

# Kristopher B. King

28 Montagu St.  
Charleston, SC 29401

843.412.1017  
presman@kbking.com

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## Education

- University of Pennsylvania**, Philadelphia, PA May 2000  
M.S. Historic Preservation: Graduate School of Design  
- Concentration in preservation planning, building pathology, site analysis & real estate  
- Graduate Thesis: "Historic Districts and TND Zoning: A Comparison of Mechanisms in Neighboring Residential Communities of Beaufort and Port Royal, South Carolina"
- Trinity College**, Hartford, CT May 1998  
B.A. Art History, Integrated Tract in Architecture  
- Faculty Honors Association  
- Recipient of The Friends of Art Award for excellence in Architectural History

## Professional Licenses/Certifications

- South Carolina Real Estate Commission**, Columbia, SC March 2011  
Licensed Salesman, License No: 79984
- Building Performance Institute, Inc.** Malta, MY June 2010  
Certified Building Analyst & Envelope Professional

## Experience

- King Preservation Management LLC**, Charleston SC 2001-2004, 2009 to Present  
*Principal*  
- Owner representation, project, and property management  
- Residential & commercial investment and development  
- Project/property entitlements  
- Historic resource assessments and surveys  
- Federal and state historic preservation tax incentives  
- Research, documentation, and analysis of properties and historic structures  
- Development and implementation of rehabilitation, adaptive reuse, and restoration plans  
- BPI Certified Building Analyst: energy efficiency audits and analysis
- Harbor City Real Estate Advisors LLC.**, Mt. Pleasant, SC March 2011-Present  
*Real Estate Agent*
- The Sustainability Institute of SC/Trident Technical College**, Charleston, SC October 2010-Present  
Member: Historic Structures Curriculum Development Team  
Utilize \$500,000 Sustainable Cities Initiative/Home Depot Grant to develop a specialized curriculum to teach builders the building science of energy efficiency improvements to historic structures in a hot, humid climate
- College of Charleston**, Charleston, SC 2007-Present  
Adjunct Professor: Program in Historic Preservation & Community Planning

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### **Experience** *(continued)*

- Clemson University/College of Charleston, Charleston, SC** 2005-Present  
Visiting Lecturer: Graduate Program in Historic Preservation
- The Preservation Society of Charleston, Charleston, SC** November 2010-May 2011  
Member: Master Preservationist Program  
Develop program curriculum and structure  
Develop and teach Spring 2011 sessions  
-Historic Building Technology  
-Sustainability and Green Preservation
- WECCO of Charleston, Charleston, SC** 2006-2009  
Real Estate Development & Project Management  
- Development of LEED certified mixed use, multi-family and adaptive reuse projects  
- Manage project development & design phases and secure all necessary entitlements  
- Chief Project Liaison with city staff, stakeholders, design team, and contractors  
- Direct public relations & community outreach for projects  
- Ensure project compatibility with LEED objectives  
- Research and oversee integration of sustainable technologies into projects  
- Assist in budgeting and project management of construction phase  
- Direct post construction services: quality control, technical issue resolution, owner/tenant issues  
- Conduct market and demographic research & assist in project marketing  
- Oversee formation and management of homeowners associations
- Historic Charleston Foundation, Charleston, SC** 2002-2006  
Manager of Easements & Technical Outreach  
- Educate and cultivate donors of conservation easements  
- Direct and oversee all aspects of repair, rehabilitation, and restoration of 350+ historic properties  
- Provide technical conservation assistance to property owners  
- Organize and conduct annual inspections  
- Preservation advocate at Board of Zoning and Architectural Review meetings  
- Conduct resource survey for the creation of the Cooper River National Historic District  
- Create and implement an Endangered Structures Report and Survey for the historic districts in Charleston, SC and Mt. Pleasant, SC  
- Lecture locally and nationally on conservation easements
- University of Pennsylvania, Philadelphia, PA** 1999-2000  
Graduate Assistant: Graduate School of Design:  
- Assist in administration of graduate level preservation/city planning studios  
- Coordinate and manage the survey and analysis of 30 city blocks in Philadelphia, PA  
- Chief Liaison between faculty, students, property owners, developers, city staff and interest groups for the survey, analysis, and redevelopment of the 13<sup>th</sup> St. District.  
- Conduct market, demographic, historical research and analysis  
- Organize and conduct community information meetings and design charrettes

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### Committees/Memberships

The Preservation Society of Charleston Board of Directors: 2nd Vice-President & Chair: Properties Committee (2011) Chair: Fall Tours and Special Events Committee (2009-2010) Member: Planning & Zoning Committee (2009-present)	2009-Present
Charleston Civic Design Center Board of Directors	2009-Present
City of Charleston Green Committee Executive Committee Recipient of the City of Charleston Stewardship Award	2007- Present
Urban Land Institute-South Carolina Coastal Steering Committee-Programs	2007-2010
SEE 2030: A Quality Growth Alliance Executive Committee The Alliance is comprised of over 20 partner organizations in the Berkeley-Charleston-Dorchester area and is dedicated to promoting quality growth principles and maintaining an open dialogue toward regional planning within the public and private sectors.	2007-2010
Berkeley-Charleston-Dorchester Reality Check Executive Committee Reality Check is a collaborative regional visioning process, developed and supported by the Urban Land Institute.	2007
National Trust for Historic Preservation National Trust Hurricane Recovery Team Part of a 6 member team that documented, assessed and saved over 200 damaged historic structures in the City of New Orleans after Hurricane Katrina.	January 2006

#### Additional Active Memberships:

- National Trust for Historic Preservation
- Vernacular Architecture Forum
- Preservation Action
- US/ICOMOS
- US Green Building Council
- Charleston Moves

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### Talks/Lectures

- June 2011: “Historic Structures: To Insulate or Not to Insulate?”, Panelist, The Building Enclosure Council-Charleston, Charleston, SC.
- April 2009: “Lessons Learned at One Cool Blow”, Special Lecture for the Urban Land Institute of South Carolina, Charleston, SC.
- Dec. 2008: “Sustainability and Design”, Guest Lecturer and Panel Member for Final Project Critique, Interior Design Studio (INDS 201), Savannah College of Art & Design, Savannah, GA.
- August 2008: “One Cool Blow: Sustainable, Affordable, Mixed Use”, Special Lecture and site tour for the American Institute of Architects- Charleston Chapter, Charleston, SC.
- Dec. 2007: “Sustainability and Design”, Guest Lecturer and Panel Member for Final Project Critique, Interior Design Studio (INDS 201), Savannah College of Art & Design, Savannah, GA.
- Nov. 2007: “LEED in an Historic Context: Frogtown and Starland, Savannah, GA.”, Special Lecture and site tour for a joint meeting of the Urban Land Institute of South Carolina and the Savannah Chapter of the US Green Building Council, Savannah, GA.
- Nov. 2005: “Alternative Materials and Historic Structures”, Guest lecture for Introduction to Historic Preservation, College of Charleston, Charleston, SC.
- October 2005: “Mechanisms of Historic Preservation: Easements & Revolving Funds”, Special lecture to the Board and Membership of Historic Aiken Foundation, Aiken, SC.
- October 2005: “Easements Roundtable Discussion”, Presenter and Panel Member. Annual Conference of the National Trust for Historic Preservation, Louisville, KY.
- October 2005: “Covenants & Easements Legal Framework, Enforcement and Management”, Annual Conference of the National Trust for Historic Preservation, Louisville, KY.
- June 2005: “Preservation Easements, Historic Preservation and Real Property”, Special Lecture for the Charleston-Trident Association Of Realtors, Charleston, SC.
- May 2005: “The Architecture of Historic Charleston”, Annual Conference for the United States National Committee of the International Council on Monuments and Sites, Charleston, SC.
- March 2005: “The Preservation Movement in Charleston”, Special lecture for Historic Charleston Foundation, Charleston SC.
- Nov. 2004: “Preservation in Charleston”, Landmark Preservation Conference, Abbeville, SC.
- October 2004: “Covenants & Easements: Legal Framework, Enforcement and Management”, Annual Conference of the National Trust for Historic Preservation, Denver, CO.

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### Talks/Lectures (Continued)

- April 2004: “Preservation Easements”, Annual Statewide meeting of the National Society of Real Estate Appraisers, Charleston, SC.
- June 2003: “Preservation Easements, A Centerpiece of Preservation”, Montana State Annual Preservation Conference, Polson, MT.

### Projects

43 Meeting Street, c. 1789  
Charleston, SC  
Investment, Development, Design and Construction Management:  
Interior and Exterior Restoration, 2011

Calistoga Barn, c. 1912  
Napa County, CA  
Restoration and development plan for a new winery, 2011

29 Montagu Street, c. 1850  
Charleston, SC  
Interior rehabilitation and new construction, Consultant, 2010

The Bennett Rice Mill, c. 1844  
Charleston, SC  
Investigation, Stabilization and Rehabilitation Plan, 2009

The Masonic Lodge, c. 1877  
Charleston, SC  
17,800 SqFt Adaptive Reuse Project  
Design, Development, Exterior Restoration, 2008.  
LEED-CS Silver (projected)  
*Project not completed*

New Market  
Charleston, SC  
160,000 SqFt Mixed Use Development with HUD Workforce Housing  
Design and Development, 2008  
LEED-ND Silver (projected)  
*Project not completed*

One Cool Blow  
Charleston, SC  
60,000 SqFt Mixed Use Development with HUD Workforce Housing  
Design, Development, Construction & Management, 2008  
LEED-ND Silver (Projected)  
*2009 Preservation Society of Charleston - Carolopolis Award.*

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### **Projects** *(Continued)*

Frogtown Lofts  
Savannah, GA  
27,000 SqFt Residential Infill Project  
Development, Construction and Management, 2008  
LEED-ND Silver (Projected)  
*2008 Historic Savannah Award, 20008 AIA Savannah Merit Award*

The Hannah Gronning House, C. 1809  
Charleston, SC  
Project Management: Design, Restoration, and Rehabilitation, 2007  
*Preservation Society of Charleston - Carolopolis Award: Restoration, 2008*

2007 New American Home (2007 International Home Builder Show)  
Orlando, FL  
Consultant and Subcontractor, 2007

Pompion Hill Chapel, c. 1763  
Berkeley County, SC  
Project Consultation: Soil Abstraction, Masonry and Plaster Repair, 2007

Starland Lofts  
19,000 SqFt Mixed Use Infill Project  
Savannah, GA  
Development, Construction, & Management, 2006  
*LEED-CS Gold (Certified), 2006 Historic Savannah Foundation Award.*

2 Wasbee Range, c. 1827  
Charleston, SC  
Project Management: Rehabilitation, 2005

The Blake Tenement, c. 1772  
Charleston, SC  
Project Consultation and Management for Charleston County,  
Restoration: Masonry, Windows, and Wood Paneling, 2005

Private Residence,  
Fishers Island, NY  
Owners Representation: Management of Design and Construction, 2002