.

**Looking east on
Newpoint Road
with the first two
homes under
construction. The
“Mason Cottage”
at left built by Jim
Rentz of Coastal
Contractors, and
“Le Chêne” at 31
Newpoint Road at
right in the
distance, built by
Steve Hiester of
Hiester
Construction.**



Summer, 1992.

**Looking west on
Newpoint Road.
The founders of
“Mother Earth
Landscaping,” Mary
and Keith Dixon
built the home at
left and became
Newpoint’s first
neighbors.**



Summer, 1992.

**The Newpoint
Green with the
community dock
in the distance.**



Summer, 1992.

**The Newpoint
Green with the
beautiful live oak
anchoring the
south side of the
waterfront park.**



Summer, 1992.

**Pond at corner of
Newpoint Road
and Hayek Street.**





Summer, 1992.

Constructing entrance. Note: this was before convenience store was built across SC 802 (Sams Point Road) and when the road was still two lanes.



Summer, 1992.

Hayek Street



St. Philip's Church. Church Street, Charleston

Church Street bends
around St. Philip's. Does
two things:

1. Creates a
memorable street
scene with church
terminating vista
down street.
2. Calms traffic speed.



Summer, 1992.

Church Street and St. Philip's served as the model for the Newpoint gazebo. Responding to fire department's questions about placement, engineer Stephen Davis called it a "horizontal speed bump."



Summer, 1992.

Engineer Stephen Davis with wife Laurie and their eldest child on the porch of the Mason Cottage. Davis and Floyd's engineering fee was paid with two lots. Stephen hired Coastal Contractors to build the Mason Cottage as a spec house on one of those lots. It's the same house as was built at 500 Wilmington St.





Savannah News-Press
December 6, 1992



JOHN CARRINGTON/STMT

NEWPOINT HOMES: Subdivision is taking a new approach to Beaufort's Old Point

Newpoint

Beaufort Community Taking a New Approach to the Old

Savannah News-Press
December 6, 1992



WATERFRONT: A 290-foot long community dock on deepwater near the Intracoastal Waterway is included

Circa 1993.

**Mary and Keith
Davis finished
their home and
became l'On's
first neighbors.**



Embrace Tradition

At **Newpoint** we started with a simple philosophy: they had it right the first

time. Our walking neighborhood was conceived the way great neighborhoods were conceived 100 years ago – with an understanding of human needs and an appreciation for fine architecture.

Newpoint draws upon the historic districts of coastal towns like Beaufort, Savannah and Charleston for inspiration. The result is a gracious and comfortable community of understated elegance. An endearing place that one can truly take pride in calling "my neighborhood".



They Had It Right The First Time.

Thoughts on Recovering the American Dream.

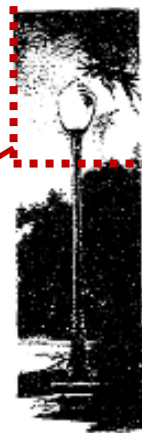


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Newpoint is characterized by intimate parks the highlight of which is the **Newpoint Green**. Located on the highest western oriented bluff in Beaufort County, it is within a 5 minute walk of every **Newpoint** home. The Green provides a



delightful place to enjoy a sunset. Or walk down from the Green through the architecturally distinctive dock pavilion to launch your boat.

Ten magnificent homesites surround the Green. The houses here will be part of an architectural statement that creates a wonderful sense of place, a significant

focal point that says, instead, "I am home."

Old homes are great, but...

Everyone loves old homes – the details, the high ceilings, the front porch. Unfortunately, they don't come with modern conveniences or floor plans and are often difficult and expensive to maintain.

Like their historic counterparts,



Newpoint homes are built to be appreciated and last longer than the life of the mortgage. And though they offer the best of traditional architecture, they come with none of the difficulties. The great spaces and modern features respond to the needs of today's lifestyle. Maintenance free living with extraordinary convenience.

The test of time.

But they are the obvious benefits. The real value of **Newpoint** will be the serenity, the peace that it brings to its residents. A life style most of us had forgotten or given up as impossible. One that truly does recover the charm of life beside the river.

For **Newpoint** is not just built for today, but for generations to come. It is something from our own time that will be worth

preserving tomorrow.

Come see **Newpoint** and you too will say "This time they got it right."



New homes from the 160's.
Homesites from the 30's.

1993

**Hiester
Construction
built this home
at 29 Newpoint
Road for Vince
Graham.**



Circa 1993

**Patterson Construction
built this home at 27
Newpoint Road**



Circa 1993

1 Waterside Drive under construction for Faye and Tom Graham. With Bob and Vince, the couple signed personal guarantees for the development loan, thus becoming fellow partners in The Newpoint Company.



Circa 1993

**1 Waterside Drive
under construction.**



Circa 1993

**Vince Graham with his
late mother Faye
Graham, and late dog
Buck, in front of 1
Waterside Drive.**



Circa 1995

**27-33 Newpoint
Road – part of
Newpoint’s
“historic district.”**

**As more homes
were built next to
and across the
street from each
other, the
“outdoor room”
became more
defined. This
enhanced value
and enabled
more people to
see and
experience the
vision.**





Choice is good! Different strokes for different folks!
Home built for Judy and Bob Lievense at 3 Waterside Drive (lot highlighted at left). The Lievenses were torn about whether to purchase a lot directly on the water or overlooking the Green. Judy decided: "If we build on the water, no one will be able to walk in front of our home and see how beautiful it is. Nor will we be able to sit on our porch and greet neighbors walking by."





Newpoint Corners circa 1998

Developed by Phil and Bev Waggoner

Newpoint Corners was the Waggoners first building venture. A year or so after completion, Vince asked Phil to participate with him at a presentation to mayors and other city officials at an annual meeting of the Municipal Association of South Carolina.

At the meeting, Vince introduced Phil as a developer.

Speaking to Vince afterward, Phil objected – “Dude, I’m no developer!”

Vince asked “Did you take out a loan to purchase land and construct the buildings and grounds.”

Phil: “Yes.”

Vince: “Did you personally guarantee that loan.”

Phil: “Yes.”

Vince: “Then you’re a developer!”



Bev Waggoner and parrot "Gabby" behind the counter at Newpoint Corners (Circa 2001)





Parting thoughts: Newpoint over the next 30 years?

Perspective



“I am convinced that men hate each other because they fear each other. They fear each other because they don’t know each other. They don’t know each other because they don’t communicate with each other. And they don’t communicate with each other because they are separated from each other. And God grant that something will happen to open channels of communication; that something will happen because men of good will rise to the level of leadership.”

~Martin Luther King, Jr. (1962)

“People are hard to hate up close.”

~Brené Brown



Old Testament Perspective: Commandments of Wise Urban Design



And the LORD spake unto Moses in the plains of Moab by Jordan near Jericho, saying, Command the children of Israel, that they give unto the Levites of the inheritance of their possession cities to dwell in; and ye shall give also unto the Levites suburbs for the cities round about them. And the cities shall they have to dwell in; and the suburbs of them shall be for their cattle, and for their goods, and for all their beasts. And the suburbs of the cities, which ye shall give unto the Levites, shall extend from the wall of the city outward [1,500 feet] round about. And ye shall measure from without the city on the east...the south side...the west...and on the north side [3,000 feet]; and the city shall be in the midst: this shall be to them the suburbs of the cities. So all the cities which ye shall give to the Levites shall be forty and eight cities: them shall ye give with their suburbs.

Defile not therefore the land which ye shall inhabit...

Numbers 35: 1-5, 7, 34

With history as a guide, it seems God wanted mankind contained. Rather than instruct Moses to cross the Jordan and defile Jericho's suburbs with development, a simple form of zoning was prescribed for developing 48 self-reliant cities with clear boundaries and suburbs reserved for agricultural production.

During the Industrial Revolution, this time-tested settlement pattern of founding compact cities surrounded by nature and agriculture was abandoned and, in the 20th century, outlawed. The resulting defilement of cities and suburbs reflects a lack of stewardship for the built environment. For example, consider the post World War II development pattern outside Beaufort's Boundary Street.



New Testament Perspective: Thoroughfare Design



“Enter through the narrow gate. For wide is the gate and broad is the road that leads to destruction, and many enter through it. But small is the gate and narrow the road that leads to life, and only a few find it.”

**~Jesus, *Sermon on the Mount*
Matthew 7:12-14**



“A man was going down from Jerusalem to Jericho, when he was attacked by robbers. They stripped him of his clothes, beat him and went away... A priest, going down the same road, saw the man, and passed by on the other side. So too, a Levite, when he saw him, passed by on the other side. But a Samaritan came; and when he saw him, took pity on him. He bandaged his wounds...then he put the man on his donkey, brought him to an inn and took care of him.”

**~Jesus, *Parable of the Good Samaritan*
Luke 10: 30-35**

Jerusalem’s broad Highway 60 outside the Old City’s narrow Jaffa Gate.



In the 20th century, governments around the world, led by the USA, institutionalized the accommodation of automobile movement and storage. Policies outlawed narrow, intimate roads, while subsidizing broad, inhuman roads. The policies exacerbate land defilement.

Even if they wanted to extend compassion, given the isolating nature created by this automobile circumstance, today’s Samaritans are challenged to even see the beaten man on the side of the road. Being a neighbor is made more difficult.

Highway 60 leading out of Jerusalem along the road to Jericho





“The public realm, as the common world, gathers us together and yet prevents us from falling over each other. What makes modern society so difficult to bear is not the number of people involved, but the fact that the world between them has lost its power to gather them together, to relate and to separate them.”

~Hannah Arendt, *The Human Condition* (1958)

It has been said that politics follows culture. If so, then doesn't culture follow environment? Have our politics become so toxic because the culture has become so toxic? Has our culture become so toxic because “the public realm as the common world” - the built environment – has become so toxic? What if, instead of investing in ever more soul-crushing traffic sewers, public investment aimed at making the world between people more beautiful?

To that end, might the examples of Seaside, Newport, Habersham and I'On with a public realm of streets and parks which enable personal connection and neighborliness, be worthy of emulation?

RADICAL URBANISM AND THE REVIVAL OF CIVIC ART

**VINCE GRAHAM
PECHA KUCHA
JUNE 7, 2022**

**To view this presentation, search YouTube:
“Pechakucha 39 – Vince Graham”**



1922

THE AMERICAN VITRUVIUS:

AN ARCHITECTS' HANDBOOK OF

CIVIC ART

BY
WERNER HEGEMANN
AND
ELBERT PEETS

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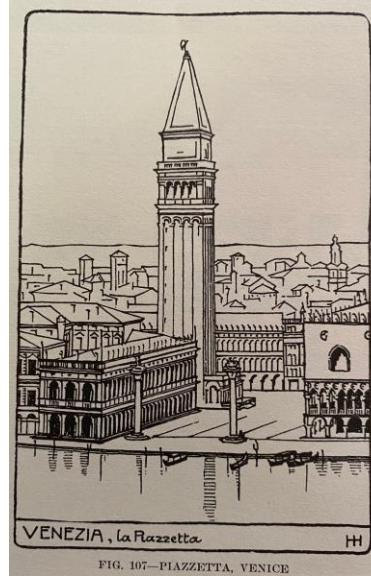


FIG. 107—PIAZZETTA, VENICE

12

THE MODERN REVIVAL OF CIVIC ART

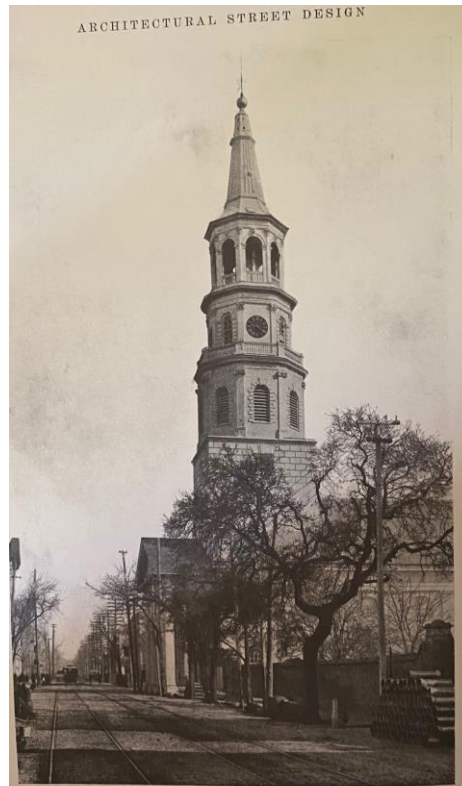
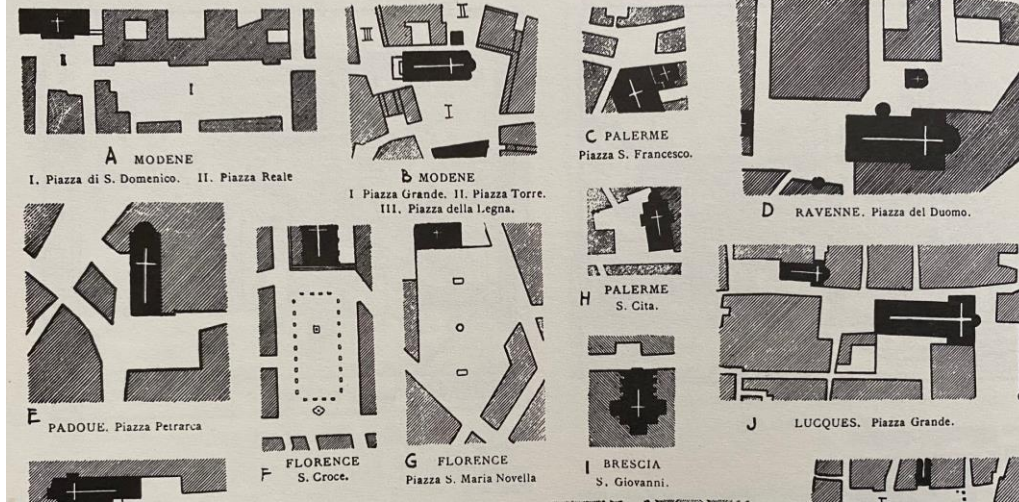


FIG. 118—CHARLESTON, S. C. ST. MICHAEL'S CHURCH



FIG. 404—UNIVERSITY OF VIRGINIA. THE CAMPUS, LOOKING NORTH

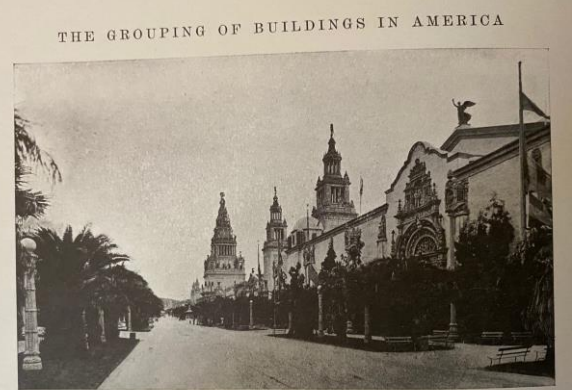
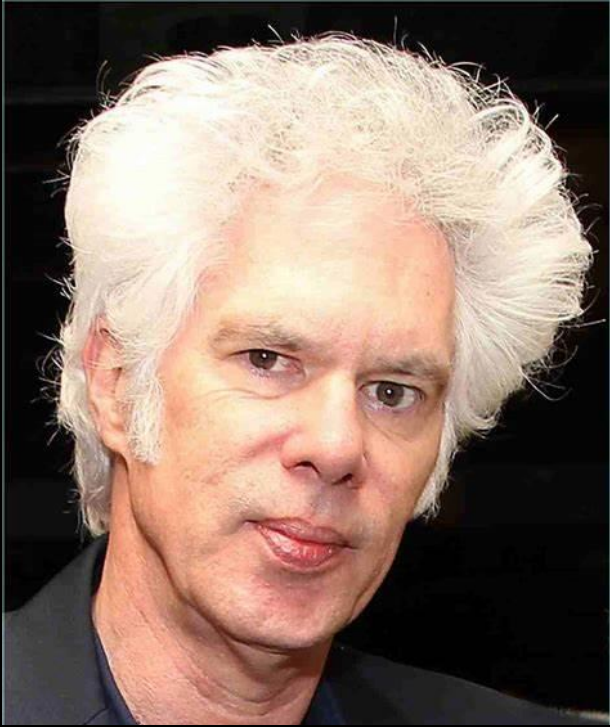


FIG. 463—SAN FRANCISCO, 1915. AVENUE OF PALMS WITH SOUTH FAÇADE OF THE "WALLED CITY"



James Jarmusch
Film Director and
Self-Proclaimed "Thief"

"Nothing is original. Steal from anywhere that resonates with inspiration or fuels your imagination. Devour old films, new films, music, books, paintings, photographs, poems, dreams, random conversations, architecture, bridges, street signs, trees, clouds, bodies of water, light and shadows. Select only things to steal from that speak directly to your soul. If you do this, your work (and theft) will be authentic. Authenticity is invaluable; originality is non-existent. And don't bother concealing your thievery — celebrate it if you feel like it.

"In any case, always remember what Jean-Luc Godard said:

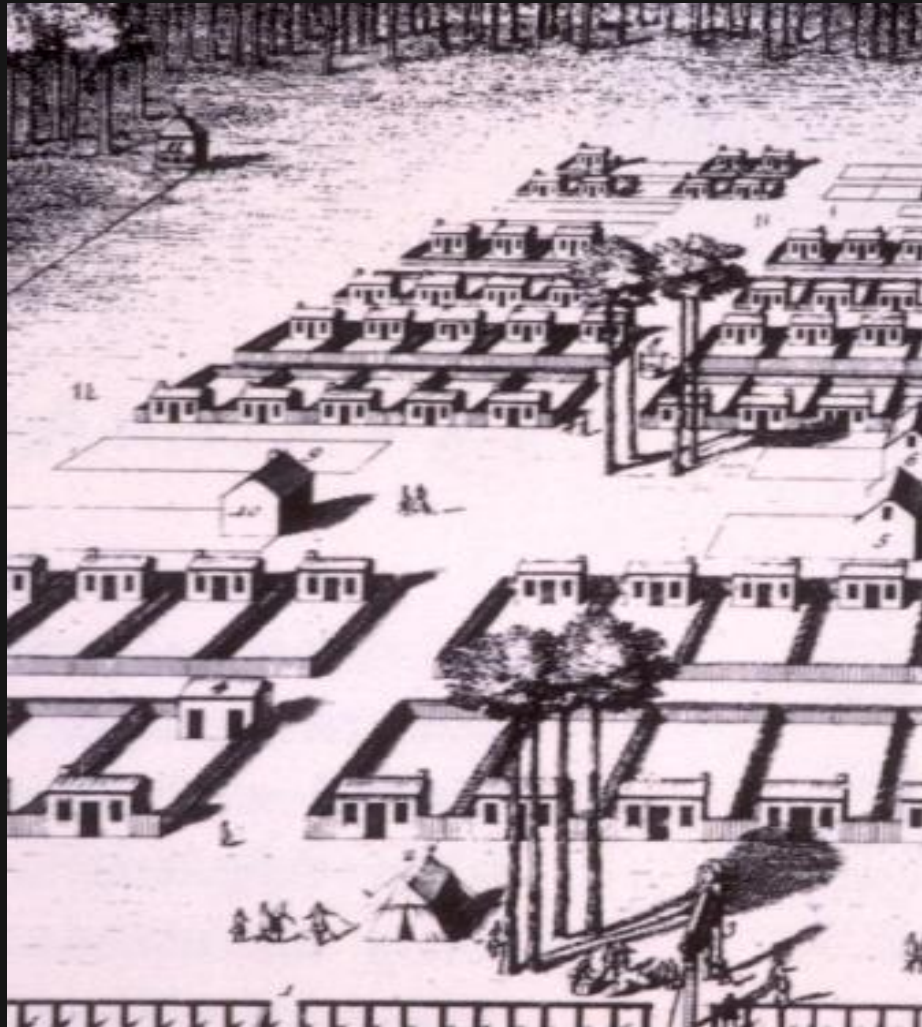
**'It's not where you take things from —
it's where you take them to.'"**

~James Jarmusch

Urban evolution - Savannah

“It’s not where you take things from –
it’s where you take them to.”

Two views of Johnson Square. At left, simple cabins surround the Square a year after development began. At right is the same square 103 years later. Oglethorpe’s original 60’x 90’ residential lots were subdivided and cabins replaced with denser, more elegant homes. The public realm was embellished with street trees and brick sidewalks. A monument to Revolutionary War hero Nathaniel Green was built in Johnson Square.



1734



1837

“It’s not where you take things from – it’s where you take them to.”

Development of 1401 North Street. 90 years after the original house was built, the lot was subdivided to build a second home at 500 Wilmington Street. This new home, constructed in 1991, served as a prototype Newpoint home.





“It’s not where you take things from – it’s where you take them to.”

’On real estate values dropped following the 2008 recession. Without sacrificing gross real estate value, the ’On founder, utilizing a lot entitlement, subdivided a 40x120 lot on Mises Street in ’On into two 40x60 lots. Smaller, more affordable homes were built: a 2 BR/2 bath, 1,100 s.f. home at left, and a 3 BR/2 bath, 1,200 s.f. “Katrina Cottage” at right.





“It’s not where you take things from – it’s where you take them to.”

Subdivision of a 40’x 120’ lot on Sanibel Street in I’On into three lots averaging 1,600 s.f. (.036 acre) for three new homes ranging in size from 1,150 to 1,700 s.f.

Note: This infill development met with resistance from residents who, in an effort to block the subdivision, embarked on an alarmist campaign to sow seeds of fear, uncertainty and doubt among fellow neighbors. Ironically, these were the same tactics used by the original opponents of Newport and I’On.



**EGADS! HOMES AND LOTS ARE TOO SMALL!
IT’S DIFFERENT! ..DENSITY! .. TRAFFIC!..
SMALL HOMES DESTROY PROPERTY VALUES!
WHERE WILL WE PARK?! ... SOMEBODY
OTHER THAN ME MIGHT MAKE MONEY!
CHANGE IS BAD! I GOT MINE, SCREW YOU!**



Internal NIMBYism is a political obstacle to the innovative, opportunity-creating organic growth, common in U.S. cities prior to the advent of zoning in the 20th century.

Fortunately, the I’On Code provided flexibility to build on lots as small as 27’-wide, and development proceeded, followed by construction of smaller, more affordable homes. The homes subsequently served as prototypes for Earl’s Court, another infill development in the historic area of Mt. Pleasant which, despite the developer’s track record for building quality, and a Town overlay zoning which encouraged such innovation, also met NIMBY resistance.

CHARLESTON

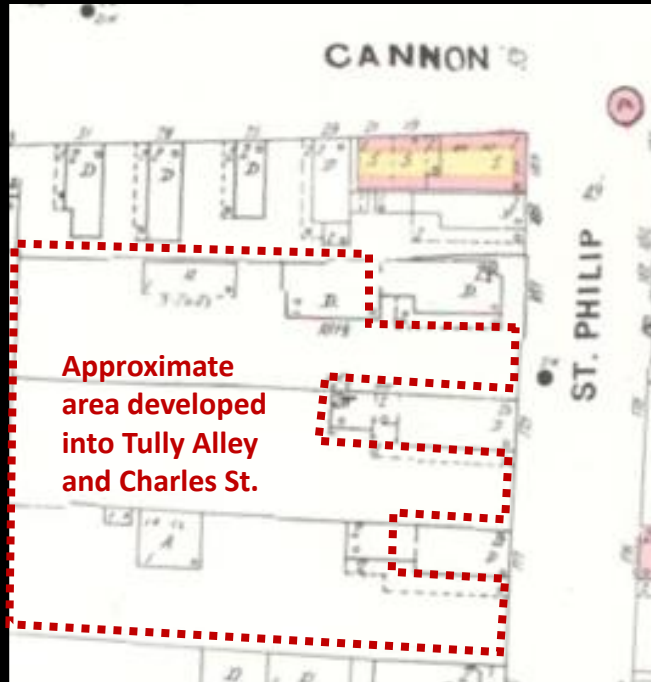
South Carolina

Some call it hospitality, we call it the endless welcome.

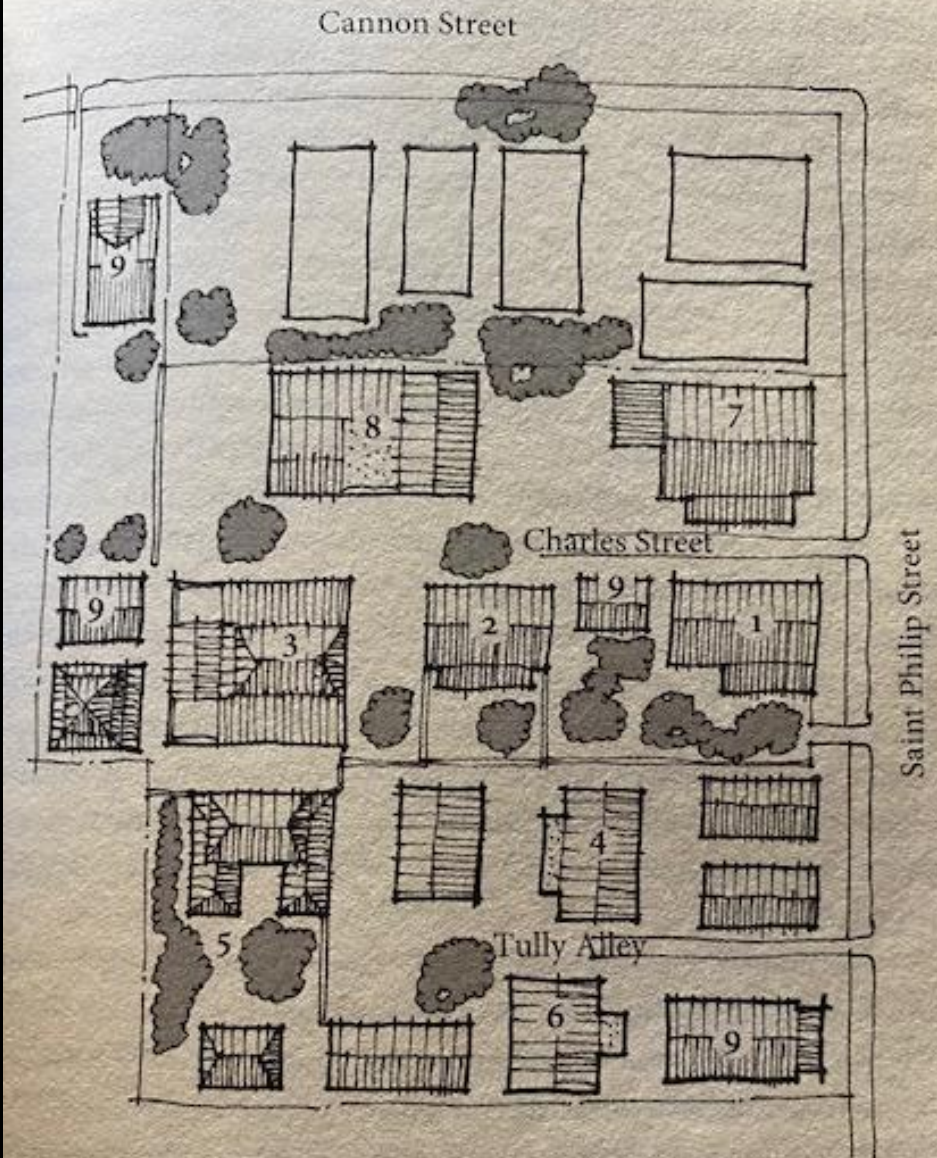


“It’s not where you take things from – it’s where you take them to.”

5 Charles Street was a 2 BR/1.5 bath house built in the early 1990s for Jerry Moran in downtown Charleston. Constructed on a 1/20th of an acre lot, the home’s location is shown as “#2 Jerry’s first house” in the map at right. Jerry, brothers George and Bob Holt, and the late Cheryl Roberts developed Charles Street and Tully Alley in the back yards of historic homes. See early 20th century map below. Graham purchased the home in 2013, and utilizing attic space, renovated the home into a 3 BR/2.5 bath home.



Approximate area developed into Tully Alley and Charles St.



- | | |
|-----------------------|------------------------|
| 1 Pink house | 6 Moorish house |
| 2 Jerry’s first house | 7 Sunsetter Lodge |
| 3 George’s house | 8 Jerry’s second house |
| 4 Mary’s house | 9 Existing house |
| 5 Bob Holt’s house | |

“It’s not where you take things from – it’s where you take them to.”

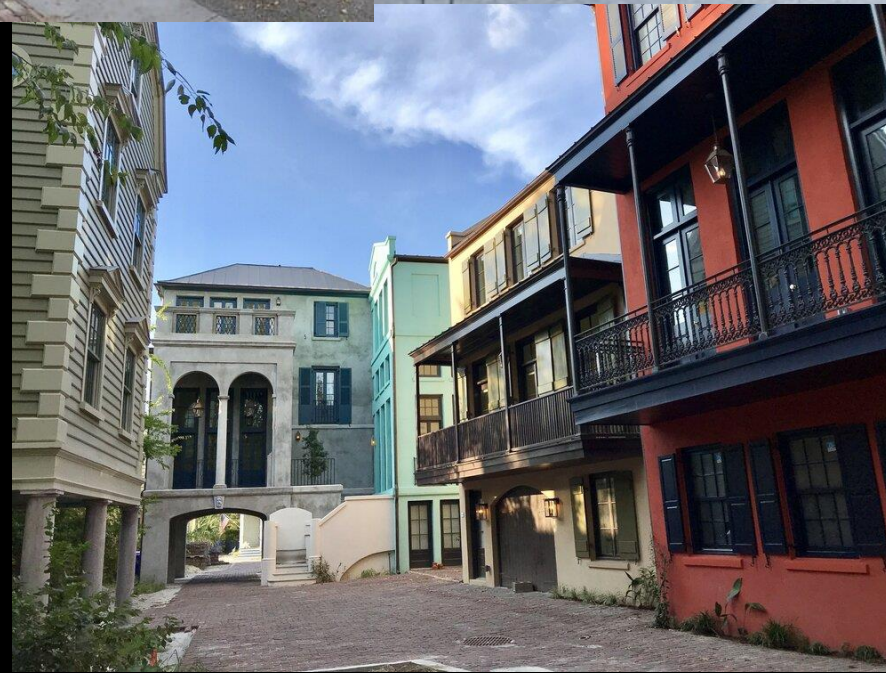
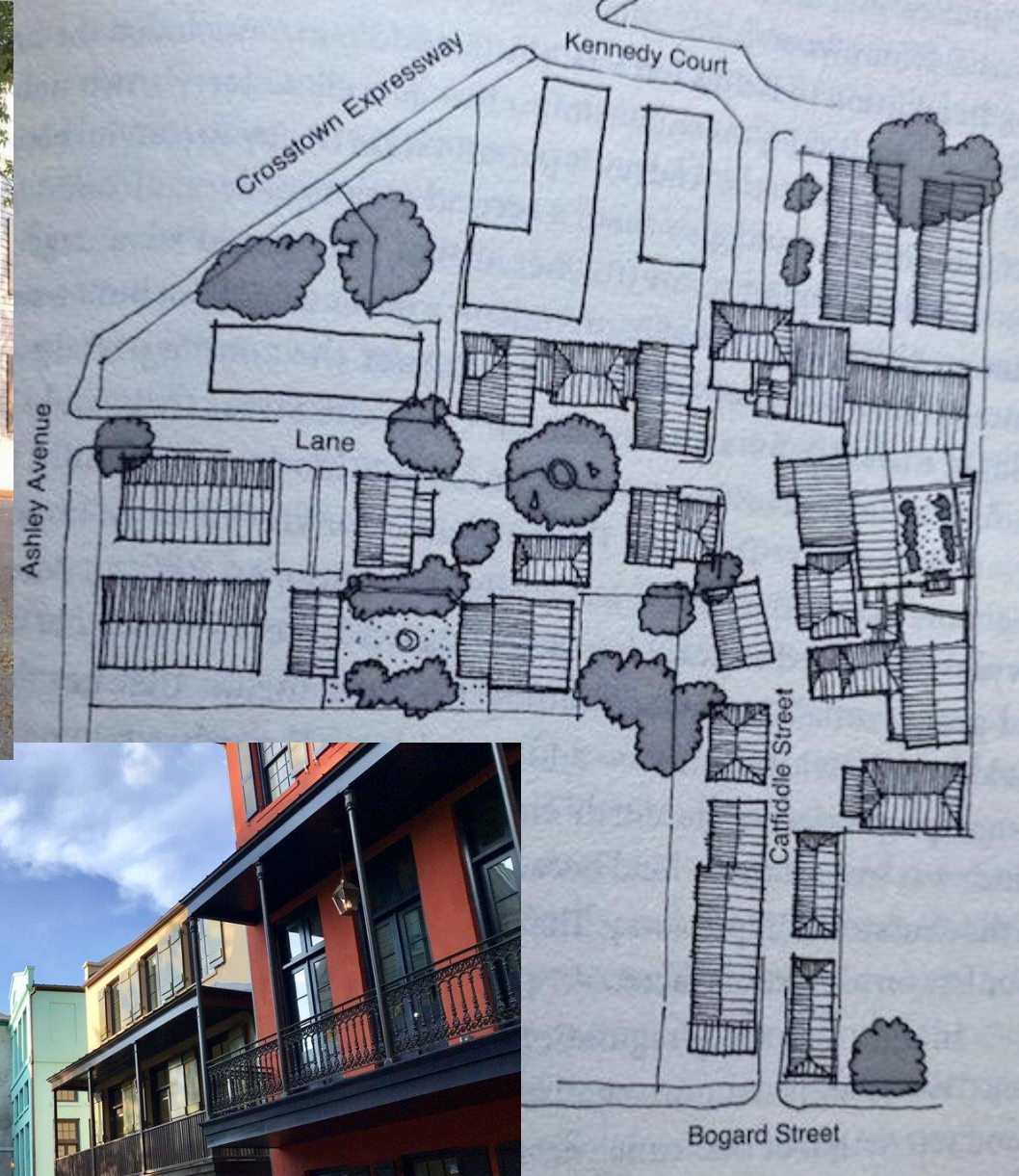
**Catfiddle Street, Charleston
Including Accessory Dwelling Units,
Density = +/-50 units per acre.**

Developed by George Holt, Jerry Moran, Reid Burgess, Sally Eisenberg, David Coles and Vince Graham, Catfiddle Street was carved out of the backyards of older homes along Ashley Avenue and Bogard Street.

If buildings are ugly, higher density compounds the ugliness. However, if buildings are beautiful, higher density compounds the beauty.

Enabling density affords greater opportunity – for building beauty, for more new friends and relationships.

Suggested reading: Witold Rybczynski’s 2019 book *Charleston Fancy* is an excellent work describing the history of real estate development, and telling the story of Newpoint, Charles Street, Tully Alley, Catfiddle Street and I’On.



“It’s not where you take things from – it’s where you take them to.”

Earl’s Court, Mount Pleasant. Including Accessory Dwelling Units, Density = +/-35 units per acre.

Mixed-use development of 26 homes + ADUs, retail space and boutique inn/restaurant. Developed by Vince Graham and Chad Besenfelder.



This 3 BR/3 bath, 2,089 s.f. single-family detached home was built in 2016 on a 33'x36' lot in Earl's Court (Lot 1 highlighted below). The house sold in April 2022 for \$1.2 million, or \$576/square foot.

The 6 lots in Phase I of Earl's Court (plat below right) comprise 7,570 s.f., or $\frac{1}{3}$ the size of a typical Newpoint lot.

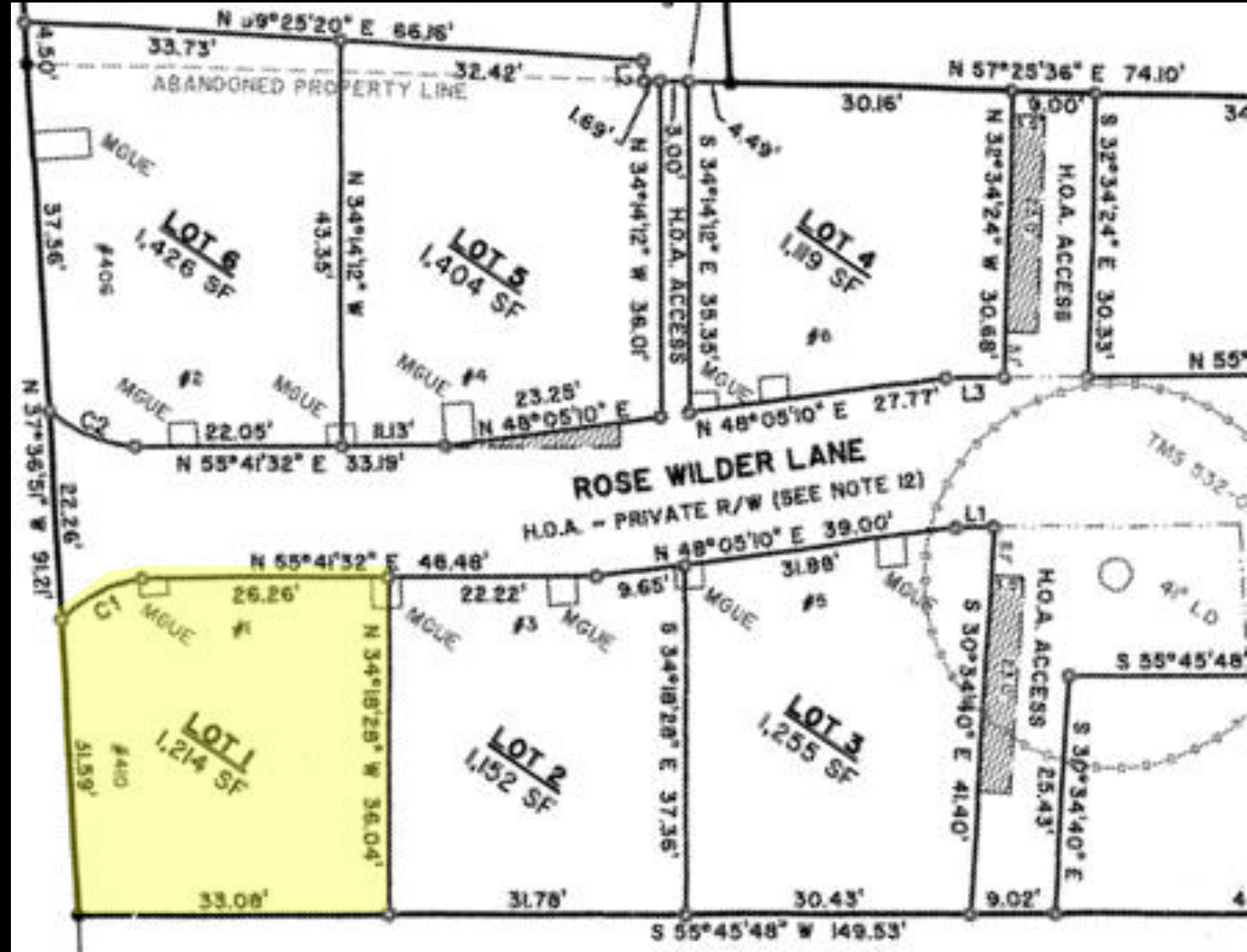


3 bds | 3 ba | 2,089 sqft

401 Rose Wilder Ln, Mount Pleasant, SC 29464

♥ Sold: \$1,203,000 | Sold on 04/22/22

Zestimate®: \$1,313,100



Provocative food for thought. A typical Newpoint lot averages ¼ acre or 10,890 square feet. At the time of Newpoint's approval in 1992, ¼-acre was the minimum lot size necessary to accommodate an individual septic system. An average Newpoint lot is more than twice the size of the average l'On and Habersham lot and more than 8x the size of the average Earl's Court lot. Public sewer now exists on Lady's Island. Sewer lines could be extended into Newpoint, enabling existing homes, currently on septic systems, to tie into the more sanitary utility. The ¼ acre lots can be subdivided to create opportunities for new homes, new neighbors, greater wealth.



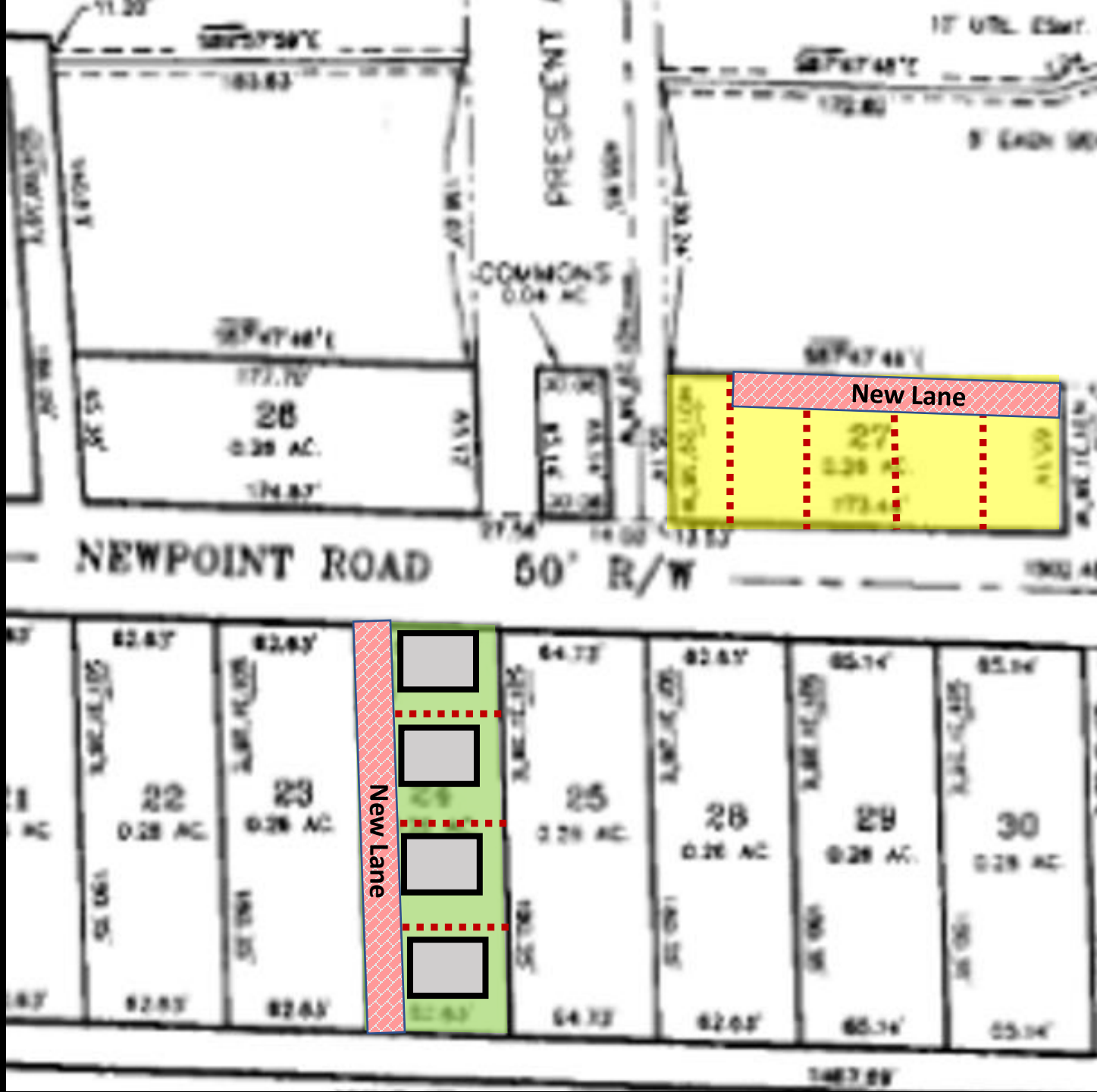
“It’s not where you take things from – it’s where you take them to.”

Example 1: Subdivision of 2 Prescient Avenue (Lot 27 on plat at right) into five lots for five new Earl’s Court style homes.

Example 2: Subdivision of 25 Newpoint Road (Lot 24 on plat at right) into four lots for four new Earl’s Court style homes.

Back yards of most existing Newpoint homes are underutilized. More Accessory Dwelling Units (ADUs) in the form of garage, basement or third floor apartments could be added, providing a more affordable form of housing in I’On. 88-year old Anne Audroue, who built Newpoint’s first home at 29 Newpoint Road, now lives in a 900 sf ground floor apartment overlooking the Beaufort River and rents the upstairs floors to a family of five.

Extending public sewer into I’On, could enable home-owners to subdivide their lots to create more homes. How much is a subdivided lot worth? The vacant lot at 2 Prescient sold in 2022 for \$120,000. If subdivided into five lots, I’d estimate each would be worth at least \$75,000 for a total gross value of \$375,000, or more than triple the current value.



“All of us, if we are reasonably comfortable, healthy, and safe, owe immense debts to the past. There is no way, of course, to repay the past. We can only repay those debts by making gifts to the future.”

~Jane Jacobs



At a Christmas party held at his Newport home in the mid-1990s, Bob Lievens cornered Vince Graham:

“What you and Turner launched here is wonderful! But what I want to know is where will you be in 30 years? Will you be stuck in the same paradigm or will your thinking have evolved to the next level?”

Newpoint represents a bold vision, well-executed by many caring individuals. Can that spirit be advanced for the benefit of ourselves and future generations?

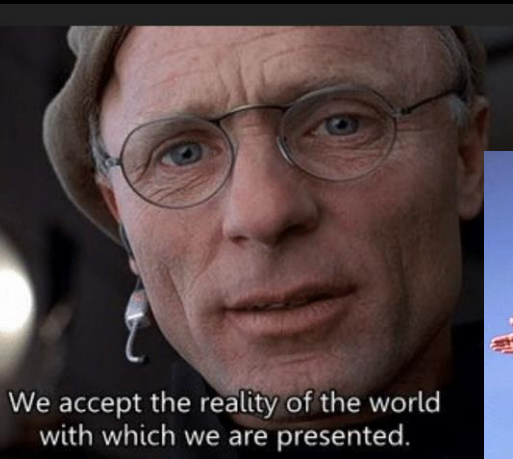
Enabling the freedom to choose, ABSOLUTELY!

“It’s not where you take things from, it’s where you take them to.”

Where will Newpoint be in 2052?



Based loosely on Plato’s *Allegory of the Cave*, *The Truman Show* is a 1998 movie foreshadowing the rise of reality television. Filmed on location at Seaside, Florida, the plot centers on the character of Truman Burbank, whose world is an enormous TV studio with thousands of hidden cameras, broadcasting live to a spectating-obsessed TV audience. Truman is unaware he lives in an artificial environment and that fellow residents, including his wife and best friend, are actors. The plot thickens as Truman becomes increasingly suspicious of his limited world. In one scene, an interviewer asks the show’s director why he thinks Truman has never questioned the artificial nature of his life. The director answers: “We accept the reality of the world with which we are presented. It’s as simple as that.”



We accept the reality of the world with which we are presented.



We needn’t accept the status quo as the only possible reality. We can be like courageous Truman who, by movie’s end, despite a storm of fear created to confine him to a limited world, realized the truth which opened a door to new opportunity.