

# *The History of 145 King Street*



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## Table of Contents

Introduction.....	3
• 145 King Street .....	3
Charleston History .....	4
• King Street History.....	6
• Harleston Village .....	8
Architectural Description .....	9
Fire of 1861 .....	10
Property History (Summary of Findings) .....	12
Closing .....	26
Bibliography.....	27

**\*Also included: Annotated Chain-of-Title**

## **Introduction**

This document is the outcome of a semester-long property research project assigned by Katherine Saunders, adjunct professor at the Clemson University / College of Charleston Graduate Program in Historic Preservation. The assignment for the Fall 2011 Research Methods class was focused on individual properties that were located along the path of the Great Fire of 1861 in Charleston. The majority of this research paper focuses on the property history of 145 King Street (original address was 123 King Street), but it also gives the reader a brief history of Charleston, the neighborhood of Harleston Village, the evolution of King Street, and details about the families who owned the property. The resources used to complete this research include but are not limited to: Deed books, Ward books, the Charleston City Directories, newspapers, history books, personal diaries, damage assessment reports, historic maps and plats, and photographs.

This research paper hopes to give a concise history of both ownership and building use at 145 King Street from present day to as far back in history as records deem possible. A section of this paper will focus on the Charleston Fire of 1861; providing information on the changing evolution of this property before and after the fire. This final document hopes to provide intriguing evidence that the public will be interested in learning about, when our class as a whole presents the history of our assigned properties in a public symposium on December 8<sup>th</sup> 2011, to mark the 150<sup>th</sup> year anniversary of the Great Fire of 1861.

## **145 King Street**

The property located at 145 King Street was in the direct path of the 1861 Fire. It is located South of Queen Street and West on King Street with current dimensions of ninety-two feet on its North and South sides and one hundred eighty-five feet on its East and West sides. This property sits on a lot at the southwest corner of King and Queen Streets in where it is technically located in the Harleston Village neighborhood (Figure 1).



Figure 1. Google map image of 145 King Street located on the SW corner of King and Queen Streets in Charleston SC. Photo Courtesy of: Google Maps.  
[www.maps.google/maps?l=145kingstreet.com](http://www.maps.google/maps?l=145kingstreet.com)

## Charleston History

Charleston's rich history and historic architecture have made it one of the most popular tourist destinations in the United States. The history of Charleston starts in 1663 when Charles II of England granted the Carolina territory to eight of his loyal friends, known as the Lords Proprietors. After seven years, the first settlement in this area became known as Charles Town. The community was established by English settlers in 1670 on the west bank of the Ashley River, a few miles northwest of the present city. It was soon chosen by Anthony Ashley-Cooper, one of the Lords Proprietors for potential as a major port and its strategic defense location.<sup>1</sup> By 1680, the settlement had grown, joined by others from England, Barbados, and Virginia, and

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<sup>1</sup> Information article, "Who We Are - About Charleston, South Carolina," The South Carolina Historical Society <http://www.southcarolinahistoricalsociety.org/?catID=17490> (accessed November 1, 2011).

relocated to its current peninsular location. By the 1690s the town had more than a hundred houses, and by the end of the 17<sup>th</sup> century it was surrounded, partially or completely, by a large brick and possibly tabby wall with corner bastions and a drawbridge where Broad and Meeting Street intersect today.<sup>2</sup> This section of the city was later termed the Walled City. The town was laid out in gridded streets and lots according to the "Grand Model" plan of 1680,<sup>3</sup> and by the year 1765, Charles Town had become known as Charleston.<sup>4</sup> The city fell to the British during the American Revolution in 1780 and was occupied for over two years. After the British evacuated, Charleston became a bustling trade center due to slave trade, rice and cotton production. It was the fourth largest port in the colonies, after only Boston, New York, and Philadelphia, with a population of 11,000, slightly more than half of that were slaves.<sup>5</sup> By 1820 Charleston's population had grown to 23,000, with a black majority, Charleston remained a thriving city until the Civil War.

In December of 1860, South Carolinians along with several prominent Charlestonians signed the Ordinance of Secession, and on April 12, 1861, shots were fired upon the Union forces at Fort Sumter in the Charleston Harbor starting the Civil War.<sup>6</sup> The war destroyed Charleston not only politically, but socially and economically as well. During this time the city began its recovery in the 1870s with the resumption of the cotton and rice production, but a fire in December of 1861, and major earthquake 1886 that measured 7.5 on the Richter scale left Charleston devastated. It ruined 2,000 buildings in Charleston, caused \$7 million worth of damage, and once again shattered the town's hope for economic improvement.

It took several decades before Charleston recovered to any resemblance of its former greatness. In the 1920s and 1930s, the historic preservation movement gained momentum facilitating the revitalization of

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<sup>2</sup> Jonathan H. Poston, *The Buildings of Charleston: A Guide to the City's Architecture* (Columbia: University of South Carolina Press, 1997), 24.

<sup>3</sup> "Grand Model Plat of Charles Town, 1680-1700," map, South Carolina Room, Charleston County Public Library, Charleston, SC.

<sup>4</sup> Jonathan H. Poston, *The Buildings of Charleston: A Guide to the City's Architecture* (Columbia: University of South Carolina Press, 1997), 18.

<sup>5</sup> Joseph A. Opala [\[1\]](#); *The Gullah People and Their African Heritage* by William S. Pollizer pp. 32-33

<sup>6</sup> Phelps, W. Chris. *The Bombardment of Charleston, 1863-1865*. Gretna, La.: Pelican, 2002. 175 pp.

downtown, thus creating tourism dollars that helped the economy resurge.<sup>7</sup> Hurricane Hugo came ashore at Charleston Harbor in 1989 causing three-quarters of the homes in Charleston's historic district to sustain varying degree of damage. The commitments of historic preservation were not slowed down by Hurricane Hugo and continued to this day. Although the hurricane caused over \$2.8 billion in damage, the city was able to rebound fairly quickly and the city has grown in population, reaching an estimated 124,593 residents in 2009.<sup>16</sup>

### King Street History

Charleston's earliest commercial activities centered on Church and East Bay Streets, but as the city grew in the eighteenth century and continued to expand in the early-nineteenth century, the focus on commercial and public life took root in other locations, notably King street and slightly later, Market Street.<sup>8</sup> Merchants, grocers', taverns, blacksmiths and other shops were prevalent up and down King Street post 1800s. Even though it was the principle highway to the early settlement, King Street, running along the spine of high ground in the center of the peninsula, lay outside the original fortified walls of Charles Town. This as often known as the "Broad Path" or the "Broad Way", not to be mistaken for Broad Street, and wagons from the interior of South Carolina found their way into the city via its path.<sup>9</sup> Although primarily residential before 1800, it was a bustling retail corridor by the 1830s. Charles Fraser in his memoirs in the 1850's said of its earlier years: *"King Street, now so attractive, with its gorgeous windows and dazzling display of goods emulating a Turkish Bazaar, and inviting them to a daily fashionable promenade, was then chiefly, occupied by hucksters, peddlers, and tavern keepers."* Here merchants, from Sephardic Jews and Germans to later eastern

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<sup>8</sup> Jonathan H. Poston, *The Buildings of Charleston: A Guide to the City's Architecture* (Columbia: University of South Carolina Press, 1997), 335.

<sup>9</sup> Jonathan H. Poston, *The Buildings of Charleston: A Guide to the City's Architecture* (Columbia: University of South Carolina Press, 1997), 335.



and southern European immigrants, lived above their shops. The upper floors often followed the single-house plan.<sup>10</sup>

King Street along with Meeting and East Bay Street remains the center of Charleston's downtown commercial district to this day. During the day visitors and residents alike can be seen walking downtown, shopping, dining, and enjoying the rich history Charleston has to offer.

The night life is easily just as vibrant with great restaurants and bars to enjoy with friends scattered all up and down King Street. (Figure 3)



**Figure 2. King Street Looking North, Charleston SC. Year 1910. Photo Courtesy of Library of Congress Photo and Documentation Collection. Retrieved From, [www.libraryofcongress.com](http://www.libraryofcongress.com)**



**Figure 3. View of King Street while patrons enjoy "Second Sundays on King Street". Photo courtesy of: Charleston City Paper. Retrieved from: [www.charlstoncitypaper.com](http://www.charlstoncitypaper.com)**

<sup>10</sup> Jonathan H. Poston, *The Buildings of Charleston: A Guide to the City's Architecture* (Columbia: University of South Carolina Press, 1997), 336.

## Harleston Village

145 King Street, while it is situated on a major retail corridor, is also technically located in the Harleston Village neighborhood. This area was created from land originally granted to Henry Hughes and John Coming, in 1671, and was known as one of Charleston's earliest suburbs. After the death of Coming and his wife, it was inherited by Mrs. Coming's nephew, John Harleston, and his descendants. The section bore the Harleston name when it was developed, and streets were opened up in 1770.<sup>11</sup>

Due to it being an early suburb, Harleston developed slowly with residential houses, and as of 1819, it was still considered to be notched with marsh and creek, making development difficult. A large part of Harleston used the flow of the tides to power large lumber mills. Thus, the part of Harleston near the Ashley River was covered by huge mill ponds.

Even with the development of steam power, the ponds were still in use, and were not filled until the 1880s.<sup>12</sup>

Today Harleston Village is conveniently located within walking distance to all that downtown Charleston has to offer. The College of Charleston,



**Figure 4. Map with boundary lines showing Harleston Village neighborhood in Charleston, with arrow pointing to 145 King Street property. Photo courtesy of Google Maps.**

<sup>11</sup> Jonathan H. Poston, *The Buildings of Charleston: A Guide to the City's Architecture* (Columbia: University of South Carolina Press, 1997), 479-481.

<sup>12</sup> Jonathan H. Poston, *The Buildings of Charleston: A Guide to the City's Architecture* (Columbia: University of South Carolina Press, 1997), 482.



South Carolina's Medical University and many great parks such as Cannon Park and Colonial Lake are all located within or near this quaint neighborhood. Some of Charleston's finest Italianate and Georgian architecture are showcased here as well.

### **Architectural Description**

The structure currently located at 145 King Street is a four story concrete office building constructed in 1978. This building was formerly the main Charleston office of First Union Bank of South Carolina. This modern building has a redesigned interior and was renamed the SouthTrust Bank Building in 1991, when the SouthTrust headquarters relocated here from Meeting Street.

The principle recessed double- door entrance to this building is located on the Northeast side facing King Street; there is also a mirrored entrance on the other side of this structure leading to the parking lot that is located to the West of the building. The dimensions of this building are as follows: ninety-two feet on its North and South sides and one hundred eighty-five feet on its East and West sides. The lot sits on the Northwest of King and Queen. There are 24 punched windows placed evenly along the (East-West) 2nd, 3rd, and 4th floor façade. The first floor has the same identical windows as the above floors except for a break in pattern to make room for the double-door recessed entrance. The North/South facade of the building has the same identical punched-in windows; they number nine across and are placed evenly along all four floors. There is a bank drive-thru with two drive up windows located to the West of the building in the parking lot. The structure is concrete with pale white stucco and a flat roof. There are currently eight businesses located in this building each ranging in various square footages.

## Fire of 1861

Sometime before 10 p.m. on Dec. 11, 1861, flames appeared in three places simultaneously in Charleston, the Mercury newspaper stated that the first blaze began at Russell & Co.'s Sash and Blind factory at the foot of Hasell Street, but others believed it was burning just as early at Cameron & Co.'s Immense Machine Shops on the other side of the street. There was never any chance to put it out. Firefighters dispatched to the scene had little water to fight the fire; due to the fact that it started at very low tide, which significantly cut down on their water supply. The weather only made the situation worse, a Nor'easter had blown in earlier that day, blowing the flames south and east across the peninsula.

By midnight the city was on fire and would continue to burn into the next day. It attracted national attention; a reprint from the Charleston Courier estimated the fire caused seven million dollars in damage (in 1861 currency, not adjusted).

Close to 600 buildings

and 540 acres of the city burned, including five churches. This devastating event became known as the Great Fire of 1861.<sup>13</sup> (Figure 5)



Figure5. Google Map showing the general fire path of the Great Fire of 1861, with arrow pointing at 145 King Street property. Starting at the green dot and ending southwest at the red dot. Photo courtesy of: The Digital Charleston. Retrieved from: [www.charleston.thedigital.com](http://www.charleston.thedigital.com)

<sup>13</sup> "The Great Conflagration," New York Times, December 18 1861, 5.



Figure 6. Photo of Meeting Street in Charleston SC after the Great Fire of 1861. Photo Courtesy of Library of Congress. Retrieved from: [www.libraryofcongress.com](http://www.libraryofcongress.com)

On December 13<sup>th</sup>, South Carolina Governor Pickens addressed the state Senate and House of Representatives about the fire , he stated, “A great calamity has befallen our state, ‘and it happened in the very place where secession had begun, as well as where the wars had begun (Fort Sumter).<sup>14</sup> Many photographs, like Figure 5 above were printed in Northern newspapers with captions stating the damage was direct result of the Union Army. This caused a false impression of the destruction of the war because the damage seen in those photographs was not entirely a result of the Union bombing Charleston, like many Northerner's thought, but rather the aftermath of the fire. City of Charleston City Tax Assessment Ward Books

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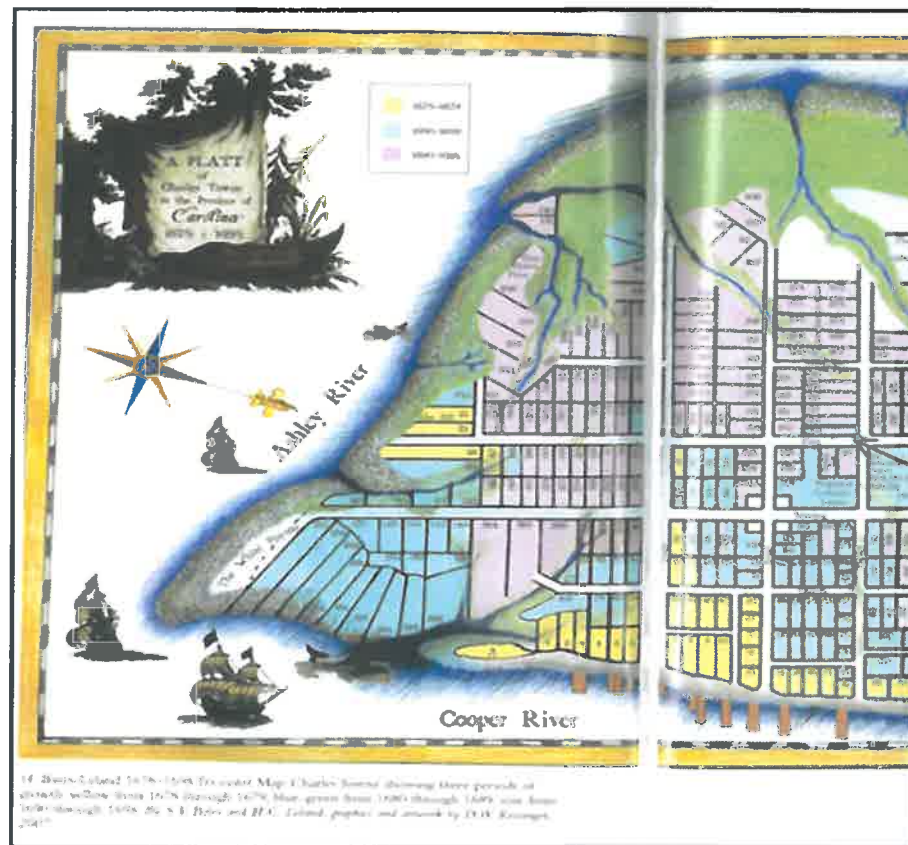
<sup>14</sup> Sympathy for Charleston in the Army of the Potomac, “Charleston Mercury, December 24, 1861.

recorded the decreased property values of buildings in Charleston after the fire, the property value fluctuations of 145 King Street will be discussed later in this paper.

### Property History (Summary of Findings)

The property research found for 145 King Street begins with the Grand Model of Charles Towne in the late 17<sup>th</sup> century to present day research findings. 145 King Street begins its history on lot 173 within the original Grand Model of Charles Town. (Figure 7)

Lot 173  
was originally a  
small section of  
land on a large  
plantation that  
consisted of  
over 70 acres. It  
was granted by  
the King of  
England's Lords  
Proprietors to  
William Battey  
on March 1<sup>st</sup>  
1681, this lot



**Figure7. Grand Model Map with arrow showing location of present day 145 King Street. Source: "A Platt of Charles Towne in the Province of Carolina, 1679-1698." Maps of Charleston County. South Carolina Room. Charleston County Public Library. Charleston, SC.**

was situated on the South side of the mouth of the Ashley River. Rent for this property was a penny per acre which was due each 29 Sept after 1689.<sup>15</sup>

The property changed owners on August 25<sup>th</sup> 1682; Richard Codner of Carolina sold lots 172 and 173 to Henry Samwayes of Charles Town for the sum of £ 35 lawful money of England. The following year on August 16<sup>th</sup> 1683 a warrant directed by John Norton to perform an appraisal of goods and chattel belonging to Dennis O Mohone, a recently deceased planter working on the land of lot 173. Another transaction recorded in the proprietary records of Charleston state that on the 16<sup>th</sup> of November 1684, an underwritten was requested by Barnard Schenking, a merchant and executor to Mrs. Sarah Tothill Jr whom was deceased. This transaction provides noteworthy documentation regarding the appraisal of three Negros belonging to her estate. They were valued as follows: "The Negro man named Munday £ 18 ster., Negro boy Kitty £ 14, and Negro girl Onya £ 13."<sup>16</sup>

The information and research accessible on lot 173, the surrounding lots, ownership, and property exchanges are limited from 1685 to 1797. Sometime between this gap in history, lot 173 became the site location of 123 King Street. The first major owners of this property were Thomas P. Speirin and his wife Elizabeth (maiden name Lahiffe). Elizabeth worked in a tavern located on East Bay, before she married Thomas Speirin in January of 1797, that very same day the purchased deed for 123 King Street went into effect.<sup>17</sup> Speirin purchased the property from John Geyer, a well-known merchant in Charleston. The lot measured 42feet (East/West) at the front on King Street, and 130feet (North/South) on Queen Street. The building situated here was originally a two-story wooden structure that contained retail space on the first floor and apartments on the second floor. During this period in time the first floor was being used as a tavern and small

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<sup>15</sup> Bates, Susan Baldwin and Harriot Cheves Leland. "Abstracts of the records of the Surveyor General of the Province, Charles Towne 1678-1698." Proprietary Records of South Carolina. Volume III. McClellanville: HistoryPress, 2007.73

<sup>16</sup> Bates, Susan Baldwin and Harriot Cheves Leland. "Abstracts of the records of the Surveyor General of the Province, Charles Towne 1678-1698." Proprietary Records of South Carolina. Volume III. McClellanville: History Press, 2007.133

<sup>17</sup> South Carolina Magazine of Ancestral Research Vol 5, #3.Marriages 1641-1965.



grocery store, the second floor housed two rental properties that were both vacant at the time of sale. The purchase of 123 King Street was almost retracted due to a court case that James Kiernan took out against Thomas Speirin and his wife, in 1798. The heated legal debate concerned large sums of debt that Speirin owed to Mr. Kiernan. The case carried on until it was settled in 1801 when a Mr. Patrick Duncan loaned money to the new married couple to pay the debts they owed to Kiernan.<sup>18</sup>

John Geyer, even though he sold his property to the Speirin's years before, still remained living on the property. He renewed his lease to the Speirin's on July 6<sup>th</sup> 1799 for the sum of 200 pounds.<sup>19</sup> Speirin and his wife leased the property for three years to Percy Bryant and Edmund Bowman on July 19<sup>th</sup> 1800.<sup>20</sup> The final rental agreement that Speirin and his wife conducted was to a man named Ephraim Ward H. on July 10<sup>th</sup> 179, this three year lease was for the sum of 108 pounds and 15 shillings that were to be made in quarterly payments. The rental agreement stated:

...Tenement #56 King street bounded to the West by a tenement of John W. Clements, South by a tenement of W. Greenland's, and East by King Street and North by Queen Street....Ephraim shall be at liberty to put a bow window of suitable dimensions and workman's help to the front room of the house...The expenses shall be deducted from the rent. 108 pounds and 15 Shillings to be paid in the manner following. ½ rent to be paid in advance for the year, then in quarterly payments...<sup>21</sup>

The 1800 deed book states that the Speirin's sold the property to a recipient that that unfortunately is illegible. However, the 1801 deed book states that Patrick Duncan bought the property located at the SW corner of King and Queen Streets from a Mr. J. G. These initials match those of John Geyer, and with that limited information it is most likely that the Speirin's sold the property sometime in the year 1800 to John

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<sup>18</sup> Court of Chancery of South Carolina. J. Peace vs. T.P Speirin. 1799, pg. 461.

<sup>19</sup> Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston SC. Deed Book Z6, pg. 8.

<sup>20</sup> Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston SC. Deed Book U6, pg. 18.

<sup>21</sup> Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston SC. Deed Book C7, pg. 102.

Geyer, who in turn sold it Patrick Duncan in 1801.<sup>22</sup> The property changes hands again in a conveyance that took place May 3rd 1809 to Charles J. Steedman Sheriff of Charleston. The deed states, "*All rental property and lands on the SW corner of King and Queen to be sold for the sum of \$3,210.00.*" The property went under multiple loan and mortgage agreements, before Mordecai Cohen was given power of attorney for this property in 1820. Little is known about the tenant's personal information during this period in time, however it is noted that the structure was still being utilized as tavern and small grocery store with rental apartments located on the second floor. On June 24<sup>th</sup> 1831 Patrick Duncan repurchased the property for the sum of \$4,000.00, it is unclear why he sold the property in 1801 just to rebuy it again 30 years later.

#### The deed states

...SW corner of King and Queen Streets. Measuring from North to South in front on Queen Street 40 feet, and East to West on Queen Street 140 feet. Bounded to the South on lands of George Greenland's to the West of lands of the Estate of John Clement...<sup>23 24</sup> It is important to state the location and measurements listed in the various deeds; this ensures that the correct property is being researched. 123 King Street was sold again on November 18<sup>th</sup> 1851 to Mr. John H. Koing for the sum of \$4,400.00.<sup>25</sup> Koing mortgages this lot which is listed on as being on the SW corner of King and Queen Streets a year later for \$4,800.00.<sup>26</sup>

The property depreciated greatly in value after the Great Fire of 1861. According to the Charleston County Ward Books the total value of the property in 1856 was \$5,000.00,<sup>27</sup> the total value of the property in 1873 was only \$1,600.00. Located in Ward No. 2, 123 King Street had only one tenant in 1861. F. Bremer whom was living at the property at the time the fire struck, survived the incident; the building unfortunately did not. The Estate of Greenland's that neighbored 123 King Street to the South was also lost in the fire.<sup>28</sup>

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<sup>22</sup> Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston SC. Deed Book Z6, pg. 58.

<sup>23</sup> Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston SC. Deed Book Z9, pg. 150.

<sup>24</sup> Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston SC. Deed Book C10, pg. 2.

<sup>25</sup> Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston SC. Deed Book R12, pg. 124.

<sup>26</sup> Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston SC. Deed Book P12, pg. 399.

<sup>27</sup> City of Charleston Tax Assessment Ward Books. Charleston, SC. Ward 2, 1852-1856.

<sup>28</sup> Ibid.



Figure 8. Photo showing the fire damage of 1861 near King and Queen Streets. Photo Courtesy of Library of Congress, Digital Collections. Retrieved from, [www.libraryofcongress.com](http://www.libraryofcongress.com)

The structure was rebuilt after the fire of 1861, the dimensions, materials, and the floor plan were duplicated to resemble the original structure. It was rebuilt to have a gable roof form, the façade material was clapboard siding with raised panel shutters, and the upstairs interior had panels under the double windows. The oak mantles upstairs dated to 1890; there was also a bronze cover over the fireplace. Transom windows and skylights were documented as well. The bottom floor was used once again for retail shops and the top floor was divided this time into three apartments instead of two.<sup>29</sup>(Figure 9)

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<sup>29</sup> Scrapbooks of Charleston, SC Architectural Inventory 1973. Form 2



Figure 9. Photo of rebuilt structure at 123 (145) King Street. Photo Courtesy of: CVF Buildings. Scrapbooks of Charleston, SC Architectural Inventory, 1973.

August 8th 1870 the property was sold to John Lutjen, a tavern owner. The lot measured:

... 42 on King Street, by 130 Feet on the North line of Queen Street, it was sold for \$3,500.00. This deed states, "Part and parcel of land situated lying, and being on the SW corner of King and Queen Street in Charleston. 42 Feet on King, 130 Feet on North side of Queen. Butting and bounding to the land south of the Estate of B.R Greenland's and the West of lands of the Estate of John Clement...

There was a renunciation of dower from John Koing's wife Olivia Koing to John Lutjen. John and his wife Catherine owned or lived in the property until their deaths. The tavern slowly develops away from a bar and more into grocery while under the ownership of Lutjen. It must be noted maps show evidence that the round structure located at the SW Corner of King and Queen Streets was a most likely a circular circus tent.<sup>30</sup>



Figure 10. Bird's Eye View of the City of Charleston, South Carolina 1872. Map Courtesy of: [www.libraryofcongress/americanmemory.com](http://www.libraryofcongress/americanmemory.com)

The 1884 Sanborn Fire Insurance Maps also show a circular frame trestle structure located near the property of 123 King Street. According to Nic Butler, archivist for the South Carolina Room at the Charleston County Library, the structure was most certainly built sometime in the 1860s and used as a one-horse circus act during the Spring time in Charleston. Circus performances were widely popular in the late 19<sup>th</sup> century. It has been documented that the animals for the circus were unloaded at the port and immediately paraded down King Street to

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<sup>30</sup> Butler, Nic. Interview. South Carolina Archivist. 2011



“stretch their sea legs”, so it highly probable that this structure housed many performing acts.<sup>31</sup>

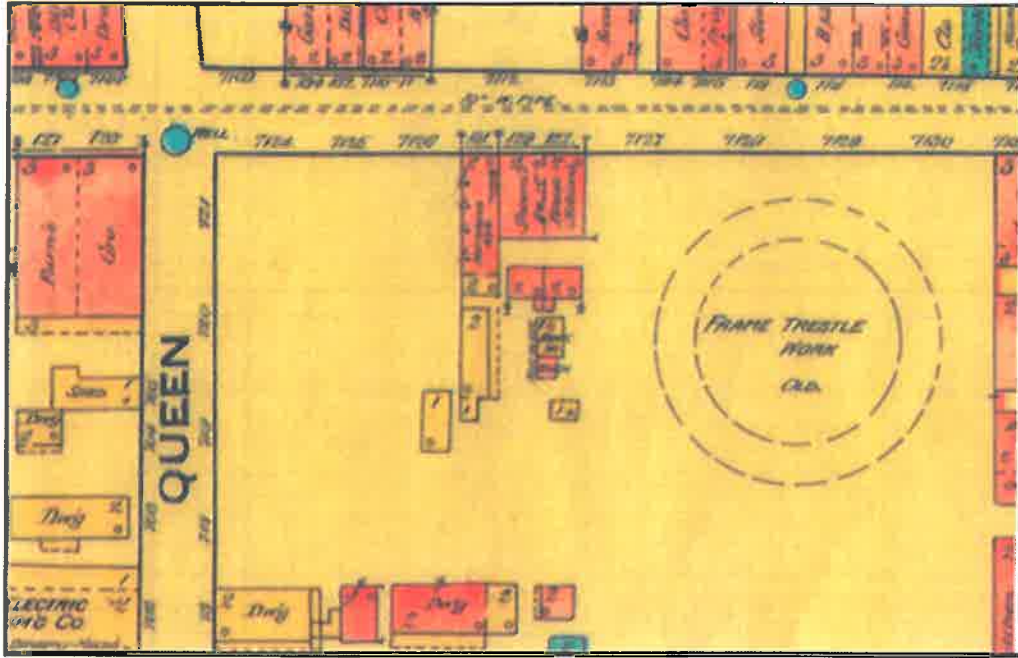


Figure 11. Sanborn fire Insurance Maps of South Carolina, University of South Carolina Library (New York, Sanborn Map and Publishing Co., Ltd.), Charleston, May 1884.<http://www.sc.edu/library/digital/collections/sanborn.html> {accessed 3 November 2011}



Figure 12. 1870 Circus. Photo Courtesy of: [www.libraryofcongress/circus19thcentury.com](http://www.libraryofcongress/circus19thcentury.com)

<sup>31</sup> Butler, Nic. Interview. South Carolina Archivist. 2011

The next legal transaction that took place at 123 King Street was in 1878 when John Lutjen gave Fred Wagner Power of Attorney over all the real estate and personal property located at 123 King Street.

...Stating, all the certain lot piece or parcel of land situated lying and being at the Southwest corner of King and Queen Street, measuring and containing 42 Feet on King Street, 40 Feet 10 inches on the backside line, 130 Feet 10 inches on the North line of Queen Street, 130 Feet on the South line. Butting to the North on Queen, East on King, to the South of the lands of the Estate of B.R Greenland's to the West of the land of John Clement. Further sum of 1,600.00 dollars paid to Frederick Wagner. All his stock of groceries, liquors, merchandise, store, fixtures, appliances, and furniture of all kind in the store kept by me in the NW corner of Queen and King Street; horse truck, harnesses, and book accounts...

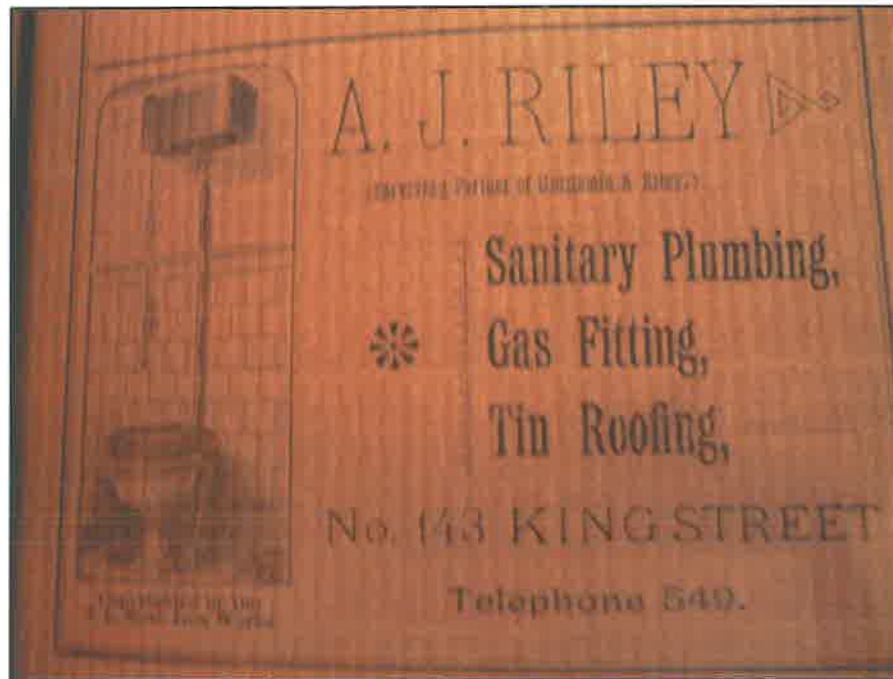
It is unknown why John Lutjen gave Fred Wagner Power of Attorney. During this time Lutjen still worked as a grocer and lived at 145 King Street. After the Earthquake of 1886 many of the property addresses in Charleston change, new restructuring and organization made city planning much easier, so the property originally listed as 123 King Street was then listed as 145 King Street. There is very little information about the earthquake damage on the structure at 145 King Street, other than the damage assessments listing the damage to be estimated at \$200.00.<sup>32</sup>

In 1890 the retail store goes vacant except for the upstairs apartments that then housed John Lutjen's family and a Mr. Henry Bolakoff whom was tailor.<sup>33</sup> A significant owner of property on this block of King Street was Andrew J. Riley. Riley was a very prominent tin maker whom continually bought lots neighboring 145 King Street.

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<sup>32</sup> Earthquake of 1886 Damages [microfilm], Detailed Statement showing the applications filed on account of damages by the Earthquake to real and personal property, South Carolina Room, Charleston County Public Library, Charleston, SC.

<sup>33</sup> Charleston City Directory, 1878. South Carolina Room. Charleston County Public Library. Charleston SC



**Figure13. Advertisement for work of Andrew J. Riley. Photo Courtesy of: Charleston City Directory, 1900. South Carolina Room. Charleston Public Library. Charleston SC.**

As of 1899, A. J Riley continued to live in the upstairs apartment at 143 King Street; he owned a plumber, tinner, and house furnishing business on the first floor. In 1898 John Lutjen and Catherine retire from the saloon business, but still resided at 145 King Street. According to the Charleston City Directories of 1900, 145 King Street became John Lutjen Clothing well as D.G Lutjen Poultry Shop; the upstairs was still being used as apartments. There is no documentation of the tavern existing after 1900.

Directly North of Queen Street at 147 King Street, L.W Lutjen, cousin of John Lutjen resided in the upstairs apartment. Much of the Lutjen family took up residences in this neighborhood in subsequence years. In the 1901, 145 King Street was still occupied by John Lutjen Clothing and residences, and a new tenant H. K McIntosh, lived in the other upstairs apartment.<sup>34</sup> John Lutjen died

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<sup>34</sup> Charleston City Directory, 1900-1901. South Carolina Room. Charleston County Public Library. Charleston SC

on August 8<sup>th</sup> 1904 at the age of 69 from bronchial asthma and senility.<sup>35</sup> The property was sold in 1909 by Lutjen's wife Catherine, to a Mr. Ben H. Rutledge, the purchase price of this property was not listed. Mr. Rutledge sold the property one year later on December 14th 1910 to Raphael M. Masters for \$6,000.00.<sup>36</sup> In 1910, C. H Nachman was the manager of this grocery store until his died at the age of 60 on January 16th 1929.<sup>37</sup>

The property stayed in ownership of Masters until Andrew Riley purchased the property in March of 1920. As stated before, Mr. Riley had been an owner of the two properties south of 145 King Street; it is presumed he wanted to expand his mercantile business. Any demolition or altering of the structure at 145 King is unlikely, or not documented. However the property lines changed drastically in 1920 and are the same dimensions of present day: ninety-two feet on its North and South sides and one hundred eighty-five feet on its East and West sides.<sup>38</sup>

From 1920-1960, the property at 145 King Street was under management of H. Martschink & Son. This updated neighborhood grocery opened in 1916 and remained on this corner for 47 years. In 1920 Andrew Riley sold the property to Joseph Doobrow. After Doobrow's death the property changed hands to William McG Morrisson Master. Interestingly, Mary (widow of Joseph Doobrow) bought the property back at auction for \$200.00 on February 12th 1937. She held onto the property until July 8th 1965 when she sold it to her son Louie Doobrow for \$1.00. The grocery also closed in 1965 when the owner Herbert L. Martschink decided to retire. Always run on a personal basis, the store was a King Street tradition with Martschink himself serving

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<sup>35</sup> South Carolina Death Records, 1821-1955. Record for John Lutjen. Charleston County Library, South Carolina Room. Charleston, SC

<sup>36</sup> Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston SC. Deed Book W25, pg. 86

<sup>37</sup> South Carolina Death Records, 1821-1955. Record for Charles H. Nachman. Charleston County Library, South Carolina Room. Charleston, SC.

<sup>38</sup> Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston SC. Deed Book Z29, pg. 30.

serving customers from behind a wood counter that filled most of the center of the store. Conversation about mutual acquaintances was as much a part of the inventory as were the staple goods purchased here.<sup>39</sup>



Figure 14. Property located on King Street with similar facade as 145 King Street.

Photo courtesy of: [www.libraryofcongress.com](http://www.libraryofcongress.com)

<sup>39</sup> Brenner, Betty and J. Francis Brenner. The Old Codgers' Charleston Address Book, Volume 3. Charleston, SC: The Old Codgers, Inc. 2000-2002.



In 1970 the retail space once again changes, this time into Cisco Clock shop Sales and Repairs as well as Charleston Upholstery. Restructuring of King Street is prevalent in the 1970's, so in 1973 architect Harrold Simmons purchases the two story wooden structure and the lot at 145 King Street for \$48,000.00.<sup>40</sup> Investors and other developers mortgage the property which now holds the four-story 16,000 square foot concrete commercial building. These developers include Goldberg, I.M, Lenard S, King and Queen Co.<sup>41 42</sup> whom are the same owners of the property today. When this large commercial building first opened, ground floor tenants included First Union Bank of South Carolina, and ticket offices for National and Delta airlines. Years later the South Trust Bank of Charleston became tenant of the ground floor space.<sup>43</sup>

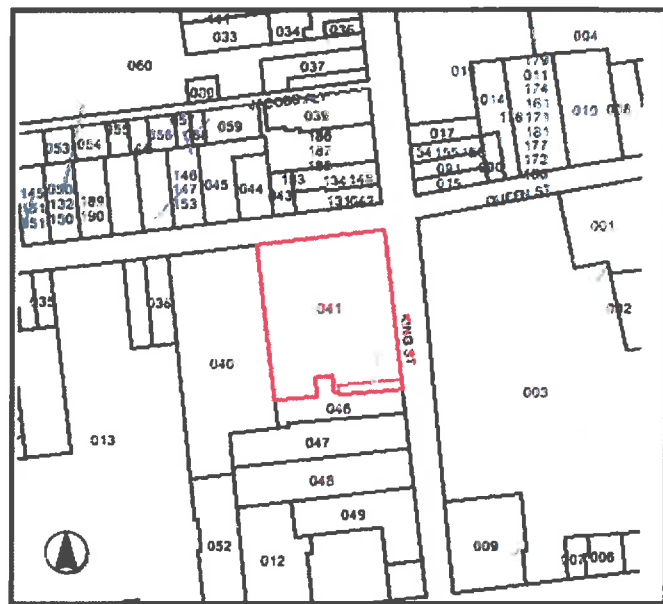


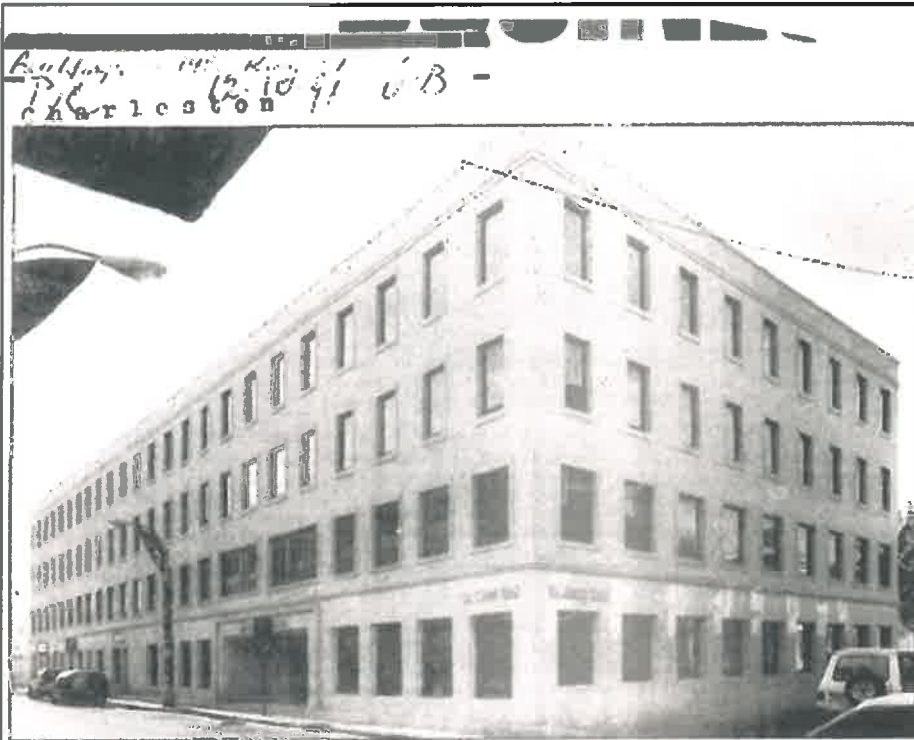
Figure 15. Plat Showing property dimensions of 145 King Street. Photo Courtesy of : [www.charlestoncounty.org](http://www.charlestoncounty.org).

<sup>40</sup> Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston SC. Deed Book E102, pg. 364.

<sup>41</sup> Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston SC. Deed Book L104, pg. 418.

<sup>42</sup> Charleston County. Records of the Register Mesne Conveyance (RMC), Charleston SC. Deed Book L104, pg.399.

<sup>43</sup> Brenner, Betty and J. Francis Brenner. The Old Codgers' Charleston Address Book, Volume 3. Charleston, SC: The Old Codgers, Inc. 2000-2002.



Staff photo by Bill Jordan

SouthTrust Bank headquarters at 145 King St.

## SouthTrust bank opens doors to its new center

By JIM PARKER  
Of The Post and Courier staff

SouthTrust Bank of Charleston — which has grown to \$70 million in assets in three years — opened its new headquarters Monday at 145 King St. in downtown Charleston.

The four-story structure, which includes a new, redesigned interior, will be named the SouthTrust Bank Building. The bank moved from its previous headquarters at 172 Meeting St.

"One of the reasons we're making the move is that we are continuing to gear all our services and locations to the customer," Lester A. Butler Jr., bank president, said in prepared remarks. "It's... accessible, there's plenty of free parking and we'll have what I've been referring to as full-size drive-in windows."

The building was formerly the main Charleston office of First Union Bank of South Carolina, which built a new local headquarters at Meeting and Market streets.

ket, say officers, is the small- to medium-sized business. SouthTrust Bank of Charleston is affiliated with SouthTrust Corp., a multi-state banking group headquartered in Birmingham, Ala.

Meanwhile, SouthTrust is reviving a service to Charleston area merchants — handling charge card programs.

The bank, through its Merchant Discount Service program, is targeting merchants who are looking for an efficient, localized service to convert charge card tickets into cash, bank officials say. Bank research has found that Charleston's heavy tourism business leads to charge cards being used in a large percentage of retail sales.

"Our research showed that very little service is available in the local market," Butler said. "Most of the second-party processors which have moved in to service the market are located outside of South Carolina. Sometimes that means a merchant must wait two to three days before cash is in their account from the charge

Figure 16. Newspaper article of the South Trust Bank Opening. Photo courtesy of: Charleston County Library, South Carolina Room. Vertical Files. South Trust Bank

## Closing

The significance of 145 King Street is not seen in its architecture, but rather in the social interactions this structure provided for its residents and visitors throughout history. The retail shops, saloon/taverns, and grocery stores all provided a vital function for people in the neighborhood; it was a place to catch up with friends over a drink or shopping. Hopefully with further research, additional information about the circus that was located on this structure will be documented. The social interactions that this corner store and residence has provided for the people on King Street cannot go unnoticed. This “social hub” provided an outlet for people of all social and ethnic backgrounds. Today 145 King Street houses multiple businesses that to this day are providing both social and economic benefits for the City of Charleston.

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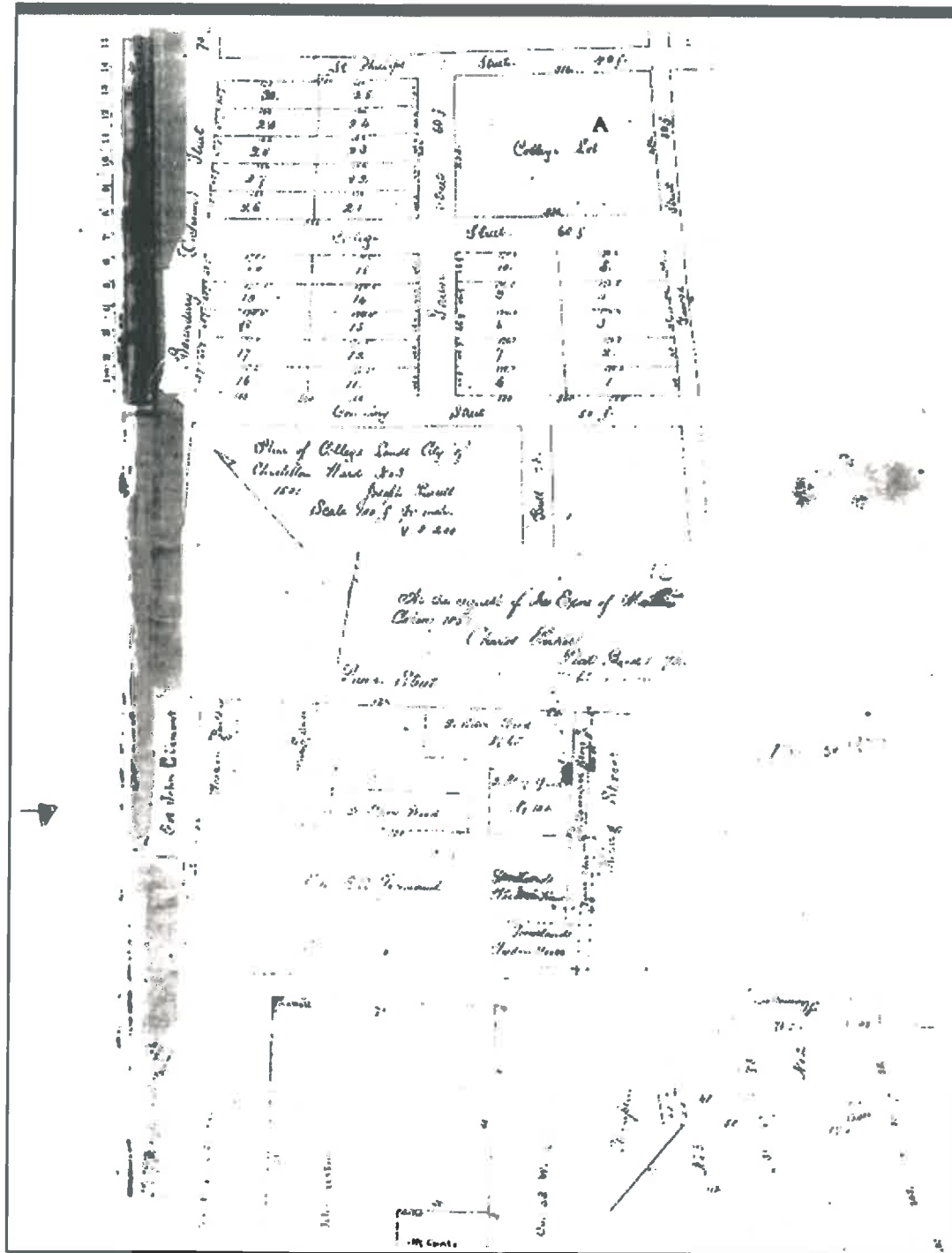


Figure 17. 1871 Plat showing 123 King Street dimensions. Source: {Microfilm} South Carolina Room, Charleston County Public Library. Charleston, SC.

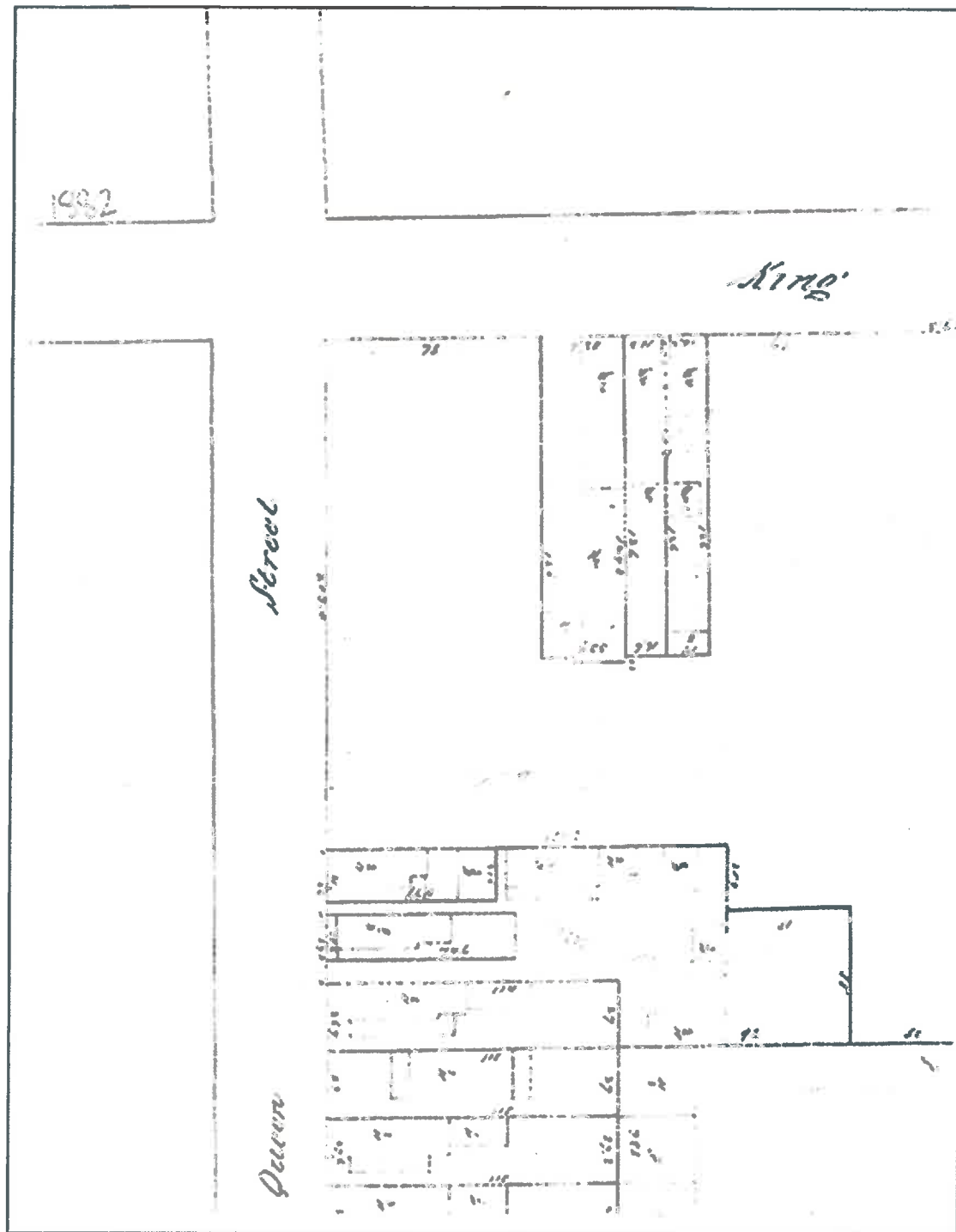


Figure18. 1882 Plat Showing lot dimensions on the NW corner of King and Queen Streets. Source: {Microfilm} 1882 South Carolina Room, Charleston County Public Library. Chareleston, SC.

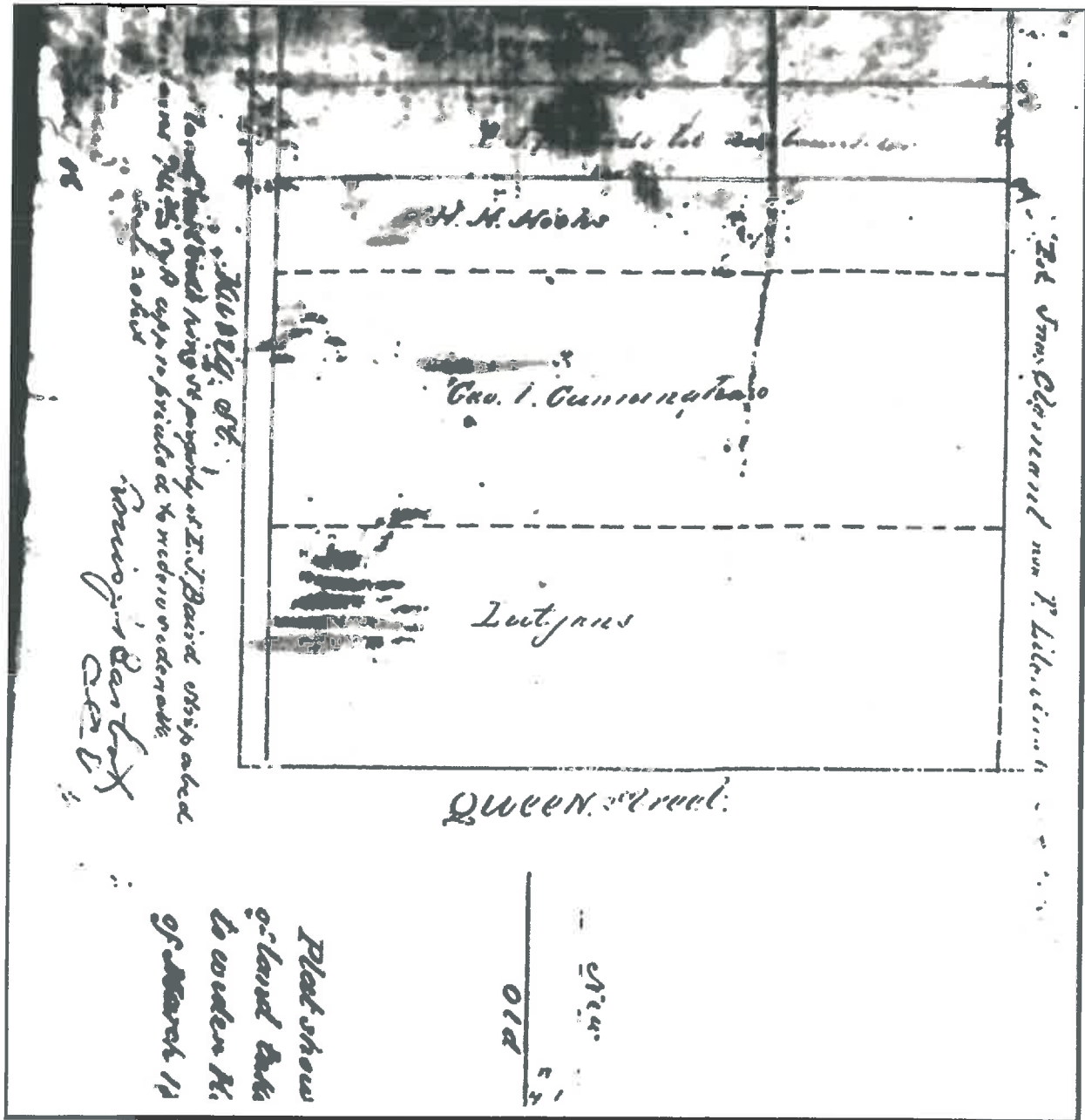


Figure 19. 1878 Plat showing deminsions and nieghboring lots of 123 King Street. Source: {Mircofilm} South Carolina Room, Charlestown County Public Library. Charleston, SC.

# Chain-of-Title Record

Property Address:

145 KING STREET

Date:

Seller

Buyer

Date	Book & Page	Grantor	Grantee	Type	Lot Size	Plat	Comments
8/8/1870	P15 333	John H. König	John Ludwig	Conveyance	42 ft on King 40 ft back side 130 ft to N line of Queen		\$00 for \$500.00
3/11/1852	P12		John H. König	Mortg.	SW corner of King & Queen		\$4,800.00
11/18/1851	R12 124	M.E. Cohen (Mord & Cohen) Bodman legume	John H. König		SW corner of King & Queen		\$1,400.00
10/24/183	C10	Patrick Duncan	Mordecai Cohen	Conveyance	SW corner bounded by lots of Frederick by S. of Queen and all rear		\$4,000.00
5/3/1809	Z9 150	Charles S. Steedman Sheriff of chas.	Patrick Duncan	Conveyance			\$3,210.00
Sept 1801	Z6 58	Patrick Duncan	John Freyger	Conveyance	SW corner of King and Queen		
1800		John Freyger	Thomas D. Speirin and Elizabeth Labette	Conveyance	10 + 42 ft on King		
7/10/1800	C7 102	Speirin and wife	Perry Bryant and Edmond Bodman	3 year lease	130 ft on N line of Queen st.		
7/10/1799	Z6 8	Speirin and wife	John Freyger	lease			sum of 200 pounds
7/10/1797	U6 18	Speirin and wife	Ephraim ward H.	lease for 3 years	10 of clement S of Greenlands E by King N by Queen		108 pounds + 15 shillings in quarterly payments

# Chain-of-Title Record

(Seller)

(Buyer)

Property Address:

145 KING STREET

Date:

Date	Book & Page	Grantor	Grantee	Type	Lot Size	Plat	Comments
5/23/74	L 104 399	King & Queen Co.		Mortg.			Mortgage
5/23/74	L 104 418	Soldberg, T.M. Lennards. Harold Simmons	King and Queen Co.				
10/22/73	E 102 364	Louie Dobrow	Harold Simmons				Purchased for \$48,000
7/8/65	H 83 211	Dobrow, Mary et al	Louie Dobrow				\$1.00
2/12/37	V 36 413	William Metch Morrison Master	Dobrow, Mary Dobrow, Joseph				Sold at auction for \$200.00
?	?	Joseph Dobrow et al	William Metch Morrison Master				
1920	Z 29 30	Hindrau Zitzky	Joseph Dobrow				
3/1920	F 28 293	Raphael M. Masters	Hindrau Zitzky				
12/14/10	W 25 86	Ben. H. Zutredac	Raphael M. Masters				\$12,000
1909	N 24 322	John Lutzgen (Catherine Lutzgen)	Ben. H. Zutredac	conveyance	same as below		
10/4/1878	V 17 16	Fred. W. Lutwerner	John Lutzgen	owner of property	42 ft on King 40 ft back side 150 ft on south		Sold for \$3,500.00

## **145 King Street Annotated Chain of Title**

### **August 8<sup>th</sup> 1870**

Book P15 pg. 333

Seller John H. Koing to John Lutjen. Property sold again for \$3,500.00.

### **March 11<sup>th</sup> 1852**

Book P12 pg. 399

John H. Koing mortgaged the property on the SW corner of King and Queen for \$4,800.00.

### **November 18th 1851**

Book R 12 pg. 124

Seller M. E. Cohen to John H. Koing. Sold the lot on the SW corner of King and Queen for \$4,400.00.

### **June 24th 1831**

Book C10 pg. 2

Seller Patrick Duncan to Mordecai Cohen. On the Southwest corner of King and Queen bounded by the lands of Clement and Greenland's. Sold for \$4,000.000

### **May 3rd 1809**

Book Z9 pg. 150

Seller Charles J. Steedman. Sheriff of Charleston to Patrick Duncan. A sheriff's sale. Purchase price is unknown.

### **September 1801**

Book Z6 pg. 58

Seller Patrick Duncan to John Geyer. The purchase price of this property is unknown, but the lot was listed at the SW corner of King and Queen Street.

### **1800**

Seller John Geyer to Thomas P. Speirin and wife Elizabeth Lahiffe. Lot dimensions measure 42 Feet on King and 130 Feet on North line of Queen Street

### **July 19th 1800**

Book C7 pg. 102

Speirin and wife lease the property to Percy Bryant and Edmond Bowman for 3 years.



**July 6th 1799**

Book z6 pg. 8

Speirin and wife lease the property to the previous owner of the land John Geyer for the sum of 200 pounds.

**July 10th 1797**

Book U6 pg. 18

Speirin and wife lease upstairs apartment to Ephraim H. Ward for three years. The dimensions for this lot are: West of Clement, South of Greenland's, and East by King and North by Queen. The rental price for this property was 108 pounds and 15 shillings to be paid in quarterly payments.

**December 1887**

John Lutjen sold a strip of land to the city of Charleston Sc. Presumably to convert an alley into a street and connect it to what is presently known as Queen Street.

**October 2nd 1878**

Lease John Lutjen to leaser Fred Wagner

A three year lease starting October 5<sup>th</sup> 1878 to October 5<sup>th</sup> 1880, with a per annual payroll of \$250.00. [*Butting and bounding to the south on lands of the estate of B.R Greenland and to the west of the estate of John Clement.*]

**October 4<sup>th</sup> 1878**

Book L17 pg. 267 and 251

[*For \$1,600.00, sold all the stock of the groceries, liquors, merchandise, store, fixtures, appliances, and furniture of all kind in the store kept in the NW corner of Queen Street. Also included was a horse truck, harness, book accounts.*] This year Lutjen gave power of attorney to Wagner.

**John Lutjen's Will**

It does not leave a detailed account of how the property went from his wife Catherine and his ownership to his children. It is assumed there was some sort of will, but again there is not a detailed account of any King or Queen Street property.

**1909**

**Book N24, pg. 322**

Sellers Catherine Lutjen to Ben Rutledge. A conveyance. Dimensions: 42 Feet on King Street, 40 Feet on backside, and 130 Feet on South line of Queen Street.

**December 14<sup>th</sup> 1910**

Book W 25 pg. 86

Seller Ben H. Rutledge to buyer R.M Masters

Sold at auction.

**March 1920**

Book F 28 pg. 293

Seller Raphael M. Masters to buyer Andrew Riley

**January 1920**

Book Z29 pg. 30

Seller Andrew Riley to buyer Joseph Doobrow

**February 12<sup>th</sup> 1937**

Book Y36 pg. 413

Seller William Mc.G Morrison Master to buyer Joseph and Mary Doobrow.

SW on King and Queen Street. Plat 041. Sold at auction for \$200.00

**July 8<sup>th</sup> 1965**

Book H 83-241

Seller Estate of Doobrow to buyer Louie Doobrow.

It is presumed the land was acquired through a will, and sold to Louie for \$1.00

**June 22<sup>nd</sup> 1973**

Book E 102-324

Seller Louie Doobrow to buyer Simmons Harold.

Conveyance. Sold for \$48,000.00

**May 23<sup>rd</sup> 1974**

Book L04-418

Seller Lenard S., Harold Simmons, Goldberg I.M to buyer King and Queen Co.

Mortgage valued at \$9,058,000.00

# West Side of King

STREET. 25

No	NAME OF OWNER	KIND OF BUILDING B W	DIMENSIONS OF LOT		VALUE OF LAND	VALUE OF HOUSE	TOTAL VALUE				
			FRONT	DEPTH			1871	1872	1873	1874	1875
✓ 10	W. H. Hicks	20	16	120	✓	R- 500		1877	1878	1879	
✓ 11	Geo. S. Cunningham		22	130	}			600	600	✓	
✓ 12	Do		22	130				600	600	✓	
✓ 13	Do		22	130		✓		600	600	✓	
✓ 14	John Lutjen		42	125	✓			2000	1800	✓	
✓ 15	Do							3000	3000	✓	

Queen Street

# West Side of King

March

187	No.	Name of Owner	Kind of Building B. W.	Dimensions of Lot		Value of Land	Value of House	TOTAL VALUE				
				Front	Depth			1871	1872	1873	1874	1875
		X St Johnson Omlen		47	171							
		X O Wickers		42	210				1600			
		X Geo Shrewsbury	2	16	140							
		X Do	2	16	140							
		✓	}	16	140				50-			
				33	120			500	500			
		Geo I Cunningham	-	22	130							
		Do	-	22	130				1200			
		X John Lutjen	-	42	125				1600	2500		

## Green Street

South side Lambell Street from King Street

Wm. A. P. W. W. W.

Wm. A. P. W. W. W.

Wm. A. P. W. W. W.

Wm. A. P. W. W. W.

#4

M. P. ...

Side of Spring

Street.

84

No.

NAME OF OWNER

KIND OF BUILDING

DIMENSIONS OF LOT

VALUE OF LAND

VALUE OF HOUSE

TOTAL VALUE

1880

1881

1882

1883

1884

E. J. ...

2

16 20

2000 2000

Do

16 20

600 600

Geo J. Birmingham

42 130

600 600

Do

42 130

600 600

C. H. ...

42 130

1800 1800

Next Out

Est. Jan. 1900 40 210 ✓ 160

1st 10 Jan. 1900 40 170 ✓ 900

2nd 10 Jan. 1900 42 210 ✓ 840

3rd 10 Jan. 1900 46 210 ✓ 2000

4th 10 Jan. 1900 46 210 ✓ 2000

5th 10 Jan. 1900 46 210 ✓ 2000

6th 10 Jan. 1900 46 210 ✓ 600

7th 10 Jan. 1900 46 210 ✓ 500

8th 10 Jan. 1900 46 210 ✓ 500

F.W. Wagner

42 x 130 ✓ 180

Queen Street



Kino Street west side from South Bay.

No. 7000 Streets Gardens

4-21

4.1)

*J. H. König*

Dr- Dr- 4000 ✓  
11/18

Queen Street

Winnipeg 1852 1853 1854 1855 1856

2. 130 3000 4000 4500 5000 6000 6500  
8  
\$700

Leavenworth street west side from South Bay

2000 2400 2800 3200 3600 3800 4000



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*A. A. Kozlov*

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