



Lively **CHARLESTON** MAGAZINE

FALL/WINTER 2022

FEATURE STORY

Q&A with **Darius Rucker**

CULTURE

The Haunted History of Charleston

REAL ESTATE

Agent Spotlight: Kyle Blankenship



livelycharleston.com

PHOTO BY JIM WRIGHT



LIVELY

/līvlē/ | Adjective | Full of life & energy; active & outgoing.

LivelyCharleston.com



From The Publisher

Dear Reader,

I am excited to present you with the newest issue of Lively Charleston Magazine!

As we prepare for cooler weather, pull our sweaters down from the attic, and start sippin' on pumpkin spice lattes... this issue of Lively Charleston Magazine is here to help you get ready for Fall & Winter. We're going to explore the Haunted History of Charleston, share some great ways to celebrate the holidays, and list 10 of our favorite places to grab a bite to eat with friends.

This issue's Q&A-style feature story is a special one as we got to sit down with Charleston's own Darius Rucker! He gives us a peek behind the scenes of his Riverfront Revival Festival, his favorite local charity to support, and why he loves to call Charleston home.

As always, I want to shout out the amazing team that helps create this magazine that so many locals have come to know and appreciate. From our contributing writers Tre Manchester, Tori Rhoad, Jennifer Guerra, and Kaleb Hunt to our Chief Editor Marissa Trudo; and of course, our Creative Director Crys-

tal Bryant (aka The Queen). Thank you all so much for all of your hard work!

And to our readers... we hope you enjoy reading this as much as we enjoyed putting it together.

Cheers!



Jeremy Feldman
Publisher

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Table of Contents

03 From The Publisher

04 Who Made This

05 Table of Contents

CULTURE

08 The Haunted History of Charleston

11 Get Festive with These 5 Ways to
Celebrate the Holiday Season in
Charleston

14 Exploring Charleston's Historic
Battery

FEATURE STORY

16 Q&A with Darius Rucker

WELLNESS

20 Staying Sane During the Holidays

FOOD & DRINK

22 10 Incredible Places to Eat in

Charleston

24 Butternut Squash Soup

25 Smoky Harvest Apple Cider Margarita

REAL ESTATE

26 Agent Spotlight: Kyle Blankenship

27 5 Reasons You Might Not be Ready to
Buy a Home

28 Featured Listing

30 Lively Charleston Properties

LOCAL BUSINESS

33 Small Business Spotlight:

Patriots Point Chiropractic

35 New Business: Kids That Win

“Charleston is an extraordinary place. There is a deep connection between the residents and nearly three hundred and fifty years of history, and those ties between daily life and the distant past are strengthened by the occasional glimpse beyond the veil.”

— James Caskey



CULTURE

The Haunted History of Charleston

By Marissa Trudo

Charleston, South Carolina is well-known for many things — its large sprawling moss-covered oak trees, its beautifully preserved colonial homes and churches, the incredible southern food and seafood spots, and some of the most photogenic locations in the south — just to name a few.

Charleston is also known to be one of America's most historic cities with a rich history that dates back three centuries. It is a city shaped almost entirely by its past; a past that has demonstrated its ability to build beauty from ashes, time and again, proving the indomitable spirit of its people.

Founded in 1670 by English settlers, and originally named Charles Towne, the coastal city quickly became a busy seaport and central hub for commerce, with most of its trade in rice, indigo, and cotton. It was also a major slave trading port — almost half of all slaves transported to America arrived at the Port of Charleston. While this active seaport created a flourishing economy for the city and its residents, it also brought with it many misfortunes, dangers, and diseases. In addition, Charleston played a significant role in both the Revolutionary and Civil wars.

With all that has taken place here in Charleston over the past three centuries, it has no doubt left an indelible mark on the city; one that can still be felt today. Largely, the imprint left is the legacy itself and how that has shaped the Charleston of today, but also, the echo of the pain and suffering felt throughout its history that is present in the countless ghost stories and tales of encounters with souls lost in time.

Here are 5 historically significant locations in Charleston that are also rumored by locals to be haunted by the memories of its past:

PINK HOUSE

History: Built in the 17th century, the Pink House is one of the oldest existing structures in Charleston. While many of the city's original buildings have been destroyed over the years, the Pink House has survived two wars, countless hurricanes and catastrophic fires, and two major earthquakes. Originally used as a tavern and brothel, the Pink House was popular with boozing sailors and hustling pirates traveling to the port. It would later serve as an art gallery and then a

law firm during the 20th century.

Spooky story: Over the years, there have been many rumors of ghostly encounters inside the Pink House, and the alley that runs along the building is also said to be a hotbed of paranormal activity. One of the most commonly reported sightings is of a female apparition walking up and down the stairs and hallways. Some believe this to be the spirit of the infamous pirate, Anne Bonny. Other visitors have claimed seeing windows opening and closing violently and sensing someone breathing on, and even touching, them.

Legacy: Today, the Pink House is privately owned and in the process of being repaired and converted into a single-family home. However, if you walk down the cobblestones to where it stands on Chalmers Street, it almost feels — for a moment — like stepping back in time. Even amongst its colonial-style neighbors, the Pink House stands out as a striking testament to the three hundred years of history that has taken place in that very spot.

OLD CHARLESTON JAIL

History: The Old Charleston Jail, known to locals as the Old City Jail, is both a site of historical significance as well as a unique and impressive piece of architecture with its Romanesque Revival details. According to Bulldog Tours, before the jail was constructed on the one block parcel reserved for public use, the land was used for almost one hundred years as a place to bury the dead of all those who could not afford a churchyard burial. This included the poor, new immigrants that didn't establish a church affiliation, criminals, and at that time, both free and enslaved people of color.

It served as the Charleston County Jail from 1802-1939, having held jailed high-seas pirates awaiting hanging, as well as Union officer prisoners-of-war during the Civil War. It was also known to have housed some of Charleston's most infamous criminals, such as 19th century free black pastor Denmark Vesey who was convicted of

planning a major slave revolt and later hanged; in addition to high-profile inmates John and Lavinia Fisher, outlaws and members of a large gang of highwaymen who were convicted of robbery and murder and subsequently executed for their crimes. The jail was decommissioned in 1939 and has, for the most part, remained vacant in the years since.

Spooky story: The jail was used for walking tours beginning in 2003 and has since gained notoriety as an attraction for ghost tours. It has even been featured in several television shows, including Travel Channel and Ghost Hunters. The jail was eventually decommissioned after over 100 years in use, primarily because it was too expensive for the government to make the necessary changes to bring it up to what was considered humane standards for a jail in the 1930s. It was considered one of the most inhumane jails in the country at that time, with prisoners having no access to electricity, running water, or indoor plumbing. Overcrowding of the jail was so prevalent that it was often listed as the cause of death for many who died within its walls. It is rumored that the jail is haunted by many of those who perished while incarcerated there, and several reports of being physically grabbed and scratched during ghost tours. Also, having been hanged outside the jail, Lavinia Fisher is said to haunt the grounds as well, with tourists claiming to have seen her apparition.

Legacy: After decades of poor maintenance and care, the Old City Jail was a large historic structure on the verge of collapse when it was purchased by a local development firm in 2016. Today, the jail is undergoing a \$15,000,000 historic renovation project, with plans to rehabilitate and convert the jail into a multi-tenant office building, while maintaining and preserving the building's original character. According to Bulldog Tours, once the project is complete, the owners plan to allow public access to the space for continued historical tours and ghost tours. While it may look different, its historical significance will remain as a reminder and monument to the city's lost voices from a darker time.

UNITARIAN CHURCH CEMETERY

History: Built in 1772, the Unitarian Church in Charleston is the oldest Unitarian church in the south and the second oldest church building in the city of Charleston. It was originally built as a second meeting house for the Independent Church in Charleston. However, it wasn't used as a church until after the Revolutionary War; during which time it was used at different points as a barracks for both British and American forces.

Spooky story: The most famous ghost stories associated with the Uni-

tarian Church Cemetery is the tale of Edgar Allan Poe's ill fated lover who he wrote about in one of his most famous poems, "Annabel Lee." The story goes that they had a forbidden love, and due to a broken heart, she became ill and died. She was buried in the cemetery in an unmarked grave. Many believe that she can be seen roaming the graveyard at night as the "Lady in White," searching for her long-lost love.

Legacy: Like many of the church cemeteries and graveyards around the Holy City, the Unitarian Church cemetery is a beautiful sanctuary set apart from the hustle and bustle of the busy streets just outside it. What makes this churchyard stand out from the others is its overgrown and seemingly neglected appearance, with dense shrubs and trees crowding the spaces between and around the gravestones, and vines growing wild and twisted all around the cemetery. It stands as a symbol for life after death. Time has stopped on life over and over for those buried on the grounds, but new life continues to grow and thrive around it. It is a hauntingly beautiful representation of the city itself — beauty from ashes.

WHITE POINT GARDEN

History: White Point Garden, also known as Battery Park, is a landmark defensive seawall and promenade. Its name is derived from the oyster shells bleached white by the sun that covered the waterfront land when colonists first arrived on the shores; originally known as "Oyster Point" and then "White Point," it was given its current name when it officially became a public park in the 1800's. The area was also a place of historical significance during the wars, with a defensive seawall that was lined with cannons in order to protect the city from invasion. In the years after the Civil War, statues and monuments were erected to honor the darker periods of the park's history, in addition to a number of military relics.

Spooky story: It is said that pirates convicted of crimes were publicly hanged in the center of the park, including infamous "Gentleman Pirate" Stede Bonnet and his crew. Over the years, visitors of White Point Garden have reported seeing faces staring at them through the dark as well as apparitions that appear to be hanging from the trees.

Legacy: The historic waterfront park is an impressive attraction to visitors and residents alike, with its incredible views of the harbor and South Battery Street lined with grand historic mansions, and a large shaded grassy area under a canopy of old, massive oak trees. On any given day in the park, you can find tourists strolling down the pathways and looking at all of the many monuments and statues, locals walking their dogs or on a daily run through the park, or even a wedding at the



gazebo in the center of the park. Though the ground you walk on today has felt the footsteps of war, it remains intact for life to continue moving over it; and though the ancient oaks cannot hide the sins of their past, they have grown larger and stronger, digging their roots deeper into the earth, creating a stronger hold in the ground on which they stand.

OLD EXCHANGE & PROVOST DUNGEON


History: Before the combined Old Exchange and Provost Dungeon that stands today was erected – and prior to the Old Charleston Jail being built – the Provost Dungeon held imprisoned pirates until their execution, including Stede Bonnet and his crew. When it was finally built in 1771, the Old Exchange originally served as a custom house, public market and meeting place. During the Revolutionary War, British forces used it as a barracks and its basement was used to hold prisoners-of-war. According to the museum website, in 1791 city leaders entertained George Washington at the Exchange during his tour of the south. In the years between the Revolutionary and Civil Wars, the Exchange was Charleston’s most common location for public slave auctions, making it one of most significant sites for domestic slave trade. In the years after, it has served as a post office, city hall, and currently a museum.

Spooky story: According to Ghost City Tours, down in the dungeon in particular, visitors have reported encounters with dark entities. People have claimed hearing terrifying screams and moans, seeing dancing orbs, and feeling as though invisible hands are wrapped around their

throat. Up in the light of the Exchange on the upper floors, the reports are of much less malevolent spirits, with sightings of disappearing staff members in Revolutionary-era attire.

Legacy: The Old Exchange and Provost Dungeon was designated as a National Historic Landmark in 1973. Today, it is a non-profit historic site that focuses on the American Revolution and colonial Charleston – more importantly, it is one of Charleston’s most historic sites, and one where you might find yourself experiencing the city’s dark past first-hand when you visit.

Whether you are a Charleston local or a visitor, it is virtually impossible to walk the streets of Historic Charleston and not feel the influence of its extensive history wherever you go. Famed artist and Charleston native Elizabeth O’Neill Verner is quoted to have once said, “It is impossible for me to enter Charleston from any side, whether by land or by sea, and not feel that here the land is precious; here is a place worth keeping...” The restaurants, shops, offices, parks, museums, graveyards, and homes – everything here has a story to tell. And if you’re paying close attention, you might just get it.



SCAN HERE TO CHECK OUT
THE LIVELY CHARLESTON
VIDEO ON THE HAUNTED
HISTORY OF CHARLESTON!



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CULTURE

Get Festive with These 5 Ways to Celebrate the Holiday Season in Charleston

By Tre Manchester

Believe it or not, the holiday season is here. If you’re new to Charleston, you may be wondering what there is to do to celebrate. While South Carolina may not be the first place that comes to mind when you think of a white Christmas, I assure you that what we lack in snow, we sure make up for in spirit.

THE FESTIVAL OF LIGHTS AT JAMES ISLAND COUNTY PARK
First up, we have the Festival of Lights at James Island County Park. A staple for 32 years, this event is one of the most popular attractions this time of year. A three-mile driving tour featuring dazzling displays, the name itself doesn’t even explain it all. The festival also totes an impressive sculpture made up of over 50 tons of sand — a “very Charleston” substitute for ice — and even includes a holiday train.

A walk through the enchanted trail is sure to set the mood, or even a ride on the Victorian carousel. To round out the night, some marshmallow roasting and hot chocolate makes this experience a one-stop-shop if you’re looking for a quick trip to get into the holiday spirit.

THE HOLIDAY BOAT PARADE
Perhaps you weren’t sold on the sand sculptures and carousels, and are looking for an even more unique way to experience the lights and displays with an ocean-side-vibe. If so, then the Holiday Boat Parade is the experience for you.

A Lowcountry tradition, this family-friendly event features glowing, festive boats sailing from the Cooper River through Charleston Harbor into the Ashley River. If you’re looking to jump into the action, you can even join the parade with your own boat. If you have a bit of tinsel and lights, of course. Otherwise, catch the parade from the many great viewing areas like The Battery or the Waterfront Park Pier.

NATHANIEL RUSSELL HOUSE CANDLELIGHT TOURS

Charleston is rich in history, and we're lucky enough to have some of these 18th and 19th century homes still in existence. The Candlelight tour of the Nathaniel Russell House is our pick for third. Built in 1808 and located at 51 Meeting Street, the furnishings inside the Nathaniel Russell house are 99% original to the time period, including drapery by the same craftsmen who furnished curtains for George Washington and Thomas Jefferson.

A romantic, evening tour through this mansion of a property will make you appreciate the challenges before modern lighting, while marveling at the beauty of the holiday decor adorning the interior.

TREE LIGHTING AT MARION SQUARE

Next up, we take a visit to Marion Square for the lighting of the Official Christmas Tree for the City of Charleston. The ceremony kicks off with musical acts and artists from all around the city, including a performance of some holiday classics by the Charleston Jazz Orchestra, culminating in the lighting of the



64-foot tree in the middle of historic Marion Square.

NEW YEAR'S EVE AT THE SOUTH CAROLINA AQUARIUM

Part of the holiday season means saying goodbye to the previous year, and welcoming the next. We have a wonderful way to do just that. The Annual NYE Grand Ball at the South Carolina Aquarium is the perfect excuse to dress up, and ring in the New Year in an incredible spot.

Held in the Great Ocean Room, this black tie optional event features a DJ, an open bar, heavy hors d'oeuvres, and a champagne toast at midnight making it a truly memorable experience in a location that is oddly appropriate for this ocean-front city. That about wraps it up for our top five holiday festivities in Charleston.

We hope you found something in this list worthwhile, whether you're just visiting, new in town, or looking for a new way to experience some uniquely southern holiday charm.

**CHECK OUT
THE LIVELY
CHARLESTON
VIDEO ON
THE HOLIDAY
SEASON IN
CHARLESTON!**



CULTURE

Exploring Charleston's Historic Battery



By Tori Rhoad

People visit Charleston from all over the world for not only its beauty, but it's endless history! The Old Exchange, the Charleston Market, the cobblestone roads, and the beautiful architecture are just a few of the most sought out pieces of history that still exist here in Charleston. However, there is one that stands out the most... the Battery!

Now, I'm not talking about an ancient triple A or double A battery... I'm talking about the peninsula of Charleston that was used for coastal defense artillery, such as cannons and mortars, during the Civil War. The Peninsula is bordered by the Ashley and Cooper Rivers, which meet to form the Charleston Harbor.

The Battery goes back all the way to 1731 when Broughton's Battery (which later became known as Fort Wilkins in 1812) was constructed in the park area now known as White Point Garden.

Even after Broughton's Battery was demolished in 1789 and a new wall and promenade were completed in the 1820's, locals still referred to it



as "The Battery." In 1837, the city set aside seven acres at the foot of King Street for the public park known as White Point Gardens. It was named this in reference to the piles of bleached oyster shells on the point of the peninsula prior to the construction of the seawall. From the outset, the park was planned as a place to be enjoyed by all people from all walks of life, not only for the wealthy who resided in the mansions overlooking its green spaces.

However, in 1861, the White Point Garden became a place for artillery during the American Civil War, known as Battery Ramsay.

After the Civil War came to an end in 1865, the park and seawall went back to its former use as a promenade enjoyed by everyone. The historic seawall now benefits locals and tourists by forming a picturesque promenade that offers views that need to be seen to be believed. Numerous monuments have been erected to honor our military and several cannons still remain to remind us of the history and brave soldiers.

Also still standing today are the numerous grand mansions that are simply impossible to miss on the East Battery. The majority of these jaw-dropping homes were built during the peaceful period of 1820 to 1860 and still display stately pillars, dreamy balconies, and unique architecture.

One of the earliest mansions was the Regency-style Edmonston-Alston House at 21 East Battery. It was built in 1817 and is still open today as a museum house operated by the Historic Charleston Foundation. The

yellow-stuccoed Louis B. DeSaussure mansion at 1 East Battery was built in 1958. During the Civil War, it received a number of hits by Union shells, and one is allegedly still lodged in an attic beam. The yellow brick mansion at 19 East Battery is the newest, built in 1920, and is said to be one of the most expensive homes ever built in Charleston. During World War II, the mansion was used as offices by the U.S. Navy.

Over the years, the Battery has been hit by hurricanes and raging tropical storms. But thankfully, our city has done a tremendous job of maintaining and rebuilding the wall as needed to continue giving locals and tourists the history filled experience it so greatly promises.

Today, the Battery is cherished by romantics, photographers, history lovers, runners, and families alike. I highly recommend that the next time you are in Charleston, you block off a few hours to take a break from the city noise and enjoy a peaceful walk down the promenade or read a book in the park. To make this deal even sweeter, dogs are MORE than welcome!

The Battery really is a magical experience and something that all visitors to Charleston should be sure to add to their itinerary.



CHECK OUT THE LIVELY CHARLESTON VIDEO ON CHARLESTON'S HISTORIC BATTERY!

FEATURE STORY

Q&A with Darius Rucker

What was the conception of the Riverfront Revival Festival? When did you start imagining it and what did that originally look like to you?
 It's always been a dream of mine to bring a music festival to my hometown of Charleston, so we'd been talking about it for a while; however we wanted to wait until we found the right partners and the right timing. Riverfront Revival is the result of that and I'm really excited about how it's coming together!

What is the long-term goal for the festival if it becomes an annual event?
 We definitely hope to make this an annual Lowcountry tradition – to bring great music to the city of Charleston and to showcase our beautiful city to fans who travel in to see the shows.

You seem to be really invested in showcasing your hometown of



Photo by Todd & Chris Owyong

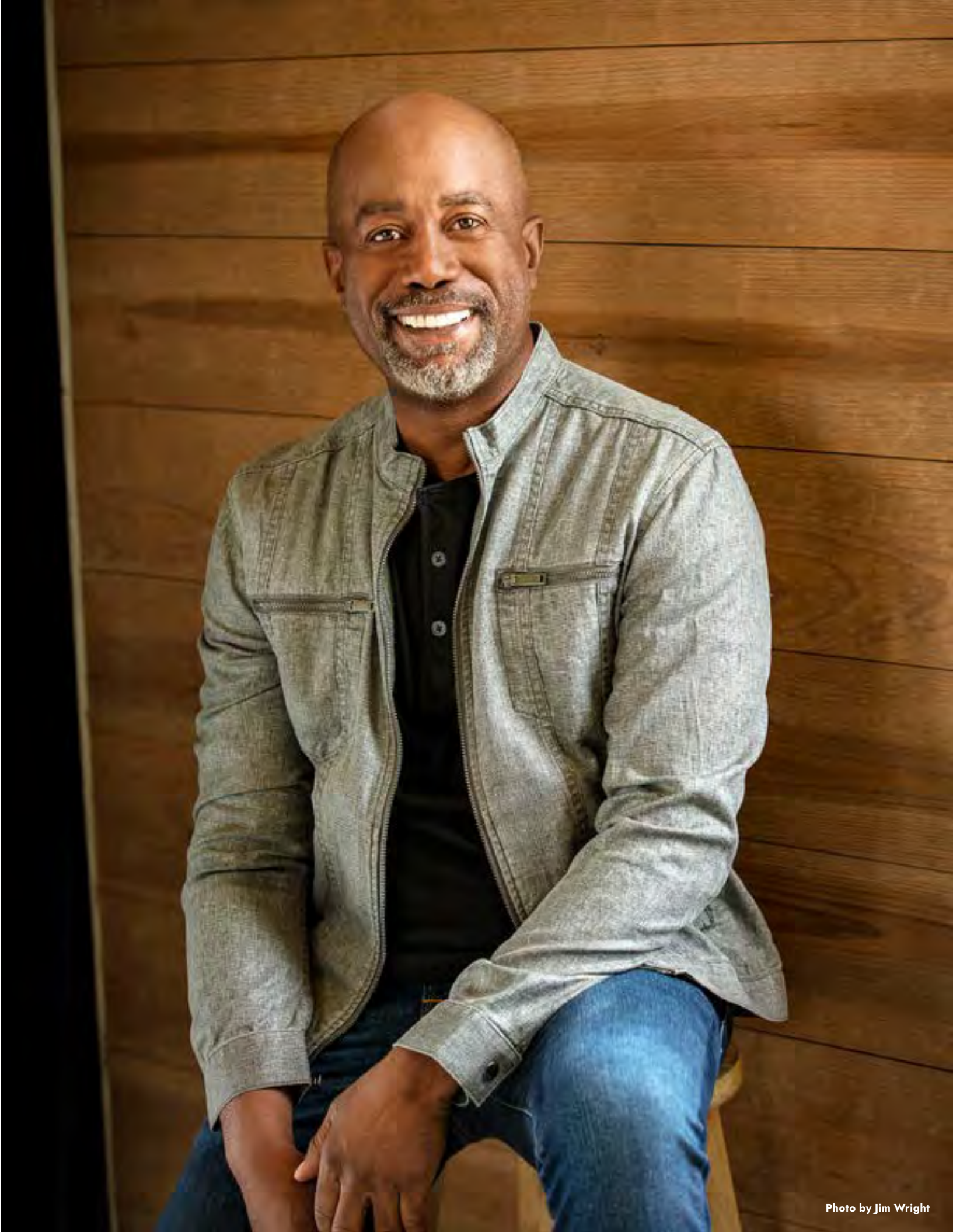


Photo by Jim Wright

"CHARLESTON MEANS EVERYTHING TO ME. IT'S WHERE I GREW UP, WHERE I RAISED MY OWN CHILDREN, WHERE I FELL IN LOVE WITH COUNTRY MUSIC AND LEARNED TO SING... THERE'S NOWHERE ELSE IN THE WORLD I LOVE MORE THAN THIS CITY..."



Photo by Austin Friedline

Charleston and bringing value to the community with projects like the Riverfront Revival Festival and your new Design Network show "Rucker's Reno," in addition to your heavy involvement with organizations like MUSC Shawn Jenkins Children's Hospital. What does it mean to you to be able to give back to your hometown in such significant and meaningful ways?

Charleston means everything to me. It's where I grew up, where I raised my own children, where I fell in love with country music and learned to sing... There's nowhere else in the world I love more than this city, so if I can give back any portion of everything it's given to me, I absolutely want to do that however I can.

After decades of traveling and touring the world for your music career, what makes Charleston still feel like home to you all these years later?

The people. I always say it's the people that make Charleston special.

Everyone is so kind and laid back; it's easy to relax and feel at home here.

If you could go back to your 20 year old self, before meeting your 3 band mates with whom you would later become Hootie & The Blowfish, what advice would you give yourself?

Hold on tight! We worked so hard for so long that when we finally started seeing mainstream success it felt like everything was happening in warp speed – I still feel that way sometimes. It's important to remember to stop and look around at all the awesome opportunities and experiences life has given you.

What does your perfect day in Charleston look like?

It starts with golf, no question. Bulls Bay in Awendaw and the Ocean Course at Kiawah Island are two of my favorite courses in the world.



Photo by Keith Griner



Photo by Todd & Chris Owyong

Then there are so many great lunch options – Rodney Scott's Whole Hog BBQ comes to mind immediately. And cap it off with some live music at The Windjammer or The Commodore in the evening – that's a good day!

What's your favorite thing to do in Charleston to unwind?

I love to go out on the water – I don't have a boat, but several friends do and it's the perfect way to let go and forget about anything else for a day. Even just walking on the beach or bike riding across the causeway. Something about being on the water instantly relaxes you.

Favorite Charleston restaurant?

Obstinate Daughter on Sullivan's Island is right up there, but FIG has always been my go-to answer to this question and probably always will be. I mean, Chef Mike Lata is a three-time James Beard Award winner! Get a double order of the ricotta gnocchi appetizer as your meal – thank me later.

WELLNESS

Staying Sane During the Holidays

By Jennifer Guerra

For some, it really is the most wonderful time of the year. For others, the holidays bring about stress, whether it’s due to money, familial obligations, or the seasonal depression that hits during the winter months. Staying sane during the holidays is no easy feat, but here are some things to try when the stress becomes too much to handle.

Being surrounded by your family for days on end may be the perfect way to celebrate for some; for others, it breeds fighting due to too much togetherness. If you fall into the latter, scheduling time for yourself is key. Go for a walk or make time to work out, as the endorphins will help you through the tougher moments. If at all possible, try and pre-plan your holiday by booking a hotel room or Airbnb - this way you have an out at the end of a long day.

The holidays can also bring out emotions you normally don't feel the rest of the year. Whether due to a loved one who is no longer with us, or a memory of a past holiday that didn't go right; practicing self-care and compassion will take you a long way in not just surviving the holidays, but thriving through them. While having a few drinks may seem like the easiest way to get through, you'll thank yourself in the long-run if you choose to be more mindful about what you put into your body during those stressful times.

Instead of reaching for that third glass of champagne, drink a glass of water, and choose some of the healthier food options available to you; as getting tipsy and eating a lot of heavy food is not only unhealthy as a coping strategy, but will likely leave you feeling tired and bloated, which won't help your mental state either. Sticking to a healthy lifestyle in a notoriously unhealthy time of year will give you some control in an often out of control situation.

Meditation is also a great way to calm the storm in your head during these trying times. Download a meditation app on your phone, so whenever you need a moment to gather yourself, you will have all the help you need right at your fingertips. Popular apps such as Calm and Headspace do come with a fee, however they are known to be two of the best available. If you are a beginner to meditation, try Ten Percent Hap-



pier Meditation, which offers guided meditations to help guide you to a more relaxed and calm mental space to get into the holiday spirit.

Family isn't the only reason the holidays can be difficult for some. Between all the office holiday parties and other festivities associated with the holiday season, social anxiety can rear its ugly head in the worst ways. Office holiday parties oftentimes bring up social anxiety, especially for a plus one. Covid has really exacerbated this problem for many who were already prone to social anxiety - these people came out of extended period of isolations, quarantines, and social distancing, and it was a struggle to figure out how to interact in social situations that were already a challenge even before a global pandemic. Spend some time



getting together with people you know and trust prior to the holiday season, hone in on the skills you use to deal with those social situations and apply them to the groups you aren't as familiar with. Give yourself grace, and remember, you cannot control what is around you, but you can control how you react to it.

It's super important to acknowledge your feelings, and reach out to those around you to help you when you're feeling overwhelmed. Be kind to yourself as you navigate through this stressful time. Another important thing to remember - learn how to set boundaries for yourself and to say no. You don't have to attend every party, or every gathering, especially if your mental health will suffer as a result. You aren't being selfish, you are doing what is best for you, and the result of taking care of yourself first will help ease the tension you are feeling inside. Setting boundaries is the easiest way to not overextend yourself during this time of year. Whether it's spending only a certain amount on gifts, or spending a certain amount of time with people, those boundaries you have already set for yourself will ensure you don't end up doing things that will increase your stress around the holiday season.

Don't forget to set realistic expectations for yourself, as well as those around you. The holidays don't need to be perfect to be great. Be open to the notion that not everything is going to go according to plan. When things come up, it's easier to digest them if you weren't expecting the perfect family hol-

iday. Things change, people change, family members are added, and sadly, some are taken away. Hold on to some of the rituals you know and love, but make room for the idea that every holiday is not the same, and some things change with time.

As always, if things become too much for you to handle on your own, find a mental health professional to help. There is nothing wrong with talking to someone about the stressors you are feeling, and they may have more resources and tools to help get you through this trying time. Try to remember things will only be as good as you make them, put yourself - and your mental health first - and the rest will become easier to handle. It's easier said than done, but don't get upset at the things you cannot control, as the holidays are about family and togetherness, but you cannot control others around you. Keeping this in mind will help when you feel overwhelmed; put your needs first, and do your best to enjoy this time with loved ones, because life is difficult enough, and tomorrow is never promised.

THE HOLIDAYS DON'T NEED TO BE PERFECT TO BE GREAT. BE OPEN TO THE NOTION THAT NOT EVERYTHING IS GOING TO GO ACCORDING TO PLAN.

FOOD & DRINK

10 Incredible Places to Eat in Charleston



Photo from Millers All Day

By Kaleb Hunt

Whether you are in the heart of Charleston taking a stroll down King Street and East Bay Street, or heading out to the islands for a more relaxed dining experience, Charleston has an eclectic mix of eating establishments that will tickle your taste buds. Note: These are in no particular order and are extremely biased. With that being said, let's check them out!

TAVERN & TABLE

To kick off the list, one of my all time favorites in Charleston is not even located in Charleston, but rather on Shem Creek in Mount Pleasant. The atmosphere is superior with beautiful views of the waterways and the occasional dolphin popping up to see what's on the menu.

GO-TO ORDER: Pick any appetizer and you will not regret it!

SHEM CREEK CRAB HOUSE

Another Shem Creek restaurant is making this list, and this one might surprise many. The Shem Creek Crab House has one of the nicest views in all of Charleston dining, and the food does not disappoint either.

GO-TO ORDER: Carolina Platter

MAGNOLIAS

What is not to like about Magnolias in downtown Charleston? The dining room is charming, hospitable, and most say "comfortable." If you're looking for the Charleston food staples like fried green tomatoes, this is the place for you. Literally every dish is exceptional and well thought out.

GO-TO ORDER: Crab Cakes

NIKOS

Perfect! That is the common answer when asked how someone's experience was at Nikos. From amazingly fresh seafood to cute brunch options, Nikos has made a name for themselves in Charleston, and quickly has become a local favorite.

GO-TO ORDER: Tipsy Oysters (but really any of their seafood options)

MILLERS ALL DAY

If you are a breakfast lover, this is the place for you. Embrace the most important meal of the day with some southern staples like biscuits and gravy.

GO-TO ORDER: Tomato Bisque & Grilled Cheese

LEWIS BARBECUE

A little off the beaten path of downtown Charleston, Lewis Barbecue is worth the added time. Renowned Austin pitmaster John Lewis controls the food menu with simplicity and abundance as the focus.

GO-TO ORDER: Hands down, their Brisket

EDMUND'S OAST

A staple for locals since the day it opened. Their tap list runs deep, making it hard to decide which beer to order – the crowd favorite seems to be the brown ale. On the food side, don't expect greasy pub food. They take their food just as seriously as their beer, with an extremely high rated charcuterie program.

GO-TO ORDER: Fried Chicken & Salad

167 RAW

The vibe of 167 Raw reminds me of a mullet (hear me out!). A 5 star Michelin restaurant exterior with lines a half hour before opening and all day until close. But once inside it is a hip trendy party of oyster plate after oyster plate, fine wines, and their signature po' boys.

GO-TO ORDER: Oyster Plate & Wine (for fun)



Photo from Lewis Barbecue

FIG

Old enough to be considered an institution, but still creative enough to absolutely wow the locals. Fig is a beautiful combination of classic southern cuisine with a french flare.

GO-TO ORDER: Seafood Stew

R KITCHEN

One of Charleston's hidden gem restaurants where the chef controls the menu. R Kitchen is not easy to get into, but once there you'll belly up to the chef's table for a 5 course intimate experience.

GO-TO ORDER: Whatever the talented chef preps for you!

FOOD + DRINK

Butternut Squash Soup

This feel-good soup is a fall favorite for good reason! It's rich, creamy and packed full of flavor. Butternut squash soup is an easy choice if you're wanting to impress your friends and family this holiday season.



Ingredients

2 tablespoons butter
1 small onion, chopped
1 stalk of celery, chopped
1 medium carrot, chopped
2 medium potatoes, cubed
1 medium butternut squash,
peeled, seeded, and cubed
1 (32-fluid oz) can chicken stock
Salt and pepper to taste

Recipe

In a large pot, melt butter over medium heat. Add in the onion, celery, carrot, potatoes, and squash. Cook for 5 minutes, stirring occasionally until vegetables are lightly browned.

Pour part of the chicken stock until it covers the vegetables and bring it to a boil. Reduce the heat to low and cover the pot. Let it simmer until vegetables are tender, about 40 minutes.

Using an immersion blender, puree the vegetables until smooth. Stir in the remaining stock until the desired thickness is achieved. Add salt and pepper to taste.

Recipe and photo from InsanelyGoodRecipes.com. Copyright © 2022.

FOOD + DRINK

Smoky Harvest Apple Cider Margarita



This cozy take on a classic cocktail will be your go-to this holiday season. It's the perfect blend of sweet, spiced, and smoky to sip on a chilly fall or winter night with friends and family.

Ingredients

Cinnamon sugar and flaky sea salt, for the rim
2 ounces mezcal or silver tequila
1/2 ounce orange liquor
4 ounces (1/2 cup) apple cider
Juice from 1/2 a lime
1-2 teaspoons maple syrup, use more or less to taste
Apple slices and cinnamon sticks, for serving

Recipe

If desired, rim your glass in salted cinnamon sugar. Mix equal parts cinnamon sugar and sea salt. Run a lime wedge around the rim of the glass and coat in sugar.

Combine the mezcal or tequila, orange liquor, apple cider, lime juice, and maple in a cocktail shaker. Add ice and shake to combine.

Strain into the glass.

Garnish with apple slices, rosemary, and cinnamon sticks. If desired light the cinnamon on fire for a smoky effect.

Recipe & photo from Tieghan Gerard of Half Baked Harvest. Copyright © 2022.

Agent Spotlight: Kyle Blankenship

Each month, Lively Charleston Magazine features an interview with a real estate agent from the Lively Charleston Properties team. This month, we're sitting down with Kyle Blankenship to learn about his journey to success as a Realtor in Charleston.

After graduating from Virginia Tech in 2009, Kyle moved to Charleston and began his sales career at Wild Dunes Resort. In 2017, he teamed up with Lively Charleston Properties because he wanted to do real estate differently from everyone else.

Why did you decide to follow a career in real estate?

My background is in the customer service industry, starting with restaurant management, so helping people has always been something I have enjoyed doing. The idea of being my own boss and making my own schedule was also very appealing to me.

What is one of the biggest challenges you face in the industry?

The particular niche of the real estate industry that I specialize in is homes that were previously listed for sale with other agents and subsequently cancelled. It's an extremely competitive industry and there is a lot of rejection and high emotions involved in it. When I first started calling these leads I took a lot of their negative responses personally and let it affect my mood and mental state. It took me months to learn how to deal with it and gain the confidence to ignore them and keep the conversation moving.

You've had a GREAT year, what's your secret to success?

Consistency and focusing more on communication when I'm talking to people about real estate. Also, being a problem solver and never accepting no for an answer. Whether it be a prospective client saying no or an agent you are trying to get a deal done with, there is always a reason

they are saying no. The more willing you are to figure out why, the more successful you will be.

Do you have a mantra or quote you live by?

My parents were big on the golden rule when I was growing up. They stressed the importance of treating everyone with respect and going above and beyond for others and I think that is a big reason why I enjoy helping people so much. I have seen it come into play as a Realtor because I am willing to do whatever it takes for my clients and make sure I am representing them to the best of my abilities.

What's your favorite thing about living in Charleston?

This city has everything I am looking for in my lifestyle. From the great weather and friendly people, to the incredible food you can find all over the place, it's going to be hard to find a city that has more to offer than Charleston! Another great thing about Charleston is how expansive the airport has become. You can get to so many great cities in the US directly from Charleston, it makes traveling so much easier and convenient.

Any tips for new agents or people considering a career in real estate?

The fortune is in the follow up. It is going to be rare you sign a client the first time you meet with them. To make it as an agent you have to earn a client's trust and prove to them you are the best person for the job. That may take a couple of conversations/meetings or it could take a few months, but don't stop following up, providing value, and showing how you can assist them.

Goals for next year?

In real estate, I would like to beat my total sales volume from 2021, which was my best year ever. I would also like to continue investing and find another property to add to my portfolio.



5 Reasons You Might Not Be Ready To Buy A Home

By Jeremy Feldman

Are you thinking about buying a home, but you're not sure if you're just quite ready to pull the trigger? At Lively Charleston Properties, we're in the business of helping people buy and sell real estate. BUT our client's needs and what's best for them always takes precedence. Here's 5 reasons that you might NOT be ready to buy a home:

1. CASH

You don't have both a down payment AND an emergency fund - yes, you have to have both. You don't want to expend all of your cash with no reserve to fall back on if an unexpected expense comes up, and then have to go into debt to account for that. You want to make sure you not only have your down payment, but also roughly 3-6 months worth of expenses in an emergency fund before you make that first purchase.

2. CREDIT SCORE

Most lenders want to see a credit score in the range of the mid 600's or higher. If you don't have that credit score right now - no problem, it's not a huge deal. We just need to spend a little bit of time

putting some energy towards paying down some of those balances.

3. WORK HISTORY

If you have a patchy work history where you haven't had a whole lot of consistency in jobs, try to nail that down: find a place you want to be, a place that pays you well, and try to stay in that job for at least a year. Lenders will want to see that stability in employment when it comes time to underwrite your loan

4. DEBT

If you have a good bit of debt that you're working hard to pay off, it might be best to focus your efforts entirely on that before taking the leap on a major life purchase like a home. Once you get those debts knocked out, you'll be able to focus on saving for a down payment towards that first house.

5. LONG-TERM OUTLOOK

Are you not sure yet where you want to put down roots? If there is a possibility you could move again in the next year or two, there is no way of knowing for certain what will happen in the real estate market during that time — it could stay flat, it could even take a little bit of a dip, or it could continue to go up. It might be best to wait on buying a house until you have a clearer picture on your long-term outlook.

QUESTIONS ABOUT BUYING OR SELLING IN THE CHARLESTON AREA? SHOOT ME AN EMAIL AT JEREMY@LIVELYCHARLESTON.COM AND MENTION THIS ARTICLE. I'D BE MORE THAN HAPPY TO HELP!

Featured Listing



26 MORGAN PLACE DRIVE
Isle of Palms
4 Bed, 4.5 Bath
3,024 Sq Ft

Take a look at this stunning, renovated home located behind the gates of Morgan Place in Wild Dunes. This exceptional, waterfront property features a private, deep water floating dock that can accommodate two 40'+ boats.

The extensive exterior transformation included a new architectural roof, cement plank and brick veneer siding, Marvin impact rated

windows and doors, Sapele garage, front doors, and hand rails, as well as Ipe decking throughout.

Interior renovations include wide plank French white oak flooring, ceramic tile and vanities in the master and guest bath rooms, as well as an exquisite chef's kitchen complete with a GE monogram appliance package, custom cabinetry, a large island with quartz countertops, ice maker, microwave drawer, second oven, and beverage cooler.

The spacious owner's suite is located downstairs with plenty of room for a sitting area, dual walk-in closets, dual vanities, a tile shower, and a soaking tub. There are three bedrooms upstairs, one of which could be used



LISTED BY MATT ANDERSON OF
MATT ANDERSON PROPERTIES,
THE BOULEVARD COMPANY
PHOTOS BY NICK CANN.

as a second owner's suite, as well as a large loft/living area with an office nook.

Enjoy beautiful sunset dinners overlooking Morgan Creek on the the screened-in porch or back patio area. Spend your evenings and weekends exploring and fishing in the many creeks accessible via boat, kayak, or paddleboard.

A Wild Dunes Club Membership is available, which provides access to world-class golf, tennis, social, and swim facilities. There are several excellent dining options, including the new addition of Islander 71, are just a short bike, golf cart, or boat ride away.





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"We worked with Meredith Coughlin to purchase our new home in Mount Pleasant from out of State in Georgia. She knew about an off-market house that fit exactly what we were looking for and managed to help secure it for us in this crazy market. On our first phone call we explained



everything that we wanted in order to relocate, and later that night she sent us the house that ended up being our house! Meredith is kind, helpful, responsive, and very well-informed of the Charleston market. I know for a fact we would not have gotten this home without her! Thank you, Meredith!"



"Working with Jeremy on the sale of our home/business was a no-brainer. We knew that there was no better choice for the job and we were right. We had an incredible offer after just a couple days and the closing process was simple and easy. We would use Jeremy again and again for any future real estate deals and would highly recommend his services to others. He has an awesome team of people and they get things done quickly!!"



"We had the most amazing experience finding our home in Charleston ... all thanks to Ellie White!!! We found Ellie by chance when we started looking for homes in the Charleston area. We found an absolute GEM in Ellie!!! She is so patient, so knowledge, and just beyond sweet in every way!!! She is so good at communicating and answering all the questions we had!! Ellie showed us several different homes in various surrounding areas of Charleston and helped us so much when it came time to choose our home. We are beyond grateful to Ellie for all she has done for us... she puts her heart and soul into her work and it shows in all that she does. Thank you, Ellie... we absolutely love and adore you!!! You truly are a treasure!!! If ever you need a top-notch realtor in the Charleston area, Ellie White is your perfect choice!!!"



"I cannot say enough good things about Scott. He was extremely friendly, helpful and willing to go the extra mile to make my purchase a quick and easy process. He advised me from start to finish and made me feel comfortable by explaining the process step by step along the way. He knows the area well and does his research on the specific area that you are leaning towards. He regularly kept in touch with me with updates, which I loved! I would definitely recommend Scott to any of my friends and family. I am entirely pleased with Scott and his team of professionals. They work so well together and it was a seamless experience. HIGHLY recommend!"



CHECK OUT WHAT SOME OF OUR CLIENTS HAVE TO SAY ABOUT OUR AWESOME AGENTS...

Tori was absolutely incredible to work with! She was extremely responsive and looked into every home we asked her to within a matter of minutes. Every piece of advice that she gave us was completely accurate and we would not have gotten the very first home we put an offer in on if we had not listened to her recommendations. We will for sure be using Tori again in the future - we could not have asked for a more wonderful agent!



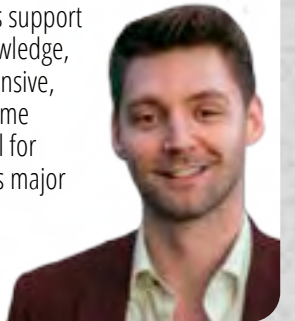
"Buying a home was one of the biggest decisions of our lives. It was a journey fraught with the unknown and a lot of back and forth with our agent providing valuable insight. Kaleb let us know this was normal. His "door" was always open, no matter how repetitive our questions were. We were anxious about putting in an offer knowing how competitive the market was at the time. He gave good advice, and the offer was accepted! I value his patience and shared excitement with the purchase. I am grateful that he put in some evenings getting our offer ready. I strongly recommend Kaleb to any first time or seasoned buyer



who wants to know that they are his top priority! I am writing this review, in my new comfortable home office with the most splendid view of a purple flower and a golf green, all thanks to Kaleb."



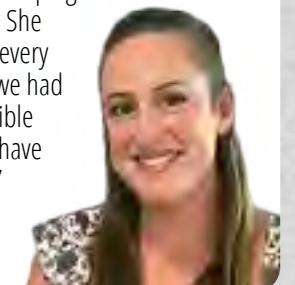
"Buying our first home from the other side of the country was not easy and especially with the market today! Tre Manchester was wonderful to work with! We are so grateful for all of the time and effort that he put into helping us find our home in a very short time frame. It was a wonderful experience having Tre's support and advise. He has extensive knowledge, patience and he was always responsive, especially working with a 3 hour time difference. We are forever grateful for having Tre to work with during this major transition in our lives!"



"My fiancé and I worked with Kyle Blankenship to purchase a vacation home in Mount Pleasant. The whole experience was 10/10. Kyle took the time to listen to what we were looking for in our new home. He spent a number of days with us driving around and seeing every area of Mount Pleasant - he discussed the pros and cons of each neighborhood based on our needs. Then when it became time to start the purchase process he had a network of people willing to help us (inspectors, lenders, closing attorneys, even interior designers who made our home BEAUTIFUL). As an out of state buyer, this was extremely helpful. If you are in the real estate market in the Charleston area and you want someone who is always available, honest, and just an over all good guy - you should reach out to Kyle Blakenship."



"What an awesome experience working with Lively! Marissa was amazing - presented all of our options while helping us to navigate through our specific situation. She was responsive, personable, and leveraged every resource available to her to make sure that we had everything we needed! We found an incredible forever home for our family and it wouldn't have been possible without Marissa on our side!"



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- ▶ **Close times that are 50% faster** than the industry average. (Source: Ellie Mae Insights)
- ▶ **The Princeton Promise:** \$1,000 back at closing if your borrower is unhappy with our service. No strings.
- ▶ **Top 1% in customer satisfaction** in the mortgage industry.

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SMALL BUSINESS SPOTLIGHT

Patriots Point Chiropractic



WHAT IS CHIROPRACTIC?

Chiropractic medicine is focused on the alignment of the spine and how that can affect the function of the nervous and musculoskeletal systems. We focus on restoring normal range of motion into restricted joints. We not only treat the spine, but also extremities. We use a variety of hands-on therapy techniques to manipulate the joints of the spine, and extremities, to help

resolve a variety of issues. We supplement those hands-on therapies with rehabilitation exercises, nutrition, and ergonomic changes in the home and workplace to improve your overall health and function.

HOW CAN CHIROPRACTIC TREATMENT HELP?

- Reduces or removes pain
- Increased flexibility
- Improved posture
- Improves your range of motion in the spine and other joints
- Can reduce stress and improve sleep

WHO CAN BENEFIT FROM CHIROPRACTIC TREATMENT?

Chiropractic Care is an extremely effective treatment option for all ages, from newborns to the elderly. From non-athletes to professionals, we believe we can improve overall health from providing Chiropractic care to a variety of patients. If chiropractic care is not appropriate for your condition, we will refer you to another healthcare provider who can help you.

WHAT CONDITIONS CAN WE TREAT?

- Neck, midback, and low back pain
- Headaches
- Arthritis
- Muscle aches and pains
- Sciatica and pain down the leg
- Shoulder and extremity pains
- Whiplash and automobile injuries
- Sports injuries
- Spinal stenosis and “pinched nerves”

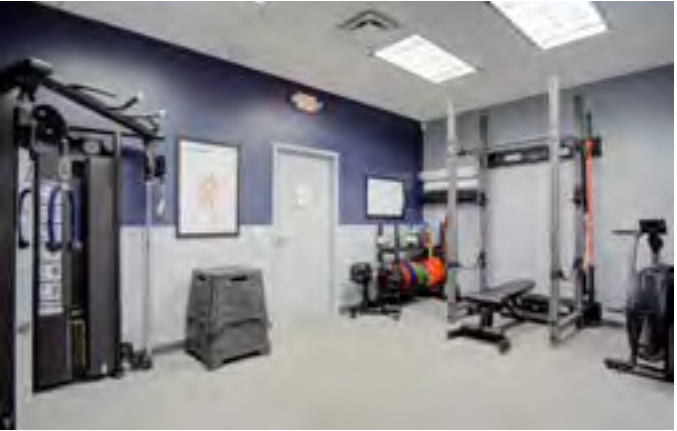
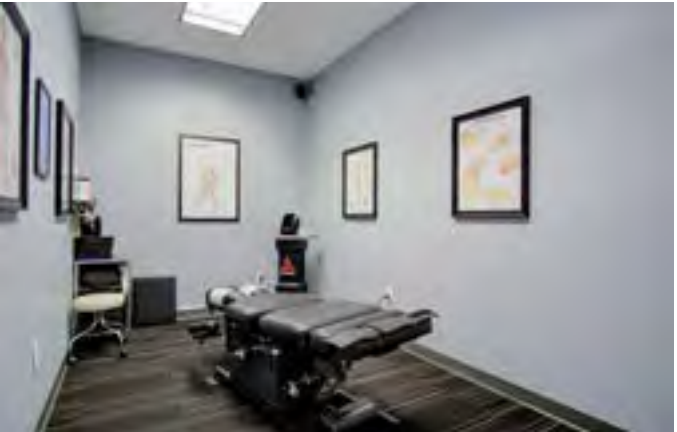


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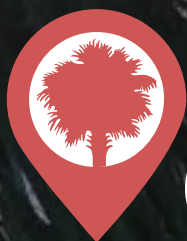
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